

# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR HAYDEN FLOUR MILL - PHASE 1

A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS, SECTION 15, TOWNSHIP 1N, RANGE 4E, GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

HAYDEN FLOUR MILL  
119 S. MILL AVENUE  
TEMPE, AZ 85281



## SMITHGROUP JJR

455 NORTH THIRD STREET  
SUITE 250  
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REC18017

PL170218

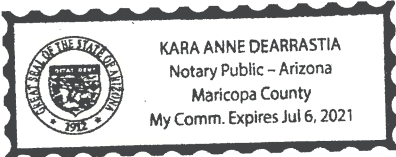
DS151023

## ACKNOWLEDGEMENT

ON THIS 29th DAY OF March, 2018, BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Andrew B. Ching, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Andrew B. Ching July 6, 2021  
OWNER MY COMMISSION EXPIRES



## LEGAL DESCRIPTION

LOT 1 OF HAYDEN FLOUR MILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 968 OF MAPS,  
PAGE 20.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE  
ON THIS 14 DAY OF DECEMBER, 2017

## OWNER

CITY OF TEMPE  
31 E. 5TH STREET  
TEMPE, AZ, 85281

## DEVELOPER

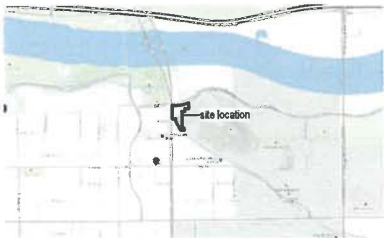
ICONIC MILL, LLC  
C/O ABR ICONIC MANAGER LLC  
1030 W CHICAGO AVENUE, SUITE 300  
CHICAGO, IL 60642  
CONTACT: DAVID BAUM  
t. 312.666.3000

## PROJECT DATA

NOTE: TABLE SHOWS PHASE 1 DATA ONLY. PHASE 2 DATA TO BE PROVIDED WITH PAD  
AMENDMENT WITH THE PROCESSING OF PHASE 2.

ZONING DISTRICT(S) AND OVERLAY(S): CC (TOD)	
TABLE 4-203B	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (more than 65 du/acre)
SITE AREA	GROSS
Mill Tract (Phase 1)	62,368 sf
BUILDING HEIGHT	
Mill Tract (Phase 1)	71'-1" (existing highest point of Mill Building)
BUILDING STEPBACK	Required adjacent to SF or MF Districts
BUILDING LOT COVERAGE	
Mill Tract	20%
SITE LANDSCAPE COVERAGE	
Mill Tract	NS, 15% provided
BUILDING SETBACKS REQUIRED	
FRONT (west)	0 ft. min; 20 ft. max. building; 20 ft. min parking
SIDE (south)	0 ft. min.
REAR (east)	0 ft. min.
STREET SIDE (north)	0 ft. min; 20 ft. max. building; 20 ft. min parking
REVERSE FRONT	N/A
VEHICLE PARKING QUANTITY	
Mill Tract	parking provided off-site via separate agreement; 11 spaces required/provided
BICYCLE PARKING QUANTITY	
Mill Tract	18
USES	
Mill Tract	8,360 sf. Retail / Restaurant 2,000 sf outdoor restaurant seating 14,200 sf. Office

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO  
YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL OR THE  
ZONING OF THE PORPERTY MAY REVERT TO THAT IN PLACE AT THE  
TIME OF THE 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 THE CITY COUNCIL APPROVAL, OR THE  
ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND  
VOID.
3. THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR  
HAYDEN FLOUR MILL SHALL BE PUT INTO PROPER ENGINEERED  
FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON  
FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT  
DEPARTMENT WITHIN SIXTY (60) DAYS OF CITY COUNCIL APPROVAL  
AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

ISSUED FOR	REV	DATE
PSP SUBMITTAL		08.01.2016
PSP RESUBMITTAL		01.09.2017
PSP RESUBMITTAL		05.08.2017
PAD/DPR/ZMA SUBMITTAL		07.03.2017
PAD/DPR/ZMA RE-SUBMITTAL		08.28.2017

SEALS AND SIGNATURES



NOT FOR CONSTRUCTION  
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

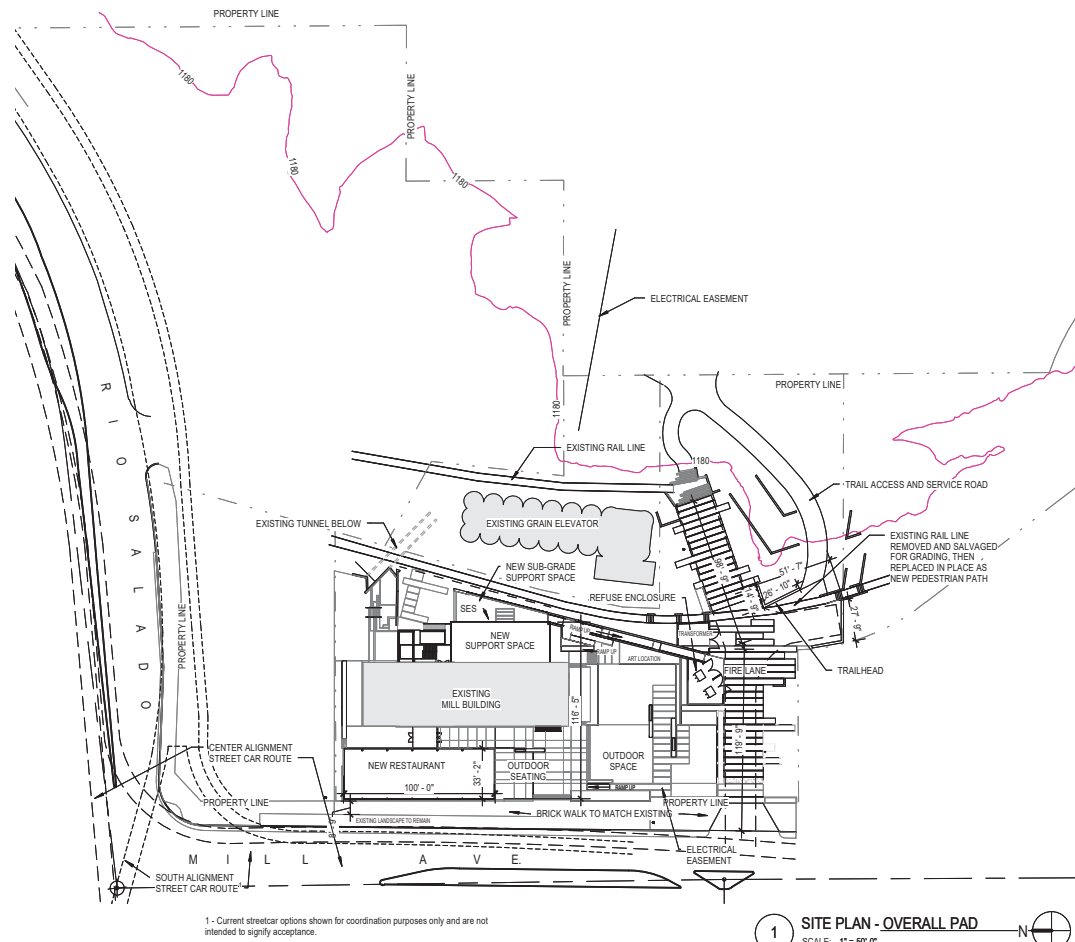
SHEET TITLE  
PAD COVER SHEET

PHASE 1

PROJECT NUMBER 20893.000

SHEET NUMBER **AS 1.1**

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY  
FOR HAYDEN FLOUR MILL - PHASE 1  
SITE PLAN



NOTE: TABLE SHOWS PHASE 1 DATA ONLY. PHASE 2 DATA TO BE PROVIDED WITH PAD AMENDMENT WITH THE PROCESSING OF PHASE 2.

ZONING DISTRICT(S) AND OVERLAY(S): CC (TOD) TABLE 4-203B	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PROPOSED PAD FOR SITE
GENERAL PLAN LAND USE	MIXED USE	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (HDUC)	HDUC	HDUC
RESIDENTIAL DENSITY	NS	> 25	0
SITE AREA			
Mill Tract (Phase 1)	62,368 sf	62,368 sf	62,368 sf
BUILDING HEIGHT			
Mill Tract (Phase 1)	71'-1"*	87 feet	71'-1"*
BUILDING STEPBACK (adj. to SF or MF District)	Yes	Yes	Yes
BUILDING LOT COVERAGE			
Mill Tract	NS	37%	15%
SITE LANDSCAPE COVERAGE			
Mill Tract	NS	NS	NS; 15% provided
BUILDING SETBACKS			
West Front (min. / max.)	0 ft. min / 0 ft. max	0 ft. min / 0 ft. max	0 ft. min / 20 ft. max
Front Parking	20 ft. min.	20 ft.	20 ft. min.
South Side	0 ft. min.	0 ft. min / 0 ft. max	0 ft. min.
East Rear (min)	20 ft. min.	20 ft.	0 ft. min.
North Side (min)	0 ft. min.	0 ft / 0 ft	0 ft. min.
REVERSE FRONT	N/A	N/A	N/A
VEHICLE PARKING QUANTITY			
Mill Tract			
office	23 / 9 TOD reduced	CC/TOD standards	9 spaces provided off-site via separate agreement
restaurant	12 / 2 TOD reduced	CC/TOD standards	2 spaces provided off-site via separate agreement
BICYCLE PARKING QUANTITY			
Mill Tract	13	per ZDC standards	18
Ground Floor Use Standards Apply in Station Areas	Yes	Yes	Yes
USES			
Mill Tract			8,360 sf Retail / Restaurant 2,000 sf Outdoor Restaurant seating 14,200 sf Office
Pedestrian Design Standards Apply in Station Areas	Yes	Yes	Yes

\* HIGHEST EXISTING POINT OF THE MILL BUILDING. ANY ADDITIONS NOT TO EXCEED THIS HEIGHT.

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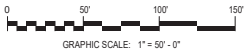
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SEALS AND SIGNATURES



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SHEET TITLE

PAD SITE PLAN

PHASE 1

20693.000

PROJECT NUMBER

AS 1.2

SHEET NUMBER

REC18017

PL170218

DS151023

Plot Date: 2/9/2018 10:04:18 AM Author:

DS151023

PL170218

REC18017