

PLANNED AREA DEVELOPMENT OVERLAY FOR RURAL AND WARNER

A PORTION OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP
1 SOUTH, RANGE EAST, OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

BY: [Signature]
SIGNATURE

10/25/2024
DATE

ACKNOWLEDGEMENT

ON THIS 25th DAY OF October, 2024 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED ASHLEE BOYD, 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 OFFICIAL SEAL

BY: [Signature]
NOTARY PUBLIC

09/07/2023
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOTS 1 AND 2 OF "TALLY-HO FARMS UNIT NO. TWO", RECORDED IN
BOOK 108 OF PLAT MAPS, PAGE 39, MARICOPA COUNTY RECORDER'S
OFFICE (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 15, TOWNSHIP 1 SOUTH, 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 THIS 18 DAY OF September, 2024.

OWNER(S):

TTRG AZ Tempe Rural Warner LLC
901 Wabush Avenue, Suite 300
Terre Haute, IN 47807

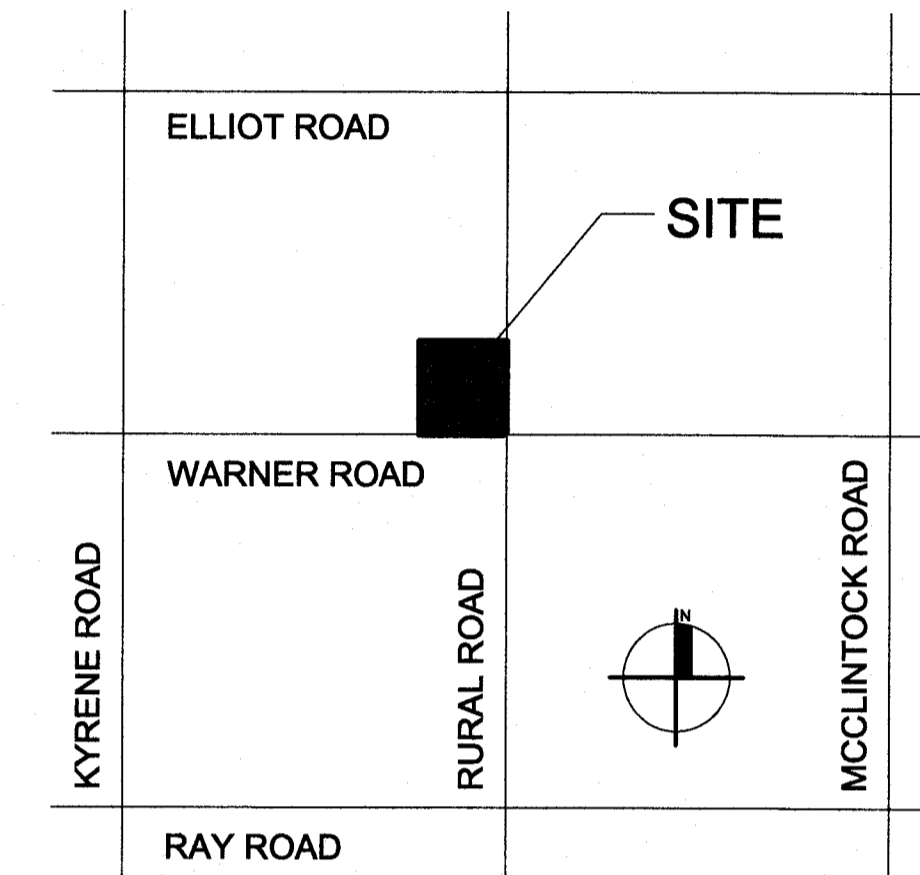
DEVELOPER:

TTRG AZ Tempe Rural Warner | LLC
901 Wabush Avenue, Suite 300
Terre Haute, IN 47807
C/O ANDY CALL

PROJECT DATA

DEVELOPMENT STANDARDS	PCC-1 PAD PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL
GENERAL PLAN DENSITY	10-25 DU/AC
SITE AREA	210,791 GSF / 4.84 ACRES
BUILDING HEIGHT	35 FT
BUILDING STEPBACK	Yes
BUILDING LOT COVERAGE	50%
LANDSCAPE AREA	15%
BUILDING SETBACKS	
FRONT (Warner Road)	BLDG. - 10 ft. PRKG - 20 ft.
SIDE (West)	BLDG - 30 ft.
REAR (North)	BLDG - 30 ft.
STREET SIDE (Rural)	BLDG - 5 ft. PRKG - 20 ft.
VEHICLE PARKING QUANTITY	235
RETAIL (11,470 SF)	32 (1/355 SF)
RESTAURANT (15,900 SF)	192 (1/83 SF)
PATIO (3,300 SF LESS 300 SF PER TENANT (5) = 1,800 SF)	11 (1/164 SF)
BICYCLE PARKING QUANTITY	38
USES	
TOTAL SQUARE FOOTAGE	27,370 GSF
RETAIL (11,470 SF)	11,470 GSF
RESTAURANT (15,900 SF)	15,900 GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD240010

Section 2: further, those conditions of approval imposed by the City Council as part of Case #PL240115 are hereby expressly incorporated into and adopted as part of this ordinance as follows:

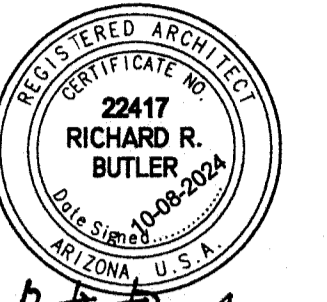
- A building permit application shall be made within two years of the date of City Council approval, or the zoning of the property may revert to that in place at the time of application. any reversion is subject to a public hearing process as a zoning map amendment.
- The property owner(s) shall sign 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 modification 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 Zoning Map Amendment and PAD approval shall be null and void.
- The Planned Area Development overlay for NWC RURAL AND WARNER shall be out into proper engineering format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within (60) days of the date of City Council approval and prior to issuance of building permits.
- The Parking Analysis dated July 26, 2024 is approved with a proposed reduction in parking from 264 spaces required to 235 spaces provided. in the event that parking demand exceeds the standards indicated within this planned area development, from any complaints verified by a consensus of the complaining party and the Community Development Department the property shall provide a management plan to mitigate overflow parking in the adjacent neighborhood. management strategies may include off-site parking agreement with church on the southeast corner of rural and warner roads for employee parking or valet parking to increase customer parking on site, or other alternative solutions to increase parking complaints arise from the commercial uses proposed on this site.

GENERAL NOTES

- Please see the Parking Analysis and Management Study dated April 25, 2024 for justification of reduction in parking requirements.



Butler Design Group Inc.
architects & planners
5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800



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REC24094

PAD240010

RURAL AND WARNER
862 East Warner Road
Tempe, Arizona

SITE PACK.

Case #: 00-000-00000
Plan Check #: #00-0000
Date: 10-08-2024
Revisions:

DS240035

Project Number: 19109.000
Drawn By:
Title:

DS240035

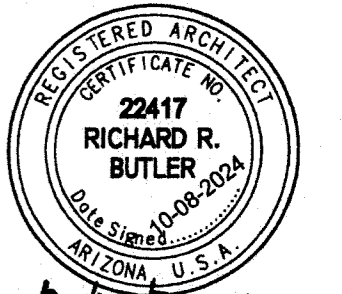
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REC24094

PLANNED AREA DEVELOPMENT OVERLAY FOR RURAL AND WARNER SITE PLAN



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Phoenix, Arizona 85034
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REC24094

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RURAL AND WARNER
862 East Warner Road
Tempe, Arizona

SITE PACK.

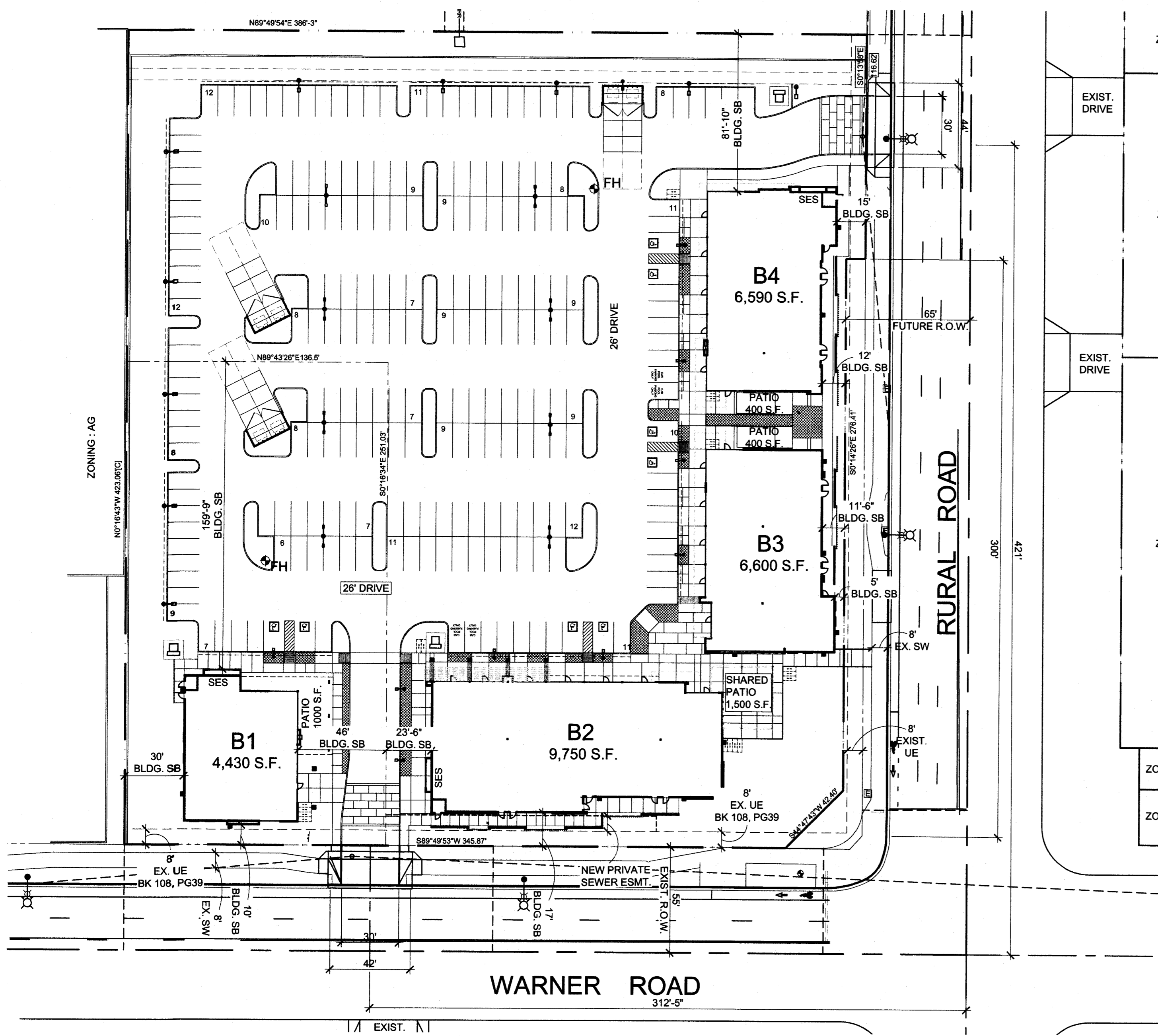
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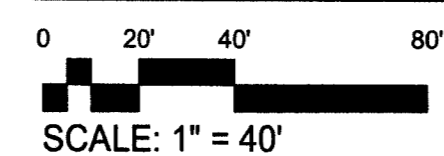
Project Number: 19109.000

Drawn By:

Title:



SITE PLAN



DEVELOPMENT STANDARDS	EXISTING	ZDC STANDARDS FOR	PROPOSED
	AG TABLE 4-202A	PCC-1 TABLE 4-203A	PCC-1 PAD
GENERAL PLAN LAND USE	COMMERCIAL	COMMERCIAL	COMMERCIAL
GENERAL PLAN DENSITY	10-25 DU/AC	15 DU/AC	15 DU/AC
SITE AREA	210,791 GSF / 4.84 acres	210,791 GSF / 4.84 acres	210,791 GSF / 4.84 acres
LOT 1			41,739 GSF / 0.96 acres
LOT 2			166,052 GSF / 3.88 acres
BUILDING HEIGHT	30 ft.	35 ft.	35 ft.
BUILDING STEPBACK	No	Yes	Yes
BUILDING LOT COVERAGE	25%	50%	50%
LOT 1	25%	50%	50%
LOT 2	25%	50%	50%
LANDSCAPE AREA	NA	15%	15%
LOT 1	NA	15%	15%
LOT 2	NA	15%	15%
BUILDING SETBACKS			
FRONT (Warner Road)	40 ft.	BLDG - 0 ft., PRKG - 20 ft.	BLDG - 10 ft., PRKG - 20 ft.
SIDE (West)	20 ft.	BLDG - 30 ft.	BLDG - 30 ft.
REAR (North)	35 ft.	BLDG - 30 ft.	BLDG - 30 ft.
STREET SIDE (Rural)	25 ft.	BLDG - 0 ft., PRKG - 20 ft.	BLDG - 5 ft., PRKG - 20 ft.
VEHICLE PARKING QUANTITY	NA	264	235
RETAIL (11,470 SF)	NA	38 (1/300 SF)	32 (1/355 SF)
RESTAURANT (15,900 SF)		214 (1/75 SF)	192 (1/83 SF)
PATIO (3,300 SF LESS 300 SF PER TENANT (5) = 1,800 SF)		12 (1/150 SF)	11 (1/164 SF)
BICYCLE PARKING QUANTITY	NA	19	38
RETAIL (11,470 SF)		2 (1/10,000 SF)	
RESTAURANT (15,900 SF)		16 (1/1,000 SF)	
PATIO (3,300 SF LESS 300 SF PER TENANT (5) = 1,800 SF)		1 (1/2,000 SF)	
USES	NA		
TOTAL SQUARE FOOTAGE	NA	27,370 GSF	27,370 GSF

DS240035

PAD240010

REC24094