


FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYE TEMPE ON UNIVERSITY & MYRTLE

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 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

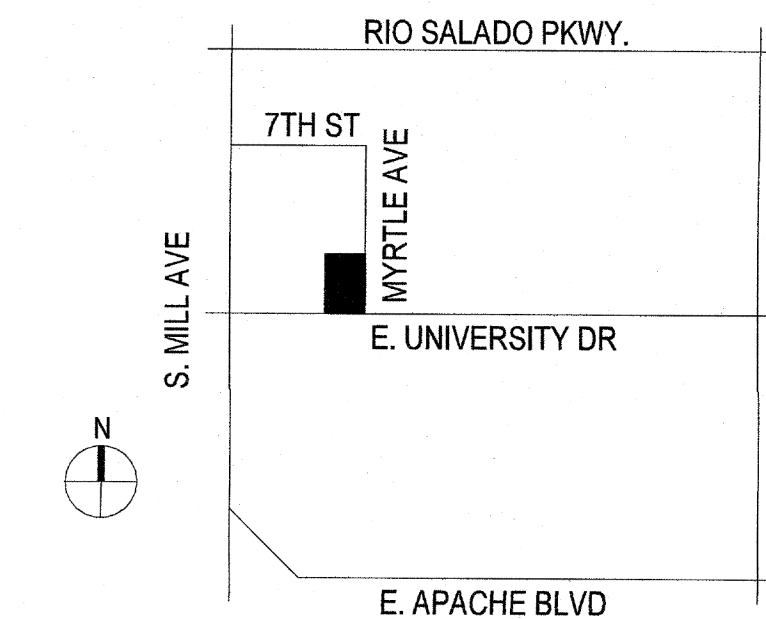
OWNER AUTHORIZATION

MYRTLE & UNIVERSITY, LLC
BY:  11-12-2024
SIGNATURE DATE

OWNER / DEVELOPER:

MYRTLE & UNIVERSITY, LLC
225 W. HUBBARD STREET, SUITE 401
CHICAGO, IL 60654
PH. 312.989.3591
KBROWN@HUBBARDSTREETGROUP.COM



SITE VICINITY MAP:



ACKNOWLEDGEMENT

ON THIS 12th DAY OF November, 2024 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED John K. Klockner, 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 HEREBY SET MY HAND AND OFFICIAL SEAL

BY:  10/04/2027
NOTARY PUBLIC MY COMMISSION EXPIRES


PROJECT DATA:

DEVELOPMENT STANDARDS	CC TOD PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE >65 DU/AC
SITE AREA	19,945 SF / 0.458 acres
DENSITY	668 du/ac
DWELLING QUANTITY	306 Units
BEDROOM QUANTITY	558 Beds
BUILDING HEIGHT	300 ft.
BUILDING LOT COVERAGE	99%
LANDSCAPE AREA	
LEVEL 26 AMENITY	785 SF (3.9%)
BUILDING SETBACKS	
FRONT	0'-0"
SIDE	0'-0"
REAR	0'-0"
STREET SIDE	0'-0"
VEHICLE PARKING QUANTITY REQUIRED	249 Stalls
STUDIO (108 Units)	54 (0.5/Unit)
2 BEDROOM (144 Units)	144 (1.0/Unit)
3 BEDROOM (54 Unit)	49 (0.90/Unit)
GUEST (306 Total Units)	0 (0.00/Unit)
COMMERCIAL / RETAIL (5,800 SF)	2 (1/500 SF Over 5,000 SF)
BREAKDOWN OF 251 PROVIDED SPACES	
STANDARD	213 Stalls
ACCESSIBLE	6 Stalls
EV	13 Stalls
UNRESERVED	15 Stalls
COMMERCIAL	3 Stalls
UNRESERVED COMMERCIAL / PUBLIC	1 Stall (On-Street)
BICYCLE PARKING QUANTITY PROVIDED	324
USES	
RETAIL/ RESTAURANT	5,800 GSF
RESIDENTIAL	314,355 GSF
PARKING/ LOADING	115,275 GSF
MECHANICAL	9,933 GSF
TOTAL SQUARE FOOTAGE	445,418 GSF

PREVIOUS APPROVALS:

PAD230046 Approved by City Council on September 7, 2023

- 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 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 Planned Area Development Overlay approval shall be null and void.
- The Planned Area Development Overlay for SKYE 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.
- The proposed solid waste plan shall provide a minimum 55' wide by 12' deep with a 15' high clear maneuvering and service area for trash collection, along with a 25' vertical lift clearance height extending 25' in horizontal length at the front of the collection area. Revision of the solid waste plan shall be subject to solid waste services approval prior to issuance of building permits.
- Solid waste staging and collection shall not occur in the alley and circulation movements shall be minimized to reduce risks to on-site and off-site pedestrian, bicycle and vehicle maneuvering in and around the alley and adjacent lots. If operators of solid waste service pick-up are found to be violation of this condition on a number of occurrences, the city will require the property owner/manager to modify the service design to comply with this condition.
- Commercial deliveries and residential moving trucks shall be staged within the site and not impede traffic flow in the alley or on Myrtle Avenue.
- The parking management plan shall be updated and provided to Community Development prior to issuance of building permits to provide limited vehicle access to serve commercial tenants and guests on site through management of the available parking.
- A 20' x 20' corner cutoff no-build easement with a 15' unobstructed vertical clearance shall be recorded prior to issuance of building permits.
- An encroachment easement for all canopies extending into the right of way shall be recorded prior to issuance of building permits. Canopies within right of way shall be designed as removable structures in conformance with engineering requirements.

CONDITIONS OF APPROVAL: PAD240013

- The First Amended Planned Area Development for SKYE TEMPE shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department.
- All previous conditions of approval established by the Planned Area Development Overlay approved by City Council shall apply to this request.

LEGAL DESCRIPTION

PARCEL NO.1
LOT 18 AND 19, BLOCK 15, TEMPE, ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
RECORDED IN BOOK 2 OF MAPS, PAGE 26.

PARCEL NO.2
THAT PORTION OF UNIVERSITY DRIVE AS ABANDONED BY ORDINANCE 483
RECORDED IN DOCKET 6374, PAGE 235 THAT LIES BETWEEN THE
SOUTHERLY PROLONGATIONS OF THE WEST LINE OF LOT 18 AND THE
EAST LINE OF LOT 19, BLOCK 15, TEMPE, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA RECORDED IN BOOK 2 OF MAPS, PAGE 26.

APN: 132-27-153

APPROVAL

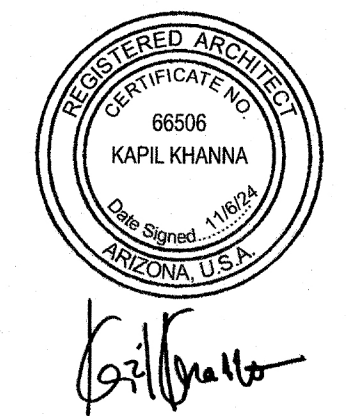
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON
THIS 8TH DAY OF NOVEMBER, 2024.

REC24167

PAD240013

DS221323

Lamar Johnson
Collaborative
4300 EAST CAMELBACK STE 300
PHOENIX, AZ 85018
PH: 602.833.6050



SKYE TEMPE
HUBBARD STREET GROUP
780 SOUTH MYRTLE AVENUE, TEMPE, AZ 85281

DRAWING ISSUE

DESCRIPTION	DATE
PAD & DPR SUBMITTAL	02/10/2023
PAD & DPR RESUBMITTAL	05/05/2023
PAD & DPR RESUBMITTAL	05/30/2023
PAD & DPR RESUBMITTAL	07/21/2023
PAD & DPR RESUBMITTAL	08/04/2023
PAD & DPR RESUBMITTAL	08/12/2024
PAD & DPR RESUBMITTAL	11/06/2024

DRAWING TITLE
PAD COVER PAGE

DRAWING NO.
A0.00

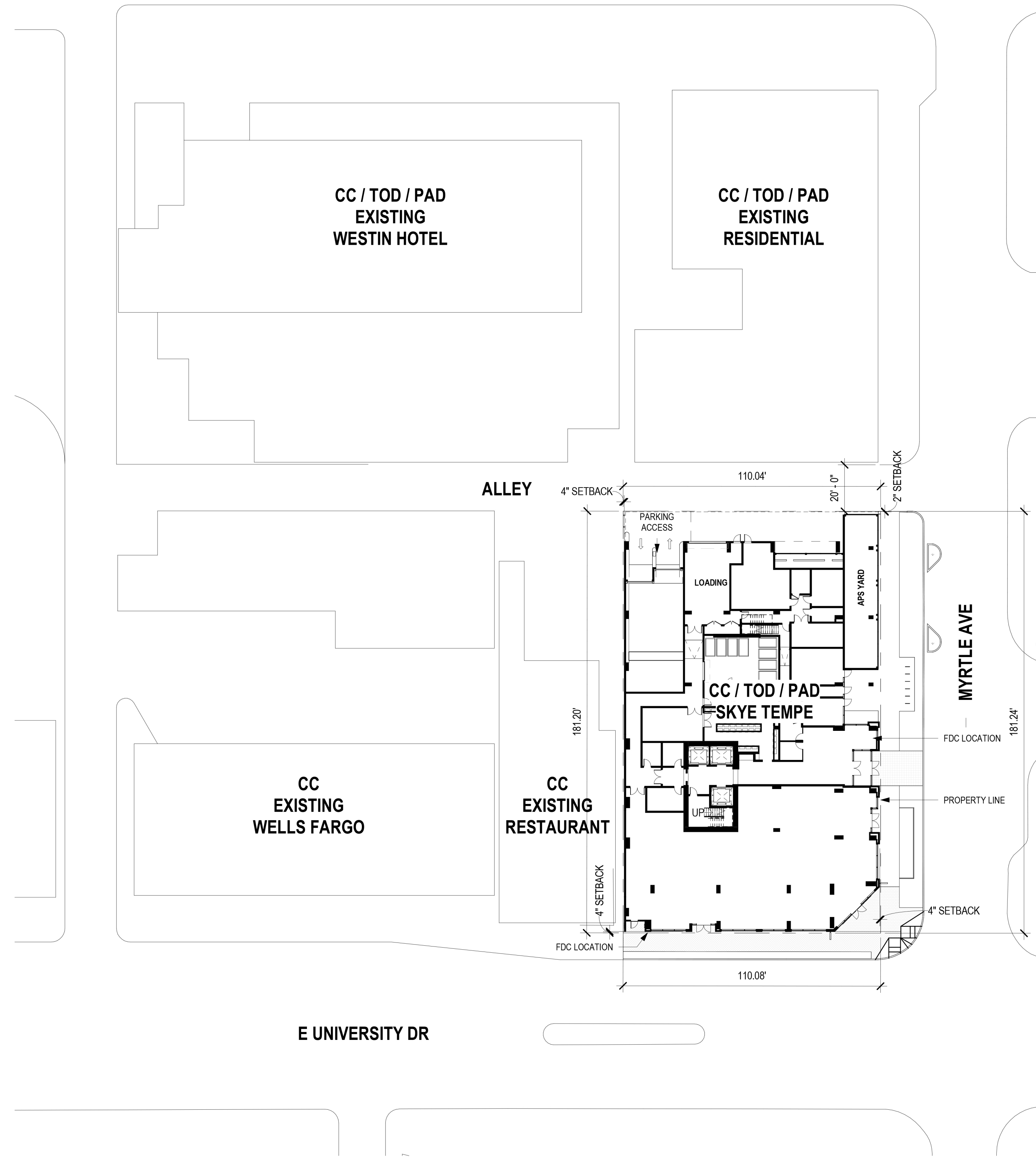
Job# 22 006985

DS221323

PAD240013

REC24167

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYE TEMPE ON UNIVERSITY & MYRTLE SITE PLAN



DEVELOPMENT STANDARDS	ZDC STANDARDS FOR CC TOD TABLE 5-611A	PRIOR APPROVED CC TOD PAD	PROPOSED CC TOD PAD
GENERAL PLAN LAND USE	MIXED-USE		
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE >65 DU/AC		
SITE AREA		19,945 SF / 0.458 acres	19,945 SF / 0.458 acres
DENSITY		614 du/ac	668 du/ac
DWELLING QUANTITY		281 Units	306 Units
BEDROOM QUANTITY		342 Beds	558 Beds
BUILDING HEIGHT	50' MAX (PER TOD)	300 ft.	300 ft.
BUILDING LOT COVERAGE	NO STANDARD	99%	99%
LANDSCAPE AREA	NO STANDARD	3.9%	3.9%
BUILDING SETBACKS			
FRONT	0'-0"	0'-0"	0'-0"
SIDE	0'-0"	0'-0"	0'-0"
REAR	0'-0"	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"	0'-0"
VEHICLE PARKING REQUIRED			
STUDIO	(0.5/Bed)	(0.5/Bed)	(0.5/Bed)
1 BEDROOM	(0.5/Bed)	(0.5/Bed)	(0.5/Bed)
2 BEDROOM	(0.5/Bed)	(0.5/Bed)	(0.5/Bed)
3 BEDROOM	(0.3/Bed)	(0.3/Bed)	(0.3/Bed)
GUEST	(0.0/Unit)	(0.0/Unit)	(0.0/Unit)
COMMERCIAL / RETAIL	(First 5,000 sf waived, 1 per 500 sf)	(First 5,000 sf waived, 1 per 500 sf)	(First 5,000 sf waived, 1 per 500 sf)
TOTAL REQUIRED	249 Stalls (247 Residential, 2 Retail)	175 Stalls (171 Residential, 4 Retail)	249 Stalls (247 Residential, 2 Retail)
TOTAL PROVIDED	-	271 Stalls (incl. 1 On-Street)	251 Stalls (incl. 1 On-Street)
BREAKDOWN OF PROVIDED SPACES			
STANDARD	-	201 Stalls	213 Stalls
ACCESSIBLE	-	6 Stalls	6 Stalls
EV	-	13 Stalls	13 Stalls
UNRESERVED	-	15 Stalls	15 Stalls
COMMERCIAL	-	3 Stalls	3 Stalls
COMPACT	-	20 Stalls	0 Stalls
TANDEM STANDARD	-	7 Stalls	0 Stalls
TANDEM COMPACT	-	6 Stalls	0 Stalls
UNRESERVED COMMERCIAL / PUBLIC	-	1 Stall (On-Street)	1 Stall (On-Street)
BICYCLE PARKING QUANTITY			
STUDIO	(0.75/Unit)	(0.75/Unit)	(0.75/Unit)
1 BEDROOM	(0.75/Unit)	(0.75/Unit)	(0.75/Unit)
2 BEDROOM	(0.75/Unit)	(0.75/Unit)	(0.75/Unit)
3 BEDROOM	(1.00/Unit)	(1.00/Unit)	(1.00/Unit)
GUEST	(0.20/Unit)	(0.20/Unit)	(0.20/Unit)
RETAIL	(1 per 500 sf)	(1 per 500 sf)	(1 per 500 sf)
TOTAL REQUIRED	-	282 Bikes	317 Bikes
TOTAL PROVIDED	-	282 Bikes (14 Commercial Bikes at Grade, 268 Bikes in Garage L02-07)	324 Bikes (12 Commercial Bikes at Grade, 312 Bikes in Garage L02-07)
USES			
RETAIL/ RESTAURANT		6,650 GSF	5,800 GSF
RESIDENTIAL		314,308 GSF	314,355 GSF
PARKING/ LOADING		113,542 GSF	115,275 GSF
MECHANICAL		9,156 GSF	9,988 GSF
TOTAL SQUARE FOOTAGE		443,656 GSF	445,418 GSF



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PAD & DPR RESUBMITTAL	11/06/2024

DRAWING TITLE
PLANNED AREA DEVELOPMENT
OVERLAY SITE PLAN

DRAWING NO.
A0.01

Job # 22_006985