

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR FARMER ARTS DISTRICT - PARCEL 2

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

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

FARMER ARTS LOT 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ OWNER DATE _____

ITS: _____

LEGAL DESCRIPTION

LOT 1 AND TRACT A, FARMER ARTS DISTRICT -
PARCEL 2 ACCORDING TO BOOK _____ OF MAPS,
PAGE _____, RECORDS OF MARICOPA COUNTY,
ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
_____ DAY OF _____, 20____.

OWNER

Farmer Arts Lot 2, LLC
PO Box 18533
Tempe, Arizona 85280-1833
(480) 921-2800

DEVELOPER

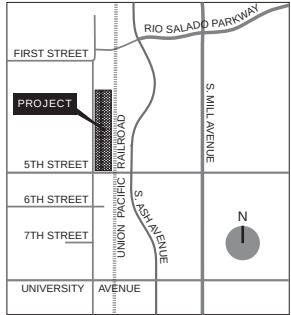
Urban Development Partners
688 West First Street
Tempe, Arizona 85281
(480) 966-3008

PROJECT DATA

MU-4 (PAD) (TOD) Table 5-611B	PAD PROVIDED LOT 1	PAD PROVIDED TRACT A
GENERAL PLAN LAND USE	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	High Density Up to 65 du/ac	High Density Up to 65 du/ac
SITE AREA	128,770 SF (2.96 AC)	15,778 SF (.36 AC)
BUILDING HEIGHT	98'	0
BUILDING LOT COVERAGE	63% (81,677 SF)	0
SITE LANDSCAPE COVERAGE	13% (16,200 SF)	47% (7,400 SF)
BUILDING SETBACKS		
FRONT (South)	0	0
SIDE (East)	2'-0"	0
REAR (North)	10'-0"	0
STREET SIDE (West)	0	0
VEHICLE PARKING QUANTITY	716	0
OFFICE	1/325	
FLEX	1/100	
OFFICE	20	
BICYCLE PARKING QUANTITY	34	0
OFFICE	1/8000 SF	
FLEX	1/2000 SF	
USES		
OFFICE	174,735 SF	0
OFFICE – TEMPE OFFICE	16,000 SF	0
PARKING GARAGE	246,291 SF	

SITE VICINITY MAP

NO SCALE



CONDITIONS OF APPROVAL:
PL 150504

GENERAL NOTES

REC15159

DS151107 NOT FOR CONSTRUCTION PL150504

carriertjohnson + CULTURA
ARCHITECTS + ARCHITECTS + LAND ARCHITECTS + DESIGN
1501 West Camelback Road, Suite 200
Phoenix, AZ 85015
phone 602.258.2353 fax 602.258.2677

Farmer Arts District
FARMER ARTS PARCEL 2, LLC.
Tempe, AZ 85281

FARMER ARTS DISTRICT - PARCEL 2
401 South Farmer Avenue



PAD-1

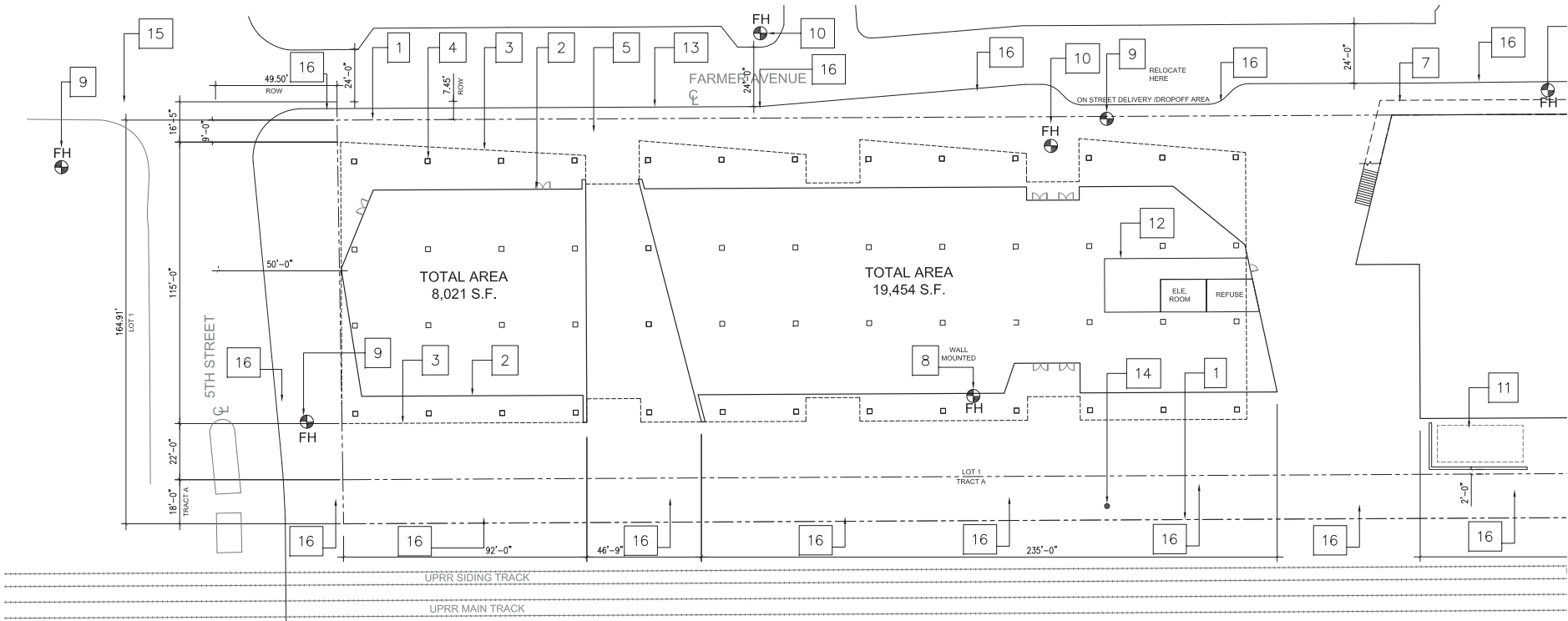
JAN 21, 2016

DS151107

PL150504

REC15159

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 2 SITE PLAN



SITE PLAN

Scale 1" = 20' - 0"



LEGEND

1. PROPERTY LINE
2. BUILDING ENVELOPE
3. BUILDING ENVELOPE ABOVE
4. 2'-0" X 2'-0" COLUMN (TYP.)
5. CONCRETE SIDEWALK
6. ROLLAWAY TRASH COMPACTOR
7. LINE OF STAIR ABOVE
8. BUILDING MOUNTED STANDPIPE
9. FIRE HYDRANT (PROPOSED)
10. FIRE HYDRANT (EXISTING)
11. PROPOSED CENTRAL PLANT
12. ELECTRICAL SERVICE & METER ROOM
13. CONCRETE CURB
14. 230 KVA POWER POLE
15. CENTERLINE OF FARMER AVENUE
16. AREA LIGHT TYP.

- PROPERTY LINE
- STREET CENTERLINE
- BUILDING OUTLINE
- BUILDING ABOVE
- CONCRETE SIDEWALK CURB

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FARMER ARTS DISTRICT - PARCEL 2
401 South Farmer Avenue



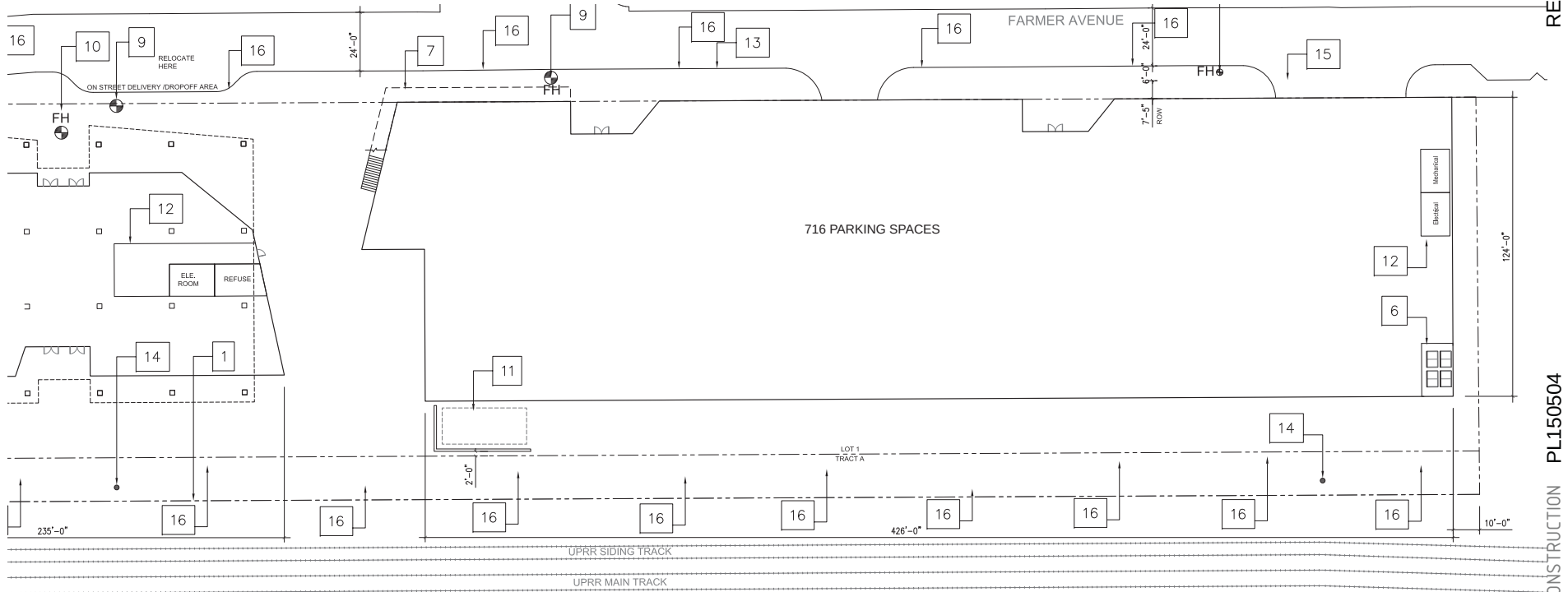
PAD-2

JAN 27, 2016

Farmer Arts District
FARMER ARTS PARCEL 2, LLC
Tempe, AZ 85281

carriertjohnson + CULTURA
ARCHITECTS + PLANNERS + INTERIORS + DESIGN
1500 West Camelback Road, Suite 200
Phoenix, AZ 85015
Phone: 602.258.2353 Fax: 602.258.2627

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 2 SITE PLAN



SITE PLAN

Scale 1" = 20' - 0"



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Farmer Arts District
FARMER ARTS DISTRICT - PARCEL 2
FARMER ARTS PARCEL 2, LLC
Tempe, AZ 85281

FARMER ARTS DISTRICT - PARCEL 2
401 South Farmer Avenue



PAD-3

JAN 21, 2016

The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated _____.

MU-4 (PAD) (TOD) TABLE 5-611B	MU-4 TOD	PAD 07024	PAD PROPOSED LOT 1	PAD PROPOSED TRACT A
GENERAL PLAN LAND USE	Mixed Use	Mixed Use	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	High Density Up to 65 du/AC	High Density Up to 65 du/AC	High Density Up to 65 du/AC	High Density Up to 65 du/AC
SITE AREA		159,619 SF (3.66 AC)	128,770 SF (2.96 AC)	15,778 SF (.36 AC)
BUILDING HEIGHT		Zone A2: 65' +15' Zone B2: 60'	98'	0
BUILDING LOT COVERAGE	NS	82% (105,591 SF)	63 % (81,677 SF)	0% (0 SF)
SITE LANDSCAPE COVERAGE	NS	7% MIN (9,014 SF)	13% (16,200 SF)	47% (7,400 SF)
BUILDING SETBACKS				
FRONT (South)	NS	0	0	0
SIDE (East)	NS	20	2'-0"	0
REAR (North)	NS	0	10'-0"	0
STREET SIDE (West)	NS	0	0	0
VEHICLE PARKING QUANTITY		228	716	
OFFICE	1/300		1/325 SF	
OFFICE - TEMPE			20	
FLEX	1/125		1/100 SF	
BICYCLE PARKING QUANTITY		N/A	34	0
OFFICE	1/8000 SF	N/A	1/8000 SF	0
FLEX	1/1000 SF	N/A	1/2000 SF	
USES				
OFFICE			147,287 SF	
FLEX			27,4448 SF	
PARKING GARAGE			246,291 SF	

REC15159

DS151107 NOT FOR CONSTRUCTION PL150504



FARMER ARTS DISTRICT - PARCEL 2
401 South Farmer Avenue

Farmer Arts District
Within the boundaries of the City of Tempe, Arizona
FARMER ARTS PARCEL 2, LLC
Tempe, AZ 85281

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