

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS

A PLANNED RESIDENTIAL DEVELOPMENT IN A PORTION OF THE  
NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

**ACKNOWLEDGMENT**

ON THIS 25<sup>th</sup> DAY OF January 2011 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Paul D. Rezents 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 HEREBY SET MY HAND AND OFFICIAL SEAL

BY: Melina Oudekloof Out 26, 2012  
NOTARY PUBLIC MY COMMISSION EXPIRES

GALLERIA PALMS ASSOCIATES, INC.  
BY: Paul D. Rezents January 25, 2011  
PAUL D. REZENTS DATE

TITLE: SENIOR VICE PRESIDENT



**LEGAL DESCRIPTION:**

LOT 1 ACCORDING TO THE REPLAT OF GALLERIA PALMS LOT 1, BEING THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1072 OF MAPS, PAGE 32, AND;

LOT 2, GALLERIA PALMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 419 OF MAPS, PAGE 15.

**APPROVALS**

- 1) PRELIMINARY PLANNED AREA DEVELOPMENT FOR GALLERIA PALMS APARTMENTS (#SPD-94.41) CONSISTING OF 572 DWELLING UNITS ON 33.3 NET ACRES, LOCATED AT 3800 S. PRIEST DRIVE APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF AUGUST, 1994.
- 2) FINAL PLANNED AREA DEVELOPMENT FOR GALLERIA PALMS APARTMENTS (#SPD-94.131) CONSISTING OF 568 DWELLING UNITS ON 34.95 NET ACRES LOCATED AT 3800 S. PRIEST DRIVE APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 15TH DAY OF DECEMBER, 1994.
- 3) 1ST AMENDED FINAL PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS (#SPD-94.131) CONSISTING OF 568 UNITS ON 34.95 NET ACRES APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 20TH DAY OF JUNE, 1996.
- 4) 2ND AMENDED FINAL PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS (PAD 10007/REC 10021) CONSISTING OF 424 UNITS ON 26.50 NET ACRES APPROVED ADMINISTRATIVELY BY STAFF DESIGNEE OF THE DEVELOPMENT SERVICES MANAGER IN ACCORDANCE WITH ZONING AND DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL FOR THE 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY IS DATED JULY 6, 2010.

**OWNER**

GALLERIA PALMS ASSOCIATES, INC.  
A DELAWARE CORPORATION  
3131 SOUTH VAUGHN WAY, SUITE 301  
AURORA, COLORADO 80014  
CONTACT: PAUL D. REZENTS

**ENGINEER/PLANNER**

COE & VAN LOO CONSULTANTS INC.  
4650 N. 12TH STREET  
PHOENIX, AZ 85014  
CONTACT: GEORGE CANNATARO  
PHONE: 602-285-4726  
FAX: 602-264-0928  
EMAIL: gjcannataro@cvtcl.com

**PROJECT DATA**

ZONING: R-3 PAD  
NET AREA: 26.50 AC  
LOT 1 - 24.86 AC  
LOT 2 - 1.64 AC

GENERAL PLAN 2030:  
PROJ. LAND USE: RESIDENTIAL  
PROJ. DENSITY: UP TO 25 DU/AC

AREA (REMAINING):  
OFFICE 9,496.08 SF/0.21 AC  
APARTMENTS 237,532.68 SF/5.45 AC  
AMENITY/OPEN SPACE 604,177.20 SF/13.67 AC  
GARAGES/PARKING 312,630.12 SF/7.17 AC  
TOTAL (SF) 1,153,207.44 SF/26.50 AC

DWELLING UNITS (REMAINING):  
1-BEDROOM: 128  
2-BEDROOM: 248  
3-BEDROOM: 48  
TOTAL: 424

MAX. DENSITY: 15.9 DU/AC  
MAX. BUILDING HEIGHT: 32 FT/2-STORIES  
BUILDING ELEVATION SETBACKS: N/A  
MIN. LANDSCAPE LOT COVERAGE: 51% (INCLUDING PEDESTRIAN PAVING AND AMENITIES)

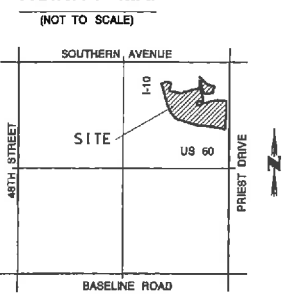
MAX. BUILDING LOT COVERAGE: 21%  
MIN. SETBACKS: BUILDING PARKING  
FRONT: 20 FT 20 FT  
STREETSIDE: 10 FT 20 FT  
SIDE: 10 FT N/A  
REAR: 15 FT N/A

VEHICLE PARKING:	REQUIRED	PROVIDED
GUEST:	85	85
1-BEDROOM:	192	212
2-BEDROOM:	496	525
3-BEDROOM:	120	120
ADA:	19	19
TOTAL:	912	961

BICYCLE PARKING:	REQUIRED	PROVIDED
GUEST:	85	147 ON-SITE
1-BEDROOM:	64	128 IN UNIT
2-BEDROOM:	124	248 IN UNIT
3-BEDROOM:	36	48 IN UNIT
TOTAL:	309	571

UTILITIES:  
WATER CITY OF TEMPE  
SEWER CITY OF TEMPE  
GAS SOUTHWEST GAS  
POWER SALT RIVER PROJECT  
TELEPHONE COX COMMUNICATIONS/QWEST

**VICINITY MAP**



**CONDITIONS OF APPROVAL: PAD10007**

- 1) ALL PREVIOUS CONDITIONS OF APPROVAL AND STANDARDS ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST, EXCEPT THE FOLLOWING MODIFICATIONS.
- 2) THE MAXIMUM BUILDING HEIGHT IS HEREBY MODIFIED FROM 31'-0" TO 32'-0"
- 3) THE REQUIRED STREET SIDE YARD SETBACK FOR MANEUVERING VEHICLES IS HEREBY MODIFIED FROM 6'-0" TO 0'-0" ALONG THE EDGE OF THE 1-10 FREEWAY. THE STREET SIDE YARD SETBACK FOR VEHICLE PARKING REMAINS AT 6'-0".
- 4) THE 2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING AND ENGINEERING PERMITS FOR SITE MODIFICATIONS.

**GENERAL NOTES**

- EXISTING VARIANCES:
1. INCREASE THE MAXIMUM ALLOWED HEIGHT OF A REQUIRED WALL IN A RESIDENTIAL DISTRICT FROM 6' TO 14' FOR A SOUND WALL ALONG THE SUPERSTITION FREEWAY (#SPD-94.41).
  2. WAIVE REQUIRED 6" MASONRY WALL BETWEEN ADJACENT MULTI-FAMILY PROJECTS FOR APPROXIMATELY 800' ALONG THE NORTH PROPERTY LINE OF THIS PROJECT (#SPD-94.41). NOTE SUPERCEDED BY Z.D.C.
  3. INCREASE MAXIMUM ALLOWED HEIGHT OF WALL IN THE FRONT YARD SETBACK FROM 4' TO 6' ALONG PRIEST DRIVE (#SPD-95.12).
  4. REDUCE THE REQUIRED STREET SIDE YARD SETBACK ALONG THE SUPERSTITION FREEWAY FROM 25' TO 6' TO ACCOMMODATE PARKING AND MANEUVERING (#SPD-95.12).
  5. INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 30' TO 31' (BA960250). NOTE: MAXIMUM HEIGHT GOVERNED BY AMENDED P.A.D. IN ACCORDANCE WITH THE Z.D.C.
  6. INCREASE THE MAXIMUM ALLOWABLE SIZE FOR TWO (2) FREESTANDING DIRECTORY SIGNS FROM SIX (6) FEET TO 17.3 SF. (BA970193). NOTE: SUPERCEDED BY Z.D.C.
  7. INCREASE THE MAXIMUM ALLOWABLE SIZE FOR TWO (2) FREESTANDING DIRECTORY SIGNS FROM SIX (6) FEET TO 6.66 FEET IN HEIGHT. (BA970193).

REC10021

PAD10007

DS090802

GALLERIA PALMS  
1000 W. LA JOLLA DRIVE, TEMPE, ARIZONA

COE & VAN LOO CONSULTANTS, INC.

DESIGNED NAME	DATE	REVISIONS	BY



SHEET  
1 OF 2

DATE PLOTTED: 01/17/2011 11:00:01 AM  
DRAWN BY: JLD/PLN/NDP/ADP/10007.DWG

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR GALLERIA PALMS

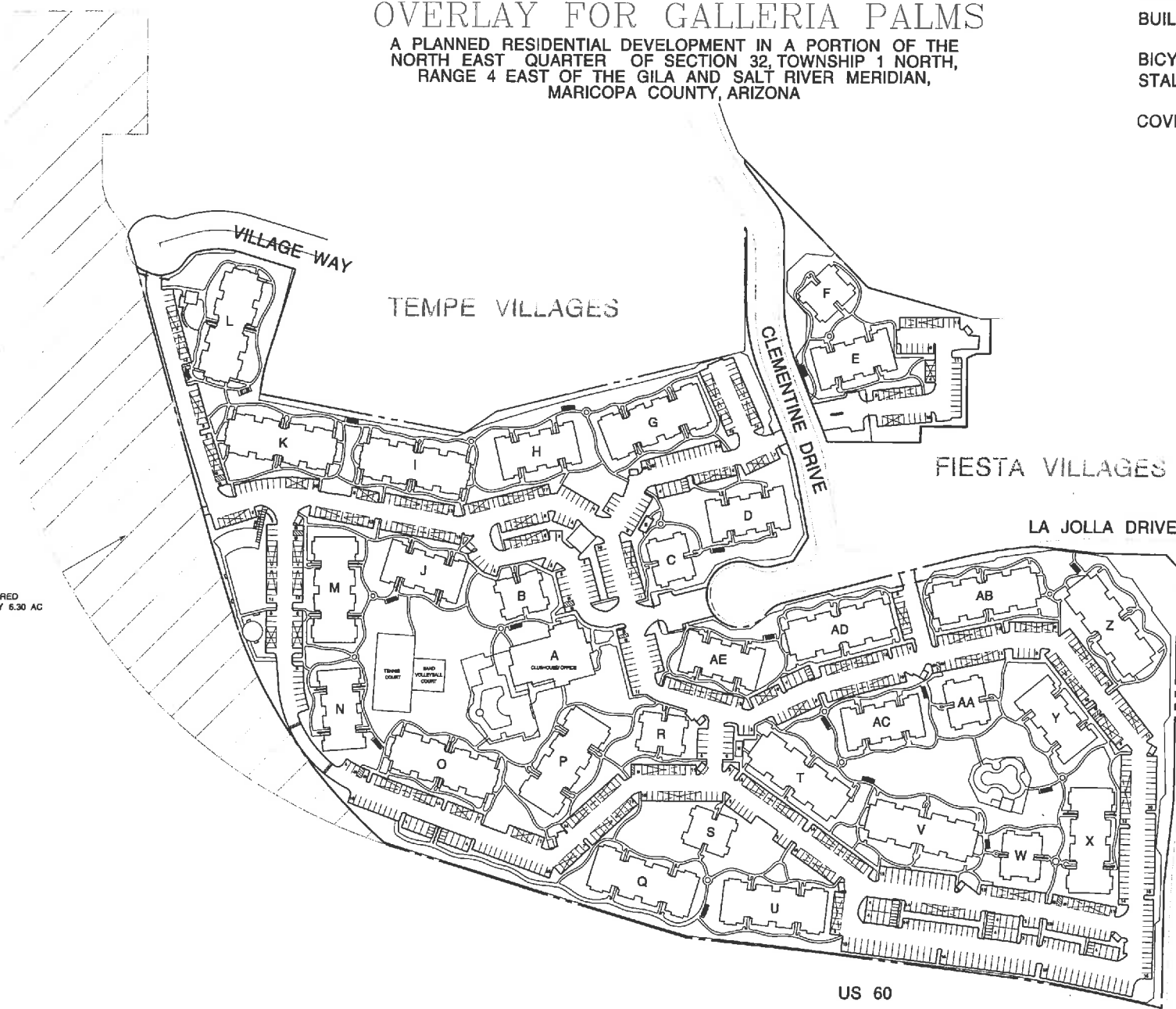
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RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## LEGEND

- BUILDING LABELS: AE
- BICYCLE PARKING STALLS
- COVERED PARKING

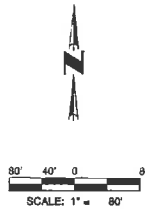
I-10

PROPERTY TO BE ACQUIRED  
BY ADOT- APPROXIMATELY 6.30 AC



PRIEST DRIVE

US 60



DS090802

PAD10007

REC10021



SHEET  
2 OF 2

01.0194101

GALLERIA PALMS  
1000 W. LA JOLLA DRIVE, TEMPE, ARIZONA

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

SECOND AMENDED  
FINAL PAD PLAN

REVISIONS

DATE

BY

DATE: 01/17/2011  
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DESIGNED: 01/14/10 LANDVP/PL10022.DWG

DS090802

PAD10007

REC10021

01/17/2011