

ORDINANCE NO. 2010.08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding a Planned Area Development Overlay to the existing PCC-2, Planned Commercial Center General District and designating it as PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay on 25.45 acres.

LCV PROPERTY INC. LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE NORTH 89° 16' 00" EAST, 229.23 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 16' 00" WEST, 220.85 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE MONUMENT LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTH 0° 44' 00" WEST, 360.65 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 1° 26' 48" EAST, 486.50 FEET THEREFROM;
THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 216.17 FEET;
THENCE SOUTH 24° 00' 43" EAST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF SAID EASEMENT AND THE CENTER OF SAID SECOND CIRCLE BEING SITUATED NORTH 24° 00' 43" WEST, 512.00 FEET FROM THE POINT ON SAID ARC;

PARCEL NO. 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE NORTH 89° 16' 00" EAST, 229.23 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 0° 44' 00' WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 0° 44' 00" WEST, 376.48 FEET TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 512.00 FEET, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTH 24° 00' 43" WEST, 25.00 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE, CONCENTRIC WITH THE FIRST CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 486.50 FEET, SAID ARC BEING THE MONUMENT LINE OF THE SAID EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 57.30 FEET;

THENCE NORTH 59° 14' 24" EAST, 691.13 FEET ALONG SAID MONUMENT LINE TO A POINT OF TANGENCY WITH THE ARC OF A THIRD CIRCLE, THE CENTER OF WHICH BEARS NORTH 30° 45' 36" WEST, 140.00 FEET THEREFROM;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 91.25 FEET;

THENCE NORTH 21° 53' 43" EAST, 119.51 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS;

THENCE SOUTH 68° 06' 17" EAST, 490.32 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF TANGENCY WITH THE ARC OF A FOURTH CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53', 43" WEST, 661.35 FEET THEREFROM;

THENCE SOUTHEASTERLY ALONG SAID ARC AND RIGHT-OF-WAY LINE, 645.63 FEET;

THENCE SOUTH 89° 16' 00" WEST, 221.27 FEET;

THENCE SOUTH 0° 44' 00" EAST, 281.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BASELINE ROAD;

THENCE SOUTH 89° 16' 00" WEST, 1,369.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE RECIPROCAL EASEMENT AS TO THE FOLLOWING TWO (2) PARCELS; AS CREATED BY INSTRUMENT RECORDED IN DOCKET 9935, PAGE 459, AND RE-RECORDED IN DOCKET 10762, PAGE 93.
PARCEL NO. 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, 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 SOUTHEAST CORNER OF SAID SECTION 34;

THENCE NORTH 89° 57' 51" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 541.62 FEET;

THENCE NORTH 0° 02' 09" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON A CURVE WHOSE RADIUS IS NORTH 0° 02' 09" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 0° 02' 09" EAST, A DISTANCE OF 73.96 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT IS SOUTH 89° 57' 51" EAST, A DISTANCE OF 1,172.77 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 635.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 31° 05' 00" EAST, A DISTANCE OF 595.70 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT IS NORTH 58° 55' 00" WEST, A DISTANCE OF 1,282.77 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 296.53 FEET TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH 0° 59' 59" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,543.79 FEET TO THE POINT OF BEGINNING;

EXCEPT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE NORTH 00° 59' 59" EAST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,435.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 68° 06' 17" WEST, TO A POINT ON THE WESTERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED IN DOCKET 8046, PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH 0° 59' 59" WEST ALONG THE EAST LINE OF SAID SECTION 34 TO THE TRUE POINT OF BEGINNING;

AND

EXCEPT THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89° 57' 51" EAST 626.62 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE NORTH 0° 02' 09" EAST ALONG THE CENTERLINE OF RURAL ROAD 85.00 FEET;
THENCE SOUTH 89° 57' 51" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 55.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 0° 02' 09" EAST, 73.96 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 89° 57' 51" EAST, 1,172.77 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCLE 108.87 FEET;
THENCE SOUTH 84° 38' 43" EAST, 246.01 FEET;
THENCE SOUTH 0° 02' 09" WEST, 189.87 FEET TO A POINT 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 89° 57' 51" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 220.00 FEET TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 0° 02' 09" EAST 30.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE 47.12 FEET TO THE POINT OF BEGINNING, COMPRISING LAKE COUNTRY PLAZA, PHASE 1, ACCORDING TO BOOK 147 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, 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 SOUTHWEST CORNER OF SAID SECTION 35;
THENCE NORTH 0° 59' 59" EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1,435.95 FEET;
THENCE SOUTH 68° 06' 17" EAST, A DISTANCE OF 1,515.08 FEET TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53' 43" WEST, A DISTANCE OF 701.35 FEET;
THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 824.68 FEET;
THENCE SOUTH 0° 44' 00" EAST, A DISTANCE OF 205.00 FEET TO THE SOUTH LINE OF SAID SECTION 35;
THENCE SOUTH 89° 16' 00" WEST, A DISTANCE OF 1873.37 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING;

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE NORTH 89° 16' 00" EAST, 229.23 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 16' 00" WEST, 220.85 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE MONUMENT LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTH 0° 44' 00" WEST, 360.65 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 1° 26' 48" EAST, 486.50 FEET THEREFROM;
THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 216.17 FEET;
THENCE SOUTH 24° 00' 43" EAST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF SAID EASEMENT AND THE CENTER OF SAID SECOND CIRCLE BEING SITUATED NORTH 24° 00' 43" WEST, 512.00 FEET FROM THE POINT ON SAID ARC;
THENCE SOUTH 0° 44' 00" EAST, 376.48 FEET TO THE POINT OF BEGINNING;

AND

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 0° 44' 00" WEST, 376.48 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 512.00, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTH 24° 00' 43" WEST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE, CONCENTRIC WITH THE FIRST CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 486.50 FEET, SAID ARC BEING THE MONUMENT LINE OF SAID EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;
THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 57.30 FEET;
THENCE NORTH 59° 14' 24" EAST, 691.13 FEET ALONG SAID MONUMENT LINE TO A POINT OF TANGENCY WITH ARC OF A THIRD CIRCLE, THE CENTER OF WHICH BEARS NORTH 30° 45' 36" WEST, 140.00 FEET THEREFROM;
THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 91.25 FEET;
THENCE NORTH 21° 53' 43" EAST, 119.51 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS;
THENCE SOUTH 68° 06' 17" EAST, 490.32 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF TANGENCY WITH THE ARC OF A FOURTH CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53' 43" WEST, 661.36 FEET THEREFROM;
SOUTHEASTERLY ALONG SAID ARC AND RIGHT-OF-WAY LINE, 645.63 FEET;
THENCE SOUTH 89° 16' 00" WEST, 221.27 FEET;
THENCE SOUTH 0° 44' 00" EAST, 281.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BASELINE ROAD;
THENCE SOUTH 89° 16' 00" WEST, 1,369.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE NORTH 89° 16' 00" EAST, 1,598.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGE 982 AND 984, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 0° 44' 00" WEST, 281.144 FEET;
THENCE NORTH 89° 16' 00" EAST, 221.27 FEET TO A POINT ON THE ARC OF A CIRCLE, SAID ARC BEING THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 AND 984, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE CENTER OF SAID CIRCLE BEING SITUATED SOUTH 77° 49' 46" WEST, 661.35 FEET FROM THE POINT MENTIONED;
THENCE SOUTHEASTERLY ALONG SAID ARC, 132.017 FEET;
THENCE SOUTH 0° 44' 00" EAST, 120.00 FEET TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 89° 16' 00" WEST, 30.00 FEET THEREFROM;
THENCE SOUTHWESTERLY ALONG SAID ARC 47.124 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED BASELINE ROAD;
THENCE SOUTH 89° 16' 00" WEST, 204.40 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IS 25.45 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # PAD10003** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2010.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 16' 00" WEST, 220.85 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE MONUMENT LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;

THENCE NORTH 0° 44' 00" WEST, 360.65 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 1° 26'48" EAST, 486.50 FEET THEREFROM;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 216.17 FEET;

THENCE SOUTH 24° 00' 43" EAST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF SAID EASEMENT AND THE CENTER OF SAID SECOND CIRCLE BEING SITUATED NORTH 24° 00' 43" WEST, 512.00 FEET FROM THE POINT ON SAID ARC;

PARCEL NO. 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 0° 44' 00" WEST, 376.48 FEET TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 512.00 FEET, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;

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THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 57.30 FEET;

THENCE NORTH 59° 14' 24" EAST, 691.13 FEET ALONG SAID MONUMENT LINE TO A POINT OF TANGENCY WITH THE ARC OF A THIRD CIRCLE, THE CENTER OF WHICH BEARS NORTH 30° 45' 36" WEST, 140.00 FEET THEREFROM;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 91.25 FEET;

THENCE NORTH 21° 53' 43" EAST, 119.51 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS;

THENCE SOUTH 68° 06' 17" EAST, 490.32 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF TANGENCY WITH THE ARC OF A FOURTH CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53' 43" WEST, 661.35 FEET THEREFROM;

THENCE SOUTHEASTERLY ALONG SAID ARC AND RIGHT-OF-WAY LINE, 645.63 FEET;

THENCE SOUTH 89° 16' 00" WEST, 221.27 FEET;

THENCE SOUTH 0° 44' 00" EAST, 281.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BASELINE ROAD;

THENCE SOUTH 89° 16' 00" WEST, 1,369.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE RECIPROCAL EASEMENT AS TO THE FOLLOWING TWO (2) PARCELS; AS CREATED BY INSTRUMENT RECORDED IN DOCKET 9935, PAGE 459, AND RE-RECORDED IN DOCKET 10762, PAGE 93.

PARCEL NO. 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, 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 SOUTHEAST CORNER OF SAID SECTION 34;

THENCE NORTH 89° 57' 51" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 541.62 FEET;

THENCE NORTH 0° 02' 09" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON A CURVE WHOSE RADIUS IS NORTH 0° 02' 09" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 0° 02' 09" EAST, A DISTANCE OF 73.96 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT IS SOUTH 89° 57' 51" EAST, A DISTANCE OF 1,172.77 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 635.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 31° 05' 00" EAST, A DISTANCE OF 595.70 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT IS NORTH 58° 55' 00" WEST, A DISTANCE OF 1,282.77 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 296.53 FEET TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH 0° 59' 59" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,543.79 FEET TO THE POINT OF BEGINNING;

EXCEPT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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THENCE NORTH 00° 59' 59" EAST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,435.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 68° 06' 17" WEST, TO A POINT ON THE WESTERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED IN DOCKET 8046, PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 34;

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AND

EXCEPT THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89° 57' 51" EAST 626.62 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE NORTH 0° 02' 09" EAST ALONG THE CENTERLINE OF RURAL ROAD 85.00 FEET;

THENCE SOUTH 89° 57' 51" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0° 02' 09" EAST, 73.96 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 89° 57' 51" EAST, 1,172.77 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCLE 108.87 FEET;

THENCE SOUTH 84° 38' 43" EAST, 246.01 FEET;

THENCE SOUTH 0° 02' 09" WEST, 189.87 FEET TO A POINT 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 57' 51" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 220.00 FEET TO A POINT ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS NORTH 0° 02' 09" EAST 30.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE 47. 12 FEET TO THE POINT OF BEGINNING, COMPRISING LAKE COUNTRY PLAZA, PHASE 1, ACCORDING TO BOOK 147 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 68° 06' 17" EAST, A DISTANCE OF 1,515.08 FEET TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53' 43" WEST, A DISTANCE OF 701.35 FEET;

THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 824.68 FEET;

THENCE SOUTH 0° 44' 00" EAST, A DISTANCE OF 205.00 FEET TO THE SOUTH LINE OF SAID SECTION 35;

THENCE SOUTH 89° 16' 00" WEST, A DISTANCE OF 1873.37 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING;

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE NORTH 89° 16' 00" EAST, 229.23 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 16' 00" WEST, 220.85 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE MONUMENT LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;

THENCE NORTH 0° 44' 00" WEST, 360.65 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 1° 26' 48" EAST, 486.50 FEET THEREFROM;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC, 216.17 FEET;

THENCE SOUTH 24° 00' 43" EAST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF SAID EASEMENT AND THE CENTER OF SAID SECOND CIRCLE BEING SITUATED NORTH 24° 00' 43" WEST, 512.00 FEET FROM THE POINT ON SAID ARC;

THENCE SOUTH 0° 44' 00" EAST, 376.48 FEET TO THE POINT OF BEGINNING;

AND

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE NORTH 89° 16' 00" EAST, 229.23 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 0° 44' 00" WEST, 376.48 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 512.00, SAID ARC BEING THE EAST RIGHT-OF-WAY LINE OF A NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;

THENCE NORTH 24° 00' 43" WEST, 25.50 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE, CONCENTRIC WITH THE FIRST CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 00' 43" WEST, 486.50 FEET, SAID ARC BEING THE MONUMENT LINE OF SAID EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITIES;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 57.30 FEET;

THENCE NORTH 59° 14' 24" EAST, 691.13 FEET ALONG SAID MONUMENT LINE TO A POINT OF TANGENCY WITH ARC OF A THIRD CIRCLE, THE CENTER OF WHICH BEARS NORTH 30° 45' 36" WEST, 140.00 FEET THEREFROM;

THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE ARC 91.25 FEET;

THENCE NORTH 21° 53' 43" EAST, 119.51 FEET ALONG SAID MONUMENT LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 THROUGH 984, MARICOPA COUNTY RECORDS;

THENCE SOUTH 68° 06' 17" EAST, 490.32 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF TANGENCY WITH THE ARC OF A FOURTH CIRCLE, THE CENTER OF WHICH BEARS SOUTH 21° 53' 43" WEST, 661.36 FEET THEREFROM;

SOUTHEASTERLY ALONG SAID ARC AND RIGHT-OF-WAY LINE, 645.63 FEET;

THENCE SOUTH 89° 16' 00" WEST, 221.27 FEET;

THENCE SOUTH 0° 44' 00" EAST, 281.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BASELINE ROAD;

THENCE SOUTH 89° 16' 00" WEST, 1,369.69 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE NORTH 89° 16' 00" EAST, 1,598.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 0° 44' 00" WEST, 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD AS RECORDED IN DOCKET 9278, PAGE 982 AND 984, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 0° 44' 00" WEST, 281.144 FEET;

THENCE NORTH 89° 16' 00" EAST, 221.27 FEET TO A POINT ON THE ARC OF A CIRCLE, SAID ARC BEING THE WEST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AS RECORDED IN DOCKET 9278, PAGES 982 AND 984, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE CENTER OF SAID CIRCLE BEING SITUATED SOUTH 77° 49' 46" WEST, 661.35 FEET FROM THE POINT MENTIONED;

THENCE SOUTHEASTERLY ALONG SAID ARC, 132.017 FEET;

THENCE SOUTH 0° 44' 00" EAST, 120.00 FEET TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS SOUTH 89° 16' 00" WEST, 30.00 FEET THEREFROM;

THENCE SOUTHWESTERLY ALONG SAID ARC 47.124 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED BASELINE ROAD;

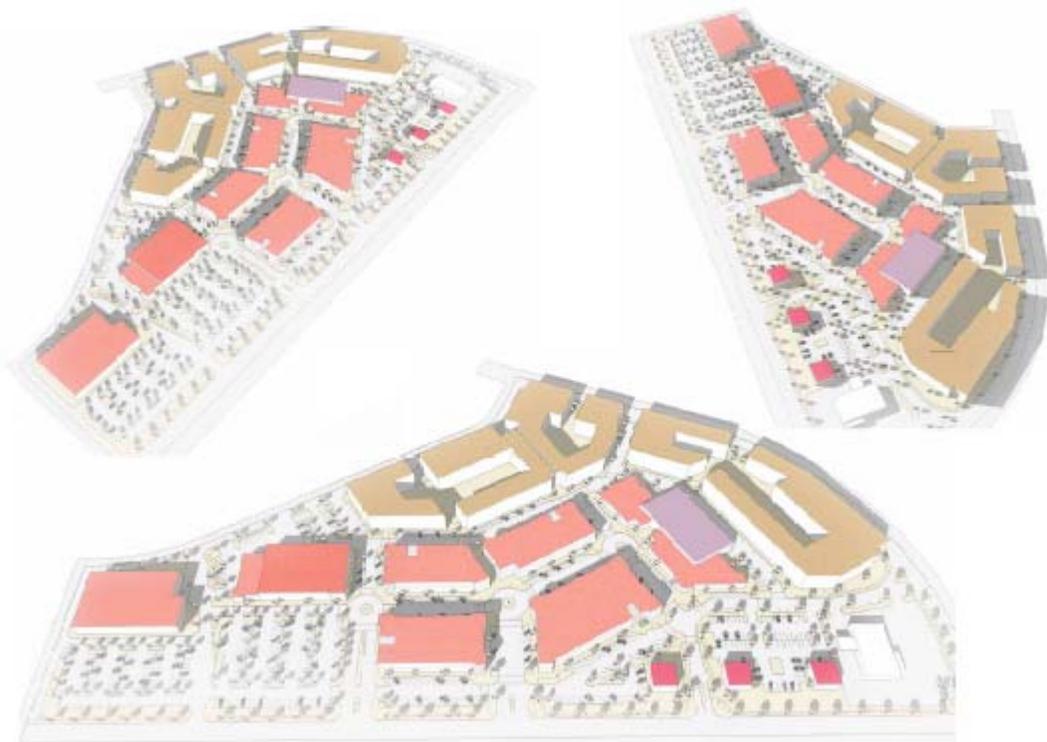
THENCE SOUTH 89° 16' 00" WEST, 204.40 FEET TO THE POINT OF BEGINNING.



LAKE COUNTRY VILLAGE (PL090467)

**REZONING FROM PCC-2 TO PCC-2 PAD OVERLAY
AND
USE PERMIT FOR RESIDENTIAL WITHIN PCC-2
FOR
LAKE COUNTRY VILLAGE
A
MIXED-USE REDEVELOPMENT PLAN**

1030 EAST BASELINE ROAD (PARCEL #: 133-38-001-M)



APPLICATION NO. PL090467

Prepared by:

Paul E. Gilbert / Dennis M. Newcombe

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Prepared: February 2, 2010

Updated: March 5, 2010

Lake Country Village – 1030 East Baseline Road – Narrative

March 5, 2010

Page 1 of 8

DEVELOPMENT TEAM

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c/o Cushman & Wakefield

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PROJECT NARRATIVE

I. INTRODUCTION.

This application regards a proposed mixed-use redevelopment plan for an existing shopping center located east of the northeast corner of Rural and Baseline Roads or 1030 East Baseline Road, comprising approximately 25.45 net acres (the “Site”) on land currently zoned PCC-2 (Planned Commercial Center Comprehensive) district. The request is to add a Planned Area Development (“PAD”) Overlay District to the existing PCC-2 zoning district to allow for a flexible and appropriate mixed-use development project at this location. The PAD is necessary to modify the development standards within the PCC-2 zoning district, such as: building height, side yard building setback, and parking standards in order to prepare the Site for such a mixed-use development that will blend with the area and encourage optimal use of the property. In addition, a companion Use Permit request for residential within the PCC-2 zoning district is being applied for to allow for a true mixed-use destination and sustainable development as envisioned by the City and the property owner. To that end, it is our client’s goal to prepare this Site for a future market/developer while still being in line with the City of Tempe’s goals/objectives for the area and this property along with creating the highest quality of standards and long term economic balance.

The following language below is from the Smart Growth.com website and reflects many of the ideals that the proposed request is trying to accomplish for this Site and the City as a whole.

“Smart Growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live. By putting uses in close proximity to one another, alternatives to driving, such as walking or biking, once again become viable. Mixed land uses also provides a more diverse and sizable population and commercial base for supporting viable public transportation. It can enhance the vitality and perceived security of an area by increasing the number and attitude of the people on the street. It helps streets, public spaces and pedestrian oriented retail again become places where people meet, attracting pedestrians back onto the street and helping to revitalize community life.

Mixed land uses can convey substantial fiscal and economic benefits. Commercial uses in close proximity to residential areas are often reflected in higher property values, and therefore help raise local tax receipts. Businesses recognize the benefits associated with areas able to attract more people, as there is increased economic activity when there are more people in an area to shop. In today’s service economy, communities find that by mixing land uses, they make their neighborhoods attractive to workers who increasingly balance quality of life criteria with salary to determine where they will settle. Smart growth provides a means for communities to alter the planning context which currently renders mixed land uses illegal in most of the country.”

Furthermore, it is clear this Site is ideally situated to serve the ideals expressed above as a mixed-use development due to its size, mix of uses, location to the freeway/transit systems, employment, established neighborhoods, and ASU. The proposed mixed-use development is envisioned to attract professionals, graduates, professors, empty-nesters, and most importantly the surrounding neighborhoods to shop, live, and recreate. Thus, this will enhance the quality of life for those living in and around this development.

With that being said, the accompanying information reflects in more depth the proposal for this Site. We would also like to formally thank the Planning Staff for all of their assistance to date, and for their time in processing this application.

II. LOCATION AND SURROUNDINGS.

The Site is bounded by Baseline Road (a major arterial road) on the south; Lakeshore Drive (a collector road) on the northeast/east, and two (2) private streets (Minton Drive and Jentilly Lane) on the northwest/west. In addition, the Site is bound by residential (multi-story owner occupied/rental units) to the south; offices to the northeast/east, and residential multi-story apartments/gas station/restaurant-bar to the northwest/west. Finally, the Site has easy bus access with a pull out on the south side of the property and within walking distance to Rural Road's bus service (approx. 600') along with easy access to the freeways (U.S. 60 and State Route 101).

The property has been underutilized for many years and with the recent adoption of the City of Tempe's General Plan for the property to be "Live/Work Mixed Use and Medium to High Density (25 du/ac) Residential" has allowed for the proposed redevelopment of the Site into something much more profitable, sustainable, and long term. Based on a comprehensive land use perspective, this intensity of development will complement and support the surrounding zoning and existing/proposed developments extremely well. The proposed mixed-use development is ideally situated to provide a vital transition between the office and commercial/retail uses, while also serving those specific office workers, and creating a gathering place as well as more commercial/retail opportunities for the surrounding residences in the area.

The proposed mixed-use development will provide both a visual and physical buffers from Baseline Road, while still attracting the attention of drivers to enter the Site. Vehicular/pedestrian access to the Site will actually be enhanced with the addition of a potential traffic signal along Baseline Road, which will serve to provide reasonable vehicular gaps for users entering/exiting along Baseline Road as well as a safe mid-point pedestrian crossing for those living south of Baseline Road. Furthermore, the overall redevelopment will establish a pattern/design theme along a heavily traveled commercial/retail corridor of Tempe. The concept site plan proposed has been designed with that in mind and with the utmost sensitivity to the existing users in the area.

Finally, the proposal will help support, balance, and encourage reinvestment that is currently occurring in the area and along Baseline Road.

III. CONFORMANCE WITH THE GENERAL PLAN.

This request complies with many of the goals and objectives within the City of Tempe's *General Plan 2030*. The land use designation for this site is "Live/Work Mixed Use and Medium to High Density (25 du/ac) Residential." This land use designation encourages a creatively designed development that is reflective of a "village" concept with opportunities to live, work, and recreate in the same development or within close proximity. The proposed request complies with the City's General Plan by integrating commercial/retail, office, and residential uses into one development plan which would share parking, open space, access, etc. The concept site plan and companion Use Permit request complies with the projected residential density of 25 dwelling units per acre for the entire 25.45 acre Site with standalone residential units and potential residential units above the commercial/retail area. In addition, the proximity of amenities/services along with the configuration of residences within the proposed concept site plan encourages an enhanced level of interaction. Furthermore, the existing residences in the immediate area will gravitate to the Site for the services and amenities offered.

With that said, it is envisioned that the residences in the area and the City as a whole will find this Site to be an ideal landmark and community base. Many residences in the area will easily be able to walk or bike, to the property. The level of intensity proposed will certainly promote a "village" environment both onsite as well as offsite. Thus, the proposed redevelopment of the Site is compatible with the vision and intent proposed by the General Plan along with protecting/stabilizing the existing neighborhoods and directing density/intensity to key areas within the City.

IV. PAD REQUEST.

The PAD is necessary to modify the development standards within the PCC-2 zoning district, such as: building height, side yard building setback, and parking standards in order to prepare the Site for such a mixed-use redevelopment that will blend with the area and encourage optimal use of the property. It is our client's vision to prepare and provide the utmost flexibility of this Site for a future developer while still being in line with the City of Tempe's goals/objectives for the area and this property, including creating the highest quality of standards and long term economic balance. It is important to note that the proposed concept plan is just that and should not be construed as the final building layout or proposed mix of uses. Once a developer is retained the Site layout, design, and mix of uses will be determined at the time of the Development Plan Review process, which will be for public review and approval by the Development Review Commission/City Council. The current PAD overlay request allows for those necessary development standards to be modified, which are critical for building such a mixed-use project, as well as for marketing/development purposes when the market dictates. Thus, the mix of uses in addition to the residential competent (townhouses, apartments, and condos) are key to the success of the concept site plan shown with this request, and if properly designed will provide a sense of place for those residents living both onsite and offsite. More importantly, a mix of housing types/incomes (i.e., workforce) ensures that people of various economic/age levels necessary for sustaining the mix of uses envisioned.

Finally, since this Site is currently located in a more suburban type context, access needs to be balanced between both vehicular and non-vehicular means through multiple driveway connections, sidewalk crossings/connections, transit stops with access points, and bicycle access points/routes. Also, retail users must have good visibility and signage as well as some street loaded parking due to the high volume thoroughfare of Baseline Road in order to draw vehicles into the property to be financially successful. A good hybrid mixed-use design (suburban-urban) can accommodate these needs in a sustainable way. However, the ultimate redevelopment of this Site with the elements of a strong mixed-use “village” (i.e., good connectivity, walkability, higher density, mix of uses, etc.) will certainly strengthen/enhance those non-vehicular modes of transportation as well as encourage future public transit extensions making the Site more accessible via alternative modes of transportation; thus, benefiting the area and the entire City.

To that end, the subsequent approval of the PAD request to modify the development standards below, which will allow for a mixed-use development, will encourage reinvest more quickly along with providing a visually appealing landmark/destination for those living within the area.

PAD modified development standards.

1. Additional height from 40’ to 55’ top of roof (65’ to top of mechanical penthouse/parapet, if necessary.)
2. Side yard building setback from 30’ to 0’.
3. Parking shall be 3.25 per 1,000 sf of commercial, retail, office, restaurant, etc. use.

It is clear, the approval of this PAD request and the modified development standards above will not result in any negative impacts, but will only have positive impacts by supporting and enhancing the overall area, enhancing/diversifying the City’s tax base, and increasing/diversifying the City’s housing stock.

V. USE PERMIT REQUEST FOR RESIDENTIAL.

As stated earlier, a companion Use Permit request for residential within the PCC-2 zoning district is being applied for to allow for a true mixed-use destination and sustainable development as envisioned by the City and the property owner.

This Use Permit request complies with many of the goals and objectives within the City of Tempe’s *General Plan 2030*. As stated, the land use designation for this site is “Live/Work Mixed Use and Medium to High Density (25 du/ac) Residential.” This land use designation encourages a creatively designed development that is reflective of a “village” concept with opportunities to live, work, and recreate in the same development or within close proximity. The proposed Use Permit request complies with the City’s General Plan by integrating commercial/retail, office, and residential uses into one development plan with shared parking,

open space, access, amenities/services, etc. Thus, the proposed Use Permit request fulfills the projected residential density of 25 dwelling units per acre for the entire 25.45 acre Site with a mix of residential types; i.e., standalone walk-up residential units along Lakeshore Drive and Minton Drive, condo/flats, units above the proposed commercial/retail area, and apartment style living. The style, unit configuration, and type of residential product will be market driven and determined at a later date. However, as stated earlier, once a developer is retained the residential layout, design, and mix will be determined at that time and it will be processed via the City's Development Plan Review process. With that said, it is clear the proximity of shared amenities/services along with the configuration of residences within the proposed concept mixed-use site plan works well to encourage an enhanced level of interaction and long term sustainability while still being compatible with the surrounding neighborhoods.

In conclusion, the subsequent approval of this necessary and appropriate proposed Use Permit request will not impact any of the following factors below, but may actually improve upon many of them. Thus, pursuant to the Zoning and Development Code (*Section 6-308, E.2*), the proposed residential use will...

1. *not cause any significant increase in vehicular or pedestrian traffic, and*

The existing street network and pedestrian connections outside the property will not be significantly impacted by the proposed residential units. The current built environment can handle the proposed residential units and subsequent vehicular as well as pedestrian traffic. In fact, the redevelopment of the Site will help improve vehicular and pedestrian traffic by encouraging/expanding alternative modes of transportation, capturing multiple trips on Site due to the mixed-use nature of the proposal, and adding a potential traffic signal along Baseline Road.

2. *not cause a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions, and*

The existing built environment along with the property location adjacent to a major street (Baseline Road) will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions. In fact, the residential units proposed along with the subsequent height of the buildings will actually reduce/buffer noise from Baseline Road or the interior portions of the proposed development as well as reduce dust and heat/glare along Lakeshore and Minton Drives.

3. *not contribute to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan, and*

The residential units proposed will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City.

In fact, the addition of residential units to the Site will help stabilize and/or encourage additional reinvestment within the overall area.

4. *be compatible with existing surrounding structures and uses, and*

The Site is bounded by Baseline Road (a major arterial road) on the south; Lakeshore Drive (a collector road) on the northeast/east, and two (2) private streets (Minton Drive and Jentilly Lane) on the northwest/west. In addition, the Site is bound by residential (multi-story owner occupied/rental units) to the south with varying heights from 2-5 stories; offices to the northeast/east from 1-2 stories; 2-3 story apartments to the northwest; a gas station to the west, and a restaurant-bar to the west. Thus, the residential units proposed along with the subsequent height of the buildings will be compatible with existing surrounding structures and uses.

5. *provide adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.*

The residential units proposed will be bound by a master association for the entire proposed redevelopment project as well as either a homeowner's association or apartment association, which would be similar to or greater control than most of the surrounding area. Thus, we do not envision any disruptive behavior which may create a nuisance to the surrounding area or general public with this request. In fact, the addition of residential units along Lakeshore and Minton Drives will improve security and deter nuisances by "energizing" those streets as well as putting "eyes" on those streets.

Again, the approval of this Use Permit will not result in any negative impacts as stated above, but will have positive impacts by supporting and enhancing the overall area and encourage the redevelopment of the Site.

VI. CONCLUSION.

In summation, it is clear that our client has worked diligently to provide for a future mixed-use development that will blend with the area and encourage the optimal use of the property. In addition, is our client's vision to prepare the property for the utmost flexibility for a future developer while still maintaining the City of Tempe's goals/objectives for the area and the City's long term economic balance. Thus, the ultimate approval of the PAD Overlay District and Use Permit for residential within the PCC-2 zoning district will be the first major step in the process of providing a much needed mixed-use development in this area. Moreover, it is the primary desire of our client to be that catalyst for bringing forth a dynamic project and additional reinvestment to the area. We therefore respectfully request your consideration and approval.

Again, thank you for your continued assistance and time in reviewing this request.

NEIGHBORHOOD MEETING MINUTE NOTES

Thursday, March 4, 2010

6:30 p.m. – 8:00 p.m.

- Dennis Newcombe opened the meeting with a brief introduction of the parties including himself and Lindsay Schube with Beus Gilbert (applicant/legal representatives) as well as John Fransen with the The Fransen Company, Inc. (property owner representative) and Kevin O'Melia with the City of Tempe.
- Dennis gave an overview of the location of the project as well as the current and proposed rezoning. Additionally, Dennis touched on the existing conditions and the current General Plan designation.
- The presentation then moved on to describe the proposed mixed use project. Mr. Newcombe fully explained the proposed uses, site layout, setback reductions, parking modifications, and height proposed as well as potential architecture for the overall redevelopment project.
- John Fransen added some additional information.
- Mr. Newcombe and Mr. Fransen opened the discussion up for questions.

QUESTIONS ASKED BY RESIDENTS

1. How many housing units are proposed?

430 residential units with 175 potential residential loft units as part of the mixed use portion for a total of 605 residential units on the entire property. This will be market driven especially in the mixed use portion of the property, which could be office or a mix of office/residential on the upper levels.

2. Will there be and speculative development?

No, there is currently no debt on the property and the owners have owned this property since the 1970's. The thought is to rezone the property to be ready for when the market returns. However, it is important to note that this is not speculative development proposed for this property, and it will only be built when we have a builder and the market is in place to sustain it.

3. What is the timeline for development?

The timeline for redevelopment can not be answered at this time it will be completely market driven. However, the Big Lot's relocation could occur first in 3 years and the remainder being redeveloped in 5 years. We are hoping sooner, but again this will be market driven.

4. When is the soonest that the project will be started and the soonest it will be completed?

Again, if we were to venture a guess, it will likely start with redeveloping the Big Lots portion of the project. The new Big Lot's building will be located on the west side of the lot and, again, we just do not know when that will be.

5. What types of tenants do you think you will get for the mixed use portion of the project? The residents I represent are concerned with a Big Lots as part of the project, that you can upgrade the plaza with higher-tier tenants.

Again, we do not know at this time what type of tenants we are going to get until we market the project fully. However, we do see a transition in uses from the most westerly portion of the project, which will include the Big Lot's and a typical small grocery store layout to, as you move east, the more mixed use portion. The mixed use portion of the project, we hope to have a variety of different tenants who can serve the community. It's the vision not to create a regional-type center like Kierland Commons, but to meet the needs of the neighborhood—for example, a dry cleaner or other similar type neighborhood uses.

6. How many parking spots have you reserved for residential parking?

We will meet the requirements set forth by the City of Tempe for parking. We have preformed the City's shared parking model analysis, which determined that the small amount we lack in parking will be easily handled by the different types of uses; i.e., office, that occur at different peak-hours of the day. However, we need to make the parking numbers work for the tenants and the ratio proposed will accomplish that goal. We will have underground parking too. Thus, it does not behoove anyone to over park the property (too expensive) and we therefore believe we have provided ample parking on the site for the uses proposed.

7. Can we confirm that there will be no off-site parking?

The private streets located are split in ownership between our client's property and the other adjacent properties. We are showing angled or parallel parking spots along that portion of the private streets directly adjacent to our client's property. It is important to also stress the need for the additional traffic signal along Baseline Road for everyone (pedestrians and cars). We are working diligently with the City in order to install that traffic signal, which will help the neighborhood.

8. What is the maximum potential height for the project?

As stated by Mr. Newcombe earlier, there is a 55 foot height maximum height (top of roof) on the project with a potential for an additional 10 feet for screening air conditioning units/mechanical items (a.k.a. mechanical penthouse/parapets). It is unlikely we would use all 10 feet. It is more likely that it would be 7 feet or much less. It is important to note that the additional height for the mechanical penthouse/parapets will blend architecturally with the buildings as required by the City at the time of the Development Plan Review process.

9. Are there any single story buildings for the proposed project?

Yes. The goal of the project is to have a variety of heights and architecture in order to keep the project interesting for the consumers, tenants, and the residents.

10. Have we planned or approached the City with regard to any tax incentives, reduction in fees for building permits or waiver of permit fees or sales tax rebates as we move through the process?

The only thing we have met with the City on to date is potentially some affordable senior housing or workforce housing. Again, this is nothing that has been solidified; it's just an idea that we have and we talked with the City about. Workforce housing and a mixture of different housing types, styles, age groups, and incomes is important for long term success of this redevelopment project. We are looking at the full spectrum of housing to compliment the proposed uses for long term sustainability.

11. In the City of Tempe, I see many empty lots or tenant displacement. Right now, I believe Tempe has an elevated price point and there is a dip in new or current students in the population of the elementary schools. What do you plan to deal with these issues and what is the price point for the residential units?

We believe that it is very important to have a variety of price points in this project to allow for some potential workforce housing, but also potentially a professor from ASU. We are exploring all opportunities at this point. Again, there will be no speculative development for either the retail or the commercial portions and it will be built according to the market.

12. What happens if a portion of the project is developed and another portion is not? Will we be left with a dirt lot similar to what has occurred on the Mervyns site?

You will likely be seeing the existing buildings for a while. Again, due to the fact that this is not speculative building, we will make sure that we have a builder in place and will likely develop in phases as well as an orderly fashion to leave as much of the leasable space possible. It is our belief that Big Lot's will be moved first with the residential portion being the next phase constructed or portions thereof.

13. What about the current leases in the project? For example, Quiznos, Weedmart or the water store?

At this point, we are not offering extended leases. However, our goal is to keep everyone in business and the lights on as long as possible. Of course, it is far easier to develop a new project on a raw piece of land out in the suburbs or to demolish everything at once. Infill developments and keeping tenants in the interim or moving them into phases of the redevelopment project are always more difficult. However, with that being said, we are trying to work with the current lessees/tenants and hope that we can all work together through transitional time or for some to be incorporated into the project.

14. What happened to the Village Inn restaurant?

We tried to keep them. However, they did not want to stay at their current location due to a corporate decision.

15. What is the current occupancy of the project?

20% or so occupancy. Not very good.

16. We own the Cityscape project to the north and we would be happy to see an upgrade in the current site. We believe it would be very helpful to the area. However, we are concerned because it takes a lot of hard work to keep up our occupancy. We are not sure when the apartment market will come back.

Neither do we know when the apartment market will come back, but we want to be ready when it does return.

17. Do we envision a homeowners association as a portion of the project?

Yes, likely we will develop a master association with 2 smaller associations similar to the Lakes. The 2 smaller associations will be responsible for the residential and commercial/retail, because they will have different needs (i.e. hours of operation, maintenance, etc.).

18. Of the 605 residential units, what portion will be condos and what will be apartments?

At this point, we do not know. Again, the market will drive this decision and it will have to balance before someone will want to build. It will likely be a mix of the two types (owner and renter occupied).

19. The dorms are affecting our occupancy in the area. Do you anticipate it affecting your occupancy?

Again, we will not move forward until the market has a chance to balance and there is a need in the area.

20. Do we anticipate having parking meters on the site?

No.

21. Of the 605 residential units, will there be any City requirement for a certain percentage of the units to be affordable housing?

No. We have not been told of any such thing. We believe it would be good idea to have workforce housing and a small senior housing component, but we are just exploring the possibilities/mix of housing options available at this time.

22. Will any of these facilities be congregate care facilities?

No.

23. Will the existing pads on the western portion of the property get leveled?

Yes, in all likelihood those pads will get leveled in order to construct a new building for the Big Lot's.

24. Was there any look at revamping the existing building as opposed to this plan we see in front of us which involves the demolition of the existing buildings?

To be honest, this project was just not built well from a commercial/retail center. The best commercial/retail developments are on the hard corner of two major intersecting roads, which this property is not. This property is difficult because it is also located mid-block. Additionally, the buildings are located too far from the major street, Baseline Road, and those businesses located along Baseline Road are doing well, but those not are doing poorly. The project is not walkable. We tried to revamp it and modify the center, but it was the advice of the consultants to start over with this project. This is not a regional serving facility. It is a neighborhood-friendly development and must be developed as such. To be frank, the project is just poorly designed and in order for it to succeed we must start from scratch.

25. Any thought of making it a green building?

We believe by developing a mixed use project we are looking at long-term sustainability and being "green." In addition, the cost benefit for building green has become pivotal in many new developments and most developers will explore and use all the beneficial green building technology when the time comes to construct. We believe the same will happen here.

26. Is there a plan at this point for any park, bubblers or anything for families?

Again, this project has not yet been designed. It is our intent to create a neighborhood-friendly development (a Village) with places for people to congregate and identify with as a landmark. We are excited about the fact that we are working with the City of Tempe and believe we have got a great opportunity for many pedestrian amenities within the main mixed use area. The City also requires public art for every project built, which we look forward to providing and using as an identifying marker for the project.

The formal part of the presentation as well as question/answer period was an hour long. The applicant stayed for an additional 30 minutes to answer individual questions.



LAKE COUNTRY VILLAGE

ZONING SUBMITTAL

TEMPE, ARIZONA

FEBRUARY 22, 2010



PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 200____, BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
WHO, ACKNOWLEDGED HIMSELF TO BE THE PER-
SON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT. WITHIN,
I HAD READ AND UNDERSTOOD THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL
SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

Name of

BY: _____ OWNER _____ DATE _____

ITS:

LEGAL DESCRIPTION

REFERENCE PAGE 2

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____, 200____.

OWNER/DEVELOPER

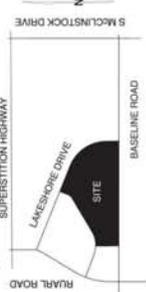
LVC PROPERTY INC.
CUSHMAN & WAKEFIELD OF FLORIDA, INC.
ONE TAMPA CITY CENTER, SUITE 3600
TAMPA, FL

PROJECT DATA

ZONING	PCC-2	PCC-2 PAD	BUILDING	AREA
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 20 units)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 20 units)	A	76,000
GROSS SITE	-	25-45 ACRES	B	148,000
NET SITE	-	25-45 ACRES	C	182,000
DENSITY (UNITS/ACRE)	25 units	25 units	D	96,000
BUILDING HEIGHT	40'	35' ROOF (65' Top of PHP/Parapet)	E	226,000
BUILDING SETBACK	YES (50' BEGINNING POINT FOR SETBACK)	YES (50' BEGINNING POINT FOR SETBACK)	F	21,000
MAXIMUM LOT COVERAGE	50%	50%	G	113,500
MAXIMUM LANDSCAPE COVERAGE	15%	20%	H	11,000
BUILDING SETBACK	0'	(221,600 SF Landscape Area / 1,103,895 SF Site Area)	I	94,000
SIDE	0'	0	J	82,000
STREET SIDE	0'	0	K	24,000
REAR	30'	30'	L	96,000
FRONT	20'	20'	M	148,000
VEHICLE PARKING *	1 Space per 300 SF = 617	3.25 spaces per 1,000 SF = 550	N	2,500
RESTAURANT/TAVERN	1 Space per 125 SF of sum of components (seating, drive-thru, office, etc. whichever is less) = 189	3.25 spaces per 1,000 SF = 168	O	2,500
FITNESS CENTER	1 Space per 300 SF = 1050	3.25 spaces per 1,000 SF = 1024	P	2,500
OFFICE	2.25	1.757	Q	5,700
MULTIUNIT RESIDENTIAL	0.2 Spaces per Unit = 86	0.2 Spaces per Unit = 86	R	27,500
GUEST	2 Spaces per Unit = 150	2 Spaces per Unit = 80	TOTAL	1,288,200
TOWNHOUSE	1.5 Spaces per Unit = 233	1.5 Spaces per Unit = 233		
1 BEDROOM	2 Spaces per Unit = 320	2 Spaces per Unit = 320		
2 BEDROOM	3 Spaces per Unit = 30	3 Spaces per Unit = 30		
3 BEDROOM	54	54		
VEHICLE PARKING TOTAL	3,989	2,591		
BIKE PARKING *				
RESTAURANT	1 per 10,000 SF = 19	2 per 10,000 SF = 19		
OFFICE	3 per 10,000 SF = 31	3 per 10,000 SF = 32		
MULTIUNIT RESIDENTIAL	56	56		
GUEST	0.2 per Unit = 121	0.2 per Unit = 121		
TOWNHOUSE	0.5 per Unit = 40	0.5 per Unit = 40		
STUDIO	0.5 per Unit = 13	0.5 per Unit = 13		
1 BEDROOM	0.5 per Unit = 204	0.5 per Unit = 204		
2 BEDROOM	0.75 per Unit = 5	0.75 per Unit = 5		
3 BEDROOM	544	544		
BIKE PARKING TOTAL	600	600		
BUILDING AREAS *				
COMMERCIAL GLA	203,352 SF (EXISTING)	215,200 SF GLA		
MULTIUNIT RESIDENTIAL GBA	NA	728,000 SF GBA		
OFFICE GLA or MULTIUNIT RESIDENTIAL GBA	NA	315,000 SF GLA		
TOTAL BUILDING AREA	203,352 SF (EXISTING)	1,258,200 SF		

* Residential type: commercial, retail, office, etc. mix shall be determined at the time of development review process.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 10003

PROJECT DATA

ZONING	PCC-2	PCC-2 PAD
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/ac)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/ac)
GROSS SITE	-	25.45 ACRES
NET SITE	-	25.45 ACRES
DENSITY (UNITS/ACRE)	25 du/ac	25 du/ac
BUILDING HEIGHT	40'	55' ROOF (65' Top of PH/Parapet)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)
MAXIMUM LOT COVERAGE	50%	50%
MAXIMUM LANDSCAPE COVERAGE	15%	20% (221,600 SF Landscape Area / 1,108,395 SF Site Area)
BUILDING SETBACK		
FRONT	0'	0'
SIDE	30'	0'
STREET SIDE	0'	0'
REAR	30'	30'
PARKING SETBACK		
FRONT	20'	20'
STREET SIDE	20'	20'
VEHICLE PARKING *		
RETAIL	1 Space per 300 SF = 617	3.25 spaces per 1,000 SF = 550
RESTAURANT/TAVERN	1 Space per 75 SF = 400	3.25 spaces per 1,000 SF = 98
FITNESS CENTER	1 Space per 125 SF or sum of components (courts, daycare, office, etc. whichever is less) = 168	3.25 spaces per 1,000 SF = 65
OFFICE	1 Space per 300 SF = 1050	3.25 spaces per 1,000 SF = 1024
SUBTOTAL	2,295	1,737
MULTI-UNIT RESIDENTIAL		
GUEST	0.2 Spaces per Unit = 86	0.2 Spaces per Unit = 86
TOWNHOUSE	2 Spaces per Unit = 160	2 Spaces per Unit = 160
STUDIO	1 Spaces per Unit = 25	1 Spaces per Unit = 25
1 BEDROOM	1.5 Spaces per Unit = 233	1.5 Spaces per Unit = 233
2 BEDROOM	2 Spaces per Unit = 320	2 Spaces per Unit = 320
3 BEDROOM	3 spaces per Unit = 30	3 spaces per Unit = 30
SUBTOTAL	854	854
VEHICLE PARKING TOTAL	3,089	2,591
BIKE PARKING *		
RETAIL	1 per 10,000 SF = 19	2 per 10,000 SF = 19
RESTAURANT	2 per 10,000 SF = 6	3 per 10,000 SF = 6
OFFICE	3per 10,000 SF = 31	3per 10,000 SF = 32
SUBTOTAL	56	56
MULTI-UNIT RESIDENTIAL		
GUEST	0.2 per Unit = 121	0.2 per Unit = 121
TOWNHOUSE	0.5 per Unit = 40	0.5 per units = 40
STUDIO	0.5 per Unit = 13	0.5 per units = 13
1 BEDROOM	0.5 per Unit = 161	0.5 per Unit = 161
2 BEDROOM	0.5 per Unit = 204	0.5 per Unit = 204
3 BEDROOM	0.75 per Unit = 5	0.75 for Unit = 5
SUBTOTAL	544	544
BIKE PARKING TOTAL	600	600
BUILDING AREAS *		
COMMERCIAL GLA	203,352 SF (EXISTING)	215,200 SF GLA
MULTI-UNIT RESIDENTIAL GBA	NA	728,000 SF GBA
OFFICE GLA/ or MULTI-UNIT RESIDENTIAL GBA	NA	315,000 SF GLA
TOTAL BUILDING AREA	203,352 SF (EXISTING)	1,258,200 SF

* Residential type, commercial, retail, office, etc. mix shall be determined at the time of development review process.

March 2, 2010

VIA HAND DELIVERY

Andy Goh
Deputy Public Works Manger / City Engineer
City of Tempe
31 East Fifth Street
Tempe, Arizona 85281

Re: PAD Overlay Rezoning. Case Number: PL090467. Acknowledgement.
1030 East Baseline Road (Lake Country Village). Parcel # 133-38-001-M.

Dear Mr. Goh:

Please let this letter show as our acknowledgement that our proposed rezoning case (PL090467) is being sought to establish certain development parameters to meet future market demand in a mixed-use development format envisioned by the City's General Plan and the property owner. We understand and acknowledge that prior to redevelopment of the property or portion thereof any necessary plans for construction (building elevations, grading, hydraulic analysis, etc.) will be reviewed and approved by the City via the Development Plan Review and construction documents review processes and procedures.

If you have any questions, please feel free to contact me.

Very truly yours,



Authorized Representative of LCV Property Inc.

cc: Donna Hancock, City of Tempe Senior Civil Engineer. (via Hand Delivery)
Kevin O'Melia, R.A., R.L.A., City of Tempe Senior Planner. (via Hand Delivery)
Phillip Brown, City of Tempe Senior Civil Engineer – Water. (via Hand Delivery)
John Fransen. (via U.S. Mail)
Jennifer Patterson. (via U.S. Mail)
Dennis Newcombe. (via E-mail)

MAR 12 2010

PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

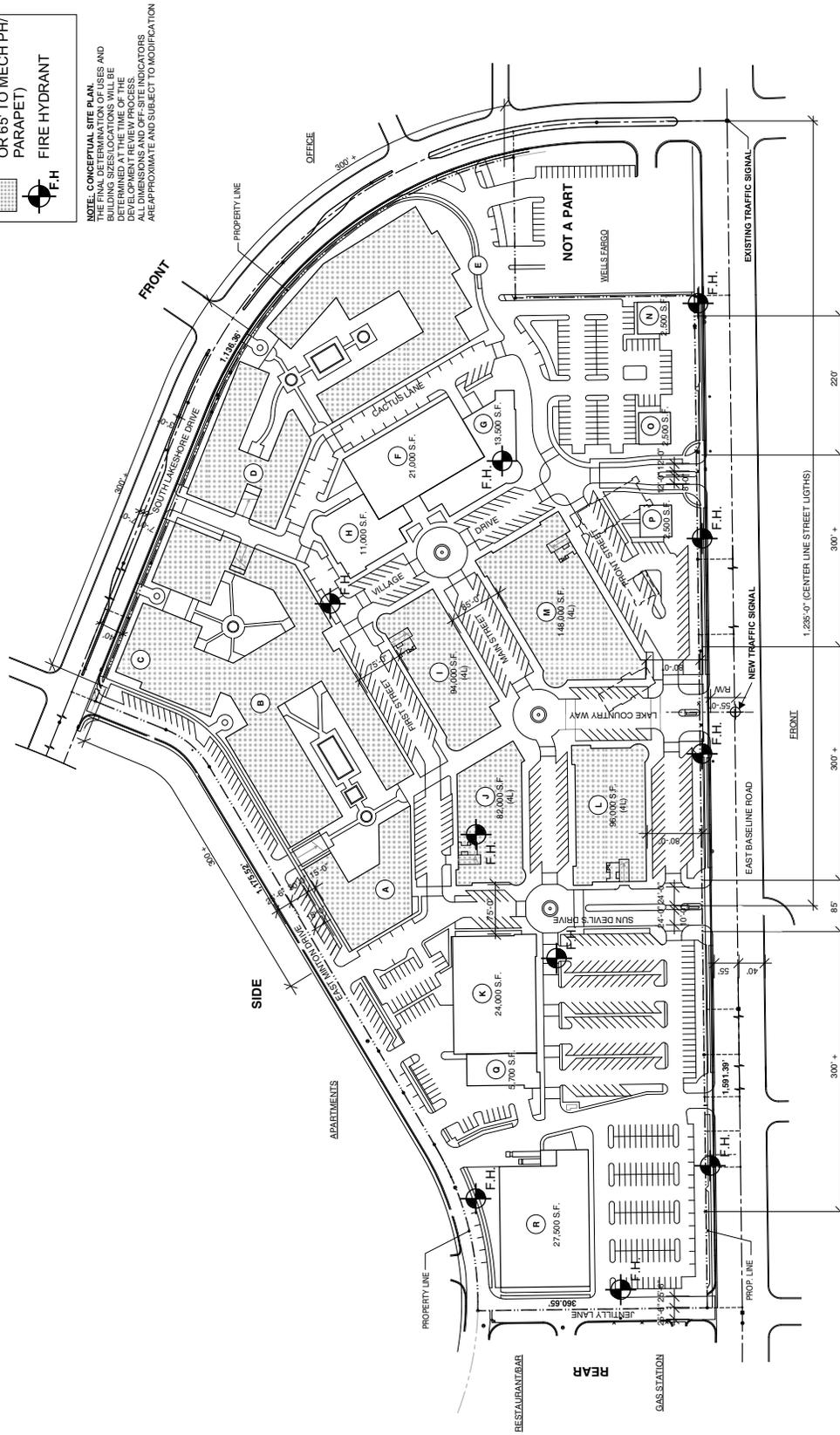
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC 10008

ATTACHMENT 31



NOTE: CONCEPTUAL SITE PLAN. THE FINAL DETERMINATION OF USES AND BUILDING SIZES/LOCATIONS WILL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN. ALL DIMENSIONS AND OFF-SITE INDICATORS ARE APPROXIMATE AND SUBJECT TO MODIFICATION.



RESIDENTIAL CONDOMINIUMS

RESIDENTIAL APARTMENTS

REC 10008

PAD 10003

DS 091291

Robert Lee Gilley AIA
R+A Architects
17th Floor
1600 Colorado Boulevard
Pasadena, California 91105 USA
Phone: +1 626 397 2500
info@raaarchitects.com

LAKE COUNTRY VILLAGE
1000 EAST BASELINE ROAD
TEMPE, ARIZONA 85283
CONCEPTUAL SITE PLAN
SHEET
3
22FEB2010

DS 091291

PAD 10003

REC 10008

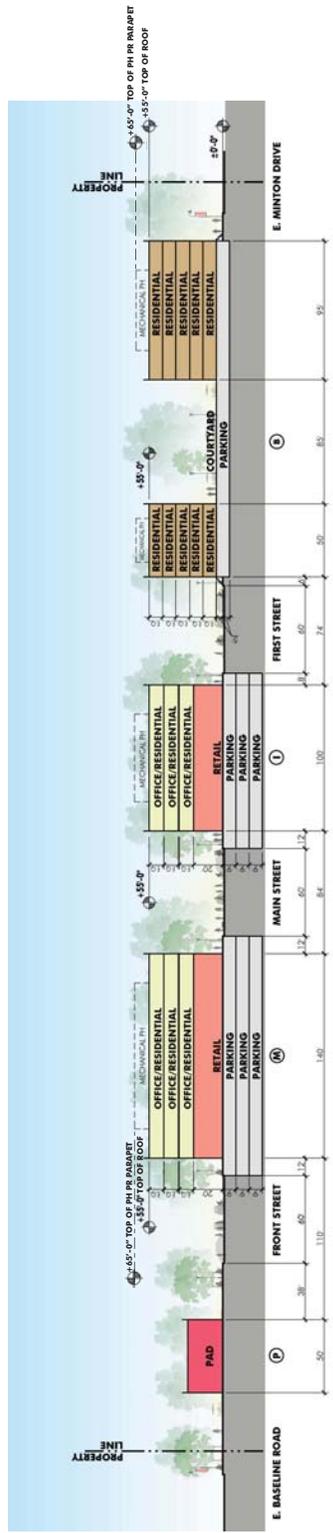


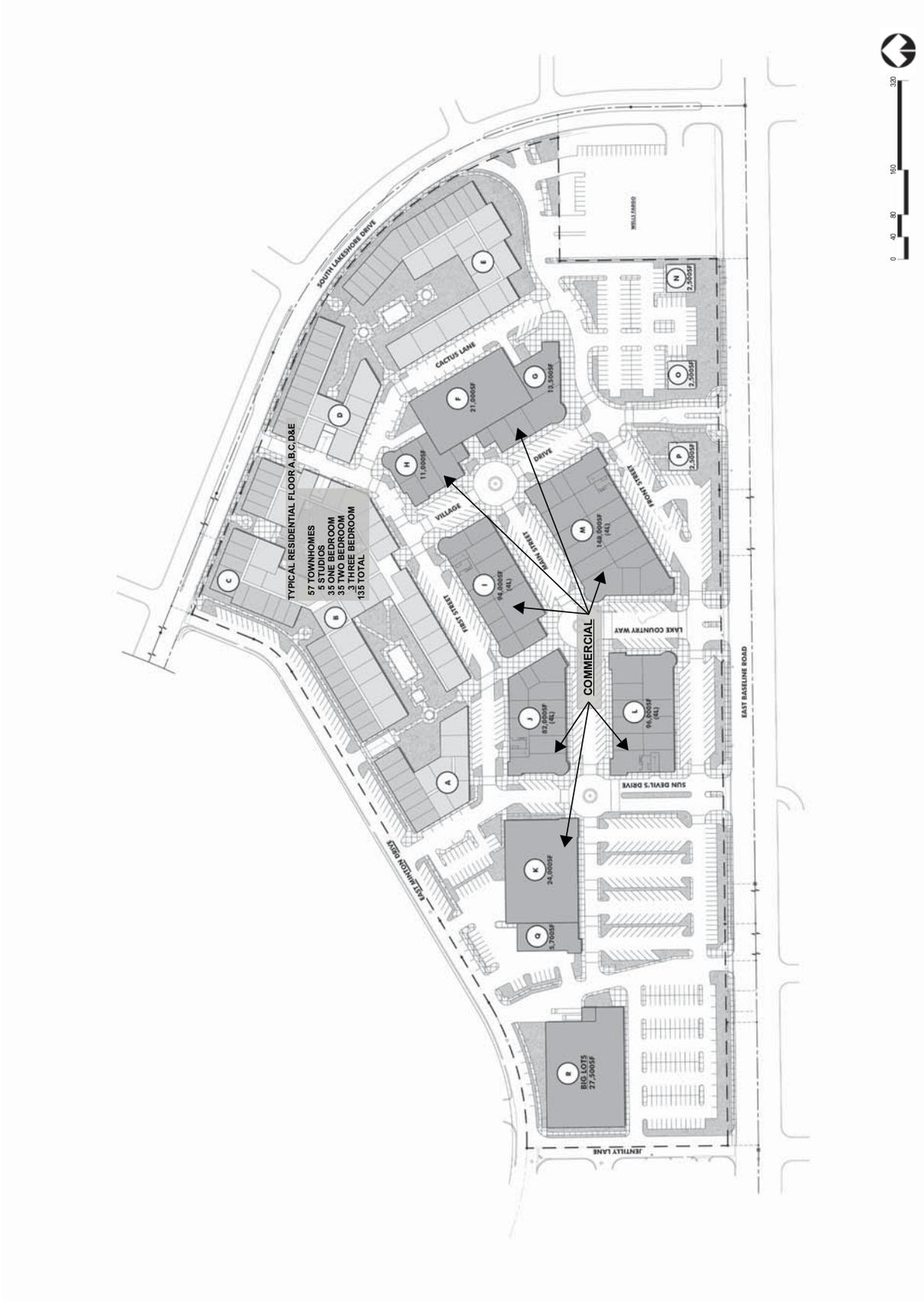


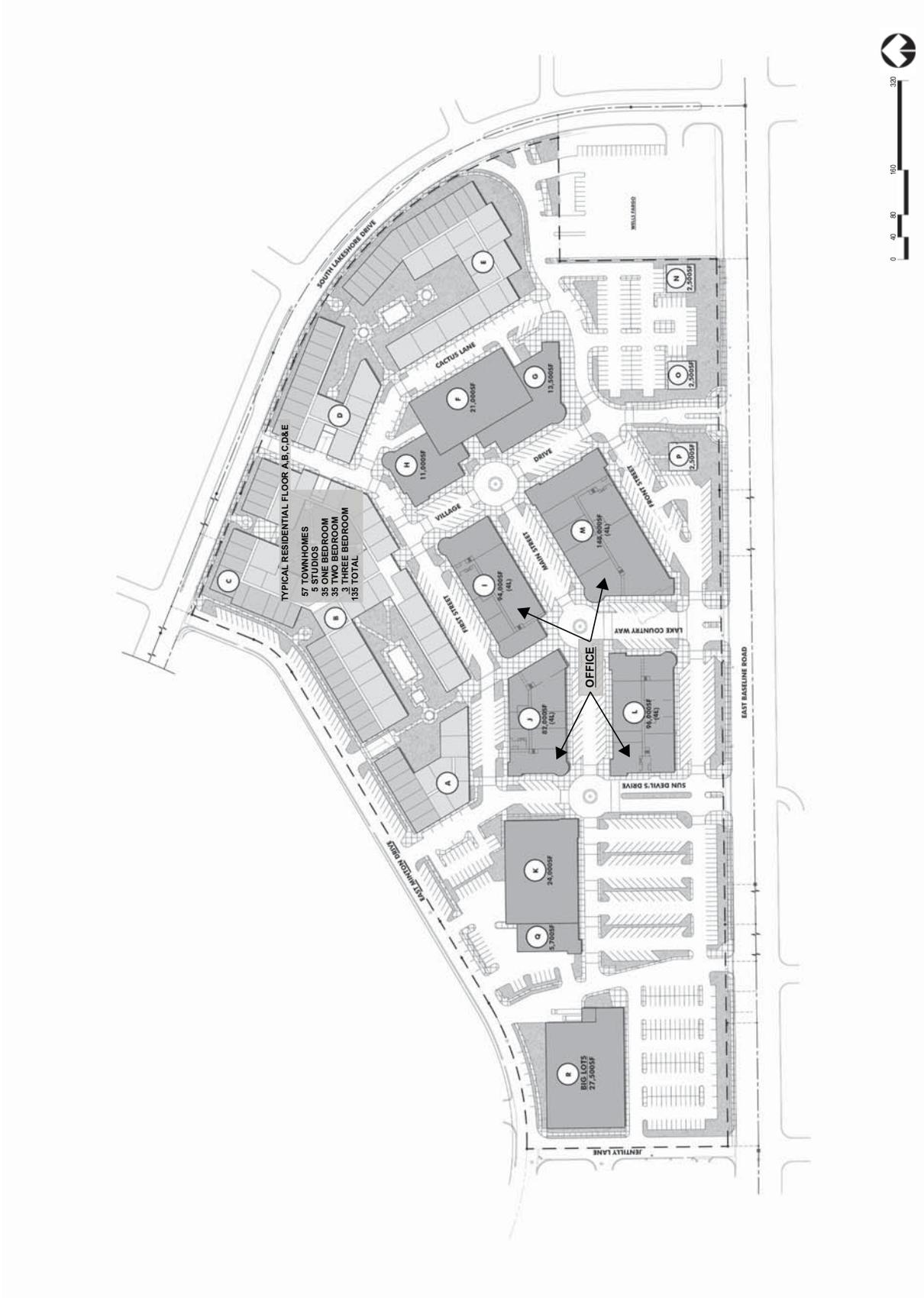
SYMBOLS

	LARGE STREET TREE
	SMALL STREET TREE
	ORNAMENTAL
	PALM
	FOUNTAIN/POOL
	PLAZA/PAVING
	LAWN







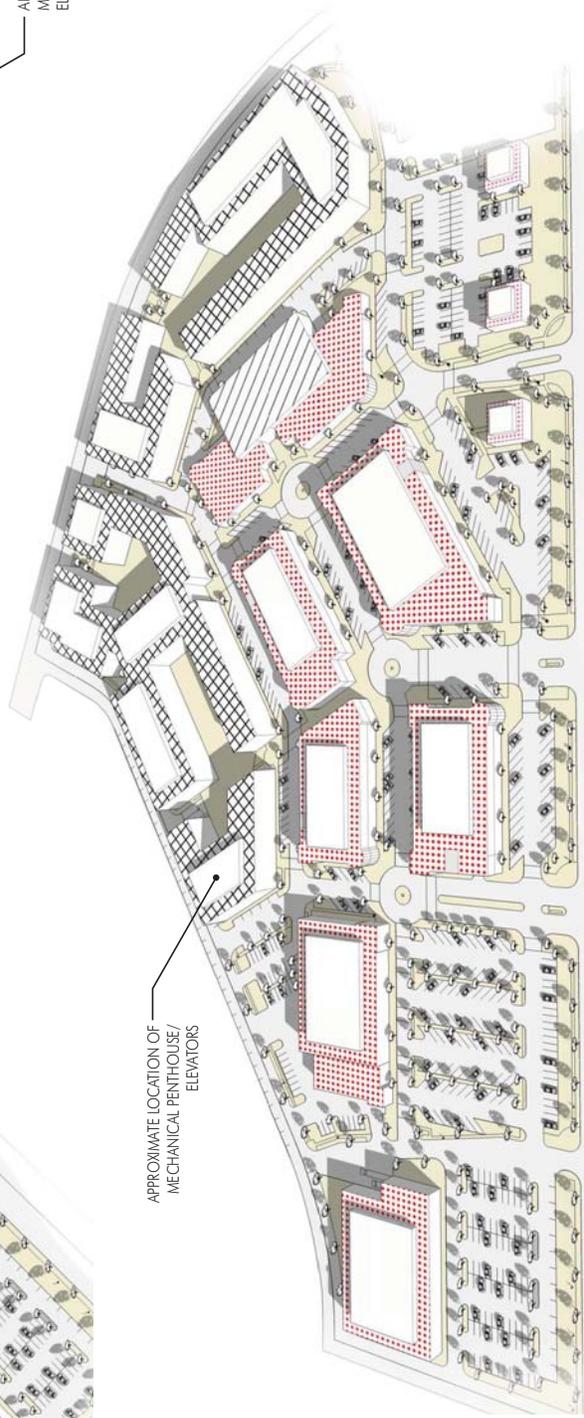




APPROXIMATE LOCATION OF
MECHANICAL PENTHOUSE/
ELEVATORS



APPROXIMATE LOCATION OF
MECHANICAL PENTHOUSE/
ELEVATORS

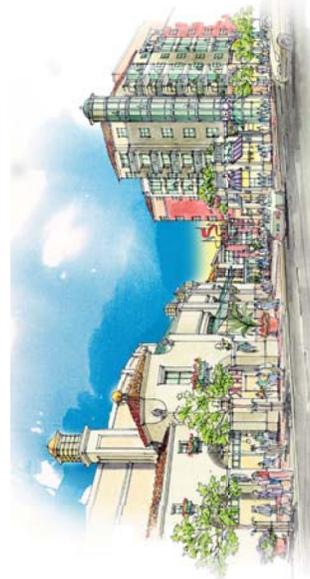


APPROXIMATE LOCATION OF
MECHANICAL PENTHOUSE/
ELEVATORS



The variety of architectural images shown represent different styles which may be applicable to this compact, commercial and residential village center. The final design will comprise a harmonious style throughout with emphasis on the following:

- A "Town Square" live/work atmosphere
- Village scale
- Pedestrian scale detail, signage and lighting
- Lush landscape and street furniture
- Stepped building forms
- Outdoor café seating, plazas, fountains, paseos, etc.
- Shaded, pedestrian friendly, streets and connectors



SHARED PARKING: SATURDAY THROUGH SUNDAY

TYPE OF USE	7		8		9		10		11		12		1		2		3		4		5		6		7		8		9		10		11		12	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
ATHLETIC Health club/spa	8.4		33.6		75.6		100.8		92.4		67.2		58.8		84		75.6		56.8		42		33.6		25.2		8.4		0		0		0		0	
BAR	0		0		4		10		10		20		30		50		80		100		140		180		200		200		200		200		200		200	
OFFICE General	73.5		210		262.5		367.5		367.5		315		210		157.5		52.5		21		21		0		0		0		0		0		0		0	
RESTAURANT General	5.34		8.01		16.02		21.36		26.7		80.1		120.15		120.15		160.2		240.3		253.65		267		267		253.66		226.95		186.9					
RESIDENTIAL Apartments	811.3		751.52		691.74		631.96		606.34		597.8		606.34		640.5		691.74		725.9		742.98		765.68		811.3		819.84		836.92		854					
RETAIL	18.51		61.7		185.1		277.65		450.41		524.45		617		555.3		462.75		401.05		370.2		339.35		246.8		234.46		80.21		0		1240.9			
Min. Number of Spaces	917.05		1064.83		1234.96		1304.27		1553.35		1726.3		1632.29		1807.45		1522.79		1547.05		1569.83		1605.63		1550.3		1516.35		1344.08							
5% Additional (Per Parking Model)	962.90		1118.07		1296.71		1369.48		1631.02		1748.87		1713.90		1687.82		1598.93		1624.40		1648.32		1685.91		1627.82		1592.17		1411.28		1302.95					

SHARED PARKING: MONDAY THROUGH FRIDAY

TYPE OF USE	7		8		9		10		11		12		1		2		3		4		5		6		7		8		9		10		11		12			
	AM	PM																																				
ATHLETIC Health club/spa	75.6		58.8		75.6		84		75.6		75.6		67.2		67.2		67.2		117.6		142.8		168		168		142.8		126		33.6		25.2		8.4		0	
BAR	0		0		4		20		20		40		20		20		30		50		80		100		100		140		180		200		200		200		200	
OFFICE General	210		661.5		976.5		1050		945		945		1018.5		976.5		976.5		808.5		73.5		493.5		241.5		73.5		73.5		31.5		31.5		0		0	
RESTAURANT general	5.34		13.35		26.7		53.4		80.1		133.5		186.9		160.2		160.2		133.5		267		186.9		240.3		267		267		240.3		186.9		186.9		133.5	
RESIDENTIAL Apartments	742.98		674.66		623.42		580.72		503.86		512.4		503.86		512.4		520.94		563.64		802.76		836.92		725.9		802.76		819.84		836.92		845.46		854		854	
RETAIL	49.36		111.06		258.14		419.56		536.78		598.49		617		598.49		566.15		536.79		549.13		505.94		505.94		549.13		536.79		376.37		197.44		80.21		0	
Min. Number of Spaces	1083.28		1519.37		1965.36		2207.68		2286.35		2304.99		2366.36		2376.79		2340.99		2210.03		1975.19		2073.41		1981.64		1975.19		2003.13		1745.99		1539.9		1329.51		1187.5	
5% Additional (Per Parking Model)	1137.44		1595.34		2063.63		2318.06		2379.67		2420.24		2486.78		2495.63		2458.04		2320.53		2073.95		2177.08		2080.72		2073.95		2103.29		1832.66		1616.90		1395.99		1246.88	

Lake Country Village PL090467 - Context Photos



Picture No. 1 – Looking North



Picture No. 2 – Looking East



Picture No. 3 – Looking South



Picture No. 4 – Looking West



Picture No. 6 – Looking East



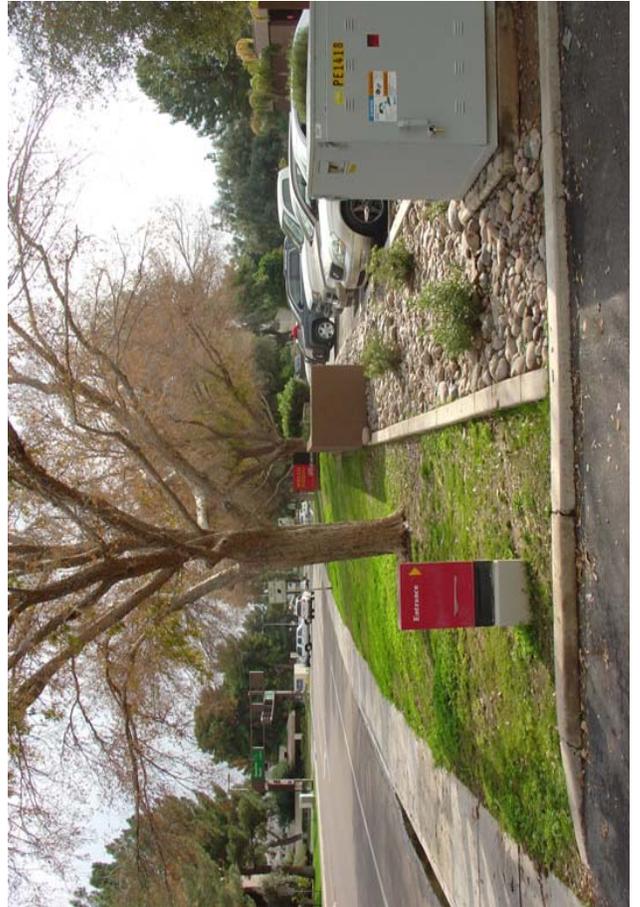
Picture No. 8 – Looking West



Picture No. 5 – Looking North



Picture No. 7 – Looking South



Picture No. 9 – Looking Northwest



Picture No. 10 – Looking Northeast



Picture No. 11 – Looking Southeast



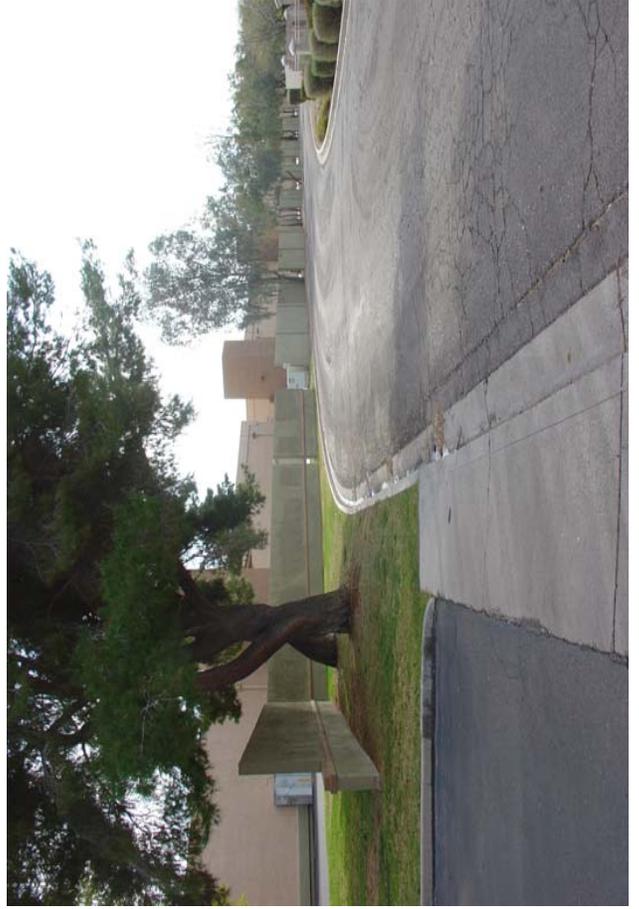
Picture No. 12 – Looking Southwest



Picture No. 14 – Looking Northeast



Picture No. 16 – Looking Southwest



Picture No. 13 – Looking Northwest



Picture No. 15 – Looking Southeast



Picture No. 18 – Looking Northeast



Picture No. 20 – Looking North



Picture No. 17 – Looking Northwest



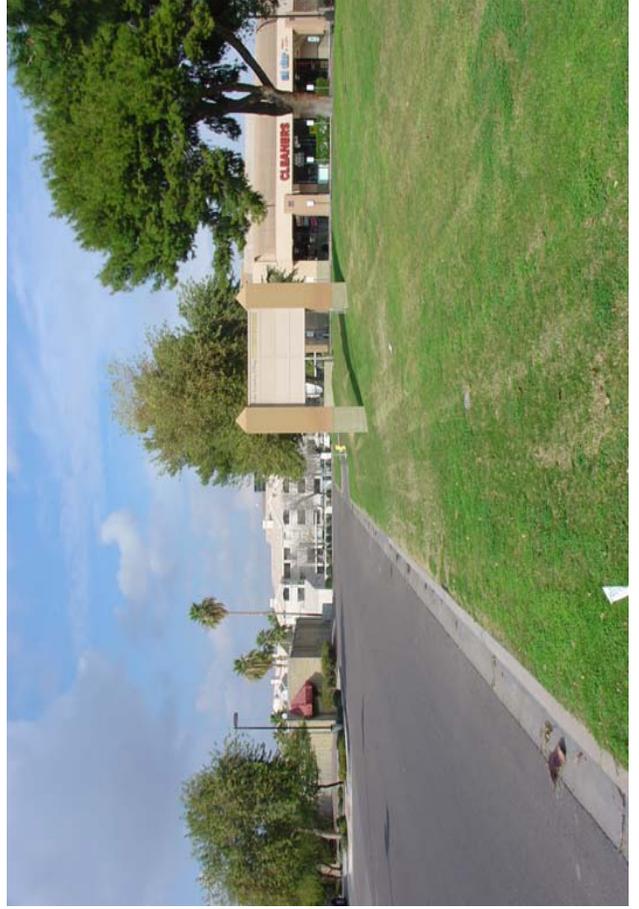
Picture No. 19 – Looking Southwest



Picture No. 22 – Looking South



Picture No. 24 – Looking North



Picture No. 21 – Looking East



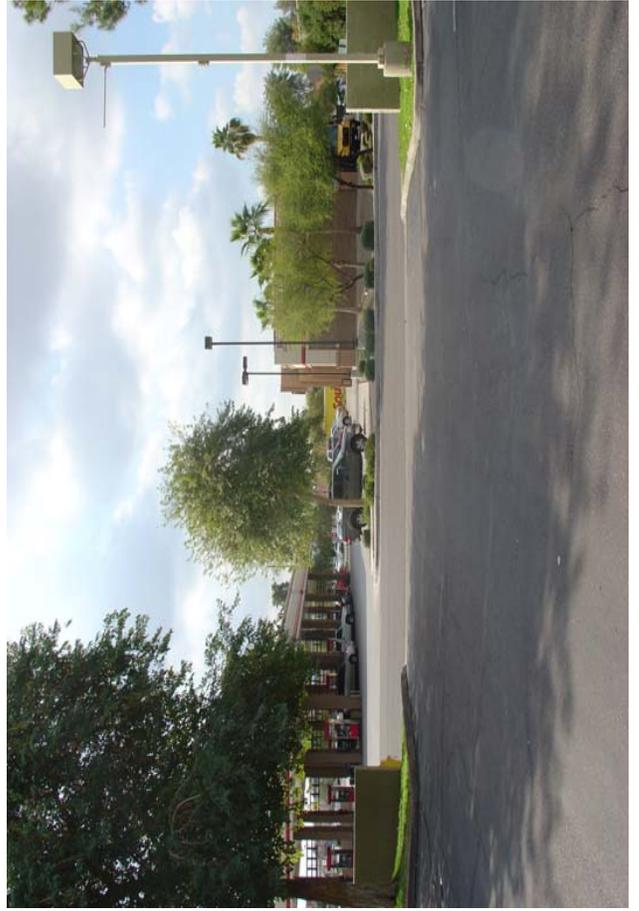
Picture No. 23 – Looking West



Picture No. 26 – Looking South



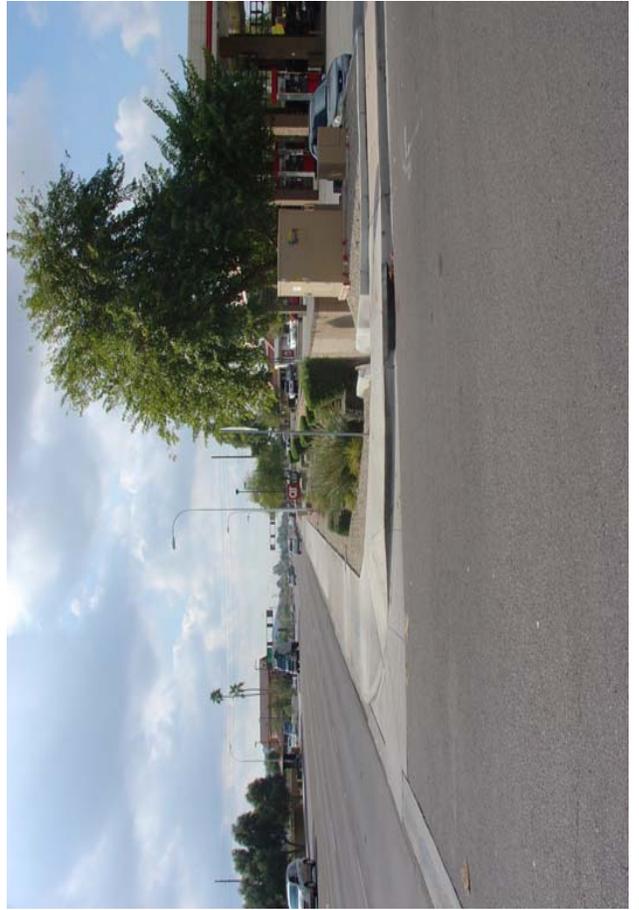
Picture No. 28 – Looking West



Picture No. 25 – Looking East



Picture No. 27 – Looking West



Picture No. 29 – Looking East



Picture No. 30 – Looking North



Picture No. 31 – Looking East



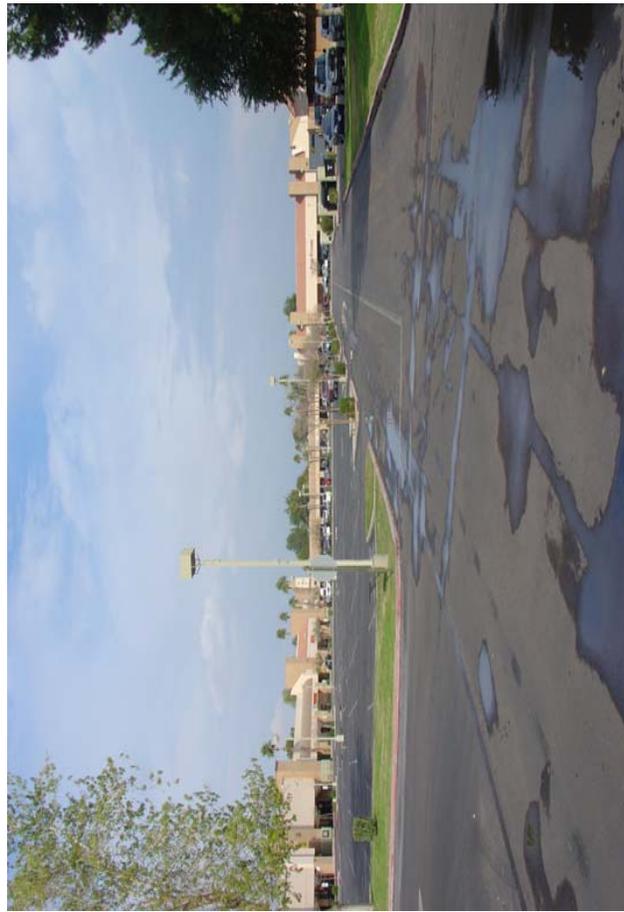
Picture No. 32 – Looking South



Picture No. 33 – Looking West



Picture No. 34 – Looking Northeast



Picture No. 35 – Looking North



Picture No. 36 – Looking East



Picture No. 38 – Looking West



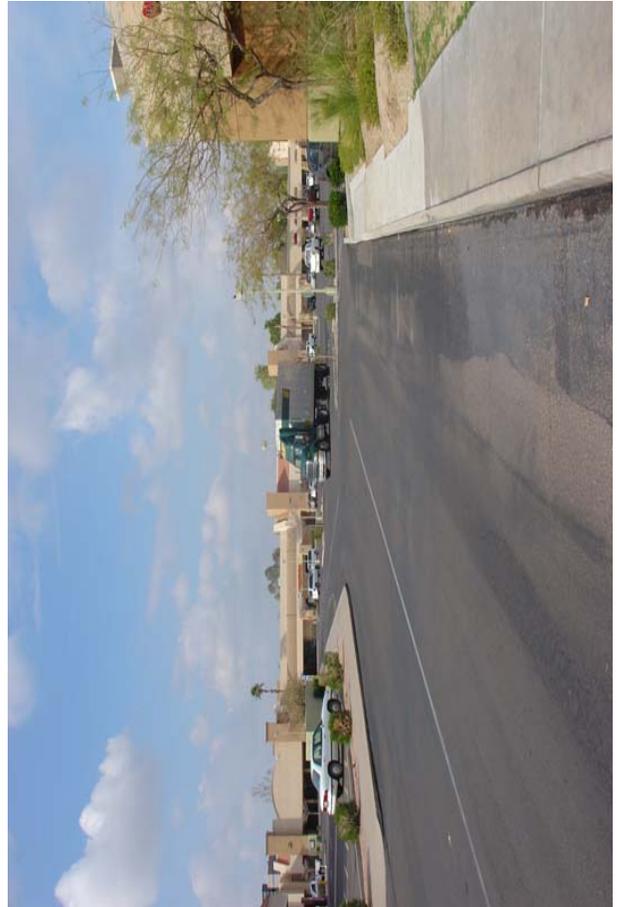
Picture No. 40 – Looking East



Picture No. 37 – Looking South



Picture No. 39 – Looking North



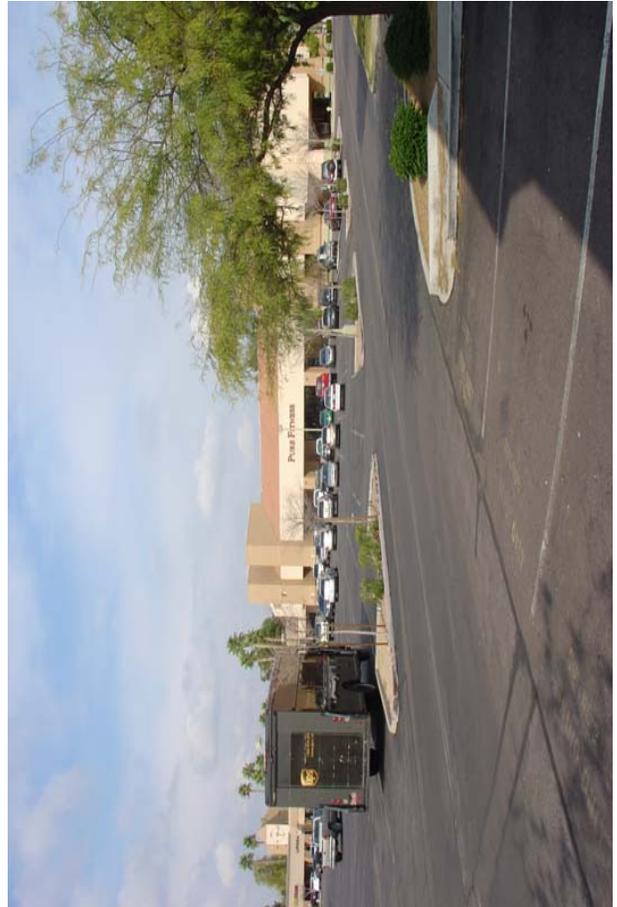
Picture No. 41 – Looking South



Picture No. 42 – Looking West



Picture No. 43 – Looking Northeast



Picture No. 44 – Looking Northwest



Picture No. 45 – Looking Southeast

