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

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 OWNER

July 6, 2021 MY COMMISION EXPIRES

KARA ANNE DEARRASTIA
Notary Public – Arizona
Maricopa County
My Comm. Expires Jul 6, 2021

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)	82,368 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

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. S12-1134 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.

REC18017

PL170218

DS151023

Plot Date: 2/6/2018 10:04:17 AM Author

DS151023 PL170218 REC18017

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

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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		08.25.2017

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION
CONCEPTUAL PLANS FOR PAD/DPR REVIEW ONLY

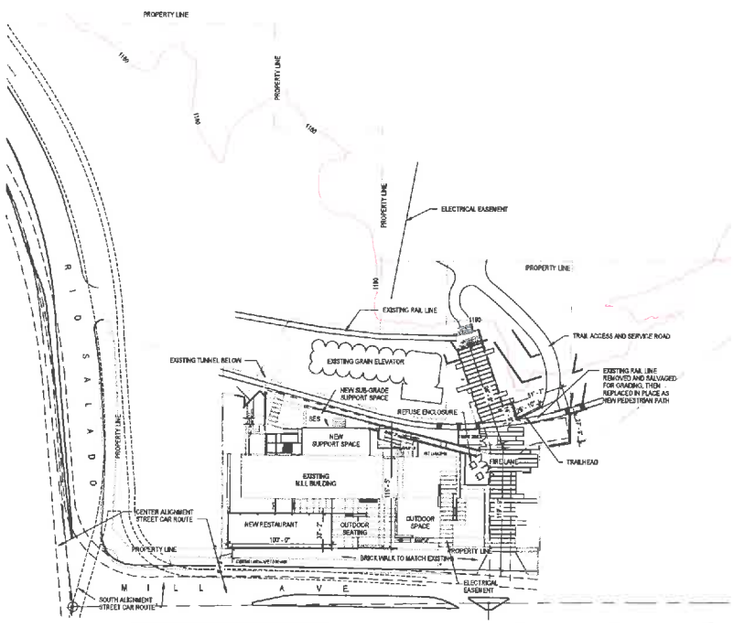
SHEET TITLE
PAD COVER SHEET

PHASE 1

PROJECT NUMBER 20693.000

SHEET NUMBER AS 1.1

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



1 SITE PLAN - OVERALL PAD
SCALE 1" = 50'-0"

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

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 CC / T.O.D.	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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119 S. MILL AVENUE
TEMPE, AZ 85281

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ISSUED FOR	REV	DATE
PSP SUBMITTAL	—	09.01.2016
PSP RESUBMITTAL	—	01.06.2017
PSP RESUBMITTAL	—	05.04.2017
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

GRAPHIC SCALE 1" = 50'-0"

SHEET TITLE
PAD SITE PLAN

PHASE 1

PROJECT NUMBER 20693.000

SHEET NUMBER AS 1.2

Plot Date: 2/9/2016 10:04:18 AM Author

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