PLANNED AREA DEVELOPMENT OVERLAY
RIO & MCCLINTOCK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

AZIZ LLC:

BY: _____ 2/23/23
SIGNATURE DATE

ITS: Manager

ACKNOWLEDGEMENT

ON THIS 23rd DAY OF February, 20 23 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Akhtar Rahman 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: _____ 12/20/2026
NOTARY PUBLIC MY COMMISSION EXPIRES

JENNA FARAH-FIMBRES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 640464
Expires December 20, 2026

OWNER AUTHORIZATION

DA-OB LLC:

BY: _____ 2/23/23
SIGNATURE DATE

ITS: Trustee of Manager of Manager

ACKNOWLEDGEMENT

ON THIS 23rd DAY OF February, 20 23 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Mark Davis, 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: _____ 12/20/2026
NOTARY PUBLIC MY COMMISSION EXPIRES

JENNA FARAH-FIMBRES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 640464
Expires December 20, 2026

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH A BRASS CAP FLUSH, MARKING THE INTERSECTION OF RIO SALADO PARKWAY AND INDUSTRIAL DRIVE, BEARS NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.14 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID RIO SALADO PARKWAY, A DISTANCE OF 220.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS WEST, DEPARTING SAID CENTERLINE OF RIO SALADO PARKWAY, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 509.04 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 00 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 286.60 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 502.42 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.06 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 277.98 FEET THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 146,674 SQUARE FEET OR 3.367 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 26TH DAY OF JANUARY, 2023.

OWNERS

AZIZ LLC
1817 E. RIO SALADO PKWY
TEMPE, AZ 85281

DA-OB LLC
650 N. 6TH AVE. STE. B
PHOENIX, AZ 85003

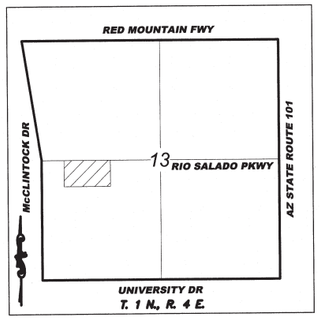
DEVELOPER

FORE GREEN DEVELOPMENT
16427 N SCOTTDALE RD, STE 250
SCOTTDALE, AZ 85254

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65 DU/AC)
SITE AREA (GROSS)	146,673 SF, 3.37 AC
SITE AREA (NET)	146,673 SF, 3.37 AC
DENSITY	102 DU/AC
DWELLING QUANTITY	343
BEDROOMS	469
BUILDING HEIGHT	88 FT
BUILDING STEPBACK	NO
BUILDING LOT COVERAGE	87%
SITE LANDSCAPE COVERAGE	12% ON GF (+19% ON 3RD FLOOR)
BUILDING SETBACKS	
FRONT (NORTH, RIO SALADO PKWY)	22 FT
SIDE (WEST)	13 FT
SIDE (EAST)	33 FT
REAR (SOUTH)	9 FT
VEHICLE PARKING QUANTITY	
STUDIO (41)	41 SPACES (1/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	196 SPACES (1/UNIT)
2-BED UNIT (86)	154.8 SPACES (1.8/UNIT)
3-BED UNIT (20)	58 SPACES (2.9/UNIT)
GUEST (343)	54.9 SPACES (0.16/UNIT)
RETAIL	11.1 SPACES (1/300SF)
LIVE WORK UNITS (OFFICE AREA)	6.1 SPACES (1/300SF)
TOTAL	522 SPACES
BICYCLE PARKING QUANTITY	
STUDIO (41)	30.8 SPACES (0.75/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	147 SPACES (0.75/UNIT)
2-BED UNIT (86)	64.5 SPACES (0.75/UNIT)
3-BED UNIT (20)	20 SPACES (1/UNIT)
GUEST (343)	68.6 SPACES (0.2/UNIT)
RETAIL	4 SPACES (1/7,500SF, 4 MIN.)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/7,500SF, 4 MIN.)
TOTAL	339
USES	
RETAIL	3,324 NSF / 3,642 GSF
DWELLING UNITS	302,893 NSF / 357,916 GSF
LIVE-WORK UNITS (RESIDENTIAL)	4,203 NSF / 8,427 GSF
LIVE-WORK UNITS (OFFICE)	1,830 SF NET & GROSS
LEASING & AMENITIES	17,623 NET & GROSS
GARAGE	191,009 NSF / 193,343 GSF
GF SERVICE ROOMS	8,179 SF NET&GROSS
TOTAL	529,061 NSF / 590,960 SF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 220014

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 PROPERT 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 ZONING MAP AMENDMENT, PLANNED AREA DEVELOPMENT APPROVOALS SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR RIO & MCCLINTOCK 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 APPROAL AN PRIOR TO ISSUANCE OF BUILDING PERMITS.

GENERAL NOTES:

1. PARKING ANALYSIS DATED NOVEMBER 4, 2022 USED TO JUSTIFY VEHICLE PARKING RATIOS.

DS 220725 PAD 220014 REC 22092

EDI INTERNATIONAL
EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

RIO & MCCLINTOCK
1801 E RIO SALADO PKWY , TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

REGISTERED ARCHITECT
CERTIFICATE NO. 43347
BRITTEN L. PERKINS
ARIZONA U.S.A.
01-27-2023
EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY:EDI International, Inc.
CORP. ID #: 16645-0

COPYRIGHT © 2023
EDI INTERNATIONAL PC
ALL RIGHTS RESERVED

NO.	DATE	ISSUE

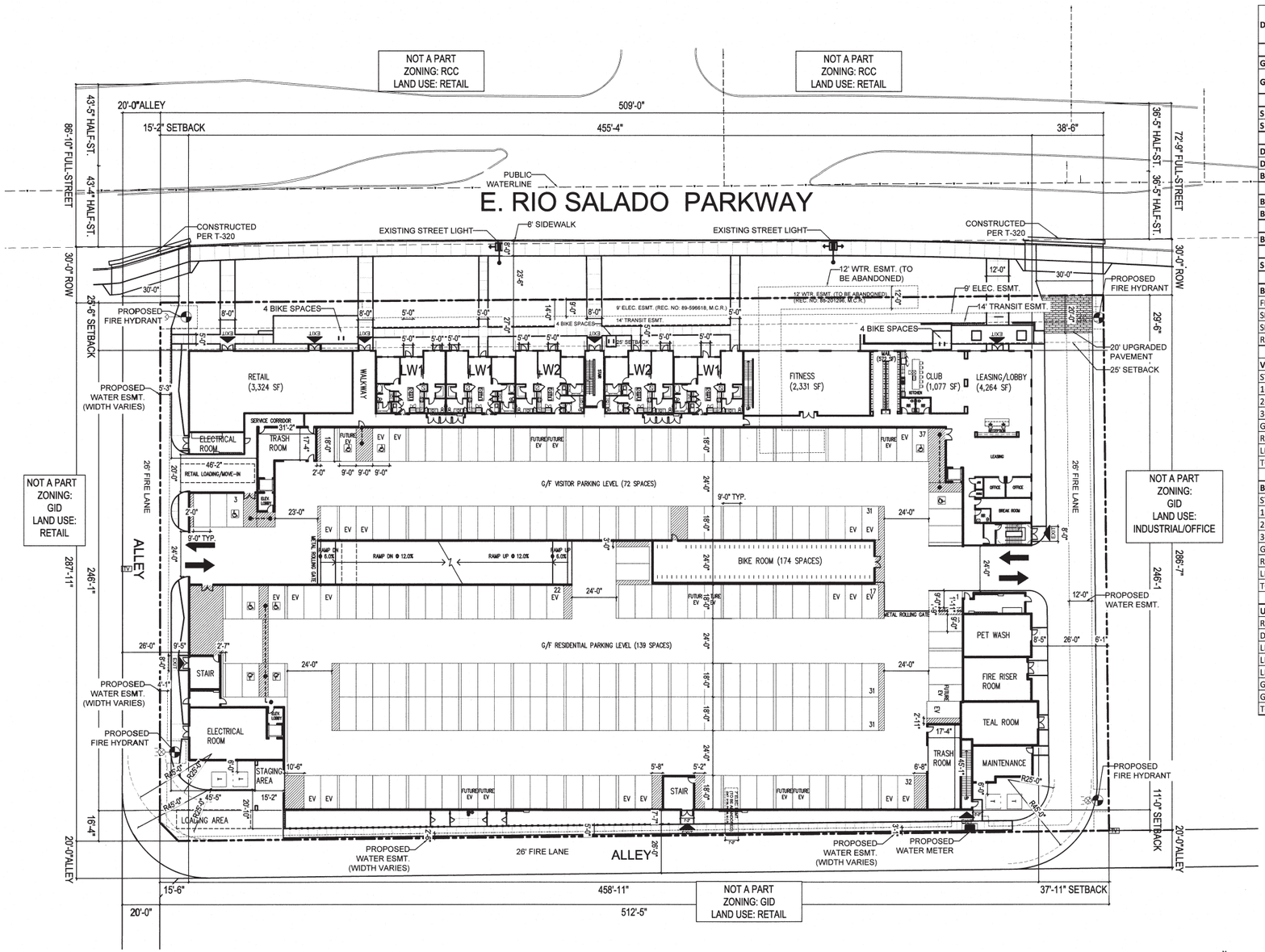
Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 01/27/2023

DRAWING TITLE
PAD COVER SHEET

Scale:

DRAWING NUMBER
G010
PAD COVER SHEET

PLANNED AREA DEVELOPMENT OVERLAY
RIO & MCCLINTOCK
SITE PLAN



SITE PLAN 1" = 30'-0"

DEVELOPMENT STANDARDS	ZDC STANDARDS FOR EXISTING DISTRICT GID	MU-4 PAD PROPOSED MU-4 TABLE 4-203B
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65 DU/AC)	HIGH DENSITY - URBAN CORE (>65 DU/AC)
SITE AREA (GROSS)	146,673 SF, 3.367 AC	146,673 SF, 3.37 AC
SITE AREA (NET)	146,673 SF, 3.367 AC	146,673 SF, 3.37 AC
DENSITY	NOT PERMITTED	102 DU/AC
DWELLING QUANTITY	0	343
BEDROOMS	0	469
BUILDING HEIGHT	35FT	88 FT
BUILDING STEPBACK	NO	NO
BUILDING LOT COVERAGE	NO STANDARD	87%
SITE LANDSCAPE COVERAGE	10%	12% ON GF (+19% ON 3RD FLOOR)
BUILDING SETBACKS		
FRONT (NORTH, RIO SALADO PKWY)	25 FT	22 FT
SIDE (WEST)	0 FT	13 FT
SIDE (EAST)	0 FT	33 FT
REAR (SOUTH)	0 FT	9 FT
VEHICLE PARKING QUANTITY		
STUDIO (41)	41 SPACES (1/UNIT)	41 SPACES (1/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	294 SPACES (1.5/UNIT)	196 SPACES (1/UNIT)
2-BED UNIT (86)	172 SPACES (2/UNIT)	154.8 SPACES (1.8/UNIT)
3-BED UNIT (20)	50 SPACES (2.5/UNIT)	58 SPACES (2.9/UNIT)
GUEST (343)	68.6 SPACES (0.2/UNIT)	54.9 SPACES (0.16/UNIT)
RETAIL	11.1 SPACES (1/300SF)	11.1 SPACES (1/300SF)
LIVE WORK UNITS (OFFICE AREA)	6.1 SPACES (1/300SF)	6.1 SPACES (1/300SF)
TOTAL	643 SPACES	522 SPACES
BICYCLE PARKING QUANTITY		
STUDIO (41)	30.8 SPACES (0.75/UNIT)	30.8 SPACES (0.75/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	147 SPACES (0.75/UNIT)	147 SPACES (0.75/UNIT)
2-BED UNIT (86)	64.5 SPACES (0.75/UNIT)	64.5 SPACES (0.75/UNIT)
3-BED UNIT (20)	20 SPACES (1/UNIT)	20 SPACES (1/UNIT)
GUEST (343)	68.6 SPACES (0.2/UNIT)	68.6 SPACES (0.2/UNIT)
RETAIL	4 SPACES (1/7,500SF, 4 MIN.)	4 SPACES (1/7,500SF, 4 MIN.)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/7,500SF, 4 MIN.)	4 SPACES (1/7,500SF, 4 MIN.)
TOTAL	339	339
USES		
RETAIL		3,324 NSF / 3,642 GSF
DWELLING UNITS		302,893 NSF / 357,916 GSF
LIVE-WORK UNITS (RESIDENTIAL)		4,203 NSF / 8,427 GSF
LIVE-WORK UNITS (OFFICE)		1,830 SF NET & GROSS
LEASING & AMENITIES		17,623 NET & GROSS
GARAGE		191,009 NSF / 193,343 GSF
GF SERVICE ROOMS		8,179 SF NET&GROSS
TOTAL		529,061 NSF / 590,960 SF

EDI INTERNATIONAL

EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

REC 22092

PAD 220014

RIO & MCCLINTOCK
1801 E RIO SALADO PKWY , TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

REGISTERED ARCHITECT CERTIFICATE NO. 43347 BRITTEN LEE PERKINS ARIZONA U.S.A.

01-27-2023
EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY:EDI International, Inc.
CORP. ID #: 16645-0

COPYRIGHT © 2023
EDI INTERNATIONAL, PC.
ALL RIGHTS RESERVED

NO.	DATE	ISSUE

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 01/27/2023

DRAWING TITLE
PAD OVERLAY SITE PLAN

Scale: 1" = 30'-0"

DRAWING NUMBER
G011
PAD OVERLAY SITE PLAN

DS 220725