

TWELFTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR FOUNTAINHEAD CORPORATE PARK

A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER / DEVELOPER

MLEM PROPERTIES, INC.
290 S. ALMA SCHOOL RD., SUITE 13
CHANDLER, AZ 85224
480-833-9335

ACKNOWLEDGEMENT

ON THIS 16th DAY OF SEPTEMBER, 2016 BEFORE ME, THE UNDERSIGNED, MIKE WIMBUSH, 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: [Signature] MY COMMISSION EXPIRES



R'S TRUST UAD 5/24/2007, AS TO AN UNDIVIDED 60% INTEREST,

MLEM PROPERTIES, INC.

BY: [Signature] DATE 9/26/2016
VICE PRESIDENT



REC16045



07/16/16 DRAWING DATE

PL160059

DS151058

LEGAL DESCRIPTION

LOT 3B, A REPLAT OF LOT 3 OF FOUNTAINHEAD CORPORATE PARK, AMENDED, ACCORDING TO BOOK 868 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THE 26TH DAY OF MAY, 2016

CONDITIONS OF APPROVAL:

- 1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF 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 PAD APPROVAL SHALL BE NULL AND VOID.
3. THE 11TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FOUNTAINHEAD CORPORATE PARK 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 THE DATE OF CITY COUNCIL APPROVAL.

Table with 2 main sections: PROJECT AREA (listing lots 1-9 and total 70.61 acres) and VARIANCES (PREVIOUSLY GRANTED) (listing height and parking variances for sites 1-9).

Table with 13 columns: SITE #, REPLAT LOT NO., PHASE, USE, MAXIMUM GSF, MAXIMUM HEIGHT, HEIGHT VARIANCE, PARKING RATIO, REQUIRED PARKING, PROVIDED PARKING SPACES, REQUIRED BICYCLE, PROVIDED BICYCLE, PARKING VARIANCE. Includes detailed data for sites 1, 2, 7A, 8, 11A, 11B, 12, 12A, 3B, and a TOTAL row.

*SITE NO. 11A & 11B CONSISTS OF 15,000 SF OF RETAIL AND COMBINED MULTI-FAMILY RESIDENTIAL WHICH CONSISTS OF (104) 1 BDRM D.U., (164) 2 BDRM D.U., (40) 3 BDRM D.U. 207,026 LIVABLE SF GROSS 252,646 SF AND AUXILIARY BUILDINGS TOTAL GROSS 18,000 SF.
**PARKING PROVIDED: CARPORT 306, GARAGE 32, UNCOVERED 298, ACCESSIBLE: COVERED 8, UNCOVERED 7 FOR A TOTAL OF 638 SPACES
***SITE NO 8 CONSISTS OF 15,000 SF OFFICE AND 80,000 SF VOCATIONAL.

TWELFTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR

FOUNTAINHEAD CORPORATE PARK

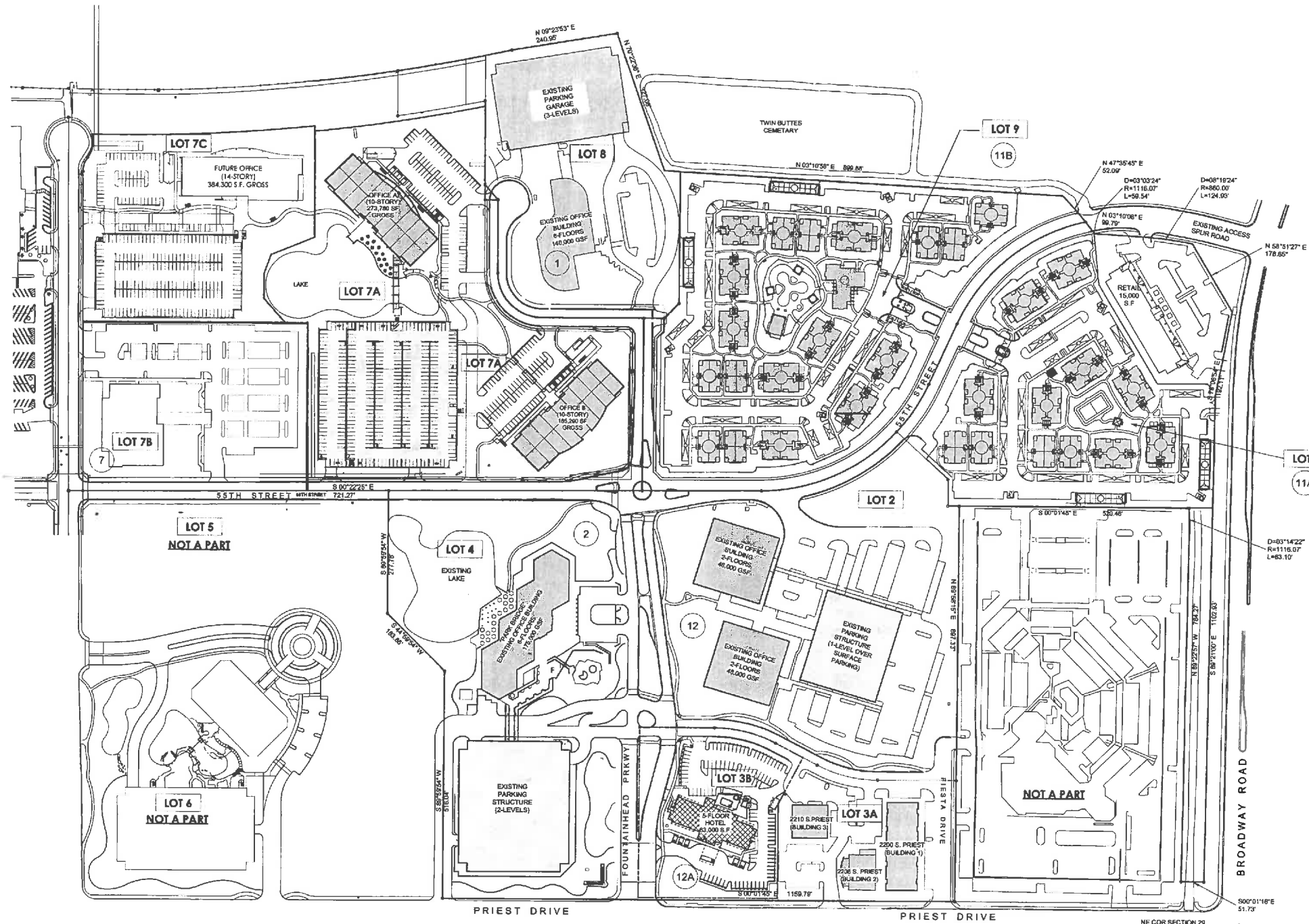
PROJECT #1528

SHEET NO. PAD1 OF 3

DS151058

PL160059

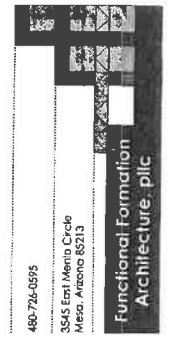
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DS151058



07/18/16 DRAWING DATE

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TWELFTH AMENDED
PLANNED AREA
DEVELOPMENT OVERLAY
FOR

**FOUNTAINHEAD
CORPORATE
PARK**

PROJECT
#1628

SHEET NO.

PAD2

OF 3

1 MASTER PLAN
PAD2 SCALE 1" = 100'



DS151058

PL160059

REC16045

PROJECT INFORMATION:

APPLICANT: LES PARTICH
FUNCTIONAL FORMATION ARCHITECTURE PLLC
3545 E. MENLO CIRCLE
MESA, AZ 85213
480-726-0595

PROJECT NAME: FAIRFIELD INN & SUITES HOTEL BY MARRIOTT AT FOUNTAINHEAD CORPORATE PARK

SITE ADDRESS: 2222 SOUTH PRIEST DRIVE
TEMPE, AZ 85282

LEGAL DESCRIPTION: LOT 3B, A REPLAT OF LOT 3 OF FOUNTAINHEAD CORPORATE PARK-AMENDED, ACCORDING TO BOOK 848 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF 1ST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 123-33-060

PROPOSED USES: HOTEL (110 ROOMS)

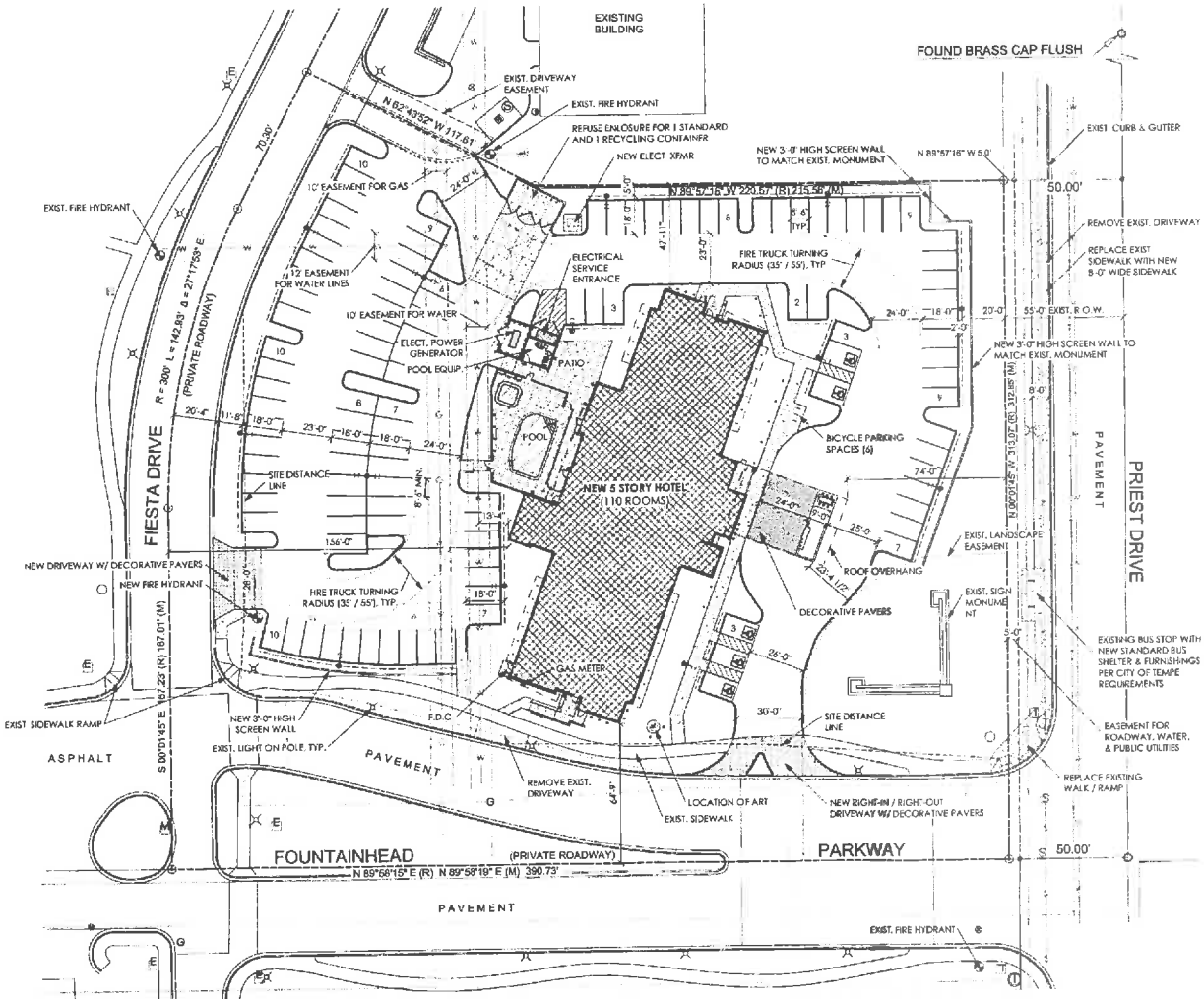
PLANNING APPROVAL PROCESSES: 1) DEVELOPMENT PLAN REVIEW
2) USE PERMIT FOR HOTEL
3) PAD AMENDMENT FOR INCREASED HEIGHT

SITE AREA: GROSS: 122,521 SQ. FT. (2.813 ACRES)
NET: 122,521 SQ. FT. (2.813 ACRES)

BUILDING AREAS: 12,373 S.F. (FLOOR 1)
208 S.F. (POOL EQUIPMENT)
12,322 S.F. (FLOORS 2-5) x 4
49,057 S.F. TOTAL GROSS FLOOR AREA
2,473 S.F. ROOF & FLOOR AREAS BEYOND WALLS AT 1ST FLOOR

CODE CONSTRUCTION TYPE: II-B WITH NFPA13 SPRINKLER SYSTEM

PROJECT DATA COMPARISON TABLE			
	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
General Plan Use	Mixed Use	Mixed Use	Mixed Use
General Plan Density	25 DU/Acre	None	None
Zoning	GID, General Industrial	GID, General Industrial	GID, General Industrial
Site Area		122,521 S.D. (2.81 Acre)	122,521 S.D. (2.81 Acres)
Dwelling Quantity	Not Permitted	None	None
Density	N.A.	N.A.	N.A.
Building Height	35'	1 Floor / 30'	5 floors / 66'-4"
Building Stepback	1:1 > 30' (adj. to res.)	N.A.	N.A.
Building Lot Coverage	No Standard	9.8%	12.3%
Site Landscape Coverage	10%	19%	27.9%
Building Setbacks			
Front	25'	68'	74'-0"
Side	0'	125'	47'-11"
Rear	0'	129'	156'-0"
Street Side	25'	88'	64'-9"
Vehicle Parking Provided	1 per Guestroom 1:300 Office	40 1:300 Office	111 1 per Guestroom 1:300 Office
Bicycle Parking Provided	1:10,000 S.F. Office 1:10,000 S.F. Warehouse	4 1:10,000 S.F. Office	6 spaces (3 Rocks) 1 per 20 Guestrooms 1:10,000 S.F. Office
Uses		12,000 S.F. Office	61,970 S.F. Hotel 127 S.F. Office



1 SITE PLAN
PAD3 SCALE: 1" = 30'

REC16045

PL160059

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07/05/16	DRAWING DATE
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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FOUNTAINHEAD CORPORATE PARK

PROJECT #
1528

SHEET NO.
PAD3
OF 3

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