

PLANNED AREA DEVELOPMENT OVERLAY FOR THE DEWITT AT NORTH MILLER ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER AUTHORIZATION

North Miller Road Ownership LLC

BY: [Signature] DATE 11/16/22
SIGNATURE DATE

ITS: Joseph Scuderi, MANAGING MEMBER

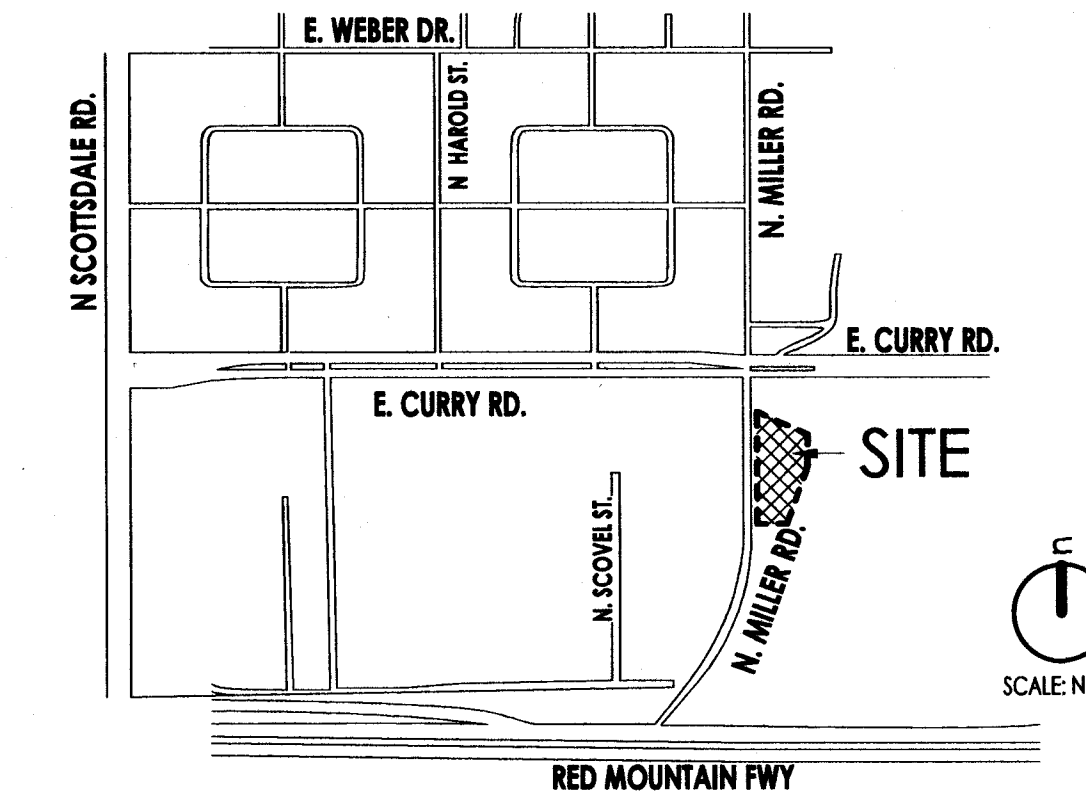
OWNER/DEVELOPER

North Miller Road Ownership LLC
5845 Widewaters Parkway, Suite 100 E Syracuse, NY 13057

PROJECT DATA

ZONING DISTRICT AND OVERLAY TABLE (4-203(B))	MU-4 (PAD) PROVIDED
GENERAL PLAN LAND USE:	MIXED USE
GENERAL PLAN DENSITY:	HIGH DENSITY URBAN CORE (more than 65 du/ac)
SITE AREA (NET):	1.75 ACRES (76,310)
DWELLING QUANTITY:	
STUDIO	53
1 BR	108
2 BR	46
TOTAL	207
DENSITY:	118.29 du/ac
BUILDING HEIGHT:	74' (Top-of-top)
BUILDING STEPBACK:	NO
BUILDING LOT COVERAGE (MAX):	75.00%
LANDSCAPE COVERAGE (MIN):	8.00%
BUILDING & PARKING SETBACKS (MIN):	
FRONT (Miller Road)	0'
SIDE (North)	3'
SIDE (South)	13'
REAR (East)	0'
VEHICLE PARKING QUANTITY:	
RESIDENTIAL	349
COMMERCIAL (COWORK)	4
TOTAL	353
BICYCLE PARKING QUANTITY:	
RESIDENTIAL:	199
COMMERCIAL (COWORK)	4
TOTAL	203 (9 B.P. SURFACE & 194 B.P. IN BUILDING)
USES:	
RESIDENTIAL:	302,673 GSF
COMMERCIAL(COWORK)	1,145 GSF
TOTAL	303,894 GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

- Developer must obtain property owner authorization/approval and a cross access easement from Flood Control District of Maricopa County (entity name for county land) for portions of the proposed hammerhead located on their property, located at 1385 East Curry Road, Tempe, AZ 85281 (APN: 132-17-002G), for the purpose of providing a safe turnaround for Fire Medical Rescue and Solid Waste vehicles to exit the site. If Flood Control District of Maricopa County does not grant permission to the developer for this hammerhead, then an alternative site design must be proposed to the Community Development Department prior to submitting to the Building Safety Division for building permits. Staff will evaluate and determine if the proposed alternative site design can be processed administratively; or if the changes are substantial and must return to City Council for an amended decision. Easement(s) shall be granted by Flood Control Districts of Maricopa County prior to submitting for building permits.
- Developer must coordinate and execute a reciprocal access easement for the Fire Medical Rescue and Solid Waste Departments for a portion of City property to the south of project site, located at 855 North Miller Road, Tempe, AZ 85281 (APN: 132-17-002H).
- A building permit application shall be made within two 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.
- 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 General Plan Density Map Amendment, Zoning Map Amendment and Planned Area Development Overlay approvals shall be null and void.
- The Planned Area Development Overlay for THE DEWITT AT NORTH MILLER ROAD 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.

ACKNOWLEDGEMENT

ON THIS 16th DAY OF November, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS Joseph Scuderi, 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 HERETO SET MY HAND AND OFFICIAL SEAL

PATRICK T. LAWLESS
Notary Public, State of New York
Qualified in Maricopa County
02LAB14281
Commission Expires October 11, 2024

BY: [Signature] DATE 10/11/2024
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

907 NORTH MILLER ROAD: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ARIZONA DEPARTMENT OF TRANSPORTATION (A.D.O.T.) ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 (C.O.T. #340), FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 11 (C.O.T. #172), BEARS SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 2534.39 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 695.28 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MILLER ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 460.86 FEET;

THENCE SOUTH 66 DEGREES 19 MINUTES 47 SECONDS EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 225.53 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 02 SECONDS WEST, A DISTANCE OF 130.00 FEET;

THENCE SOUTH 18 DEGREES 36 MINUTES 58 SECONDS WEST, A DISTANCE OF 253.93 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 126.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76,310 SQUARE FEET OR 1.752 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22 DAY OF SEPTEMBER 2022

REC22070



PROJECT NAME
The DeWitt at North Miller Road

907 North Miller Road

SHEET NAME:
PAD Cover Sheet

REVISIONS
MARK DATE DESCRIPTION

DS211504

ISSUE DATE: 8/1/22
ISSUE TYPE: SD
DRAWN BY: AK

SHEET NUMBER:

A1.1

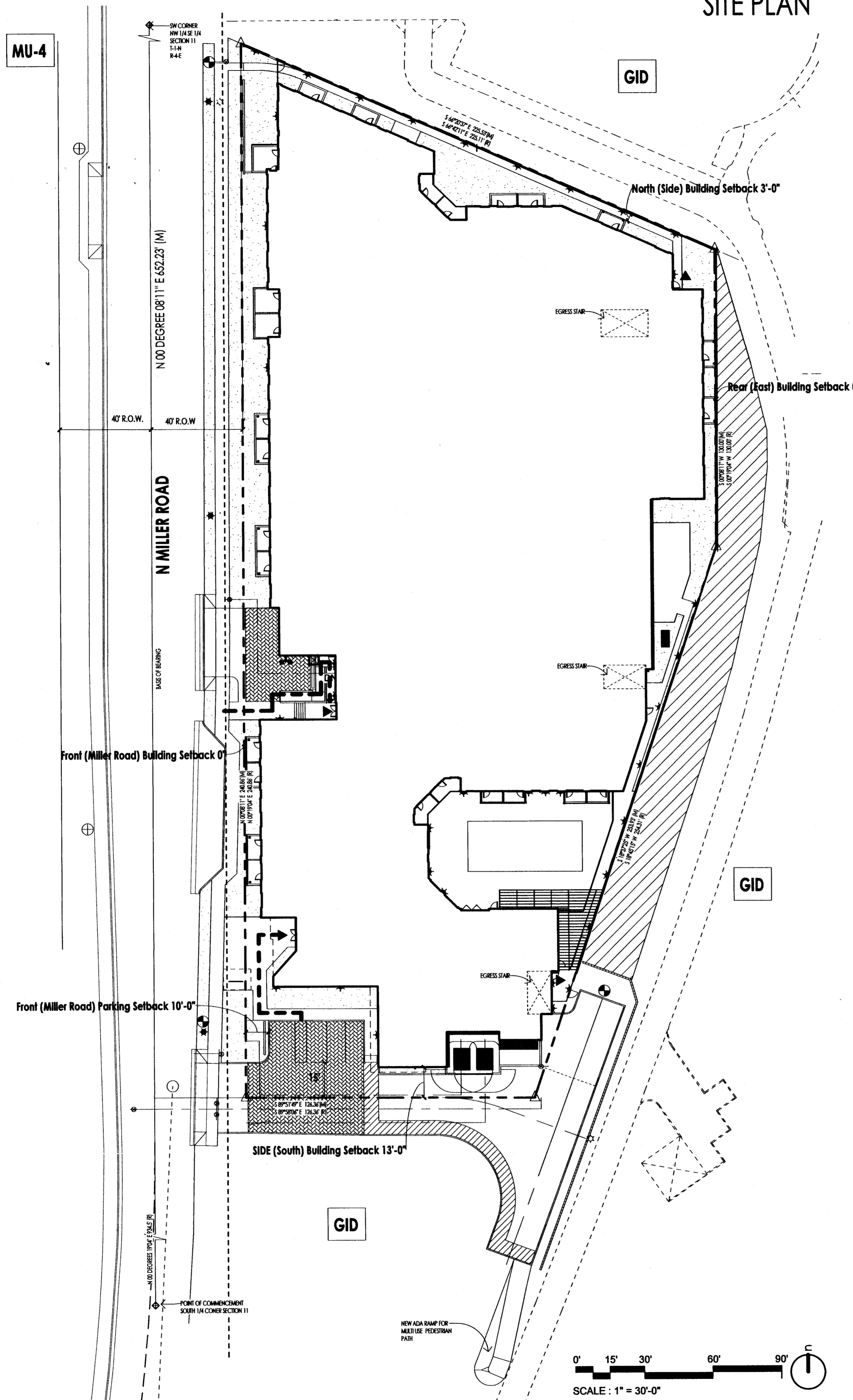
DS211504

PAD220011

REC22070

PLANNED AREA DEVELOPMENT OVERLAY FOR THE DEWITT AT NORTH MILLER ROAD

SITE PLAN



ZONING DISTRICT AND OVERLAY TABLE (4-203(B))	GID STANDARDS (EXISTING ZONING)		MU-4 STANDARDS	MU-4 (PAD) PROPOSED
GENERAL PLAN LAND USE:	MIXED-USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY:	MEDIUM TO HIGH DENSITY TO 25 DU/AC	HIGH DENSITY-URBAN CORE (UP MORE THAN 65 DU/AC)	HIGH DENSITY-URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY-URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA (NET):				1.75 AC (76,310 SF)
DWELLING QUANTITY:				
STUDIO				53
1 BR				108
2 BR				46
TOTAL				207
DENSITY:	NOT ALLOWED	NS		118.29 DU/AC
BUILDING HEIGHT (MAX):	35 FT	NS		74' (Top-of-top)
BUILDING SETBACK:	YES	YES		NO
BUILDING LOT COVERAGE (MAX):	NS	NS		75%
LANDSCAPE COVERAGE (MIN):	10%	NS		8%
BUILDING & PARKING SETBACKS (MIN):				
FRONT (MILLER ROAD):				
Building	30 FT	NS		0'
Parking	20 FT	20 FT		10'
NORTH (SIDE):				
Building	0 FT	NS		3'
REAR (EAST):				
Building	0 FT	NS		0'
SOUTH (SIDE):				
Building	0 FT	NS		13'
VEHICLE PARKING QUANTITY:				
RESIDENTIAL:				
STUDIO		53 du x 1.00 spaces/unit = 53		53 du x 1.00 spaces/unit = 53
1 BR		108 du x 1.50 spaces/unit = 162		108 du x 1.50 spaces/unit = 162
2 BR		46 du x 2.00 spaces/unit = 92		46 du x 2.00 spaces/unit = 92
Guest		207 du x 0.20 spaces/unit = 41.4		207 du x 0.20 spaces/unit = 41.4
COMMERCIAL (COWORK):				
		1 space/300 sf (1,145 sf) = 3.8		1 space/300 sf (1,145 sf) = 3.8
TOTAL REQUIRED		352		352
TOTAL PROVIDED				353
BICYCLE PARKING QUANTITY:				
Residential				
Studio		53 du x 0.75 spaces/unit = 39.8		39.8
1 Bedroom		108 du x 0.75 spaces/unit = 81		81
2 Bedroom		46 du x 0.75 spaces/unit = 34.5		34.5
Guest		207 du x 0.2 spaces/unit = 41.4		41.4
Commercial (Cowork)				
		1 space/8,000 sf, 4 spots min. (1,145 sf)		4 provided
TOTAL REQUIRED		201		201
TOTAL PROVIDED				203
USES:				
RESIDENTIAL WITH CIRCULATION:				194,829 GSF
AMENITY AREA:				4,669 GSF
LEASING OFFICES				516 GSF
COWORK &				1,221 GSF
MAINTENANCE				459 GSF

2 PAD Site Plan
1" = 30'-0"

DS211504

PAD220011

REC22070

ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com



REC22070

PROJECT NAME
The DeWitt at North Miller Road

907 North Miller Road

SHEET NAME:
PAD Site Plan

REVISIONS
MARK DATE DESCRIPTION

DS211504

ISSUE DATE: 8/1/22
ISSUE TYPE: SD
DRAWN BY: AK

SHEET NUMBER:
A1.2