

# FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 2100 RIO SALADO PARKWAY

## 2100 RIO SALADO BUSINESS PARK II - LOT 3

LOT 3, OF 2100 RIO SALADO BUSINESS PARK II, ACCORDING TO BOOK 1331 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

### OWNER AUTHORIZATION

NAME: THARALDSON HOSPITALITY DEVELOPMENT  
ADDRESS: 4520 36TH AVE. S. FARGO, ND 58104  
PHONE: (701)271 2700  
EMAIL: JBoyd@diversifiedgrp.com  
CONTACT NAME: JONATHAN BOYD

BY: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

IT'S: MANAGER/ OWNER/ PRESIDENT etc.

### ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED  
\_\_\_\_\_, 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: \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### LEGAL DESCRIPTION

A REPLAT OF LOT 7 AND A PORTION OF LOT 6 OF A SUBDIVISION PLAT FOR 2100  
RIO SALADO BUSINESS PARK, AS RECORDED IN BOOK 1269 OF MAPS, PAGE 39,  
RECORDS OF MARICOPA COUNTY, ARIZONA.

REFER TO CIVIL RE-PLAT PLANS FOR ADDITIONAL DESCRIPTION.

### APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

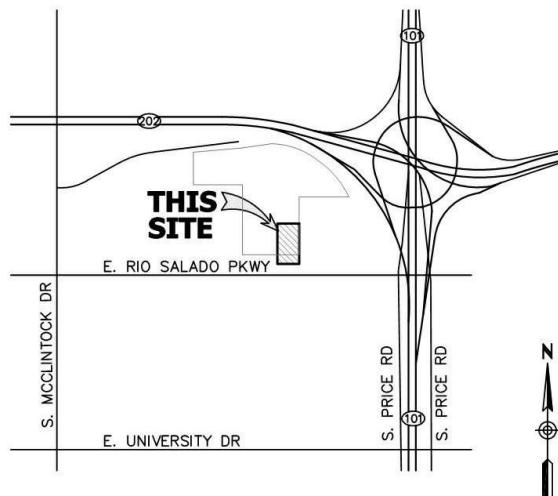
Or

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF  
TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### OWNER(S) / DEVELOPER:

NAME: THARALDSON HOSPITALITY DEVELOPMENT  
ADDRESS: 4520 36TH AVE. S. FARGO, ND 58104  
PHONE: (701)271 2700  
EMAIL: JBoyd@diversifiedgrp.com  
CONTACT NAME: JONATHAN BOYD

### SITE VICINITY MAP



### PRIOR CONDITIONS OF APPROVAL PL160465:

#### General

1. A building permit application shall be made on or before January 8, 2017, 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 shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives 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 February 9, 2015, or the PAD approval shall be null and void.
3. An Encroachment Permit for any work proposed in the right of way must be obtained from the Engineering Department prior to submittal of construction documents for building permit. The limitations of this encroachment include:
  - a. a maximum projection of eight (8) feet for any upper level balconies or decorative architectural features of the building,
  - b. a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure, and
  - c. any other requirements described by the encroachment permit or the building code.
4. The Planned Area Development Overlay for 2100 RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
5. The Planned Area Development Overlay shall be updated with each subsequent phase of development, to include site plans and updated parking data.
6. The Planned Area Development Overlay shall be updated with any changes to the combination of uses that would impact the parking allocation as determined by the PAD.
7. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
8. The landscape area for any phase of development that exceeds the allowed 125% maximum surface parking shall be a minimum of 12% of the site area for that phase of the project.
9. The developer must submit and receive approval of a Traffic Impact Study from the Traffic Engineering prior to any modifications to Rio Salado Parkway.
- 10. Each phase shall provide contribution to the overall required Art in Private Development for 2100 Rio Salado development, subject of the building area submitted at the time of development when proposed for building permits.

STAYBRIDGE SUITES  
109 GUESTROOMS, 5 STORIES  
93 S ROCKFORD DR, AZ 85281

PROJECT NUMBER: 19 028  
PAD COVER  
SHEET

PAD-1.1

REC17139

PL170223

DS160743

designcell  
ARCHITECTURE  
1725 VILLAGE CENTER CIRCLE #110  
LAS VEGAS, NV 89134, T: 702.635.1575  
WWW.DESIGNCELL.COM

10 / 25 / 2019

ZONING SUBMITTAL

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REC17139

PL170223

DS160743

### EXISTING PAD DATA

SHOPS SUMMARY	
SHOPS A	11,400 S.F.
SHOPS B	10,800 S.F.
TOTAL SHOPS S.F.	22,200 S.F.
OCCUPANCY	= M
CONSTRUCTION TYPE	= V-B
PARKING DATA	
REQUIRED PARKING (1 PER 300 S.F.)	= 74 STALLS
PROVIDED PARKING	= 105 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / COMMUTE 1 PER 7,500 S.F.)	= 4 BIKE STALLS
OFFICE SUMMARY	
OFFICE A	76,000 S.F.
OFFICE B	100,000 S.F.
TOTAL OFFICE S.F.	176,000 S.F.
OCCUPANCY	= B
CONSTRUCTION TYPE	= III-B
PARKING DATA	
REQUIRED PARKING (1 PER 300 S.F.)	= 587 STALLS
PROVIDED PARKING	= 851 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / COMMUTE 1 PER 8,000 COMMUTE 4 MIN.)	= 18 BIKE STALLS
PROVIDE BICYCLE PARKING	= 14 BIKE STALLS

### EXISTING PAD DATA

HOTEL SUMMARY	
HOTEL A (121 ROOMS)	97,935 S.F. TOTAL
1ST FLOOR	26,220
2ND FLOOR	23,477
3RD FLOOR	24,119
4TH FLOOR	24,119
HOTEL B (121 ROOMS)	
	75,720 S.F. TOTAL
1ST FLOOR	26,172
2ND FLOOR	16,516
3RD FLOOR	16,516
4TH FLOOR	16,516
OCCUPANCY	= R-1
TOTAL HOTEL S.F.	= 173,655 S.F
CONSTRUCTION TYPE	= V-A
PARKING DATA	
REQUIRED PARKING HOTELS REQD PARKING (1 PER UNIT, 1/300 OFFICE)	= 243 ROOMS - 243 STALLS = 600 S.F. OFFICE - 2 STALLS = 245 TOTAL STALLS REQUIRED
HOTEL A	
ROOMS:121	1 PER ROOM = 121 SPACES
MEETING ROOM	660 S.F. * 1/125 = 6 SPACES
OFFICE AREA	717 S.F. * 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A, ONLY FOR GUEST USE
TOTAL = 130 SPACES	
HOTEL B	
ROOMS:122	1 PER ROOM = 122 SPACES
MEETING ROOM	2,671 S.F. * 1/125 = 22 SPACES
OFFICE AREA	721 S.F. * 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A, ONLY FOR GUEST USE
TOTAL = 147 SPACES	
PROVIDED PARKING	= 278 STALLS
BICYCLE PARKING REQUIRED	= 13 BIKE STALLS
PROVIDE BICYCLE PARKING	= 14 BIKE STALLS

### AMENDED PAD DATA

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 20_____	
<b>ZONING DISTRICT(S) AND OVERLAYS</b> TABLE 4-20	
<b>REQUIRED</b>	
<b>PAD PROVIDED</b>	
GENERAL PLAN LAND USE	
GENERAL PLAN DENSITY	
SITE AREA	
DWELLING QUANTITY	
DENSITY	
BUILDING HEIGHT	
78' MAX ALLOWED	
78' PROPOSED	
BUILDING LOT COVERAGE	
19,170 SF (15.8%)	
SITE LANDSCAPE COVERAGE	
MINIMUM 10 % REQUIRED	
43,493 SF (35.8%)	
BUILDING SETBACKS	
SOUTH (FRONT)	0'-0" ALLOWED 144'-8" (TO MAIN BUILDING) 36'-6" (TO POOL BUILDING)
EAST (SIDE)	0'-0" ALLOWED 64'-2" (TO MAIN BUILDING) 4'-3" (TO TRASH ENCL.)
NORTH (REAR)	0'-0" ALLOWED 99'-4" (TO MAIN BUILDING) 47'-5" (TO TRASH ENCL.)
WEST (SIDE)	0'-0" ALLOWED 50'-6" (TO MAIN BUILDING) 77'-2" (TO POOL BUILDING)
PARKING SETBACK	10'-0" ALLOWED 20'-1" (MIN. PROVIDED)
VEHICLE PARKING QUANTITY	
1 SPACE / GUEST ROOM	1X109 = 109 SPACES
1 SPACE / 300SF OFFICE	655 SF / 300 SF = 3 SPACES
TOTAL:	112 SPACES PROVIDED
BICYCLE PARKING QUANTITY	
1 BICYCLE SPACE / 20 UNITS	6 BICYCLE SPACES PROVIDED
USES	
HOTEL	109 KEYS, 91,930 SF

DATA

