

AN AMENDMENT TO A PORTION OF THE M7 PLANNED AREA DEVELOPMENT, A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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

FORMING DISTRICTS AND OVERLAYS (TABLE 2 & 3)(a)(4)	PAD PROVIDED (ICC PAD)
ZONING	CC PAD TOD (CORRIDOR)
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN LAND DENSITY	MD (MEDIUM URBAN CORE (465 DUA))
SITE AREA (GROSS)	37,051.80 SF (0.85AC)
SITE AREA (NET)	37,051.80 SF (0.85AC)
DWELLING QUANTITY	0.00
10 HOTEL KEYS	260 MIN TO 750 MAX KEYS
DENSITY	0.0 DUA
BUILDING HEIGHT	180 MIN TO 225 MAX
BUILDING STEEPBACK	N/A
BUILDING LOT COVERAGE	185% (11,613 SF/37,052 SF) (incl. 2% outdoor patios)
SITE LANDSCAPE AREA	13,426 (1,295 SF/37,052 SF)
INVULSING HARDSCAPE	186 (16,079 SF/37,052 SF)
ROOF LANDSCAPE AREA	186 (16,812 SF/37,052 SF)
UPPER AMENITY DECK	64,473 SF
BUILDING TRACKS	
FRONT (NORTH)	0'-0"
FRONT PARKING (NORTH)	0'-0"
SIDE (WEST)	45'-6"
SIDE (EAST)	0'-0"
REAR (SOUTH)	45'-6"
VEHICLE PARKING QUANTITY	
HOTEL	187 (290 KEYS X 0.34KEY/ICU)
OFFICE	401 (4,466 SF - 5,000 SF WAIVED (ICC))
RETAIL	401 (4,466 SF - 5,000 SF WAIVED (ICC))
RESTAURANT (INDOOR)	401 (4,466 SF - 5,000 SF WAIVED (ICC))
RESTAURANT (OUTDOOR)	401 (4,466 SF - 5,000 SF WAIVED (ICC))
CONFERENCE	401 (4,466 SF - 5,000 SF WAIVED (ICC))
FITNESS	401 (4,466 SF - 5,000 SF WAIVED (ICC))
TOTAL REQUIRED	1,586
TOTAL PROVIDED	1,586 (1,500 SQ-FEET + 6 CON-STREET P)
BICYCLE PARKING QUANTITY	
HOTEL	134 (5 (290 KEYS/20 PER KEY))
OFFICE	401 (4,466 SF/7,500 SF MIN/4)
RETAIL	401 (4,466 SF/7,500 SF MIN/4)
RESTAURANT (INDOOR)	401 (4,466 SF/7,500 SF MIN/4)
RESTAURANT (OUTDOOR)	401 (4,466 SF/7,500 SF MIN/4)
CONFERENCE	401 (4,466 SF/7,500 SF MIN/4)
FITNESS	401 (4,466 SF/7,500 SF MIN/4)
TOTAL REQUIRED	25.7
TOTAL PROVIDED	25.7 (13 BIKES RACKS WITH 25 SPACES)
USES	
OFFICE	421,446 SF
OFFICE	41,466 SF
RETAIL	13,816 SF
RESTAURANT (INDOOR)	13,816 SF
RESTAURANT (OUTDOOR)	13,816 SF
CONFERENCE	13,816 SF
FITNESS	13,816 SF
GARAGE/MECH	143,380 SF
TOTAL BUILDING	723,648 SF
USE PERMITS	
USE PERMITTING/ENFORCEMENT	

GENERAL NOTES

