PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE GATEWAY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION:

COLRICH

BY: _____ 9.5.24
(SIGNATURE) (DATE)

ITS: Manager
(REPRESENTATIVE ROLE)

ACKNOWLEDGEMENT:

ON THIS 5th DAY OF September, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Dan Gabriel, WHO ACKNOWLEDGED THEMSELVES 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: Nicole Rubin (NOTARY PUBLIC) October 9, 2027 (MY COMMISSION EXPIRES)

NICOLE RUBIN
Commission No. 2464717
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 9, 2027

LEGAL DESCRIPTION

PARCEL NO. 1, 2, 3 AND 4, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012-0402871, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, 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 3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE (0. 40' DOWN) MARKING THE SOUTHEAST CORNER OF SECTION 3 FROM WHICH A STONE IN HANDHOLE (0. 75' DOWN) MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 00 DEGREES 48 MINUTES 48 SECONDS EAST 2638.05 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION.
THENCE NORTH 00 DEGREES 48 MINUTES 48 SECONDS EAST 660.21 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 88 DEGREES 53 MINUTES 57 SECONDS WEST 50.03 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL NO. 1 AND THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 48 MINUTES 48 SECONDS WEST 590.19 FEET ALONG THE EASTERLY LINE OF SAID PARCEL NO. 1;
THENCE SOUTH 44 DEGREES 51 MINUTES 07 SECONDS WEST 28. 75 FEET CONTINUING ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF SAID PARCEL NO. 1;
THENCE SOUTH 88 DEGREES 53 MINUTES 45 SECONDS WEST 1214.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL NO. 1, 2, 3 AND 4 TO THE WESTERLY LINE OF SAID PARCEL NO. 4;
THENCE NORTH 45 DEGREES 03 MINUTES 31 SECONDS WEST 27.59 FEET CONTINUING ALONG SAID WESTERLY LINE;
THENCE NORTH 01 DEGREES 04 MINUTES 05 SECONDS EAST 580.47 FEET CONTINUING ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID PARCEL NO. 4; THENCE NORTH 88 DEGREES 53 MINUTES 57 SECONDS EAST 1046.53 FEET ALONG THE
NORTH LINE OF SAID PARCEL NO. 4, 3, 2 AND 1;
THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 10.02 FEET TO THE NORTH LINE OF SAID SOUTH HALF;
THENCE NORTH 88 DEGREES 53 MINUTES 57 SECONDS EAST 204.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
COMPRISING 753,311 SQUARE FEET MORE OR LESS.

OWNER/DEVELOPER:

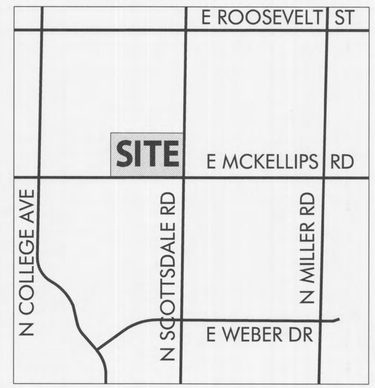
CH SCOTTSDALE GATEWAY COMMUNITIES LLC
444 W. BEECH ST. SUITE 300
SAN DIEGO, CALIFORNIA 92101
858.490.2300
MAT MOISEVE
MATM@COLRICH.COM

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD PROVIDED (PHASE 01)	MU-4 PAD PROVIDED (PHASE 02)	MU-4 PAD PROVIDED (PHASE 03)	MU-4 PAD PROVIDED (TOTAL)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)
SITE AREA (GROSS)	234,847 SF GROSS / 5.39 ACRES	225,026 SF GROSS / 5.17 ACRES	293,438 SF GROSS / 6.74 ACRES	753,311 SF GROSS / 17.30 ACRES
SITE AREA (NET)	231,596 SF NET / 5.32 ACRES	225,026 SF NET / 5.17 ACRES	293,327 SF NET / 6.73 ACRES	749,949 SF NET / 17.22 ACRES
DENSITY	44 DU/ACRE	55 DU/ACRE	60 DU/ACRE	53 DU / ACRE
DWELLING UNIT QUANTITY	232 UNITS	280 UNITS	398 UNITS	910 UNITS
DWELLING UNITS BY BEDROOM				
STUDIOS	12 UNITS	18 UNITS	12 UNITS	42 UNITS
1-BEDROOM	89 UNITS	72 UNITS	204 UNITS	365 UNITS
2-BEDROOM	102 UNITS	158 UNITS	152 UNITS	412 UNITS
3-BEDROOM	29 UNITS	32 UNITS	30 UNITS	91 UNITS
BUILDING HEIGHT	75'-0"	75'-0"	75'-0"	75'-0"
BUILDING LOT COVERAGE	55%	60%	55%	57%
LANDSCAPE COVERAGE	22%	22%	30%	25%
BUILDING SETBACKS				
FRONT (SCOTTSDALE RD)	20'-0"	*	*	20'-0"
FRONT (MCKELLIPS RD)	20'-0"	20'-0"	20'-0"	20'-0"
STREET SIDE (MCALLISTER AVE)	*	*	10'-0"	10'-0"
REAR	15'-0"	15'-0"	15'-0"	15'-0"
VEHICLE PARKING QUANTITY	434 TOTAL SPACES PROVIDED	765 TOTAL SPACES PROVIDED	413 TOTAL SPACES PROVIDED	1,625 TOTAL SPACES PROVIDED
GARAGE PARKING	371 GARAGE SPACES	765 GARAGE SPACES	409 GARAGE SPACES	1,545 GARAGE SPACES
SURFACE PARKING	76 SURFACE SPACES	*	4 SURFACE SPACES	80 SURFACE SPACES
BICYCLE PARKING QUANTITY	455 TOTAL SPACES PROVIDED	22 TOTAL SPACES PROVIDED	424 TOTAL SPACES PROVIDED	901 TOTAL SPACES PROVIDED
INTERIOR SPACES	419 INTERIOR	0 INTERIOR	384 INTERIOR	803 INTERIOR
EXTERIOR SPACES	36 EXTERIOR	22 EXTERIOR	40 EXTERIOR	98 EXTERIOR
USES				
RESIDENTIAL (MULTI-FAMILY)	343,171 SF	368,584 SF	473,795 SF	1,185,550 SF
RETAIL	7,752 SF	*	*	7,752 SF
RESTAURANT	7,629 SF	*	*	7,629 SF
CLINIC	8,722 SF	*	*	8,722 SF
GARAGE	136,095 SF	222,515 SF	123,140 SF	481,750 SF
TOTAL SQUARE FOOTAGE	503,369 SF	591,099 SF	596,935 SF	1,691,403 SF

* NOT APPLICABLE

SITE VICINITY MAP:



PAD230022 CONDITIONS OF APPROVAL:

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN THREE 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 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 ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE GATEWAY 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.
4. APPLICANT WILL PLAN AND CONSTRUCT EACH PHASE OF DEVELOPMENT CONSISTENT WITH THE RELOCATION PLAN SUBMITTED BY APPLICANT AS PART OF ITS DEVELOPMENT APPLICATION AND ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. AT THE TIME OF SITE PLAN SUBMITTAL AND PERMITTING FOR EACH PHASE, THE COMMUNITY DEVELOPMENT DIRECTOR WILL CONFIRM COMPLIANCE BY APPLICANT WITH THE RELOCATION PLAN AS PART OF ANY PERMIT APPROVAL REQUEST SUBMITTED BY APPLICANT.

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
ON THIS _____ DAY OF _____, 20__.

OR

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20__.

DS211943 PAD230022 REC23155

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TEMPE GATEWAY
TEMPE, ARIZONA

REC23155
PAD230022
DS211943

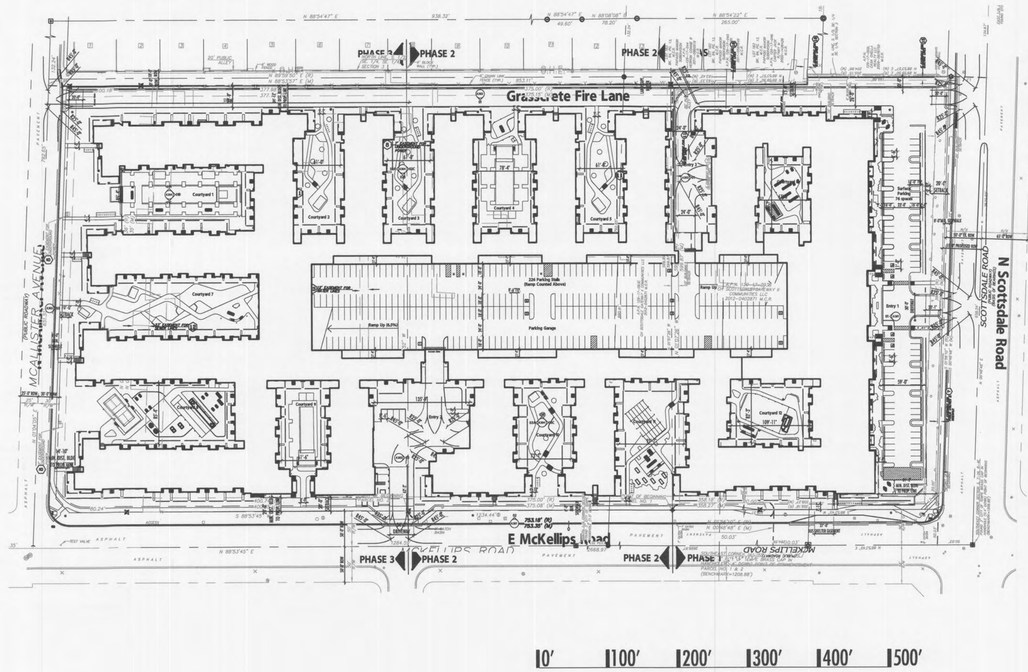
REGISTERED ARCHITECT
CERTIFICATE NO.
25835
MICHAEL S. EDWARDS
Expiration 07-17-25
STATE OF ARIZONA

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED 07.16.2024
DRAWN BY
CHECKED BY
PROJECT NO. 21113
CADD FILE

PAD 01
COVER SHEET
SCALE: AS NOTED

PLANNED AREA DEVELOPMENT OVERLAY
FOR TEMPE GATEWAY
SITE PLAN



SITE PLAN 1" = 100'-0"

DEVELOPMENT STANDARDS	R4 (PHASE I) /R3 (PHASES II & III) ZONING STDS	MU-4 PAD PROVIDED (PHASE 01)	MU-4 PROVIDED (PHASE 02)	MU-4 PROVIDED (PHASE 03)	MU-4 PROVIDED (ALL PHASES)
GENERAL PLAN LAND USE	MFR GENERAL / MFR LIMITED	MIXED-USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	MEDIUM-HIGH (25 DU/ACRE) / MEDIUM (20 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)	HIGH (65 DU/ACRE)
SITE AREA		234,847 SF GROSS / 5.39 ACRES 231,596 SF NET / 5.32 ACRES	225,026 SF GROSS / 5.17 ACRES 225,026 SF NET / 5.17 ACRES	293,438 SF GROSS / 6.74 ACRES 293,327 SF NET / 6.73 ACRES	753,311 SF GROSS / 17.30 ACRES 749,949 SF NET / 17.22 ACRES
DENSITY	25 DU / 20 DU	44 DU/ACRE	55 DU/ACRE	60 DU/ACRE	53 DU / ACRE
DWELLING QUANTITY		232 UNITS	280 UNITS	398 UNITS	910 UNITS
DWELLING UNITS BY BEDROOM					
STUDIOS		12 UNITS	18 UNITS	12 UNITS	42 UNITS
1-BEDROOM		89 UNITS	72 UNITS	204 UNITS	365 UNITS
2-BEDROOM		102 UNITS	158 UNITS	152 UNITS	412 UNITS
3-BEDROOM		29 UNITS	32 UNITS	30 UNITS	91 UNITS
BUILDING HEIGHT	40'-0" / 30'-0"	75'-0"	75'-0"	75'-0"	75'-0"
BUILDING LOT COVERAGE	60% / 50%	55%	60%	55%	57%
LANDSCAPE AREA	25%	22%	22%	30%	25%
BUILDING SETBACKS					
FRONT (SCOTTSDALE RD)	20'-0" / 20'-0"	20'-0"	*	*	20'-0"
FRONT (MCKELLIPS RD)	20'-0" / 20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
STREET SIDE (MCALLISTER AVE)	10'-0" / 10'-0"	*	*	10'-0"	10'-0"
REAR	15'-0" / 15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
VEHICLE PARKING REQUIRED		**661 TOTAL SPACES REQUIRED**	**578 TOTAL SPACES REQUIRED**	**777 TOTAL SPACES REQUIRED**	**2,016 TOTAL SPACES REQUIRED**
STUDIO	1/UNIT	(12 UNITS x 1) = 12 SPACES	(18 UNITS x 1) = 18 SPACES	(12 UNITS x 1) = 12 SPACES	(42 UNITS x 1) = 42 SPACES
1-BEDROOM	1.5/UNIT	(89 UNITS x 1.5) = 133.5 SPACES	(72 UNITS x 1.5) = 108 SPACES	(204 UNITS x 1.5) = 306 SPACES	(365 UNITS x 1.5) = 547.5 SPACES
2-BEDROOM	2/UNIT	(102 UNITS x 2) = 204 SPACES	(158 UNITS x 2) = 316 SPACES	(152 UNITS x 2) = 304 SPACES	(412 UNITS x 2) = 824 SPACES
3-BEDROOM	2.5/UNIT	(29 UNITS x 2.5) = 72.5 SPACES	(32 UNITS x 2.5) = 80 SPACES	(30 UNITS x 2.5) = 75 SPACES	(91 UNITS x 2.5) = 227.5 SPACES
GUEST	.2/ALL UNITS	(232 x .2) = 46.4 SPACES	(280 x .2) = 56 SPACES	(398 x .2) = 79.6 SPACES	(910 x .2) = 182 SPACES
RETAIL	1/ 300 SF	(7,752 SF/300) = 25.84 SPACES	*	*	(7,752 SF/300) = 25.84 SPACES
RESTAURANT	1/ 75 SF	(7,629 SF/75) = 101.72 SPACES	*	*	(7,629 SF/75) = 101.72 SPACES
RESTAURANT OUTDOOR	1/ 150 SF, EX. 1ST 300 SF	(1330-300 SF) = 6.87 SPACES	*	*	(1330-300 SF) = 6.87 SPACES
CLINIC	1/ 150 SF	(8,722 SF/150) = 58.15 SPACES	*	*	(8,722 SF/150) = 58.15 SPACES
VEHICLE PARKING PROVIDED		**434 TOTAL SPACES PROVIDED**	**765 TOTAL SPACES PROVIDED**	**413 TOTAL SPACES PROVIDED**	**1,625 TOTAL SPACES PROVIDED**
GARAGE		371 GARAGE SPACES	765 GARAGE SPACES	409 GARAGE SPACES	1,545 GARAGE SPACES
SURFACE		76 SURFACE SPACES	*	4 SURFACE SPACES	80 SURFACE SPACES
BICYCLE PARKING REQUIRED		**250 TOTAL SPACES REQUIRED**	**274 TOTAL SPACES REQUIRED**	**386 TOTAL SPACES REQUIRED**	**910 TOTAL SPACES REQUIRED**
STUDIO	.75/UNIT	(12 UNITS x .75) = 9 SPACES	(18 UNITS x .75) = 13.5 SPACES	(12 UNITS x .75) = 9 SPACES	(42 UNITS x .75) = 31.5 SPACES
1-BEDROOM	.75/UNIT	(89 UNITS x .75) = 66.75 SPACES	(72 UNITS x .75) = 54 SPACES	(204 UNITS x .75) = 153 SPACES	(365 UNITS x .75) = 273.75 SPACES
2-BEDROOM	.75/UNIT	(102 UNITS x .75) = 76.5 SPACES	(158 UNITS x .75) = 118.5 SPACES	(152 UNITS x .75) = 114 SPACES	(412 UNITS x .75) = 309 SPACES
3-BEDROOM	1/UNIT	(29 UNITS x 1) = 29 SPACES	(32 UNITS x 1) = 32 SPACES	(30 UNITS x 1) = 30 SPACES	(91 UNITS x 1) = 91 SPACES
GUEST	.2/ALL UNITS	(232 x .2) = 46.4 SPACES	(280 x .2) = 56 SPACES	(398 x .2) = 79.6 SPACES	(910 x .2) = 182 SPACES
RETAIL	1/ 7500SF, 4 MIN.	(7,752 SF) = 4 SPACES (MIN.)	*	*	(7,752 SF) = 4 SPACES (MIN.)
RESTAURANT	1/ 500SF, 4 MIN.	(7,629 SF/500) = 15.26 SPACES	*	*	(7,629 SF/500) = 15.26 SPACES
RESTAURANT OUTDOOR	1/ 2000 SF, EX. 1ST 300 SF	(1330-300 SF) = .52 SPACES	*	*	(1330-300 SF) = .52 SPACES
CLINIC	1/ 12000SF, 2 MIN.	(8,722 SF) = 2 SPACES (MIN.)	*	*	(8,722 SF) = 2 SPACES (MIN.)
BICYCLE PARKING PROVIDED		**455 TOTAL SPACES PROVIDED**	**31 TOTAL SPACES PROVIDED**	**424 TOTAL SPACES PROVIDED**	**910 TOTAL SPACES PROVIDED**
INTERIOR		419 INTERIOR	0 INTERIOR	384 INTERIOR	803 INTERIOR
EXTERIOR		36 EXTERIOR	31 EXTERIOR	40 EXTERIOR	107 EXTERIOR
USES					
RESIDENTIAL (MULTI-FAMILY)		343,171 SF	368,584 SF	473,795 SF	1,185,550 SF
RETAIL		7,752 SF	*	*	7,752 SF
RESTAURANT		7,629 SF	*	*	7,629 SF
CLINIC		8,722 SF	*	*	8,722 SF
GARAGE		136,095 SF	222,515 SF	123,140 SF	481,750 SF
TOTAL SQUARE FOOTAGE		503,369 SF	591,099 SF	596,935 SF	1,691,403 SF

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MICHAEL S. EDWARDS
Expiration 07-17-25
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SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED 07.16.2024
DRAWN BY
CHECKED BY
PROJECT NO. 21113
CADD FILE

PAD 02
SITE PLAN
SCALE: AS NOTED