

PLANNED AREA DEVELOPMENT OVERLAY FOR GENERATIONS MEDICAL CENTER

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


GENERATIONS
MEDICAL CENTER

6301 S. McCLINTOCK DRIVE
TEMPE, AZ 85283

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N Cattletrack Rd. Scottsdale AZ 85250
1 480-991-3384 www.GBtwo.com

OWNER AUTHORIZATION

MOON SHADOW PROPERTIES LLC

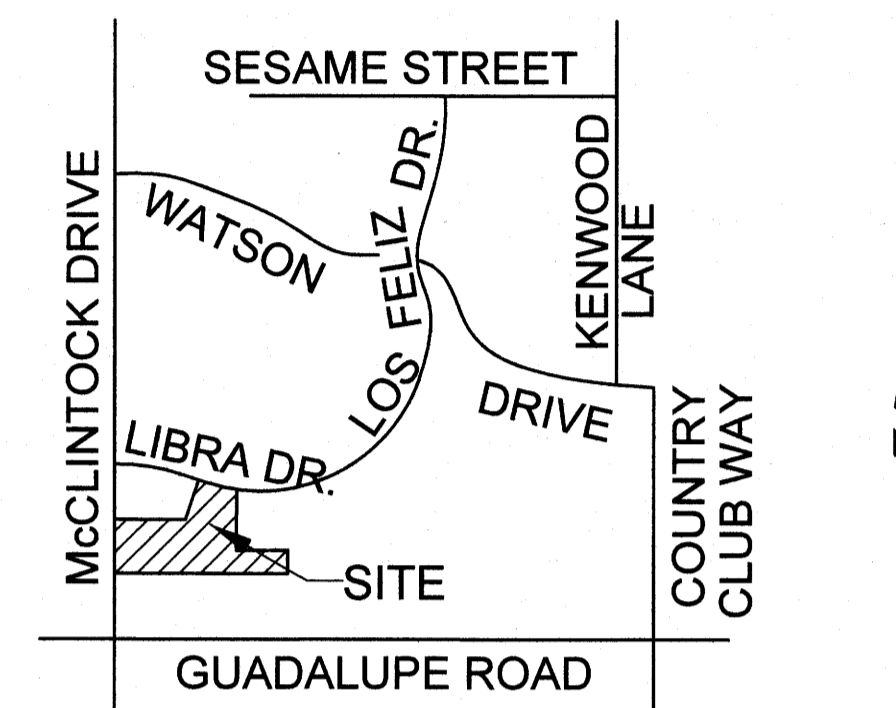
BY:  3-4-2022
SIGNATURE DATE

ITS OWNER

OWNER:

DR. MIKOL DAVIS
MOON SHADOW PROPERTIES LLC
54 McNEAR DRIVE
SAN RAFAEL, CA 94901
415-250-7380

SITE VICINITY MAP

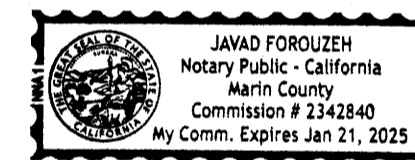


ACKNOWLEDGEMENT

ON THIS 4th DAY OF March, 2022 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED DR. MIKOL DAVIS, OWNER,
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:  01-21-2025
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

Maricopa County Assessor Parcel Number 305-01-515

Lot 1 TDMC Renovations, a subdivision recorded in Book 764, page 38,
records of Maricopa County, Arizona.

PROJECT DATA:

GENERATIONS MEDICAL CENTER - PLANNED AREA DEVELOPMENT	
	PCC-1 PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM DENSITY (UP TO 15 DU/AC)
SITE AREA	
GROSS SITE AREA	2.796 ACRES
NET SITE AREA	2.796 ACRES
BUILDING HEIGHT	28'-4"
BUILDING LOT COVERAGE	16%
SITE LANDSCAPE COVERAGE	28,170 S.F. (27% OF NET SITE)
SETBACKS	
	FRONT Building (west on McClintock) = 50'
	FRONT Parking = 20'
	SIDE (south & north) = 40'
	REAR (east) = 184'
	STREET Building (north on Libra) = 50'
	STREET Parking = 20'
VEHICLE PARKING QUANTITY	
	158 SPACES (EXISTING)
BICYCLE PARKING QUANTITY	
	10 BICYCLE SPACES PROVIDED
USES	
B (2-STORY MEDICAL OFFICE BUILDING)	APPROX 29,477 GROSS SQ. FEET

PREVIOUS APPROVALS:

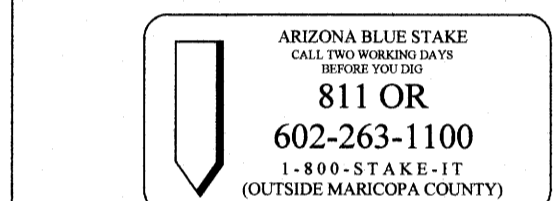
LIST DATES AND CASE NUMBERS OF ORIGINAL AND PREVIOUS
APPROVALS (IF REQUEST IS FOR AN AMENDMENT)

CONDITIONS OF APPROVAL PAD210010:

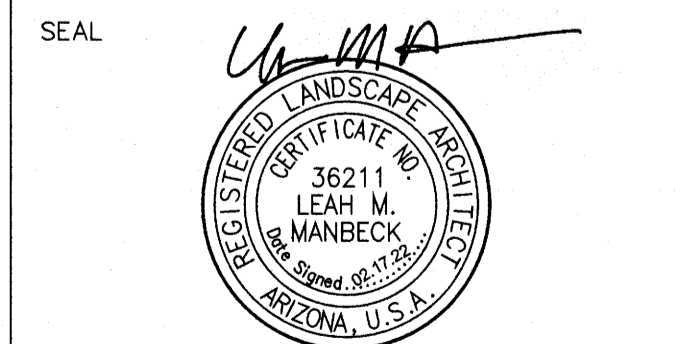
1. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY (FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM 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.
2. THE PLANNED AREA DEVELOPMENT OVERLAY FOR GENERATIONS MEDICAL CENTER 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 AND PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. THE PAD ALLOWS GENERATIONS MEDICAL CENTER A REDUCTION FOR ON-SITE PARKING SPACES FOR 29,675 S.F. OF MEDICAL OFFICE USE; ANY INTENSIFICATION OF THE BUILDING SIZE OR USE SHALL REQUIRE CONFORMANCE WITH THE PARKING RATIOS IN THE PAD.
4. ANY FUTURE SHARED PARKING AGREEMENT SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT FOR REVIEW AND COMPLIANCE OF THE SITE.
5. THE PAD OVERLAY FOR GENERATIONS MEDICAL CENTER IS SPECIFICALLY DESIGNED TO ALLOW A REDUCTION IN THE MINIMUM REQUIRED VEHICLE PARKING SPACES REQUIRED IN THE ZONING AND DEVELOPMENT CODE, PURSUANT TO SECTION 4-603 - PARKING RATIOS. THIS SITE SHALL BE REQUIRED TO HAVE A MINIMUM OF 107 PARKING SPACES BASED UPON THE EXISTING BUILDING AREA AND CURRENT LAND USES FOR THE SITE. THE MINIMUM PARKING SHALL BE THE PARKING SPACES DESIGNATED ON LOT 1 OF THE TDMC RENOVATIONS PLAT EXCEPT FOR THE EASTERN 204' OF SIAD LOT. THIS PAD REDUCTION TO PARKING HAS NO IMPACT UPON THE EXISTING SUBDIVISION PLAT FOR THE SITE AND DOES NOT MODIFY ANY PRIOR SUBDIVISION. ANY INTENSIFICATION IN THE CURRENT LAND USE FOR THE PARKING OR FUTURE CHANGES TO THE PROPERTY BOUNDARIES OF THE SUBDIVISION PLAT, RESULTING FROM A CHANGE IN OWNERSHIP INCONSISTENT WITH THE IDENTIFIED BOUNDARY OF THE PAD OVERLAY, SHALL REQUIRE AN AMENDMENT TO THE PAD TO ADDRESS ANY CHANGES TO PARKING FOR THE SITE.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 13th DAY OF JANUARY, 2022.



REV. NO.	DATE	REVISIONS DESCRIPTION



SEAL

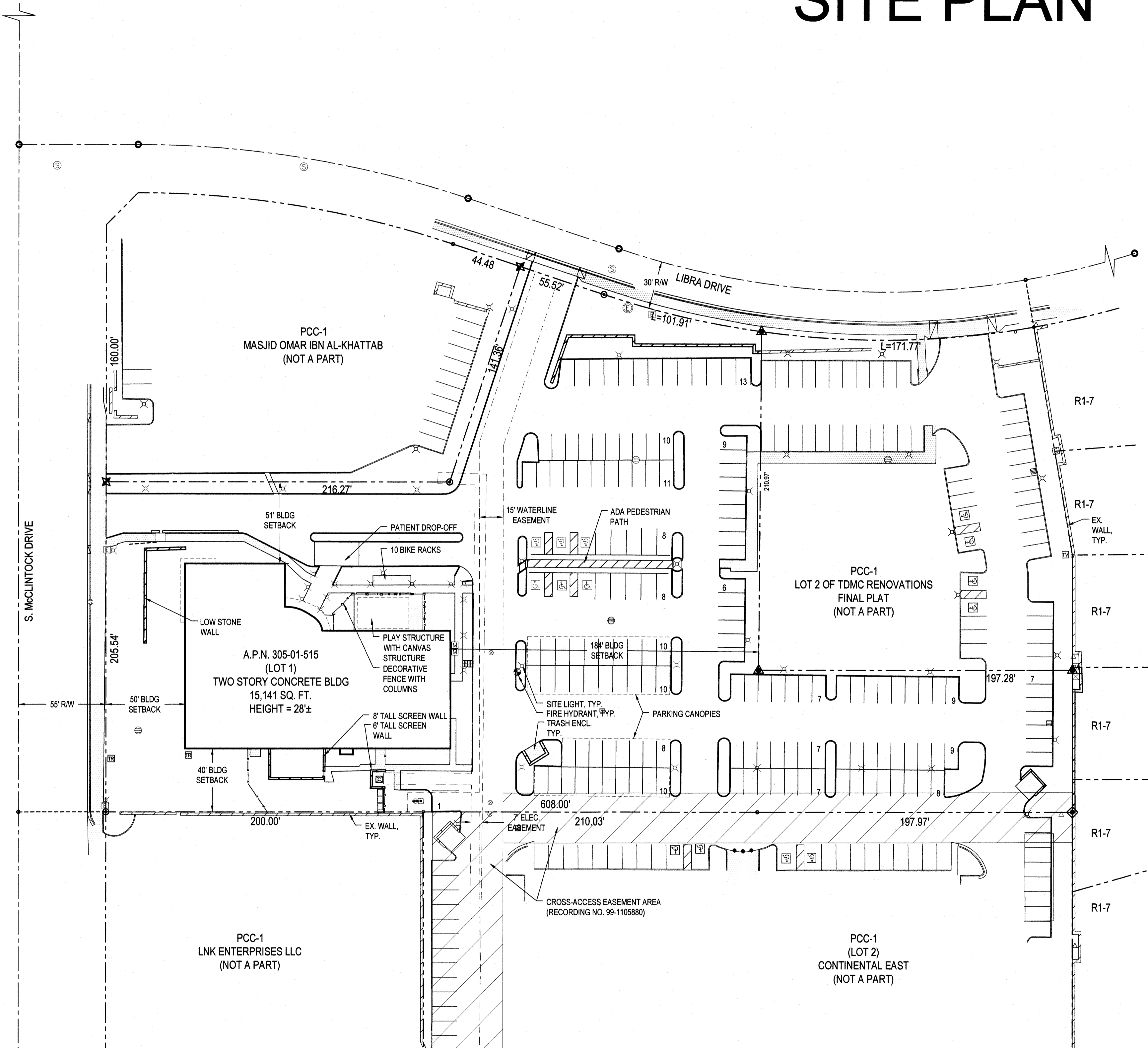
JOB NO. 21008
DATE 02/08/22
PROJECT STATUS PAD SUBMITTAL
SHEET TITLE PAD COVER SHEET
SHEET NO. 1

PLANNED AREA DEVELOPMENT OVERLAY FOR GENERATIONS MEDICAL CENTER SITE PLAN

GENERATIONS
MEDICAL CENTER

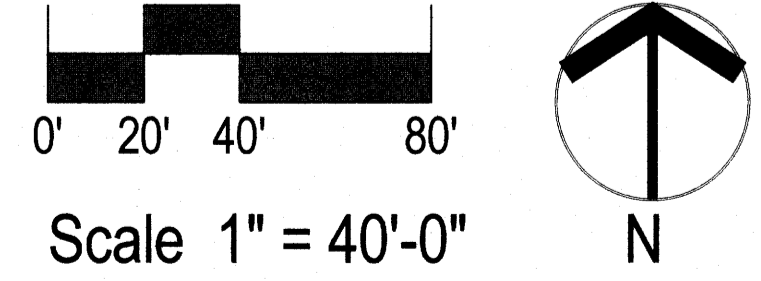
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GENERATIONS MEDICAL CENTER - PLANNED AREA DEVELOPMENT		
	PCC-1 STANDARDS	PCC-1 PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM DENSITY (UP TO 15 DU/AC)	MEDIUM DENSITY (UP TO 15 DU/AC)
SITE AREA		
GROSS SITE AREA		2.796 ACRES
NET SITE AREA		2.796 ACRES
BUILDING HEIGHT		
	35 - FEET	28'-4"
BUILDING LOT COVERAGE		
	50%	16%
SITE LANDSCAPE COVERAGE		
	REQUIRED (15% OF NET SITE)	28,170 S.F. (27% OF NET SITE)
SETBACKS		
	FRONT Building (west on McClintock) = 0'	FRONT Building (west on McClintock) = 50'
	FRONT Parking = 20'	FRONT Parking = 20'
	SIDE (south & north) = 30'	SIDE (south & north) = 40'
	REAR (east) = 0'	REAR (east) = 184'
	STREET Building (north on Libra) = 40'	STREET Building (north on Libra) = 50'
	STREET Parking = 20'	STREET Parking = 20'
VEHICLE PARKING QUANTITY		
	1 SPACE PER 150 SF = 198 SPACES	158 SPACES (EXISTING)
BICYCLE PARKING QUANTITY		
	10 BICYCLE REQUIRED (1/3,000 S.F.)	10 BICYCLE SPACES PROVIDED
USES		
B (2-STORY MEDICAL OFFICE BUILDING)		APPROX 29,477 GROSS SQ. FEET

ARIZONA BLUE STAKE
CALL TWO WEEKS BEFORE USE
811 OR
602-263-1100
1-800-STAKE-117
(OUTSIDE MARICOPA COUNTY)



REV. NO.	DATE	REVISIONS DESCRIPTION

SEAL

Expires 06/30/22

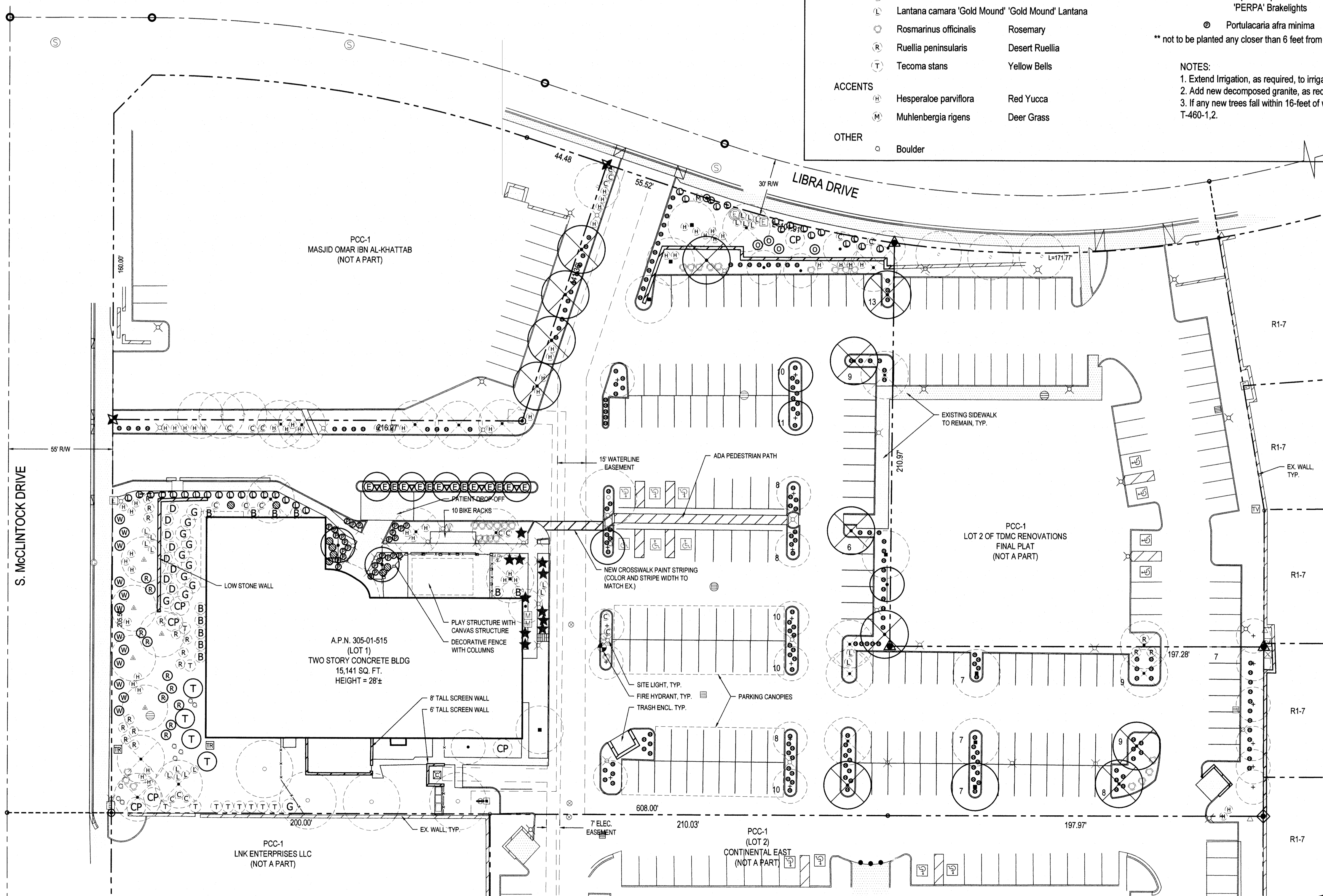
JOB NO. 21008
DATE 02/08/22
PROJECT STATUS PAD SUBMITTAL
SHEET TITLE PAD SITE PLAN
SHEET NO. 2

**GENERATIONS
MEDICAL CENTER**

6301 S. McCLINTOCK DRIVE
TEMPE, AZ 85283

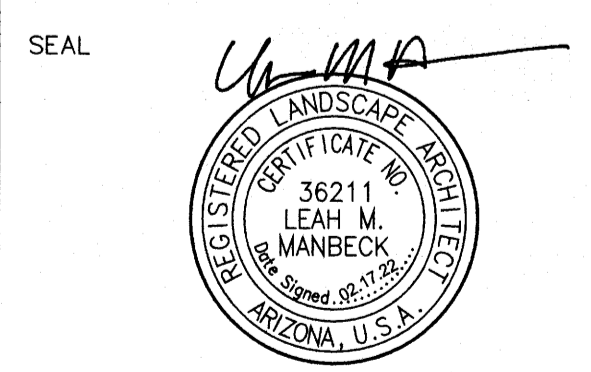
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EXISTING PLANT LEGEND			PROPOSED PLANT LEGEND						
TREES	BOTANICAL NAME	COMMON NAME	TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURE SIZE (HxW)	REMARKS
+	Acacia salicina	Willow Acacia	○	Acacia aneura	Mulga	24" Box	3	18' x 18'	Min. 1.5" caliper Single Trunk
△	Gleditsia triacanthos inermis	Honey Locust	+	Acacia salicina	Willow Acacia	36" Box	3	40' x 20'	Min. 2" caliper Single Trunk
■	Pistacia chinensis	Chinese Pistache	▽	Leucaena retusa	Golden Leadball Tree	24" Box	5	20' x 15'	Min. 1.5" caliper Single Trunk
○	Prosopis chilensis	Chilean Mesquite	■	Pistacia chinensis 'Red Push'	Chinese 'Red Push' Pistache	36" Box	1	30' x 30'	Min. 2.5" caliper Single Trunk
●	Thevetia peruviana	Yellow Oleander	⊗	Ulmus parviflora	Evergreen Elm	36" Box	12	30' x 30'	Min. 2" caliper Single Trunk
○	Ulmus parviflora	Evergreen Elm	SHRUBS						
SHRUBS			⊕	Eremophila hygrophana	Blue Bells	5 Gal	14	3' x 5' **	
⊕	Bougainvillea	Bougainvillea	⊖	Lantana 'New Gold'	New Gold Lantana	5 Gal	32	2' X 3.5'	
★	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	⊙	Olea Europaea 'Montra'	Little Ollie Dwarf Olive	5 Gal	4	4' x 4' **	
⊕	Caesalpinia pulcherrima	Red Bird of Paradise	⊗	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	5 Gal	8	3' x 4' **	
⊕	Carissa macrocarpa	Natal Plum	⊗	Ruellia peninsularis	Desert Ruellia	5 Gal	10	5' x 5' **	
⊕	Convolvulus cneorum	Silverbush Morning Glory	⊕	Tecoma stans v. angustata	Yellow Bells	5 Gal	4	10' x 8' **	
⊕	Dodonaea viscosa	Hopbush	⊖	Wedelia trilobata (syn. Sphaigeticola)	Yellow Dot	5 Gal	12	1' x 5'	
⊕	Leucophyllum frutescens	'Green Cloud' Sage	ACCENTS						
⊕	Lantana camara 'Gold Mound'	'Gold Mound' Lantana	●	Hesperaloe parviflora 'PERPA'	Brakelights Yucca	5 Gal	192	2' x 2'	
⊕	Rosmarinus officinalis	Rosemary	⊙	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	27	2' x 1'	
⊕	Ruellia peninsularis	Desert Ruellia	** not to be planted any closer than 6 feet from nearest walk edge						
⊕	Tecoma stans	Yellow Bells	NOTES:						
ACCENTS			1. Extend Irrigation, as required, to irrigate new plant materials						
⊕	Hesperaloe parviflora	Red Yucca	2. Add new decomposed granite, as required, to 2" depth - match existing size and color						
⊕	Muhlenbergia rigens	Deer Grass	3. If any new trees fall within 16-feet of water and sewer lines, install root barrier per Tempe Detail T-460-1,2.						
OTHER									
○	Boulder								



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811 OR
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1-800-574-8417
(OUTSIDE MARICOPA COUNTY)

REV. NO.	DATE	REVISIONS DESCRIPTION



JOB NO. 21008
DATE 02/08/22
PROJECT STATUS PAD SUBMITTAL
SHEET TITLE LANDSCAPE IMPROVEMENT PLAN
SHEET NO. L1

