

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR RESIDENCE INN BY MARRIOTT TEMPE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

ON THIS 19 DAY OF JANUARY 2012, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED RICHARD FINVARE WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF TEMPE RI, LLC, MANAGING MEMBER OF TEMPE RI, LLC, OWNER OF 510 S. FOREST AVE, TEMPE, AZ, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THERIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Richard F. Finvare

Jan 23, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES



R. Finvare
MANAGER OF TEMPE RI, LLC
1/19/12
DATE

LEGAL DESCRIPTION:

THE EAST 95 3/4 FEET OF THE NORTH 159 1/2 FEET OF LOT 1, BLOCK 2, OF THE OLD MAP OF WEST TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 79, RECORDS OF MARICOPA COUNTY ARIZONA.

APPROVALS:

PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE ON THIS 5TH DAY OF APRIL, 2007 (ORDINANCE NO. 2007.15)

MINOR MODIFICATION TO THE PLANNED AREA OVERLAY ESTABLISHED BY ORDINANCE 2007.15 HAS BEEN APPROVED BY THE PLANNING DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT IN ACCORDANCE WITH ZONING AND DEVELOPMENT CODE SECTION 6-312. LETTER OF APPROVAL (DSM08048) FOR THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY IS DATED SEPTEMBER 9, 2008.

**ORDINANCE 2012.20
AMEND ORD. 2007.15**

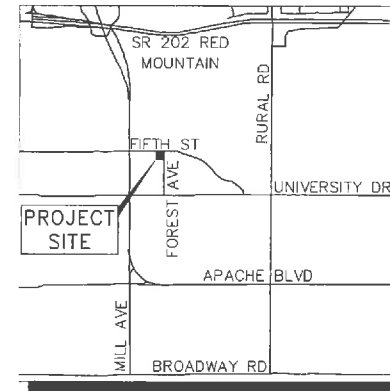
OWNER:

TEMPE RI, LLC
9425 HARDING AVE
SURFSIDE, FL 33154
PH: (305) 861-3333
CONTACT: RONALD FINVARE

PROJECT DATA:

SITE ADDRESS: 125 E. 5TH STREET
ZONING: CC / PAD / TOD
GROSS/NET SITE AREA: .051 AC / 15,312 S.F.
TOTAL BUILDING AREA: 143,263 S.F.
LOT COVERAGE: 100%
SETBACKS:
FRONT: 0'-0"
SIDE: 0'-0"
REAR: 0'-0"
STREETSIDE: 0'-0"

BUILDING HEIGHT: 146'-0"
NUMBER OF STORIES: 11
AUTO PARKING REQUIRED: 213
AUTO PARKING PROVIDED BY DEVELOPMENT AGREEMENT WITH CITY OF TEMPE: 218
BICYCLE PARKING REQUIRED: 20
BICYCLE PARKING PROVIDED: 20
LANDSCAPE COVERAGE: 34%
(ROOF AMENITIES)
GENERAL PLAN 2030 PROJECTED LAND USE: MIXED USE



VICINITY MAP
N.T.S.

CONDITION OF APPROVAL: PAD11008

REFER TO CONDITIONS OF APPROVAL FOR PAD07002.

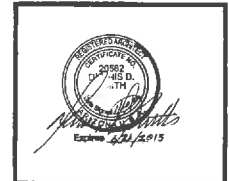
PRINTS ISSUED		
DATE	PURPOSE	NO.
12/21/07	RECORDATION SUBMITTAL	
12/28/11	RECORDATION SUBMITTAL	

FOR CONSTRUCTION:

REVISIONS		
DATE	ITEM	NO.



DENNIS D. SMITH, AIA
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
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www.dsmith.com



DRAWN	CHECKED



SITE PLAN	
SHEET TITLE	
SHEET NUMBER	
S1	
OF 2 SHEETS	

DS110360

PAD11008

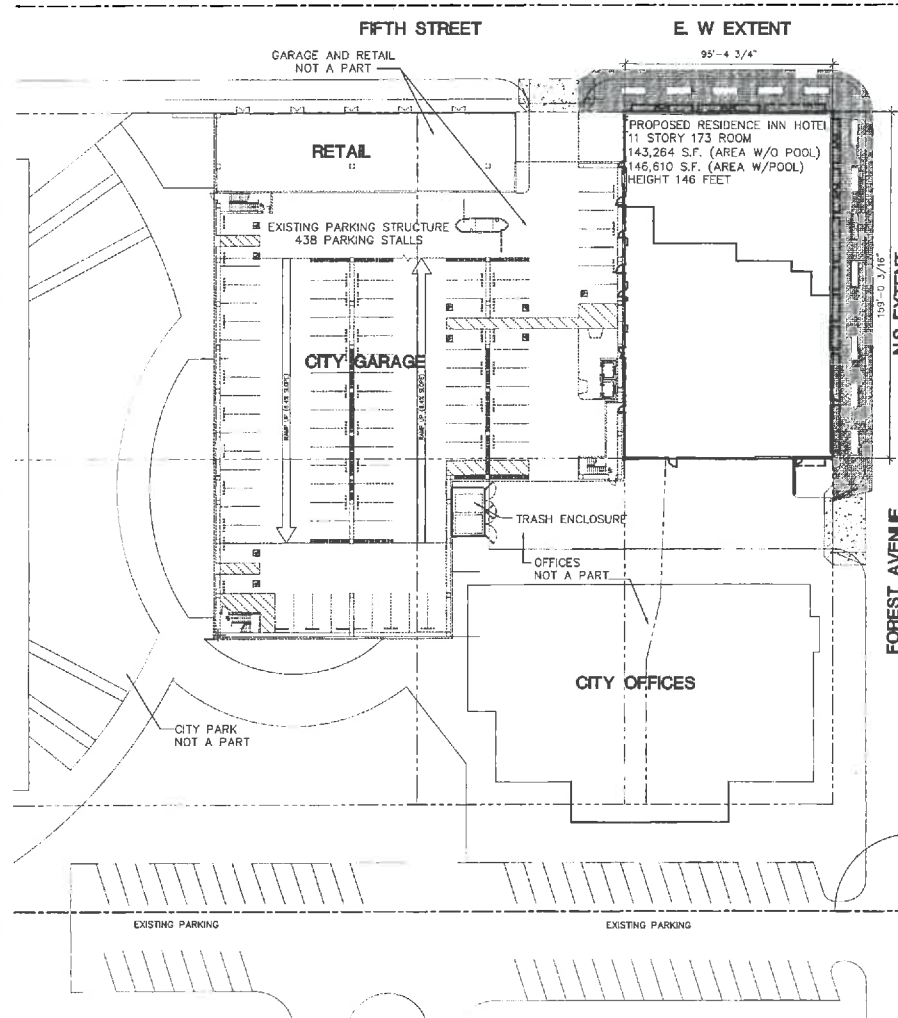
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AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR RESIDENCE INN BY MARRIOTT TEMPE, ARIZONA

SITE DATA TABLE RESIDENCE INN BY MARRIOTT HOTEL, TEMPE DOWNTOWN	
TOTAL HOTEL S.F.	137,532 S.F.
TOTAL RETAIL S.F.	5,731 S.F.
GROUND LEVEL OF HOTEL	9,298 S.F. + 5,731 S.F. RETAIL
TOTAL PROJECT S.F.	143,263 S.F.
HEIGHT AT HIGHEST POINT OF HOTEL	146 FT.
NUMBER OF STORIES	11 STORIES
NUMBER OF ROOMS	173 ROOMS
PARKING	
1 SPACE/HOTEL GUEST ROOM	173 SPACE REQUIRED
CONFERENCE SPACES	3,526 S.F. = 28 SPACES
OFFICE SPACE	1,003 S.F. = 2 SPACES REQUIRED PER T.O.D. STATION AREA
RETAIL SPACE	5,371 S.F. = 10 SPACES REQUIRED PER T.O.D. STATION AREA
MAXIMUM PARKING AVAILABLE FROM CITY GARAGE PER D.D.A.(C2007-212)= 218 SPACES (PARALLEL PARKING ON 5TH AND FOREST ADJACENT TO THE SITE IS ALSO AVAILABLE FOR THE HOTEL AND RELATED USES).	
PROPOSED USE	MIXED USE
NET PARCEL SIZE	15,312 S.F.
GROSS PARCEL SIZE	15,312 S.F.
SITE COVERAGE	100%
LANDSCAPE COVERAGE	34%
TYPE OF CONSTRUCTION	2-B
AUTOMATIC FIRE EXTINGUISHING SYS.	YES

TRANSPORTATION OVERLAY DISTRICT DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS		
STANDARD	CC (TOD)	MODIFIED CC(TOD)PAD
BUILDING HEIGHT MAX. (FEET) MEASURED FROM TOP OF CURB AT 5TH STREET	100 FT	146 FT
BUILDING HEIGHT STEP-BACK REQUIRED ADJACENT TO SFR DISTRICTS	YES	CHANGE IN MATERIAL TO EMULATE SETBACK
MAX. LOT COVERAGE	100%	100%
MIN. LANDSCAPED COVERAGE	0%	34%
GROUND FLOOR USE STANDARDS	YES	YES
APPLY IN STATION AREAS		
PEDESTRIAN DESIGN STANDARDS APPLY SETBACKS	YES	YES
FRONT MIN. 5TH ST	0 FT	0 FT
PARKING/MANEUVERING FRONT	20 FT	N/A
FRONT MAX. 5TH ST	0 FT	0 FT
SIDE MIN. (WEST)	0 FT	0 FT
STREET SIDE FOREST	0 FT	0 FT
PARKING/MANEUVERING STREET SIDE	20 FT	N/A
REAR-MIN. (SOUTH)	0 FT	0 FT



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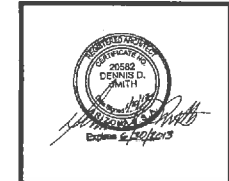
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SITE PLAN	
SHEET TITLE	
SHEET NUMBER	
S2	
OF 2 SHEETS	

157N

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