

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 HEREUNTO 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\_\_\_\_.

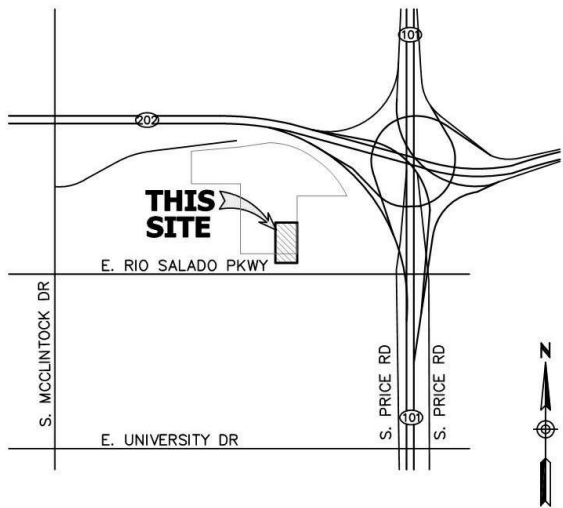
Or

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 CODITIONS 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.

REC17139

PL170223

DS160743

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.

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)	
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	= 243 ROOMS - 243 STALLS
HOTELS REQD PARKING	= 600S.F. OFFICE - 2 STALLS
(1 PER UNIT, 1/300 OFFICE)	= 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  
\_\_\_\_\_.

ZONING DISTRICT(S) AND OVERLAYS TABLE 4-20		
REQUIRED		PAD PROVIDED
GENERAL PLAN LAND USE		MIXED-USE
GENERAL PLAN DENSITY		HIGH DENSITY (UP TO 65 DU/AC)
SITE AREA		121,589 SF / 2.79 ACRES
DWELLING QUANTITY		NA
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

REC17139

PL170223

DS160743



V19  
10 / 25 / 2019

ZONING SUBMITTAL

STAYBRIDGE SUITES  
109 GUESTROOMS, 5 STORIES

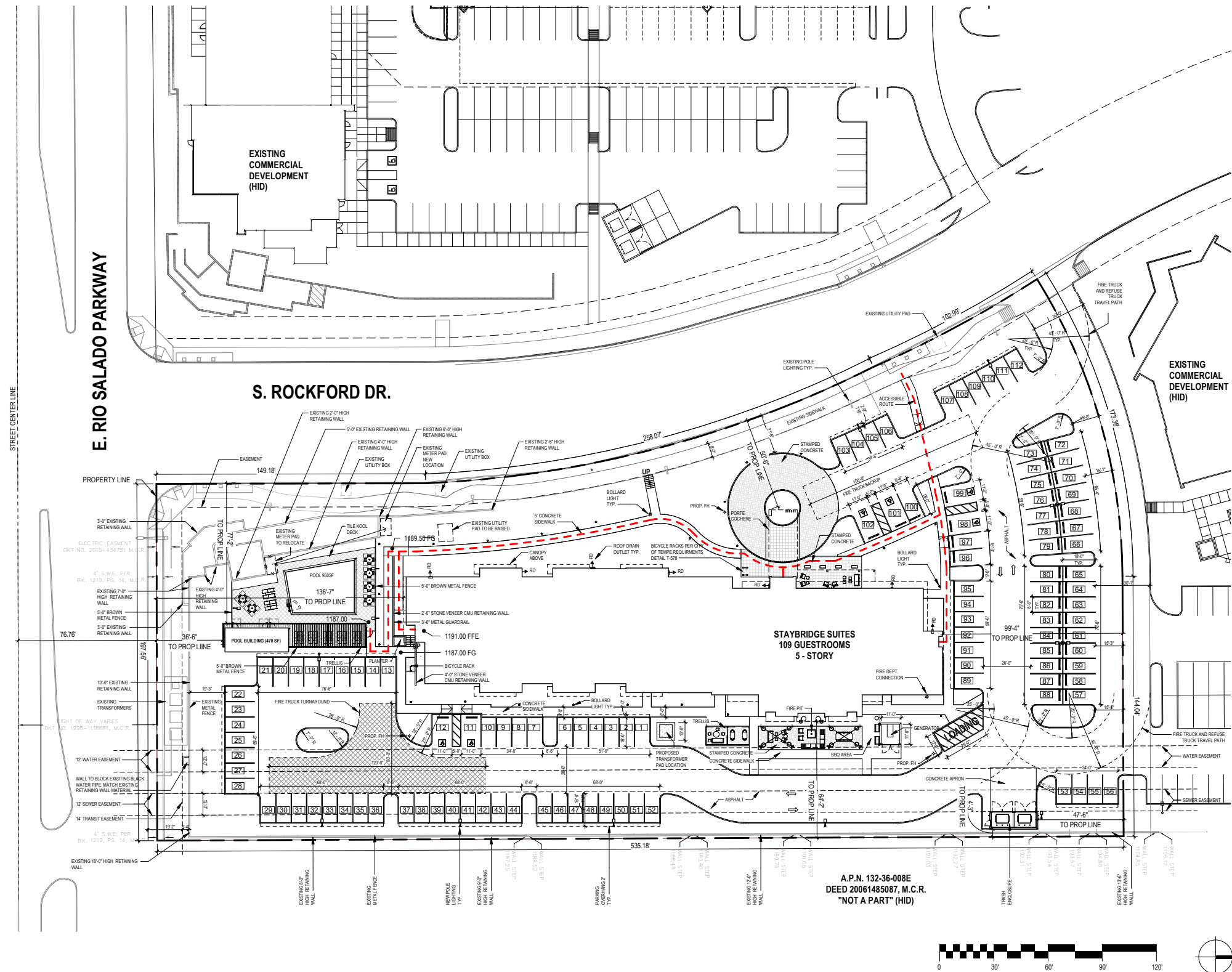
93 S ROCKFORD DR, AZ 85281

PROJECT NUMBER: 19 028

DATA

PAD-1.2

FIRST AMENDED PLANNED AREA DEVELOPMENT  
OVERLAY FOR 2100 RIO SALADO PARKWAY  
SITE PLAN



TOTAL PAD INFORMATION			
STANDARD	HID	EXISTING PAD OVERLAY	PROPOSED PAD AMENDMENT
GROSS SITE		25.25 AC	25.25 AC
NET SITE		1,037,998 SF (23.829 AC)	1,037,998 SF (23.829 AC)
BUILDING HEIGHT	40'	75'	78'
BUILDING STEPBACK	YES	NO	NO
MAXIMUM LOT COVERAGE	NO STANDARD	50%	50%
SITE LANDSCAPE COVERAGE	MINIMUM 10 %	MINIMUM 10 %	MINIMUM 10 %
BUILDING SETBACKS			
FRONT	25'-0"	0'-0" ALLOWED	0'-0" ALLOWED
SIDE	0'-0"	0'-0" ALLOWED	0'-0" ALLOWED
STREET SIDE	25'-0"	0'-0" ALLOWED	0'-0" ALLOWED
REAR	0'-0"	0'-0" ALLOWED	0'-0" ALLOWED
PARKING SETBACK			
FRONT	20'-0"	10'-0"	10'-0"
STREET SIDE	20'-0"	10'-0"	10'-0"
VEHICLE PARKING		CODE RATIOS MET INCREASE ABOVE 125% MAXIMUM FOR OFFICE USE: 1 SPACE PER 140SF MAXIMUM	CODE RATIOS MET
BICYCLE PARKING		CODE RATIOS MET	CODE RATIOS MET
BUILDING AREAS			
RETAIL		28,200 SF	28,200 SF
RESTAURANT		12,000 SF	12,000 SF
HOTEL		173,655 SF	265,585 SF
OFFICE		176,000 SF	176,000 SF
TOTAL:		389,855 SF	481,785 SF

REQUIRED AND PROPOSED PARKING INFORMATION				
TYPE	UNIT QUANTITY / SF	RATIO	PARKING REQUIRED PER ZDC	PARKING PROVIDED PER PAD
RETAIL	28,200 SF	1 SPACE PER 300SF	1 SPACE PER 300SF	94 SPACES
RESTAURANT	12,000 SF	1 SPACE PER 75SF	1 SPACE PER 75SF	160 SPACES
HOTEL	352 ROOMS	1 SPACE PER ROOM	1 SPACE PER ROOM	352 SPACES
OFFICE	176,000 SF	1 SPACE PER 300SF WITH ADDITIONAL ALLOWED SPACES 1 SPACE PER 140SF MAXIMUM	1 SPACE PER 300SF MAXIMUM 125% OF THE MINIMUM	(MIN) 3.3 PER 1000SF =587 (MAX) 7 PER 1000SF =1232
TOTAL:				MIN: 1,193 SPACES MAX: 1,694 SPACES

1 SITE PLAN PAD  
1" = 30'-0"

1725 VILLAGE CENTER CIRCLE #110  
LAS VEGAS, NV 89134 T. 702.403.1575  
WWW.DESIGNCELL.COM

REC17139

PL170223

DS160743

V19  
10 / 25 / 2019  
ZONING SUBMITTAL

STAYBRIDGE SUITES  
109 GUESTROOMS, 5 STORIES

93 S ROCKFORD DR, AZ 85281

PROJECT NUMBER: 19 028

PAD SITE PLAN

PAD-1.3