

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT - LOT 1

CITY OF TEMPE THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 21 DAY OF September, 2018.

CITY OF TEMPE

BY: Andrew S. Ching

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2018 BY ANDREW CHING, ON BEHALF OF THE CITY OF TEMPE. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Erin Fillmore MY COMMISSION EXPIRES: 07-08-22
NOTARY PUBLIC



ACKNOWLEDGMENT - LOT 2

7TH & FARMER, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

7TH & FARMER, LLC

BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF 7TH & FARMER, LLC. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proper MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND TRACT 'A', FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION ACCORDING TO DOCUMENT NO. 2017-0817249, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 6 DAY OF September, 2018.

OWNER

LOT 1: CITY OF TEMPE
LOT 2: 7TH & FARMER, LLC
LOT 3: 6TH & FARMER, LLC
LOT 4: FARMER ARTS LOT 4, LLC
TRACT A: FARMER PROPERTY OWNERS ASSOCIATION

DEVELOPER

FARMER ARTS, LLC

ACKNOWLEDGMENT - LOT 3

6TH & FARMER, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

6TH & FARMER, LLC

BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:

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BY: Alexis Proper MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



ACKNOWLEDGMENT - LOT 4

FARMER ARTS LOT 4, LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

FARMER ARTS LOT 4, LLC

BY: Todd Marshall

ITS: AUTHORIZED AGENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA, COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2018 BY TODD MARSHALL, ON BEHALF OF FARMER ARTS LOT 4, LLC. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Alexis Proper MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



ACKNOWLEDGMENT - TRACT A

FARMER PROPERTY OWNERS ASSOCIATION AN ARIZONA NONPROFIT CORPORATION

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT STANDARDS AS SHOWN ON THIS 20 DAY OF August, 2018.

FARMER PROPERTY OWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

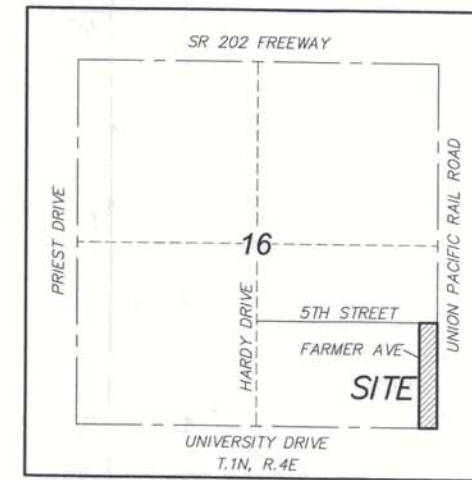
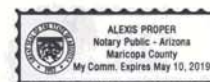
BY: Todd Marshall

ITS: AUTHORIZED AGENT

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BY: Alexis Proper MY COMMISSION EXPIRES: May 10, 2019
NOTARY PUBLIC



VICINITY MAP N.T.S.

PREVIOUS APPROVALS

PL070353 PAD07020 NOVEMBER 8, 2007

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE NOVEMBER 8, 2009 OR STAFF WILL RECOMMEND THAT THE PROPERTY REVERT TO THE PREVIOUS ZONING DESIGNATION - SUBJECT TO A FORMAL PUBLIC HEARING. - CONDITION SATISFIED
2. PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, OR THE ZONING APPROVAL SHALL BE NULL AND VOID. - CONDITION SATISFIED
3. THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY. - CONDITION SATISFIED
4. THE PLANNED AREA DEVELOPMENT FOR FARMER ARTS DISTRICT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. - CONDITION SATISFIED
5. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. - CONDITION SATISFIED
6. A CONDOMINIUM PLAT (HORIZONTAL REGIME) IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO AN OCCUPANCY PERMIT.
7. THE SUBDIVISION PLAT (CONDOMINIUM PLAT) FOR THE FARMER ARTS DISTRICT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. - CONDITION SATISFIED
8. THE DEVELOPER MUST PROVIDE A FINAL TRAFFIC IMPACT STUDY PRIOR TO ANY SUBMITTAL FOR A BUILDING PERMIT.
9. THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. PROVIDE 8'-0" WIDE PUBLIC SIDEWALK ALONG ARTERIAL ROADWAYS, OR AS REQUIRED BY TRAFFIC ENGINEERING DESIGN CRITERIA AND STANDARD DETAILS.

REC 18026

PAD180015

DS 170998

1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY FOR
FARMER ARTS DISTRICT - PARCEL 1
TEMPE, ARIZONA

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services



REVISIONS:

1	
2	
3	

DRAWING NAME:
1STAMENDPAD.DWG
JOB NO. 2010-085
DRAWN: JAS
CHECKED: ELS
DATE: 6/27/18
SCALE: N.T.S.
SHEET: 1 OF 3

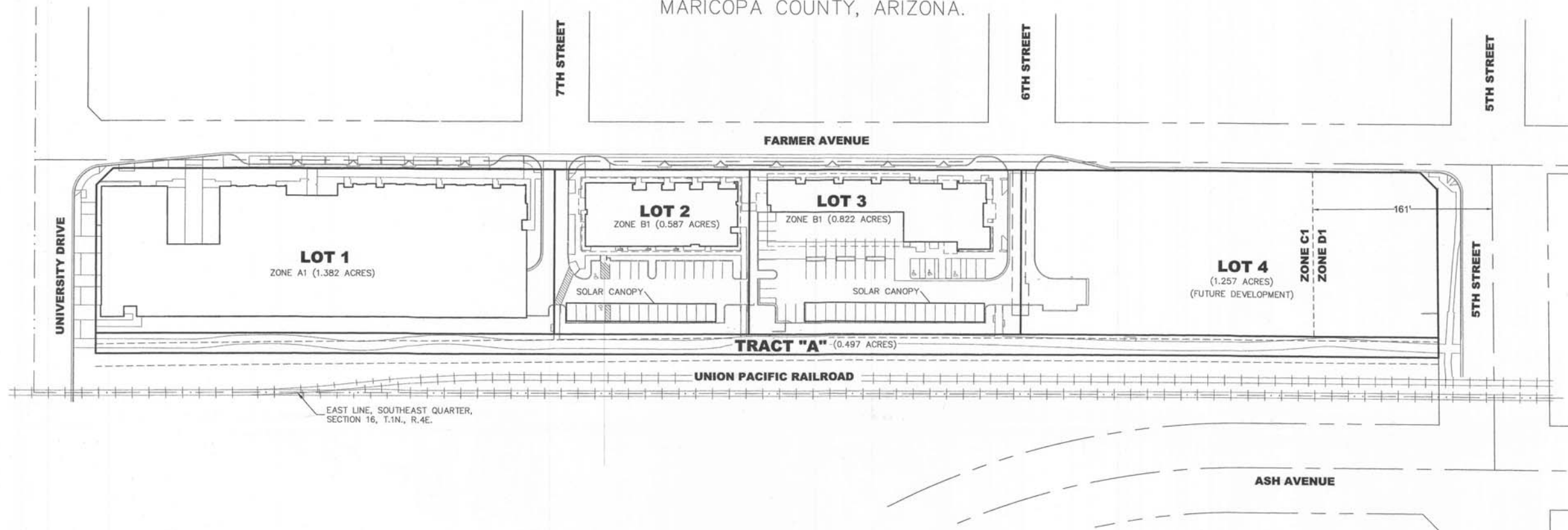
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PARCEL 1 DEVELOPMENT STANDARDS

RESIDENTIAL DENSITY (DU/ACRE) PARCEL 1	50.0			
BUILDING HEIGHT (IN FEET)				
LOT 1 - BUILDING ZONE A1	85'-0"			
LOT 2 - BUILDING ZONE B1	52'-0"			
LOT 3 - BUILDING ZONE B1	55'-8"			
LOT 4 - BUILDING ZONE C1	60'-0"			
LOT 4 - BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint	65'-0"/15'-0"			
	LOT 1	LOT 2	LOT 3	LOT 4
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	69.1%	30.0%	18.0%	82.0%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	16.0%	12.0%	25.0%	7.0%
RESIDENTIAL DWELLING QUANTITY	171	31	56	0
SETBACKS (IN FEET)				
FRONT (SOUTH)	0'-0"	21'-0"	6'-0"	0'-0"
SIDE (EAST) [INCLUDES TRACT A]	32'-6"	91'-0"	90'-0"	20'-0"
STREET SIDE (WEST)	12'-0"	7'-0"	3'-0"	0'-0"
REAR (NORTH)	24'-8"	7'-0"	20'-0"	0'-0"

*SOLAR PORTS, SITE FENCING, SEAT WALLS, ETC...ARE NOT GOVERNED BY BUILDING SETBACKS

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TEMPE, ARIZONA



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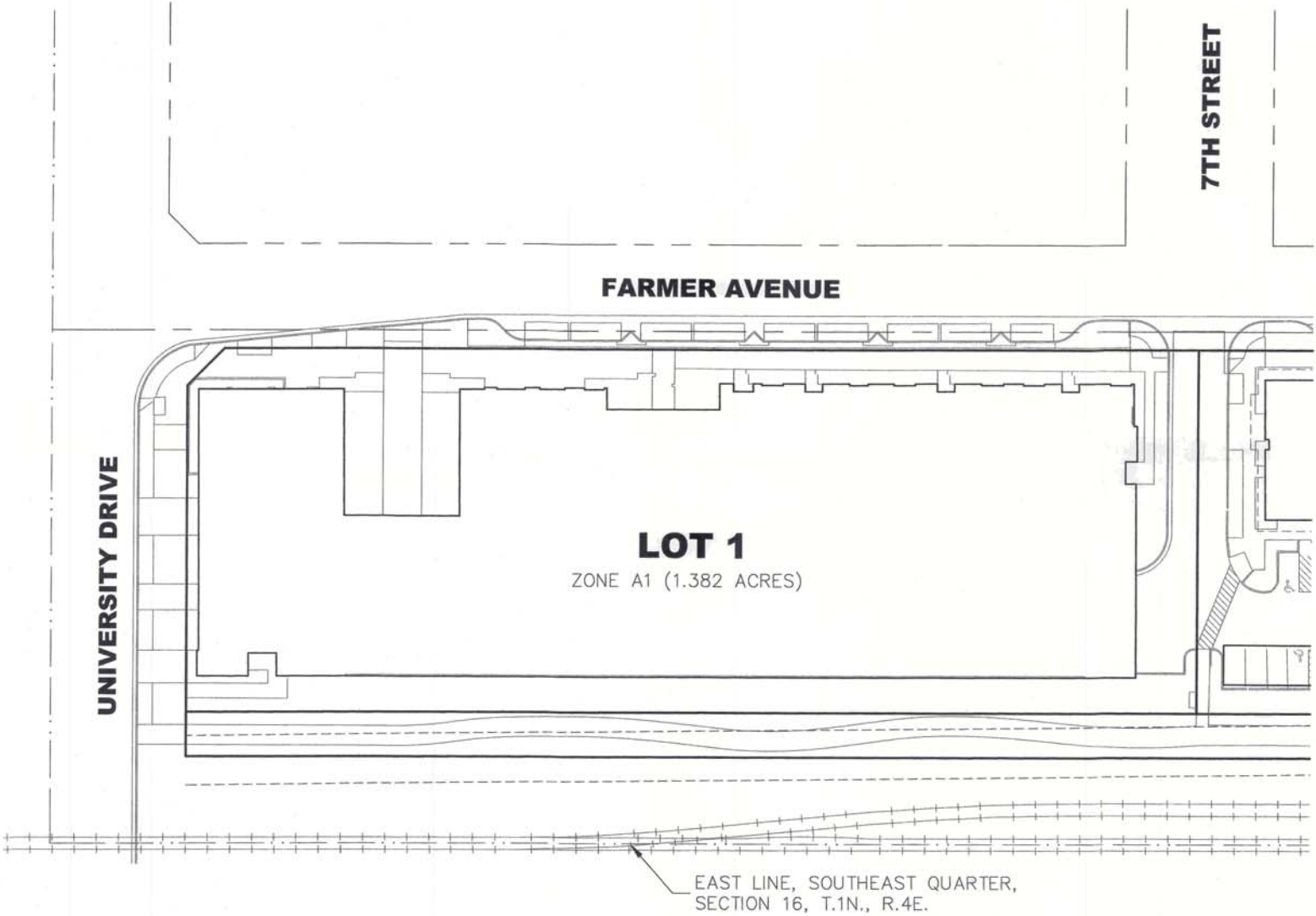
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DRAWING NAME:
1STAMENDPAD.DWG
JOB NO. 2010-085
DRAWN: JAS
CHECKED: ELS
DATE: 6/27/18
SCALE: 1"=50'
SHEET: 2 OF 3

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services
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PHOENIX, ARIZONA 85024
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FOR FARMER ARTS DISTRICT - PARCEL 1

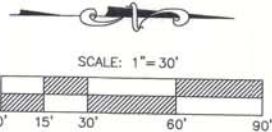
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PROJECT DATA - LOT 1

MU-4 PAD TOD (AND DDA) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN PROJECTED LAND USE	Mixed Use
GENERAL PLAN PROJECTED DENSITY	High (up to 65 du/ac)
NET ACRES	1.38
BUILDING HEIGHT (IN FEET)	85
BUILDING LOT COVERAGE	69.1%
LANDSCAPE COVERAGE	16.0%
SETBACKS	
Front (South)	0'
Side (East) [INCLUDES TRACT A]	32'-6"
Street Side (West)	12'-0"
Rear (North)	24'-8"
VEHICLE PARKING QUANTITY	
Studio (20) .75/bed	15
1-Bedroom (102) .75/bed	76.5
2-Bedroom (49) .75/bed	73.5
Guest (171) .2/unit	34.2
Retail (1,100 sq. ft./300)(25% reduction)	2.8
TOTAL REQUIRED	202
TOTAL PROVIDED*	197
BICYCLE PARKING QUANTITY	
Studio (20) .75/unit	15
1-Bedroom (102) .75/unit	76.5
2-Bedroom (49) .75/unit	36.75
Guest (171) .2/unit	34.2
Retail (1,100 sq. ft./500)	2.2
TOTAL REQUIRED	165
TOTAL PROVIDED	174

*Refer to Condition #3 of DPR approval for PL170358



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SCALE: 1"=30'
SHEET: 3 OF 3

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TEMPE, ARIZONA

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