

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPEMARKETPLACE LOT 7

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

REC23180

PAD230025

DS230541

OWNER AUTHORIZATION

VESTAR-CPT TEMPE MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: *[Signature]* July 17, 2024
SIGNATURE DATE

ITS: OWNER

OWNER(S) / DEVELOPERS:

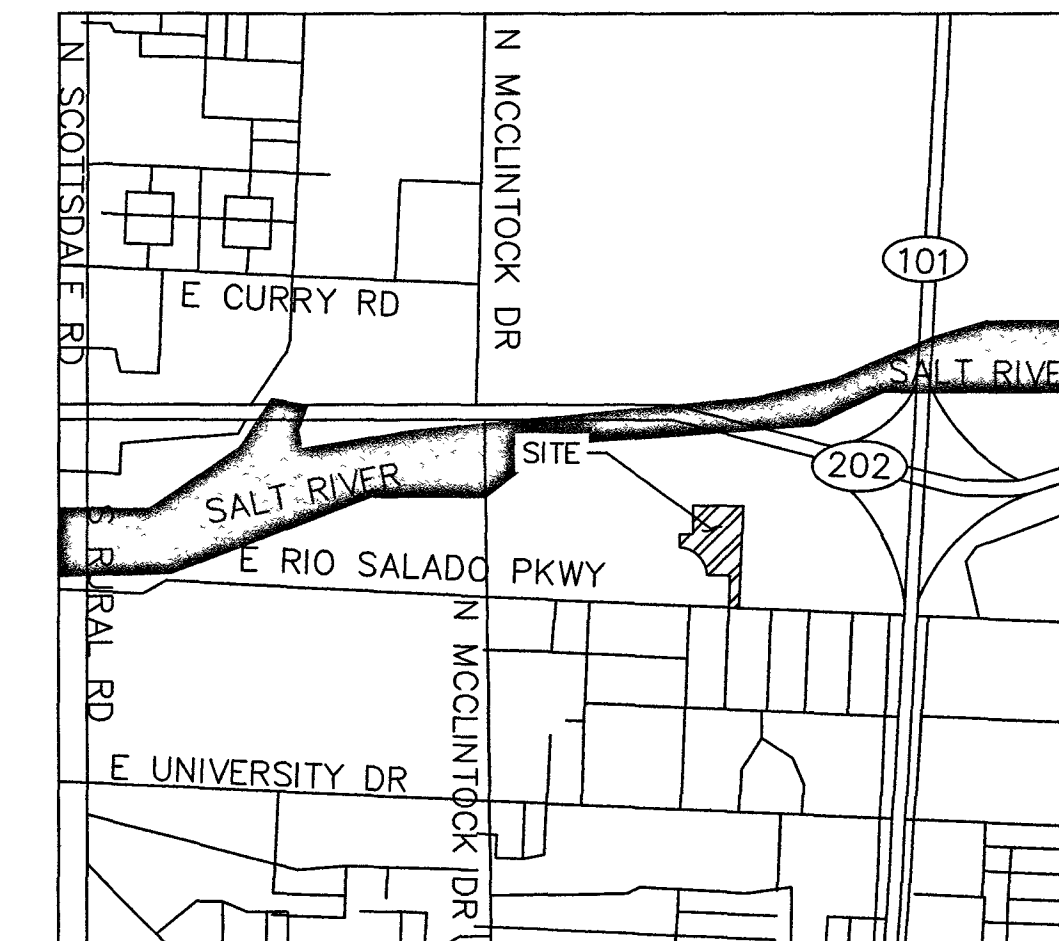
VESTAR DEVELOPMENT CO.
2425 E CAMELBACK RD. SUITE 750
PHOENIX, AZ 85016

PROJECT DATA:

DEVELOPMENT STANDARDS	RCC - TEMPE MARKETPLACE
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY-UP TO 65 DU/AC
SITE AREA	119.47 AC 5,204,113 SF
BUILDING HEIGHT	75 FEET
BUILDING LOT COVERAGE	24.08%
LANDSCAPE AREA	-
BUILDING SETBACKS	
FRONT	25 FT
SIDE	25 FT
REAR	25 FT
STREET SIDE	25 FT
VEHICLE PARKING QUANTITY	REQUIRED SPACES
RETAIL - INDOOR (786,590 SF)	1 / 300 SF 2,621.97
RETAIL - FURNITURE (18,300 SF)	1 / 5000* SF 21.66
RESTAURANT - INDOOR (128,043 SF)	1 / 75 SF 1,707.24
ARCADE (61,702 SF)	1 / 150 SF 411.35
OFFICE (5,548 SF)	1 / 300 SF 18.49
GOLF DRIVING RANGE (2,167 SF)	1 / 500** 5.83
THEATER (74,717 SF)	1 / 3 OF SEATS*** 341.43
RETAIL AND VEHICLE FUEL CENTER (154,669 SF)	1 / 300 SF 515.56
CAR WASH AND VEHICLE FUEL CENTER (14,170 SF)	1 / 300 SF 47.23
FINANCIAL INSTITUTION (7,200 SF)	1 / 300 SF 24.00
TOTAL PARKING PROVIDED	5,988 SPACES
BICYCLE PARKING QUANTITY	346
USES	
RETAIL - INDOOR	786,590 SF
RETAIL - FURNITURE	18,300 SF
RESTAURANT - INDOOR	128,043 SF
ARCADE	61,702 SF
OFFICE	5,548 SF
GOLF DRIVING RANGE	2,167 SF
THEATER	74,717 SF
RETAIL AND VEHICLE FUEL CENTER	154,669 SF
CAR WASH AND VEHICLE FUEL CENTER	14,170 SF
FINANCIAL INSTITUTION	7,200 SF
TOTAL SQUARE FOOTAGE	1,253,106 SF

* FIRST 10,000 SF AT 1 / 500 SF, THEN 1 / 5000 SF
** 1 / 500 SF + 0.5 PER TEE
*** 1,024 SEATS

SITE VICINITY MAP



PREVIOUS APPROVALS:

PLANNED AREA DEVELOPMENT ARPIL 6, 2006
SPD-2006.18, REC06011

USE PERMITS

- RRC04018, ZON-2004.04, AND SPD-2004.38
1. OUTDOOR ENTERTAINMENT AREA
 2. CAR WASH
 3. GAS STATION AND CONVENIENCE STORE

VARIANCES

- RRC04018, ZON-2004.04, AND SPD-2004.38
1. REDUCE REQUIRED BUILDING SETBACK FROM 60' FOR BUILDINGS: PAD O, PAD P, PAD Q-1, AND Q-2, MAJOR I, MAJOR, MAJOR R, MAJOR V, MAJOR X, AND MAJOR Y. D.D.A APPROVAL REQUIRED

CONDITIONS OF APPROVAL: PAD-230025 REC23180

GENERAL:

1. THE 2ND AMENDED PLANNED AREA DEVELOPMENT FOR TEMPE MARKETPLACE LOT 7 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.
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.

NOTES:

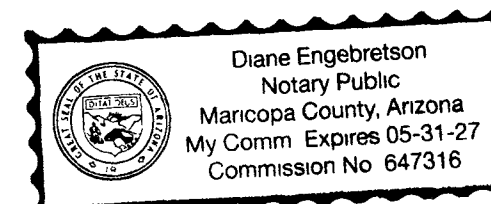
- GRADING AND DRAINAGE:
1. 4:1 SLOPE MAX, 2/3 WET 1/3 DRY ON SITE STREET FRONTAGE

ACKNOWLEDGEMENT

ON THIS 17th DAY OF July, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Edward Reading, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXCITED THE FOREGOING INSTRUMENT FOR THE PURPOSES THERE IN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: *[Signature]* 5/31/27
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 7, TEMPE MARKET PLACE AMENDED, ACCORDING TO BOOK 969 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY ARIZONA

APN: 132-35-969

APPROVAL

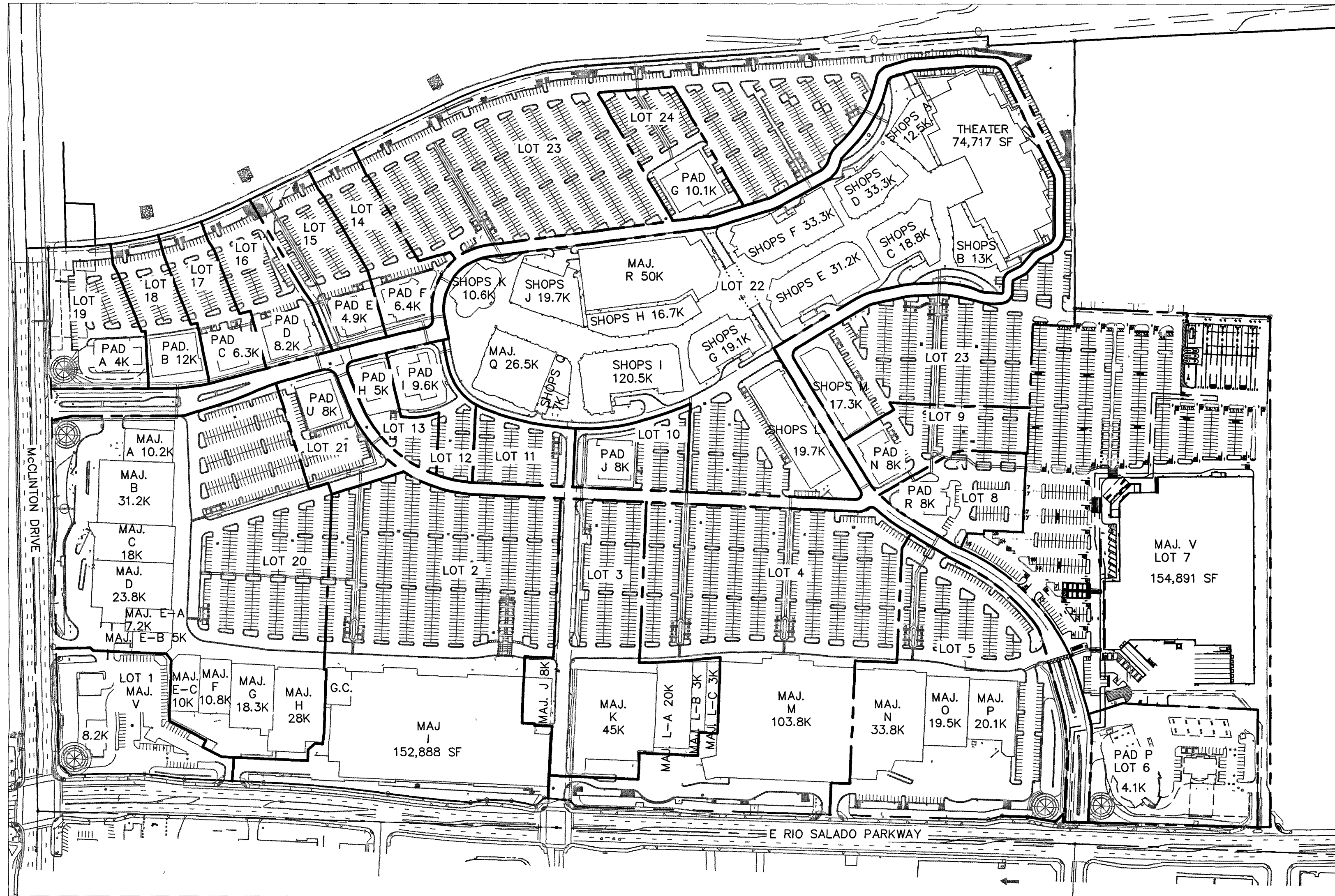
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 15TH DAY OF MAY, 2024

DS230541

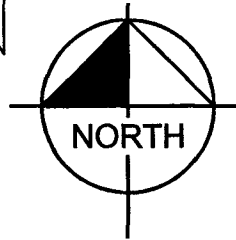
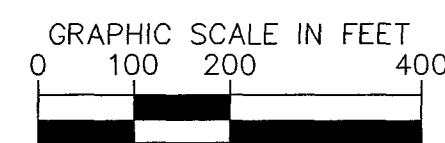
PAD230025

REC23180

PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPEMARKET PLACE LOT 7 SITE PLAN



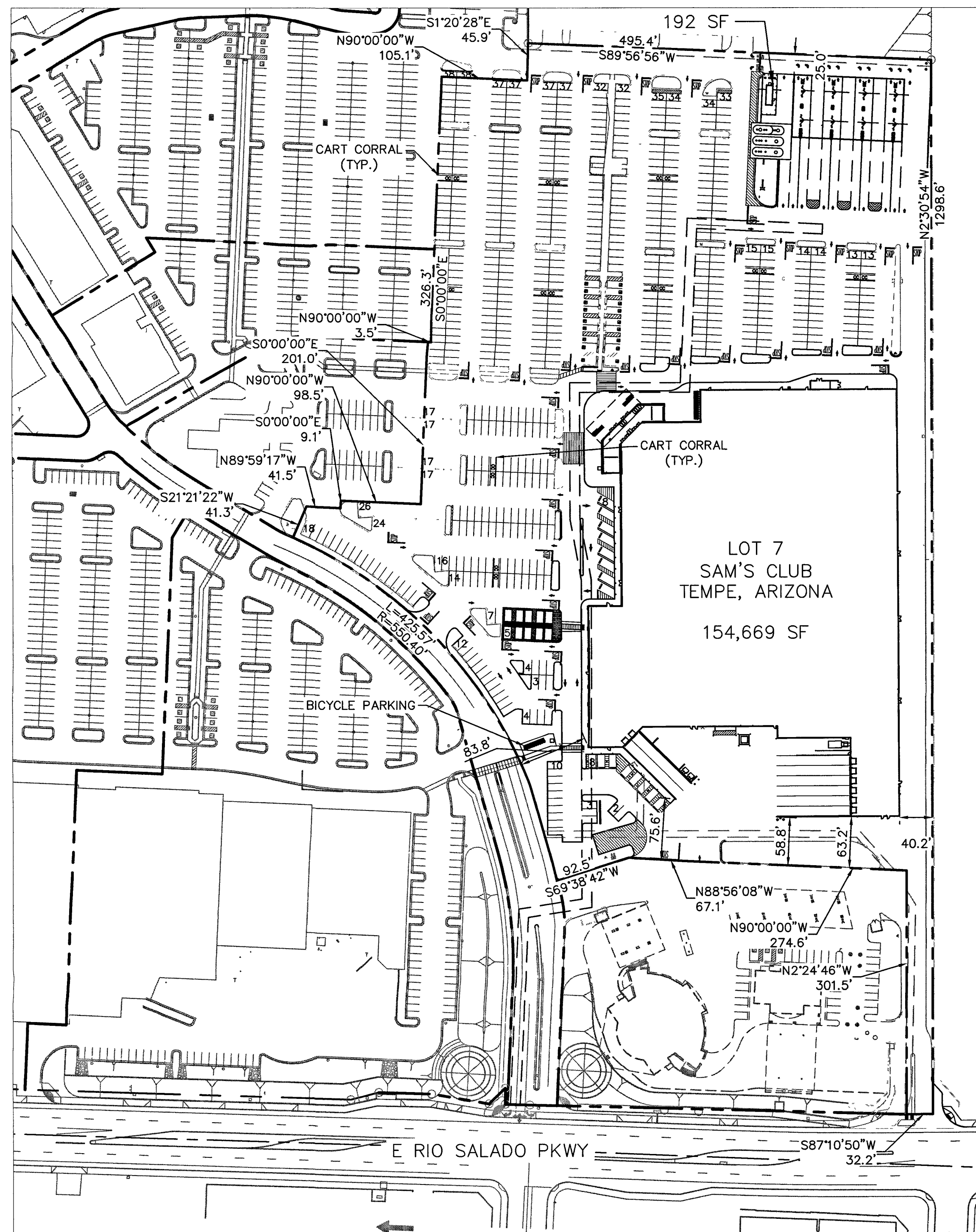
P.A.D OVERALL SITE PLAN



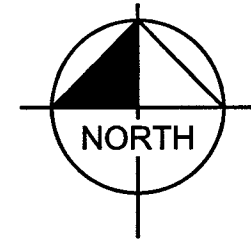
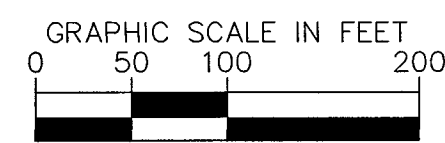
GENERAL PLAN LAND USE	GENERAL PLAN DENSITY	LOT	BUILDING HEIGHT (FT)	BUILDING LOT COVERAGE	LANDSCAPE AREA	BUILDING SETBACKS*	VEHICLE PARKING QUANTITY	BICYCLE PARKING QUANTITY	USES	AREA (SF)
MIXED USE	HIGH DENSITY - UP TO 65 DU/AC	EXISTING LOT 1	75	-	-	A: 25'	115	-	RESTAURANT	8,219
		EXISTING LOT 2	75	-	-	F: 25' R: 25' E: 0' W: 0'	705	-	RETAIL SALES	152,888
		EXISTING LOT 3	75	-	-	F: 25' R: 25' E: 0' W: 25'	185	-	RETAIL SALES	79,000
		EXISTING LOT 4	75	-	-	F: 25' R: 25' E: 0' W: 0'	665	-	RETAIL SALES	103,877
		EXISTING LOT 5	75	-	-	F: 25' R: 25' E: 25' W: 0'	259	-	RETAIL SALES	73,362
		EXISTING LOT 6	75	-	-	A: 25'	39	-	CAR WASH & VEHICLE FUEL CENTER	14,170
		PROPOSED LOT 7	75	25%	5%	A: 25'	740	-	RETAIL SALES VEHICLE FUEL CENTER	154,669 192
		EXISTING LOT 8	75	-	-	A: 25'	75	-	FINANCIAL INSTITUTION	3,200
		EXISTING LOT 9	75	-	-	A: 25'	116	-	RESTAURANT	7,915
		EXISTING LOT 10	75	-	-	F: 25' R: 20' E: 25' W: 25'	65	-	RETAIL SALES	8,000
		EXISTING LOT 11	75	-	-	-	101	-	PARKING LOT	-
		EXISTING LOT 12	75	-	-	F: 25' R: 20' E: 25' W: 15'	49	-	RESTAURANT	9,648
		EXISTING LOT 13	75	-	-	F: 25' R: 20' E: 15' W: 20'	39	-	RETAIL SALES	5,016
		EXISTING LOT 14	75	-	-	F: 25' R: 25' E: 25' W: 15'	118	-	RESTAURANT	6,452
		EXISTING LOT 15	75	-	-	F: 20' R: 25' E: 25' W: 25'	111	-	RESTAURANT	4,920
		EXISTING LOT 16	75	-	-	F: 20' R: 25' E: 10' W: 25'	95	-	RESTAURANT	8,250
		EXISTING LOT 17	75	-	-	F: 25' R: 25' E: 20' W: 20'	78	-	RESTAURANT	6,350
		EXISTING LOT 18	75	-	-	F: 20' R: 25' E: 15' W: 0'	65	-	RETAIL SALES	12,000
		EXISTING LOT 19	75	-	-	F: 25' R: 25' E: 20' W: 25'	75	-	FINANCIAL INSTITUTION	4,000
		EXISTING LOT 20	75	-	-	A: 25'	486	-	RETAILS SALES RETAIL FURNITURE	144,200 18,300
		EXISTING LOT 21	75	-	-	A: 25'	66	-	RETAIL SALES	8,000
		EXISTING LOT 22	75	-	-	A: 0'	193	-	RETAIL SALES	183,041
			75	-	-			-	RESTAURNT	70,038
			75	-	-			-	ARCADE	61,702
	75	-	-	-	OFFICE			5,548		
	75	-	-	-	GOLF DRIVING RANGE			2,167		
	75	-	-	-	-	-	THEATER	74,717		
EXISTING LOT 23	75	-	-	F: 0' R: 20' E: 25' W: 10'	1,436	-	RETAIL SALES	17,209		
EXISTING LOT 24	75	-	-	F: 20' R: 25' E: 25' W: 20'	112	-	RESTAURANT	10,111		
TEMPEMARKET PLACE			75	24.08%	-	A: 25'	5,988	346	MIXED USE	1,253,106

*NOTE:
F: FRONT
R: REAR
E: EAST
W: WEST
A: ALL

PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPEMARKET PLACE LOT 7 SITE PLAN.



P.A.D. SITE PLAN



DEVELOPMENT STANDARDS	LOT 7
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY--UP TO 65 DU/AC
SITE AREA	14 AC 609,840 SF
BUILDING HEIGHT	75 FT
BUILDING LOT COVERAGE	25%
LANDSCAPE AREA	5%
BUILDING SETBACKS	
FRONT (SOUTH)	25 FT
SIDE (WEST)	25 FT
SIDE (EAST)	25 FT
REAR (NORTH)	25 FT
VEHICLE PARKING QUANTITY	740 SPACES
BICYCLE PARKING QUANTITY	46
USES	
RETAIL	154,669 SF
FUEL CENTER	192 SF
TOTAL SQUARE FOOTAGE	154,861 SF

NOTES:
1. SHOPPING CARTS HAVE LOCKING MECHANISM FOR THEFT PURPOSES.