

PLANNED AREA DEVELOPMENT OVERLAY
FOR HILO TEMPE

AN AMENDMENT TO A PORTION OF THE M7 PLANNED AREA DEVELOPMENT
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15 NORTH, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

CORE TEMPE 7TH & MILL LLC
BY: [Signature] 11/21/19
DATE

ITS: CORE CAMPUS LLC - TEMPE MILL SERIES, IT'S AUTHORIZED
SIGNATORY

ACKNOWLEDGEMENT

ON THIS 21st DAY OF NOVEMBER, 2019 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED MARGO LIFSCHIN,
WHO ACKNOWLEDGED HIM/HERSELF 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 OFFICAL SEAL

BY: [Signature] 11.18.20
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOTS 7, 8 AND THE NORTH HALF OF LOT 9, BLOCK 15, OF TEMPE, A
SUBDIVISION, RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF
MARICOPA COUNTY, ARIZONA.
APN: 132-27-140, 132-27-142A

APPROVAL

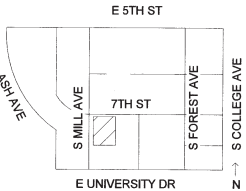
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON
THIS 26 DAY OF SEPTEMBER, 2019.

OWNER(S) / DEVELOPER:

Core Tempe 7th & Mill LLC, a Delaware limited liability company
3508 Far West Blvd., Suite 355
Austin, TX 78731

Developer:
CORE Spaces, LLC
1643 N Milwaukee Avenue
Chicago, IL 60647
773.969.5740

SITE VICINITY MAP



PROJECT DATA

Table with 2 columns: CC TOD (CORRIDOR AREA) TABLE 5-611A and PAD PROVIDED. Rows include General Plan Land Use, General Plan Density, Site Area, Dwelling Quantity, Total Units, Density, Building Height, Building Lot Coverage, Site Landscape Coverage, Building Setbacks, Vehicle Parking Quantity, Bicycle Parking Quantity, and Uses.

PREVIOUS APPROVALS:

PL060681 M7 Mixed-Use Development & Conference Center
April 17, 2008 - Original approval
May 21, 2015 - Time extension approval
August 18, 2016 - Second time extension approval

CONDITIONS OF APPROVAL: PAD190007

- 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 AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR HILO TEMPE 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.
4. PROPERTY OWNER SHALL COMPLY WITH IMPLEMENTING A TRIP REDUCTION PLAN, AS PART OF A TRAFFIC IMPACT ANALYSIS, SUBJECT TO APPROVAL BY ENGINEERING AND TRANSPORTATION DEPARTMENT.
5. DEVELOPER MUST PROVIDE AND MAINTAIN THE FOLLOWING NUMBER OF PARKING SPACES AT MINIMUM, AS PRESCRIBED; EIGHT (8) STANDARD VEHICLE ON-STREET, FIFTY-EIGHT (58) STANDARD VEHICLE WITHIN PARKING GARAGE, TWO (2) VEHICLE CAR SHARE WITHIN PARKING GARAGE AND SEVENTEEN (17) MOPED WITHIN PARKING GARAGE. THE VEHICLE CAR SHARE AND MOPED SPACES MUST BE IN ADDITION TO THE MINIMUM SIXTY-SIX (66) STANDARD PARKING PROVIDED PER THE PROPOSED PLANNED AREA OF DEVELOPMENT OVERLAY.
6. DEVELOPER SHALL SUPPORT THE STREETCAR, AS OUTLINED IN THE DRAFT STREETCAR AGREEMENT PROVIDED BY STAFF.
7. THE APPLICANT AGREES TO A MINIMUM TENANT AGE RESTRICTION OF 21 YEARS.

REC19076


PAD190007

DS190245

APPROVAL STAMPS:
SUBMISSIONS & REVISIONS
ARCHITECT: ANTUNOVICH ASSOCIATES
STRUCTURAL ENGINEER
M.E.P. & F.P. ENGINEERS
CIVIL ENGINEER
LANDSCAPE ARCHITECT
GENERAL CONTRACTOR
PROJECT LOCATION: HILO TEMPE
DRAWING TITLE: PAD COVER PAGE
DRAFTING NO: xA1.00

10/17/2019 4:25:10 PM





EXISTING FIRE HYDRANT
 EXISTING STREET LIGHT
 EXISTING TRAFFIC SIGNAL
 PROPERTY LINE

*PROPOSED PAD PROJECT IS ON THE PORTION OF EXISTING PAD THAT WAS PROPOSED FOR A HOTEL

DS190245

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