



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

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



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**SEALS AND SIGNATURES**

**NOT FOR CONSTRUCTION**  
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

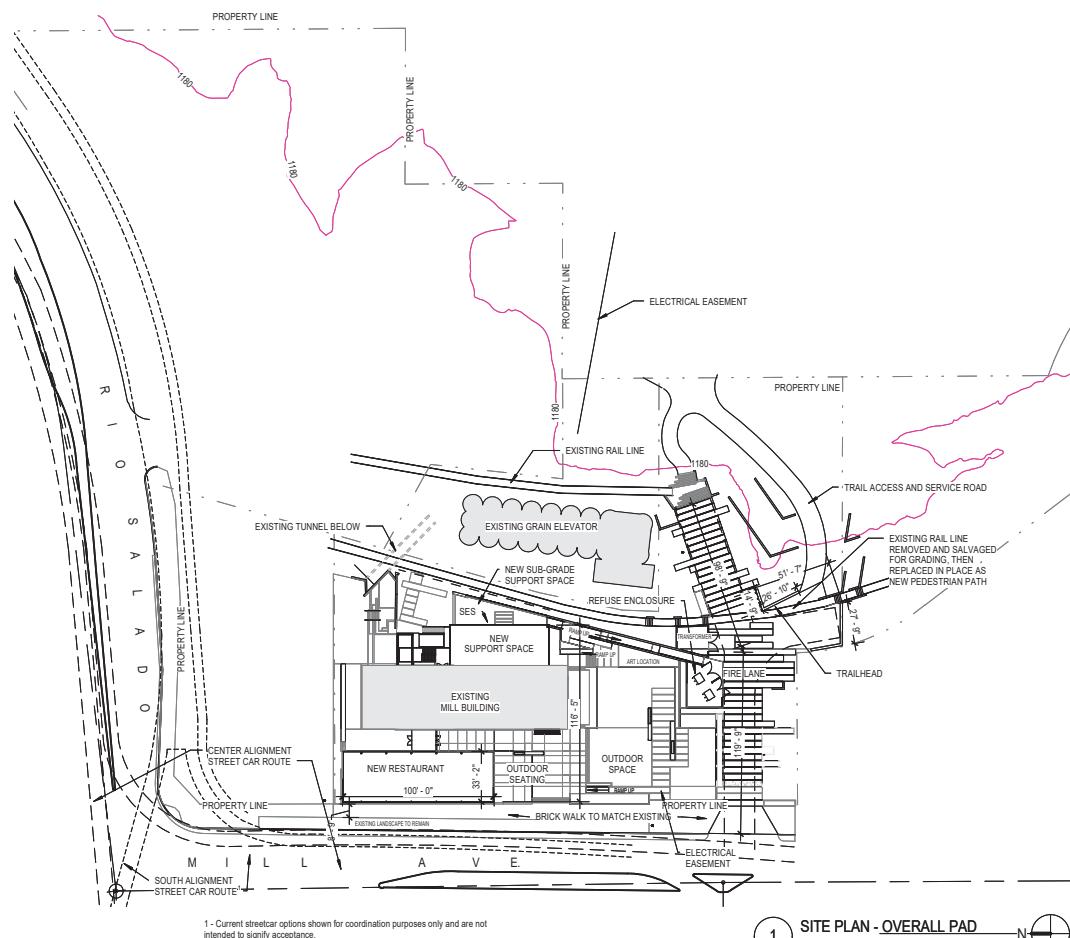
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CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

GRAPHIC SCALE: 1" = 50' - 0"

# PHASE 1

# AS 1.2



1 - Current streetcar options shown for coordination purposes only and are not intended to signify acceptance.

1 SITE PLAN - OVERALL PAD N

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

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

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Plot Date:

DS151023

PL170218

REC18017

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
	CC / T.O.D.		
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 of Office
Pedestrian Design Standards Apply in Station Areas	Yes	Yes	Yes