

# 5TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF TEMPE MARKET STATION

A PORTION OF SOUTHWEST QUATER, SECTION 13, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## OWNER AUTHORIZATION

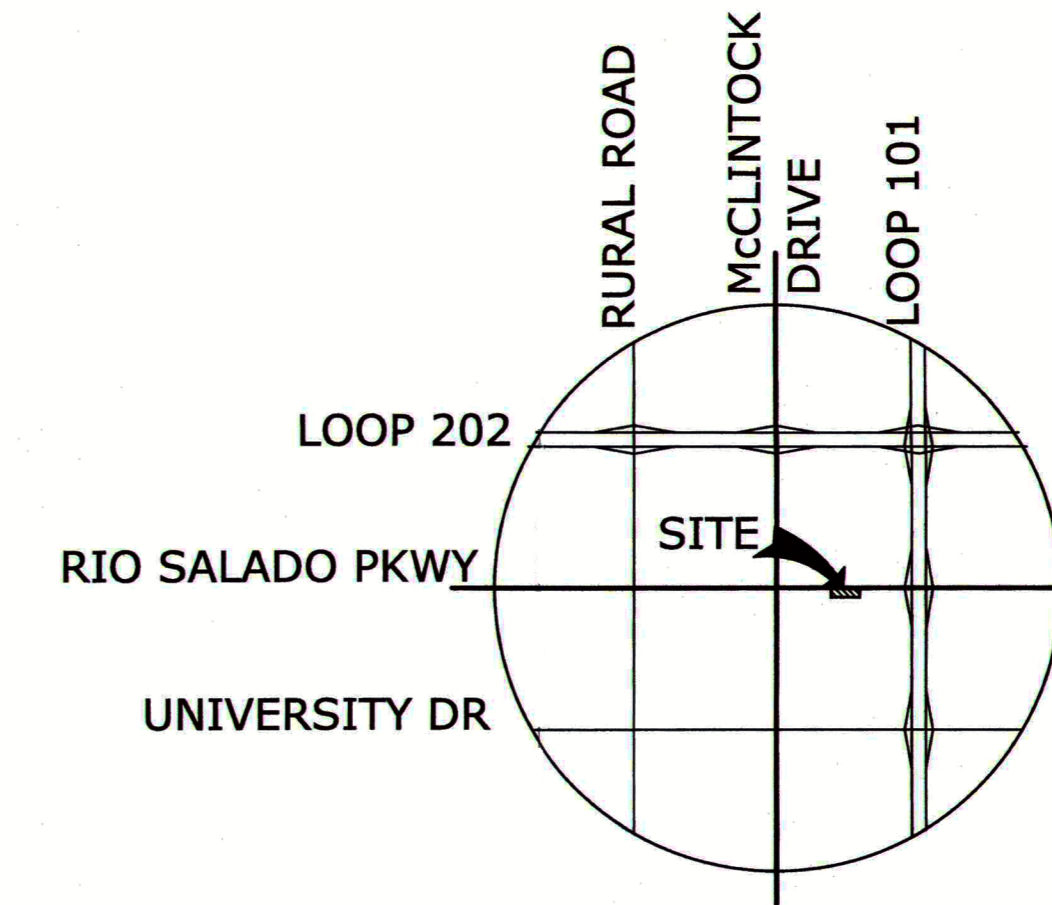
QUEMADO PARTNERS, LLC

By: [Signature] DATE 08-13-2024

## OWNER / DEVELOPER

QUEMADO PARTNERS, LLC  
17929 NORTH 99TH STREET  
SCOTTSDALE, ARIZONA 85255

## SITE VICINITY MAP

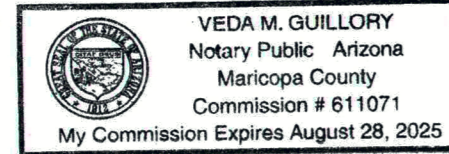


## OWNER ACKNOWLEDGEMENT

ON THIS 13<sup>th</sup> DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGES 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 HERETO SET MY HAND AND OFFICIAL SEAL

By: [Signature] DATE August 28<sup>th</sup>, 2025  
NOTARY PUBLIC MY COMMISSION EXPIRES



## LEGAL DESCRIPTION

(SEE SHEET PAD-02)

## APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON THIS 26TH DAY OF JUNE, 2024.

## SITE DATA FOR INDIVIDUAL LOTS

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203A (PCC-2)	PROVIDED APN: 132-38-022 LOT 1 NO CHANGE	PROVIDED APN: 132-38-023 LOT 2	PROVIDED APN: 132-38-024 LOT 3 NO CHANGE	PROVIDED APN: 132-38-025 LOT 4 NO CHANGE
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE
TOTAL LOT AREA	54,568 S.F. 1.25 AC.	52,290 S.F. 1.20 AC.	113,989 S.F. 2.617 AC.	147,970 S.F. 3.40 AC.
GENERAL PLAN DENSITY	0	0	25	65 DU/AC SHARED
DWELLING QUANTITY	0	0	148 KEYS	310 UNITS
TOTAL # BEDROOMS	N/A	N/A	148 KEYS	381 BEDROOMS
MINIMUM NET SITE AREA (SQUARE FEET) PER DWELLING	N/A	N/A	N/A	477
MAXIMUM HEIGHT (FEET)	28 FT.	28 FT.	60 FT.	75 FT.
GROUND FLOOR BUILDING AREA S.F.	2,191 S.F.	1,727 S.F.	23,162 S.F.	79,138 S.F.
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	4.01%	3.30%	20.30%	54.80%
TOTAL AREA S.F.	2,191 S.F.	1,727 S.F.	79,697 S.F.	437,089 S.F.
PATIO AREA S.F.	190 S.F.	600 S.F.	N/A	N/A
LANDSCAPE AREA S.F. (ON SITE AREA)	19,799 S.F.	17,240 S.F.	21,286 S.F.	20,123 S.F.
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	36.22%	33.00%	18.67%	20.36%
SETBACKS (FEET): EXCEPTIONS, SEE SECTION 4-205(B)	61 FT	19 FT	19 FT	24 FT
NORTH STREET SIDE (RIO SALADO PARKWAY)	61 FT	19 FT	19 FT	41 FT 5 IN
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	5 FT	5 FT	5 FT	WEST 1: 41 FT 6 IN SOUTH: 25 FT 6 IN WEST 2: 21 FT 7 IN
INTERNAL LOT LINES	0 FT	0 FT	0 FT	N/A
SIDE COMMON WALL	142 FT	10 FT	10 FT	31 FT 9 IN
SOUTH SIDE	75 FT	20 FT	20 FT	13 FT 7 IN
EAST REVERSE FRONTAGE	75 FT	20 FT	20 FT	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	40 FT	20 FT	20 FT	N/A
WEST STREET FRONTAGE	40 FT	20 FT	20 FT	N/A
WEST STREET FRONTAGE PARKING (PERRY LANE)	40 FT	20 FT	20 FT	N/A
VEHICLE PARKING PER USE				
RETAIL (1 PER 300 S.F.)			148	
HOTEL (1 SPACE PER ROOM)				
RESTAURANT (1 PER 75 S.F.)	28	23		
RESTAURANT PATIO (1 PER 150 S.F. AFTER SUBTRACTION OF FIRST 300 S.F.)	1	2		
OFFICE (1/300 S.F.) HOTEL OFFICE			(530 S.F.) 1.77	
CONFERENCE ROOM (1/125 S.F.)			(2,308 S.F.) 18.46	
SERVICE (1/300 S.F.)				
RESIDENTIAL USE GUEST - 310 TOTAL UNITS (0.2 PER DU)				62
RESIDENTIAL USE STUDIO - 53 UNITS (0.75 PER DU)				40
RESIDENTIAL USE 1BR - 193 UNITS (1.5 PER DU)				290
RESIDENTIAL USE 2BR - 62 UNITS (2 PER DU)				124
RESIDENTIAL USE 3BR - 2 UNITS (2.5 PER DU)				5
ACCESSIBLE PARKING (INCLUDED IN THE ABOVE TOTAL)	6	2	6	11
BICYCLE PARKING QUANTITY				
RETAIL (1 PER 7,500 S.F., 4 SPACES MIN.)				
HOTEL (1 PER 20 UNITS)			8	
OFFICE (1 PER 10,000 S.F., 2 SPACES MIN.)			2	
CONFERENCE (1 PER 2,000 S.F.)			1.1	
RESTAURANT INDOOR (1 PER 500 S.F.)	4	3		
RESTAURANT PATIO (1 PER 2,000 S.F.)	1	1		
RESIDENTIAL USE GUEST - 310 TOTAL UNITS (0.2 PER DU)				62
RESIDENTIAL USE STUDIO - 53 UNITS (0.75 PER DU)				40
RESIDENTIAL USE 1BR - 193 UNITS (0.75 PER DU)				145
RESIDENTIAL USE 2BR - 62 UNITS (0.75 PER DU)				47
RESIDENTIAL USE 3BR - 2 UNITS (1 PER DU)				2
TOTAL VEHICLE PARKING REQUIRED PER LOT	29	25	168	521
TOTAL VEHICLE PARKING PROVIDED PER LOT	56**	47**	150**	406
TOTAL VEHICLE PARKING (LOTS 1-4) REQUIRED / PROVIDED	TOTAL VEHICLE PARKING (LOTS 1-4) REQUIRED / PROVIDED = 775 / 661**			
**SHARED VEHICLE PARKING TO BE PROVIDED FOR LOTS 1, 2 & 3 ONLY / SHARED MODEL BETWEEN LOTS REQUIRED / PROVIDED				
BICYCLE PARKING REQUIRED PER LOT	5	4	12	296
BICYCLE PARKING PROVIDED PER LOT	6	4	12	296
TOTAL BICYCLE PARKING REQUIRED / PROVIDED (LOTS 1-4)	TOTAL BICYCLE PARKING REQUIRED (LOTS 1-4) = 322/324			
**SHARED VEHICLE PARKING LOTS 1, 2, & 3				
USES				
RETAIL			79,697 S.F.	
HOTEL				
RESTAURANT	2,191 S.F.	1,727 S.F.		
RESTAURANT PATIO	190 S.F.	600 S.F.	530 S.F.	
CONFERENCE ROOM - HOTEL CONFERENCE ROOM			2,308 S.F.	
SERVICE				
RESIDENTIAL USE				437,089 S.F.

## PREVIOUS APPROVALS:

CASE NUMBERS FOR ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL PER CITY COUNCIL APPROVAL ON 09/22/2016:  
PL160241  
DS160579  
REC16150

1ST AMENDED 10/17/2019:  
PAD190009  
DS181392  
REC19120

2ND AMENDED 12/23/2020:  
PAD200002  
DS200304

3RD AMENDED:  
PAD200005  
DS181392  
REC20133

4TH AMENDED:  
PAD230026  
DS221293  
REC23182

PAD240006  
CONDITIONS OF APPROVAL:  
(SEE SHEET PAD-02)

DS231207

PAD240006

REC24066

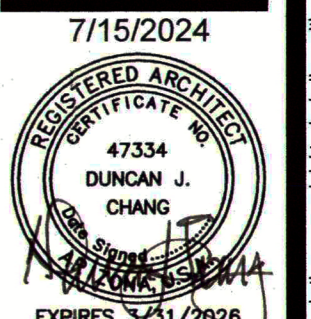
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PAD240006

DS231207

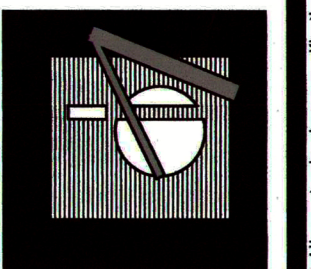


NEW BUILDING  
BETTER BUZZ COFFEE ROASTERS  
1921 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281



Job No. 23042  
Drawn DJC  
Checked DJC  
Date 07/11/2024  
Revised

dChang Architects, LLC  
Architecture Interiors Planning  
5682 West Gray Drive  
Chandler, Arizona 85226  
Phone: 480.283.0225



Sheet No.  
PAD  
COVER SHEET  
PAD-01

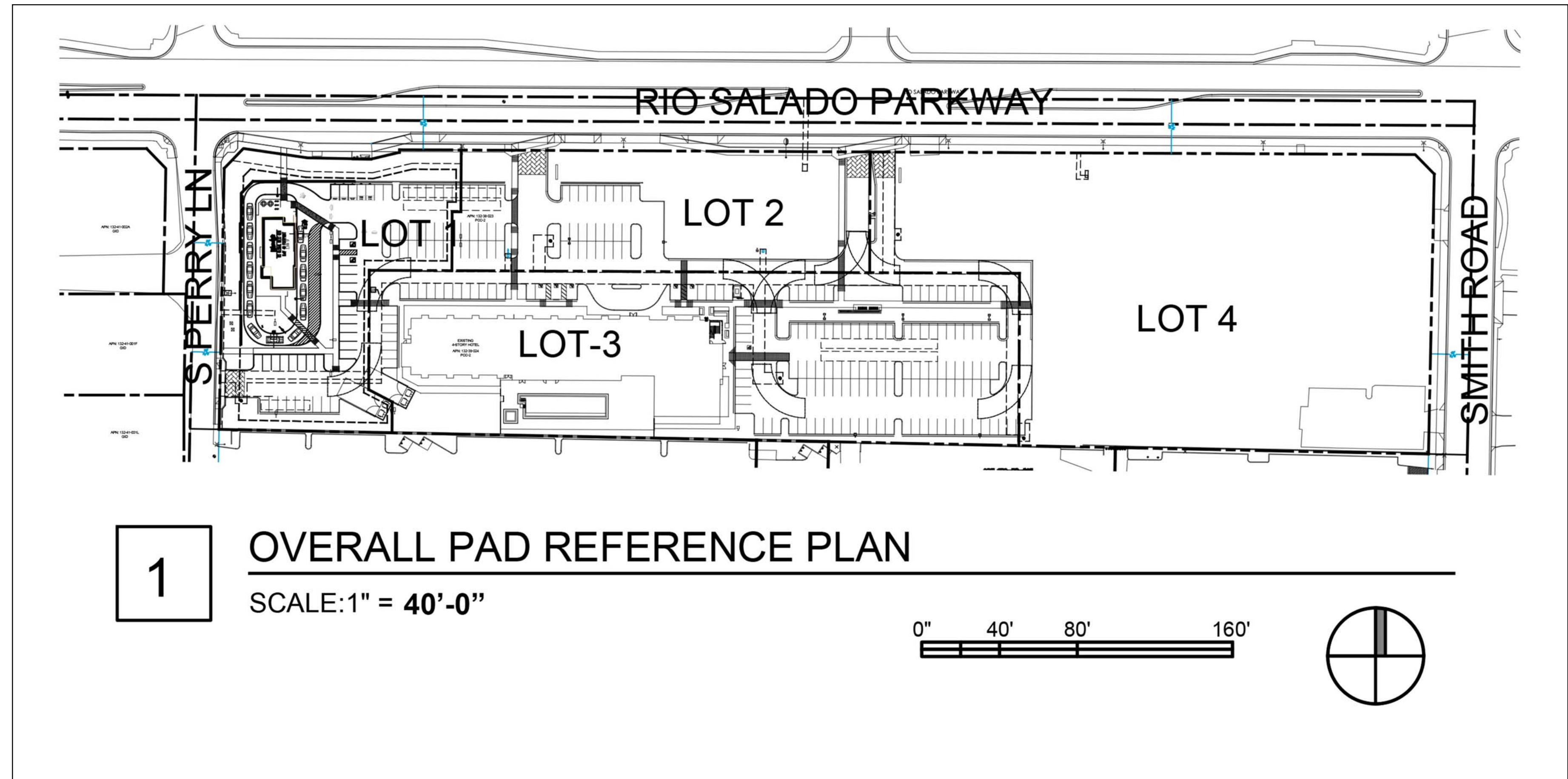
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# 5TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF TEMPE MARKET STATION SITE PLAN

A PORTION OF SOUTHWEST QUATER, SECTION 13, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

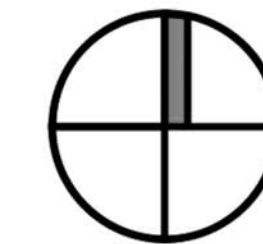
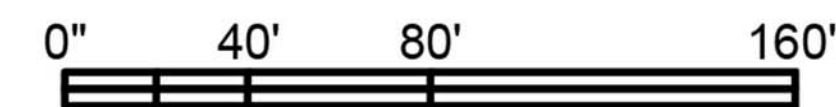
TOTAL NET BOUNDARY  
THAT PORTION OF NORTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE", FROM WHICH THE CENTER OF SAID SECTION 13, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE" BEARS NORTH 01°10'10"EAST, AS RECORDED IN A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING IN BOOK 1216 OF MAPS, PAGE 7, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2611.44 FEET;  
THENCE NORTH 01°10'10"EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 2248.11 FEET;  
THENCE NORTH 88°49'06"WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SMITH ROAD, AS RECORDED IN THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" IN BOOK 1035 OF MAPS, PAGE 21, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88°49'06"WEST, FOR A DISTANCE OF 617.17 FEET TO A FOUND 1/2" REBAR & CAP STAMPED "LS 17388", SAID POINT MARKING THE NORTHEAST CORNER OF A PARCEL AS DEFINED IN WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20060343335, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 88°50'54"WEST, ALONG THE NORTH LINE OF SAID PARCEL, FOR A DISTANCE OF 627.40 FEET, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13;  
THENCE NORTH 01°07'07"EAST, PARALLEL WITH AND 30.0 FEET EAST OF SAID WEST LINE, FOR A DISTANCE OF 268.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DEPICTED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-0516778, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;  
THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE:  
THENCE NORTH 44°08'30"EAST, FOR A DISTANCE OF 28.49 FEET;  
THENCE SOUTH 81°39'37"EAST, FOR A DISTANCE OF 66.50 FEET;  
THENCE SOUTH 88°52'14"EAST, FOR A DISTANCE OF 65.40 FEET;  
THENCE NORTH 76°40'02"EAST, FOR A DISTANCE OF 30.12 FEET;  
THENCE NORTH 01°06'57"EAST, FOR A DISTANCE OF 2.68 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS DEFINED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-156560, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;  
THENCE SOUTH 89°43'46"EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1044.98 FEET; THENCE SOUTH 44°17'07"EAST, FOR A DISTANCE OF 28.06 FEET, TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 01°10'10"WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 287.71 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 369,338 SQ.FT., OR 8.478 ACRES, MORE OR LESS.



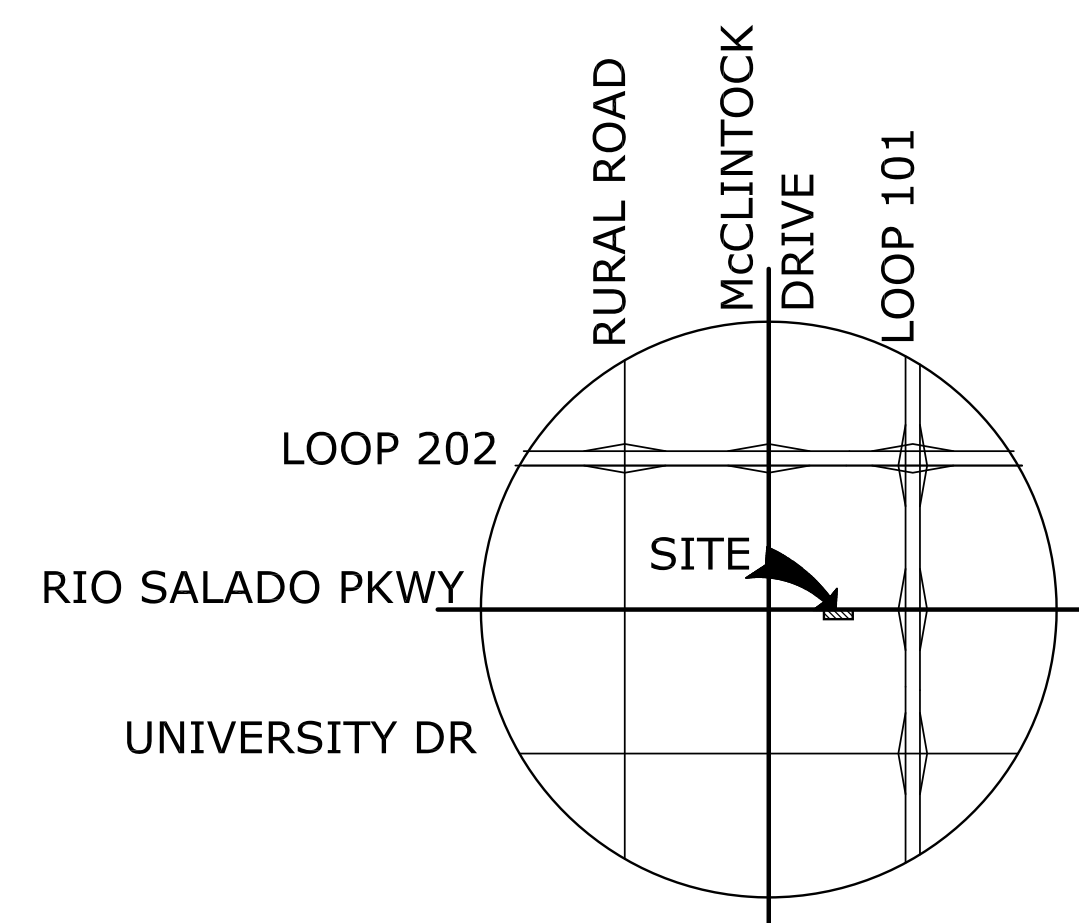
1

## OVERALL PAD REFERENCE PLAN

SCALE: 1" = 40'-0"



## SITE VICINITY MAP



## CONDITIONS OF APPROVAL: PAD240006

General

1. The 5th Amended Planned Area Development for LOT 2 OF TEMPE MARKET STATION shall be submitted, 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 prior to the issuance of building permits.

2. All previous conditions of approval established by the Planned Area Development Overlay approved by City Council (PL200245) shall apply to this request.

DS231207

PAD240006

REC24066

REC24066

PAD240006

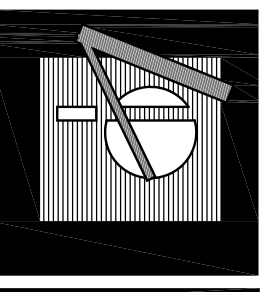
DS231207



NEW BUILDING  
BETTER BUZZ COFFEE ROASTERS  
1921 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

Job No. 23042  
Drawn DJC  
Checked DJC  
Date 07/11/2024  
Revised

dChang Architects, LLC  
Architecture Interiors Planning  
582 West Gary Drive Chandler, Arizona 85226  
Phone: 480.280.0543



Sheet No.

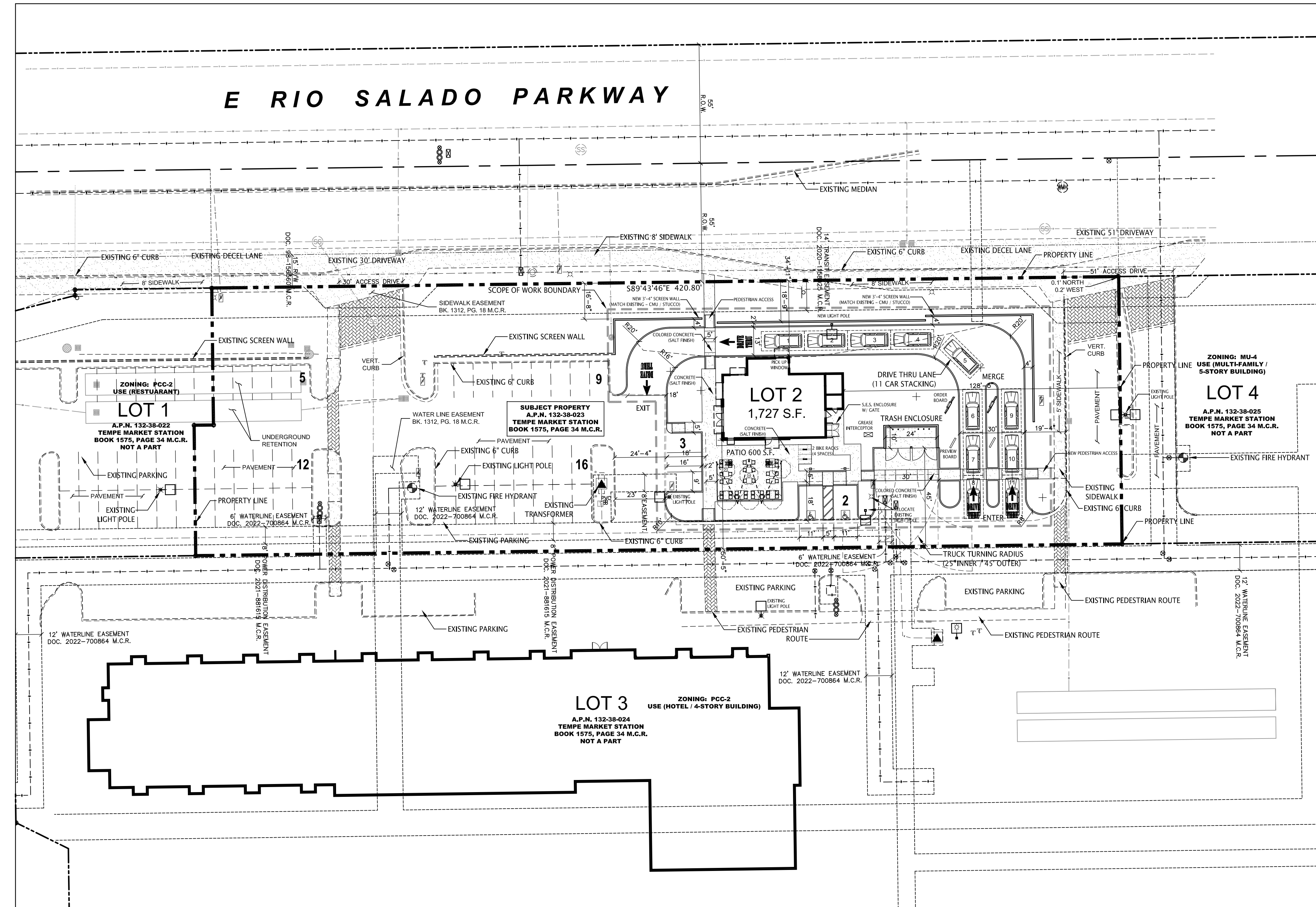
PAD-02

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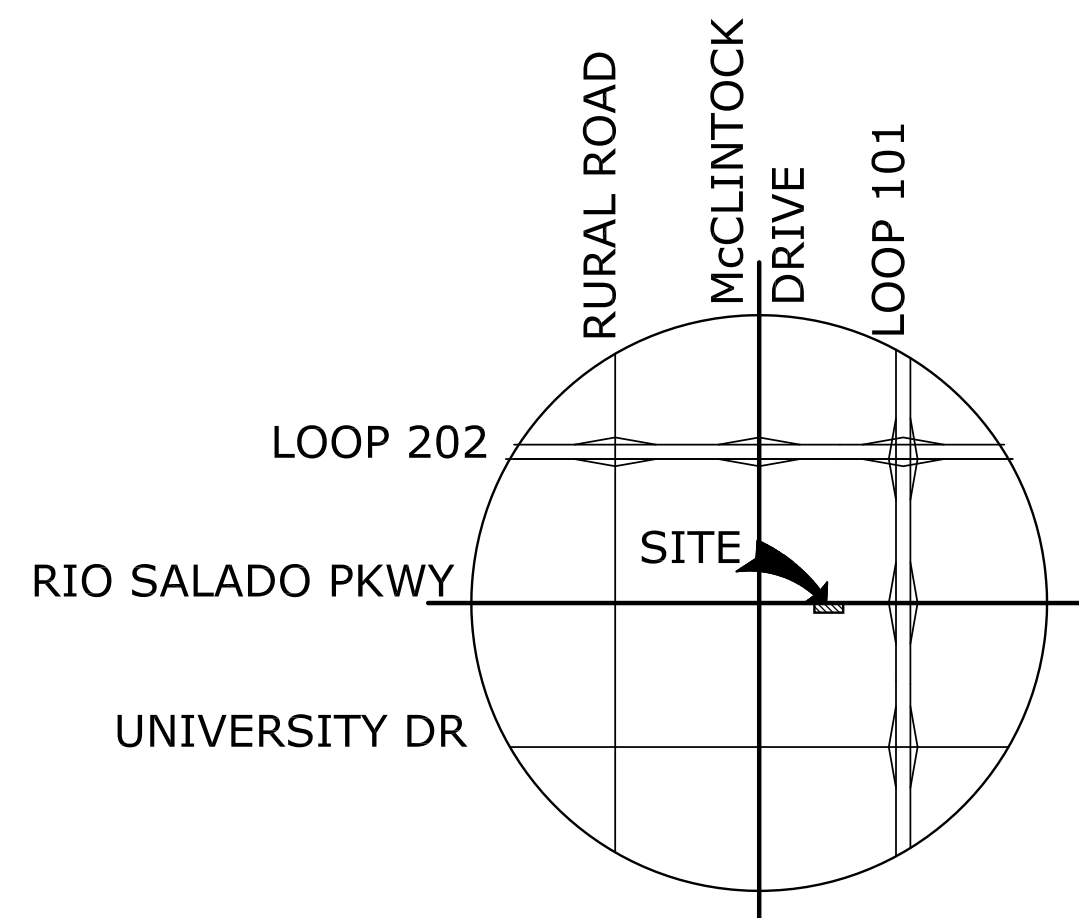
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TEMPE MARKET STATION PLANNED AREA DEVELOPMENT					
STANDARD	PCC-2 PAD LOT 1	MU-4 LOT 2 EXISTING	MU-4 LOT 3 PROPOSED	PCC-2 PAD LOT 4 NO CHANGE	MU-4 LOT 4 NO CHANGE
USE	NO CHANGE	DRIVE-THRU RESTAURANT	DRIVE-THRU COFFEE SHOP	NO CHANGE	MULTI-FAMILY
TOTAL LOT AREA	54,568 S.F. 1.25 AC.	52,290 S.F. 1.20 AC.	52,290 S.F. 1.20 AC.	113,889 S.F. 2.617 AC.	147,970 S.F. 3.40 AC.
DENSITY	0	0	0	25	65 DU/AC SHARED
DWELLING QUANTITY	0	0	0	148 KEYS	310 UNITS
TOTAL # BEDROOMS	N/A	N/A	N/A	148 KEYS	STUDIO: 53 UNITS 1 BR: 193 UNITS 2 BR: 62 UNITS 3 BR: 2 UNITS
MINIMUM NET SITE AREA (SQUARE FEET) PER DWELLING	N/A	N/A	N/A	N/A	381 BEDROOMS
MAXIMUM HEIGHT (FEET)	28 FT.	28 FT.	28 FT.	60 FT.	477
GROUND FLOOR BUILDING AREA S.F.	2,191 S.F.	4,103 S.F.	1,727 S.F.	23,162 S.F.	79,138 S.F.
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	4.01%	7.85%	3.30%	20.30%	54.80%
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NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	61 FT	19 FT	19 FT	19 FT	24 FT
INTERNAL LOT LINES	5 FT	5 FT	5 FT	5 FT	WEST 1: 41 FT 6 IN SOUTH: 25 FT 6 IN WEST 2: 21 FT 7 IN
SIDE COMMON WALL	0 FT	0 FT	0 FT	0 FT	N/A
SOUTH SIDE	142 FT	N/A	10 FT	10 FT	31 FT 9 IN
EAST REVERSE FRONTAGE	75 FT	20 FT	20 FT	20 FT	13 FT 7 IN
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	75 FT	20 FT	20 FT	20 FT	20 FT
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VEHICLE PARKING PER USE					
RETAIL (1 PER 300 S.F.)					
HOTEL (1 SPACE PER ROOM)					148
RESTAURANT (1 PER 75 S.F.)	28	55	23		
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BICYCLE PARKING QUANTITY					
RETAIL (1 PER 7,500 S.F., 4 SPACES MIN.)					8
HOTEL (1 PER 20 UNITS)					2
OFFICE (1 PER 10,000 S.F., 2 SPACES MIN.)					1.1
CONFERENCE (1 PER 2,000 S.F.)					
RESTAURANT INDOOR (1 PER 500 S.F.)	4	8	3		
RESTAURANT PATIO (1 PER 2,000 S.F.)	1	1	1		
RESIDENTIAL USE GUEST - 310 TOTAL UNITS (0.2 PER DU)					62
RESIDENTIAL USE STUDIO - 53 UNITS (0.75 PER DU)					40
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TOTAL VEHICLE PARKING PROVIDED PER LOT	56**	50**	47**	150**	406
TOTAL VEHICLE PARKING (LOTS 1-4) REQUIRED / PROVIDED	TOTAL VEHICLE PARKING (LOTS 1-4) REQUIRED / PROVIDED = 775 / 661**				
**SHARED VEHICLE PARKING TO BE PROVIDED FOR LOTS 1, 2 & 3 ONLY / SHARED MODEL BETWEEN LOTS REQUIRED / PROVIDED					
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BICYCLE PARKING PROVIDED PER LOT	6	10	4	12	296
TOTAL BICYCLE PARKING (LOTS 1-4) REQUIRED / PROVIDED	TOTAL BICYCLE PARKING (LOTS 1-4) REQUIRED / PROVIDED = 322/324				
**SHARED VEHICLE PARKING LOTS 1, 2, & 3					



## SITE VICINITY MAP



DS231207

PAD240006

REC24066

REC24066

PAD240006

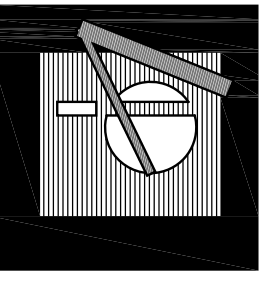
DS231207



NEW BUILDING  
BETTER BUZZ COFFEE ROASTERS  
1921 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

Job No. 23042  
Drawn DJC  
Checked DJC  
Date 07/11/2024  
Revised

dChang Architects, LLC  
Architecture Interiors Planning  
5852 West Gary Drive Chandler, AZ 85226  
Phone: 480-280-0543



Sheet No.

PAD-03

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