

PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER TOWNHOMES

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

OWNER AUTHORIZATION

DV-FARMERS AND 7TH, LLC, AN ARIZONA LIABILITY COMPANY:

BY:  4/11/18
SIGNATURE DATE

ITS: MANAGER

OWNER/DEVELOPER

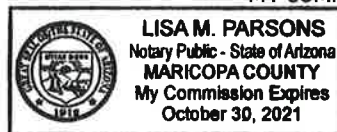
DV-FARMERS AND 7TH, LLC
3260 N HAYDEN RD. SUITE 201
SCOTTSDALE, AZ 85251
KAITLYN MULHOLLAN
(480) 999-4935 (O)
(480) 662-4439 (M)
KAITLYN@DESERT-VIKING.COM

ACKNOWLEDGEMENT:

ON THIS 11th DAY OF APRIL, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NIELS KREIPKE, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY:  10/30/2021
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

PARCEL NO.1
LOT 14 OF BLOCK 2 OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.2
LOT 15 & 16, OF BLOCK 2, OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 113 FEET.

PARCEL NO.3
THE SOUTH 113 FEET OF LOT 15 & 16, OF BLOCK 2, OF ORTH SUBDIVISION, ACCORDING TO BOOK 33 MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22ND DAY OF FEBRUARY, 2018.

PROJECT DATA

ZONING DISTRIC(S) AND OVERLAY(S) TABLE	PAD PROVIDED
4-202B	
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	MEDIUM TO HIGH-DENSITY (UP TO 25 UNIT/ ACRE)
SITE AREA (IN SQUARE FEET AND INCHES)	25,363
DWELLING QUANTITY	15
DENSITY	25.77
BUILDING HEIGHT	37'-0"
BUILDING LOT COVERAGE	39.21% (9,900SF)
SITE LANDSCAPE COVERAGE	31% (7,862SF)
DEVELOPMENT SITE	
FRONT	10'-0"
SIDE	5'-0"
REAR	5'-0"
STREET SIDE	10'-0"
BUILDING SETBACKS	
SIDE	0'-0"
REAR	0'-0"
FRONT	5'-0"
VEHICLE PARKING QUANTITY	15 3BD UNITS X 2/UNIT=30.0 15 X 0.2/UNIT GUEST PRKING=3.0
BICYCLE PARKING QUANTITY	15X0.5=7.5 15X0.2=3.0
USES	SINGLE-FAMILY ATTACHED (15) 1,442 S.F. 21,630 S.F. TOTAL
LIST ANY USE PERMITS REQUESTED WITH THE PAD	N/A

SITE VICINITY MAP



CONDITIONS OF APPROVAL PL170280

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.

2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER TOWNHOMES SHALL BE PUT INTO PROPERENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS. 4. THE MAXIMUM ALLOWED BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL NOT EXCEED FORTY (40) FEET.

4. THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL NOT EXCEED FORTY (40) FEET.



TOMECAK
DESIGN
4368 NORTH CIVIC CENTER PLAZA SUITE 201
SCOTTSDALE, AZ 85251
TEL: 602.659.7751
FAX: 480.718.8387

REC17161

PL170280

DS170140

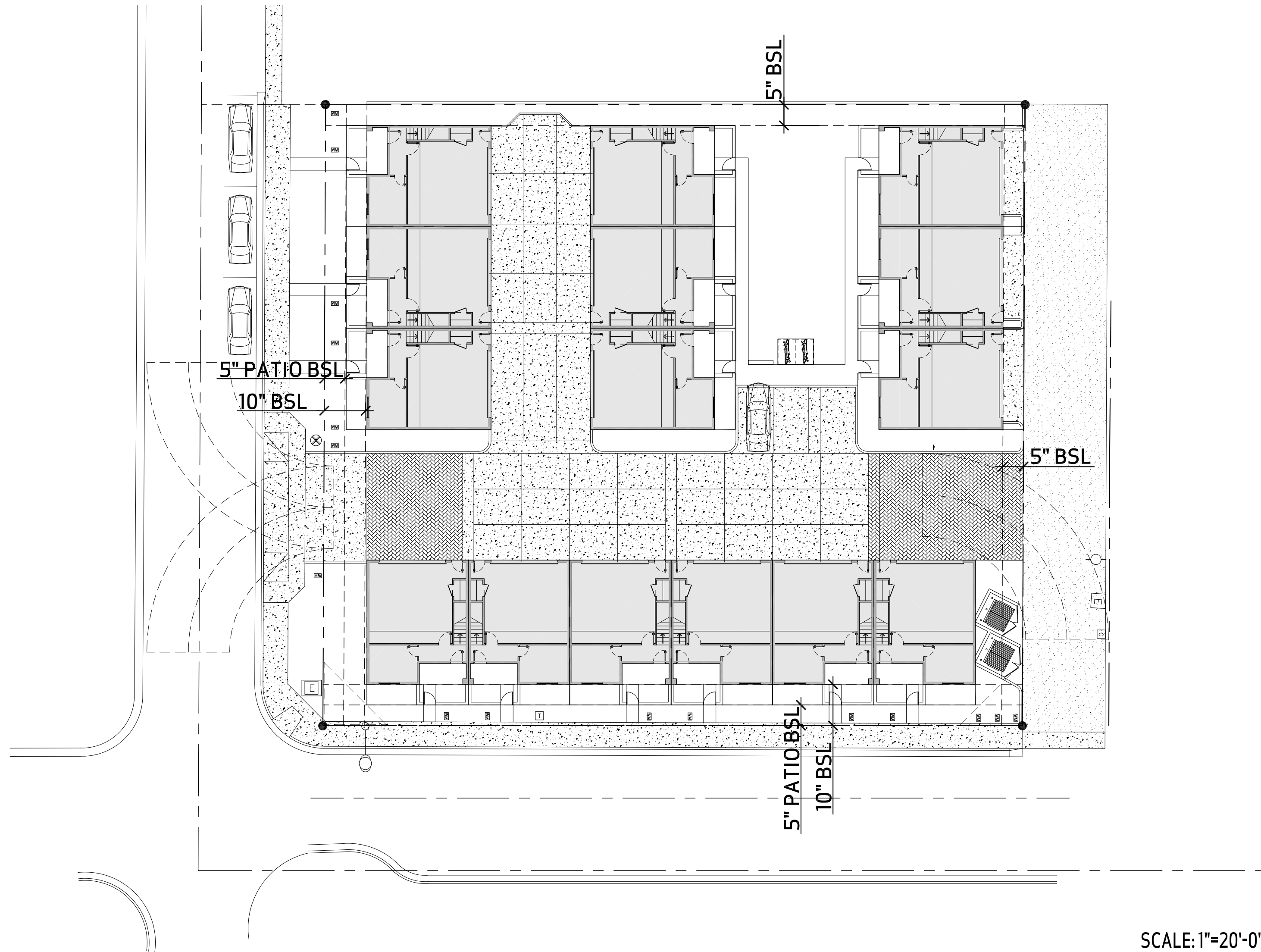


PROJECT: FARMER TOWNHOMES
650 SOUTH FARMER AVENUE
TEMPE, ARIZONA 85281

CONTENTS:
JOB #: 1712
DATE: 4/10/2018
REVISED:

PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER TOWN HOMES SITE PLAN

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT.



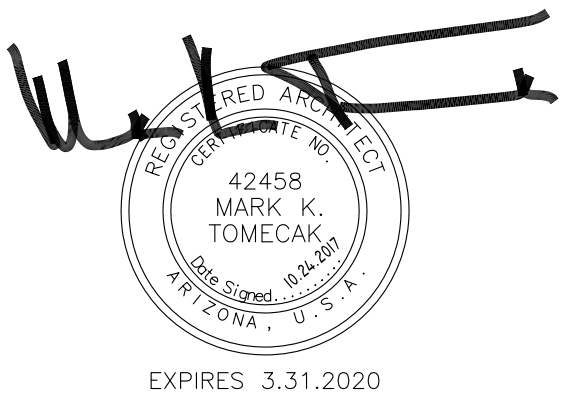
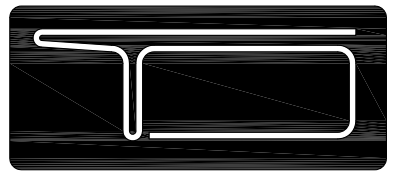
SCALE: 1"=20'-0"

ZONING DISTRIC(S) AND OVERLAY(S) TABLE 4-202B	ZDC STANDARDS FOR EXISTING R-3 DISTRICT	R-1 PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL (R-3)	RESIDENTIAL
GENERAL PLAN DENSITY		MEDIUM TO HIGH DENSITY (UP TO 25 DU/ACRE)
SITE AREA	25,363	25,363
DWELLING QUANTITY	12	15
DENSITY	20	25.77
DWELLING QUANTITY/GROSS SITE AREA (ACRES)		
BUILDING HEIGHT	30'-0"	37'-0"
BUILDING LOT COVERAGE	50%	39.21%
SITE LANDSCAPE COVERAGE	25%	31%
BUILDING SETBACKS		
SOUTH	20'-0"	10'-0"
WEST	10'-0"	5'-0"
NORTH	15'-0"	5'-0"
EAST	10'-0"	10'-0"
BUILDING SETBACKS		
SIDE		0'-0"
REAR		0'-0"
FRONT		5'-0"
VEHICLE PARKING QUANTITY		
	12 X 2 = 24	15 3BD UNITS X / 2 UNIT = 30.0
	12 X 0.2 = 2.4 GUEST PARKING	15 X 0.2 / UNIT GUEST PRKING = 3.0
TOTAL PARKING SPACES REQUIRED	26.4	33
TOTAL PARKING SPACES PROVIDED		33
BICYCLE PARKING QUANTITY		
	12 X 0.5 = 6	15 X 0.5 = 7.5
	12 X 0.2 = 2.4	15 X 0.2 = 3.0
TOTAL REQUIRED	8.4	11
TOTAL PROVIDED		17
USES	SINGLE FAMILY ATTACHED	SINGLE FAMILY ATTACHED
	(15) 1,442 S.F.	(15) 1,442 S.F.
	21,630 S.F. TOTAL	21,630 S.F. TOTAL

REC17161

PL170280

DS170140



PROJECT: FARMER TOWNHOMES
650 SOUTH FARMER AVENUE
TEMPE, ARIZONA 85281

CONTENTS:
JOB #: 1712
DATE: 10.24.2017
REVISED: