

PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH,
RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 20 DAY OF May, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Scott Johnson, OWNER, WHO ACKNOWLEDGED HIMSELF 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: Rachael Muesen October 6, 2018
NOTARY PUBLIC MY COMMISSION EXPIRES



LMC APACHE TERRACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

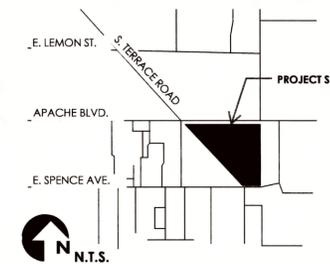
BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;

BY: Scott Johnson 5-20-15
REPRESENTATIVE VICE PRESIDENT DATE

OWNER / DEVELOPER

LMC APACHE TERRACE HOLDINGS, LLC
7150 EAST CAMELBACK ROAD, SUITE 425
SCOTTSDALE, ARIZONA 85250
480.718.1381

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	PAD PROVIDED
GENERAL PLAN LAND	MIXED-USE
GENERAL PLAN DENSITY	UP TO 65 DU/AC
SITE AREA	292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY	395 DU
DENSITY	59 DU/AC
Dwelling quantity/gross site area	395 DU / 6.70 ACRES
BUILDING HEIGHT	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE DETAIL AT NORTHEAST CORNER OF BUILDING
BUILDING STEPBACK	YES. SEE SHEET A1.1, DETAIL 2
BUILDING LOT COVERAGE	52% (152,220 S.F. / 292,021 S.F.)
SITE LANDSCAPE COVERAGE	10% (30,112 S.F. / 292,021 S.F.)
BUILDING SETBACKS	
FRONT (APACHE BLVD.) / PARKING	BUILDING: 0' - 20' MAX. PARKING: 5'-0"
SIDE (EAST PROPERTY LINE)	BUILDING: 20'-0" - PARKING: 5'-0"
SIDE (WEST PROPERTY LINE)	BUILDING: 0'-0" - PARKING: 5'-0"
REAR (SPENCE AVE.)	BUILDING: 0'-0" - PARKING: 5'-0"
VEHICLE PARKING	
COMMERCIAL (RETAIL, RESTAURANT, BAR) PARKING: 1/300 S.F. PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 S.F. OF FLOOR AREA	RETAIL SURFACE: 16 P.S. RESIDENTIAL SURFACE: 179 P.S. GARAGE ON GRADE: 412 P.S. GRAND TOTAL = 607 P.S.
RESIDENTIAL PARKING: RESIDENTIAL PARKING RATIO # OF BR x 0.75 P.S. RATIO PER T.O.D. / GUEST PARKING + # OF D.U. x 0.2 P.S.	
BICYCLE PARKING QUANTITY RETAIL: (1 B.P.S./7,500 S.F. = 4 SPACES MIN.)	RETAIL SURFACE: 15 P.S. RESIDENTIAL SURFACE: 235 P.S. GRAND TOTAL = 250 P.S.
RESIDENTIAL: STUDIO = .75 SPACES PER UNIT 1 BEDROOM = .75 SPACES PER UNIT 2 BEDROOM = .75 SPACES PER UNIT 3 BEDROOM = 1.00 SPACES PER UNIT GUEST = .20 SPACES PER UNIT	
USES	RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 452,660 S.F.

CONDITIONS OF APPROVAL: PAD14010

- A building permit application shall be made on or before October 2, 2016, 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 November 1, 2014 or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
- The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
- The maximum building height shall be sixty-five (65) feet, measured from midpoint top of sidewalk curb. This will exclude the architectural cornice detail, extending no more than one hundred feet from the northeast corner of the building, which shall be a maximum height of seventy (70) feet.
- The minimum vehicle parking for the site shall calculate all parking requirements for commercial use (retail, restaurant, bar, etc.) at a ratio of one vehicle per three hundred square feet of area (1/300 s.f.). All residential tenant and commercial tenant parking spaces shall be designated within the secured parking area. The 17 unsecured spaces, located at the western entrance from Apache Boulevard, shall remain available for temporary visitor/customer parking. Spaces shall be signed accordingly.
- The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
- The building shall be "solar-ready". Construction documents for permitting shall identify rooftop area(s) dedicated for future PV solar panels and install the dedicated electrical conduit pathway (two 2" diameter conduits) to the appropriate SES room to service the panels. A structural engineer shall account for 3 pounds per square foot of load for future PV solar panels at the identified rooftop area.
- The building shall incorporate art in the approximately 100 ft. section of ground floor building facade just east of the bike room. The art shall be facing Apache and clearly visible to the public. The artwork shall be a minimum of \$60,000. This budget will cover the artist fees, materials and installation.
- The building shall be constructed in a manner to maximize the opportunity to expand street-side retail. In order to accommodate this, all or a portion of the 100 ft. section east of the bike room/storefront area along Apache Boulevard shall be designed in a way to allow for the potential conversion to retail space in the future. The building design and construction shall include the placement of utilities (water, sewer, electrical) located near the 100-foot area so that connection to these utilities can be made without major installation of new lines. Additionally, while some mechanical/electrical equipment may need to be installed in this area, the developer should limit the amount of this equipment, as is practical, and locate it near the west side of the area.
- The developer shall install ten (or more) level-one electric car-charging stations that operate at 220V.
- Balconies on the 4th and 5th floors that are across from the single-family homes on the east side of the building shall be removed. Planning Staff shall approve the design of the building after the removal prior to submitting for building permits. In lieu of removing the balconies, louvers may be installed on these same 4th and 5th floor balcony railings (up to approximately 5 ft. from the balcony floor) that will limit the view to the backyards of the adjacent homeowners.

GENERAL NOTES

- IN PARKING STRUCTURES, 2'-0" ADDITIONAL SEPARATION SHALL BE PROVIDED WHEN ADJACENT TO A WALL TO ACCOMMODATE VEHICLE EXITING.
- COLUMNS AND CEILINGS OF A PARKING PODIUM TO BE PAINTED WHITE WITH LEV. GREATER THAN 75.
- SECURITY PLAN REQUIRED. PROVIDE CCTV IN ALL ELEVATORS AS REQUIRED BY POLICE DEPARTMENT. PROVIDE POLICE ACCESS TO ANY GATE CODES AND KNOX BOX CONTROLS.
- THE EXISTING SIDEWALK ON SPENCE AT THE EMERGENCY ENTRY WILL NEED TO BE REPLACED WITH 1" THICK CONCRETE PER T-320.
- CROSS ACCESS AGREEMENT REQUIRED AT MAIN ENTRY.
- ALL DRIVEWAYS TO BE PER CITY OF TEMPE DETAIL T-320.
- FDC LOCATION ARE PRELIMINARY. THE ACTUAL LOCATION OF THE FDC WILL SHOWN ON THE APPROVED SPRINKLER PLANS.
- ADDITIONAL TRAFFIC SIGNAL POLE AND MAST ARM WILL NEED TO BE INSTALLED ON THE NE CORNER OF DORSEY AND APACHE.
- EMERGENCY ACCESS ONTO SPENCE AVE WILL NEED LOCKBOX PER FIRE DEPARTMENT STANDARDS. WIDTH TO BE 26" PER FD REQUIREMENTS.
- FIT COMMUNICATIONS. WE WILL NEED TO COMPLY WITH ARTICLE 11 OF THE CIVIL DEFENSE AND EMERGENCY SERVICES CITY CODE - www.tempe.gov/Modules/ShowDocuments.aspx?documentid=8684. A NOTICE OF CODE COMPLIANCE FOR PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM - www.tempe.gov/index.aspx?page=949 AND www.tempe.gov/Modules/ShowDocuments.aspx?documentid=2835 WILL NEED TO BE SENT TO THE DEVELOPER.
- ALL CORRIDORS ARE OPEN AND ALL RAILING IS 48" HIGH MINIMUM.

LEGAL DESCRIPTION

A portion of land located in the Southwest quarter of Section 23, 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 Northeast corner of the Southwest quarter of said Section 23;
thence South 89 degrees 30 minutes 44 seconds West, along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in hand hole on the North line of said Southwest quarter and the centerline of Terrace Road, a distance of 500.37 feet;
thence South 0 degrees 28 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Blvd. and the TRUE POINT OF BEGINNING;
thence South 89 degrees 30 minutes 44 seconds West along the aforementioned right of way line, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps Page 40;
thence South 43 degrees 32 minutes 02 seconds East along the Northeastly line of said Lot 18, which line is also the Southwesterly right of way line of the Phoenix and Eastern Railroad as shown on the map of JEN TILLY TERRACE, a distance of 836.65 feet to a point on the North right of way line of Spence Avenue, said point being the Southeast corner of Lot 9, of ATTERBERY TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 56 of Maps, Page 19;
thence North 89 degrees 32 minutes 12 seconds East along the North right of way line of Spence Avenue, a distance of 205.08 feet to a point on the East line of the Southwest quarter of said Section 23;
thence North 0 degrees 28 minutes 17 seconds West along the East line of the Southwest quarter of said Section 23, a distance of 169.54 feet to the Northwest corner of that parcel described in Docket 13501, Page 751, records of Maricopa County, Arizona;
thence South 89 degrees 32 minutes 12 seconds West along the North line of said parcel and parallel with the North right of way line of Spence Avenue, a distance of 226.66 feet to a point on the Northeastly right of way line of the Phoenix and Eastern Railroad as shown in Book 28 of Maps, Page 40, records of Maricopa County, Arizona;
thence North 43 degrees 32 minutes 02 seconds West parallel to and 100.00 feet Northeastly of the Northeastly line of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of maps, Page 40, a distance of 166.00 feet;
thence North 0 degrees 28 minutes 17 seconds West parallel to the East line of said Southwest quarter and along the East line of that parcel described in Docket 11527, Page 163, records of Maricopa County, Arizona, a distance of 320.56 feet to the TRUE POINT OF BEGINNING.
EXCEPT COMMENCING at the Northeast corner of the Southwest quarter of said Section 23;
thence South 00 degrees 28 minutes 17 seconds East along the East line of said Southwest quarter, a distance of 491.97 feet to the TRUE POINT OF BEGINNING;
thence continuing South 00 degrees 28 minutes 17 seconds East, a distance of 169.54 feet to a point on the North right of way line of Spence Avenue;
thence South 89 degrees 32 minutes 12 seconds West along the aforementioned right of way line, a distance of 2.00 feet;
thence North 00 degrees 28 minutes 17 seconds West parallel with and 2.00 feet West of the East line of said Southwest quarter, a distance of 169.54 feet;
thence North 89 degrees, 32 minutes 12 seconds East, a distance of 2.00 feet to the TRUE POINT OF BEGINNING, as Quit Claimed to the City of Tempe in 84-464943, of Official Records thru 84-464945, of Official Records, records of Maricopa County, Arizona; and also
EXCEPT a strip of land 5.00 feet in width located in the Southwest quarter of Section 23, 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 Northeast corner of the Southwest quarter of said Section 23;
thence South 89 degrees 30 minutes 44 seconds West along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in the _____ on the North line of said Southwest quarter being the centerline of Terrace Road (to the South), a distance of 500.37 feet;
thence South 00 degrees 23 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Boulevard and the TRUE POINT OF BEGINNING;
thence South 89 degrees 30 minutes 44 seconds West parallel to and 50.00 feet South of the North line of said Southwest quarter, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40;
thence South 43 degrees 32 minutes 02 seconds East along the Northeastly line of said Lot 18 to an intersection with a line parallel to and 55.00 feet South of the North line of said Southwest quarter;
thence North 89 degrees 30 minutes 44 seconds East parallel to and 55.00 feet South of the North line of said Southwest quarter, a distance of 431.68 feet from which the POINT OF BEGINNING bears North 00 degrees 28 minutes 17 seconds West, 5.00 feet;
thence North 00 degrees 28 minutes 17 seconds West, a distance of 5.00 feet to the POINT OF BEGINNING, as Quit Claimed to the City of Tempe in 83-463051, of Official Records thru 83-463053, Official Records, records of Maricopa County, Arizona.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 2ND DAY OF OCTOBER, 2014.

DS140208

PAD14010

REC14024

PROJECT
REC14024
OWNER

SEAL

CONTACT

PAD14010

DATA

DS140208

NO. 13-2067-02

The Hayden
at Dorsey
Station

1221 E. Apache Blvd
Tempe, Arizona

LENNAR

7150 East Camelback Road #425
Phoenix, Arizona 85251
480-718-1381 (p)



TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design

Architecture Planning
Landscape Architecture

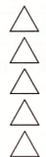
4019 North 44th Street
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602-952-8280p 602-952-8995f
www.toddassoc.com

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10-2-2014

Proj Mgr: BAF
Dwn By: BAF

Rev. Date: Description:



PAD/DPR COVER

A0.0

PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

NO. 13-2067-01
**The Hayden
at Dorsey
Station**
1221 E. Apache Blvd
Tempe, Arizona
LENNAR
7150 East Camelback Road #425
Phoenix, Arizona 85251
480-718-1381 (p)

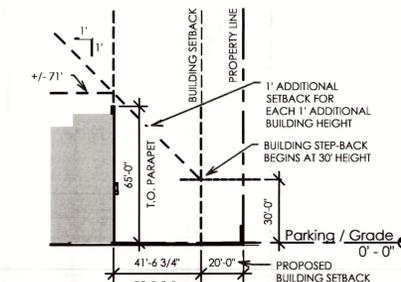
PROJECT REC14024
OWNER
SEAL
CONTACT

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Architectural Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
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DATA
PAD14010
10-2-2014
Proj Mgr.
Dwn By: Author
Rev. Date: Description:

ARCHITECTURAL
SITE PLAN
A1.1

- SYMBOLS**
- ACCESSIBLE PARKING SPACE
 - FIRE TRUCK TURNING RADIUS - INSIDE TURNING RADIUS 35'-0", OUTSIDE TURNING RADIUS 55'-0".
 - PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-6". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%.
 - FIRE HYDRANT LOCATIONS
 - FIRE LANE SIGNAGE
 - ACCESSIBLE PARKING SIGN
 - BUILDING SIGNAGE LOCATION
 - TRANSFORMER

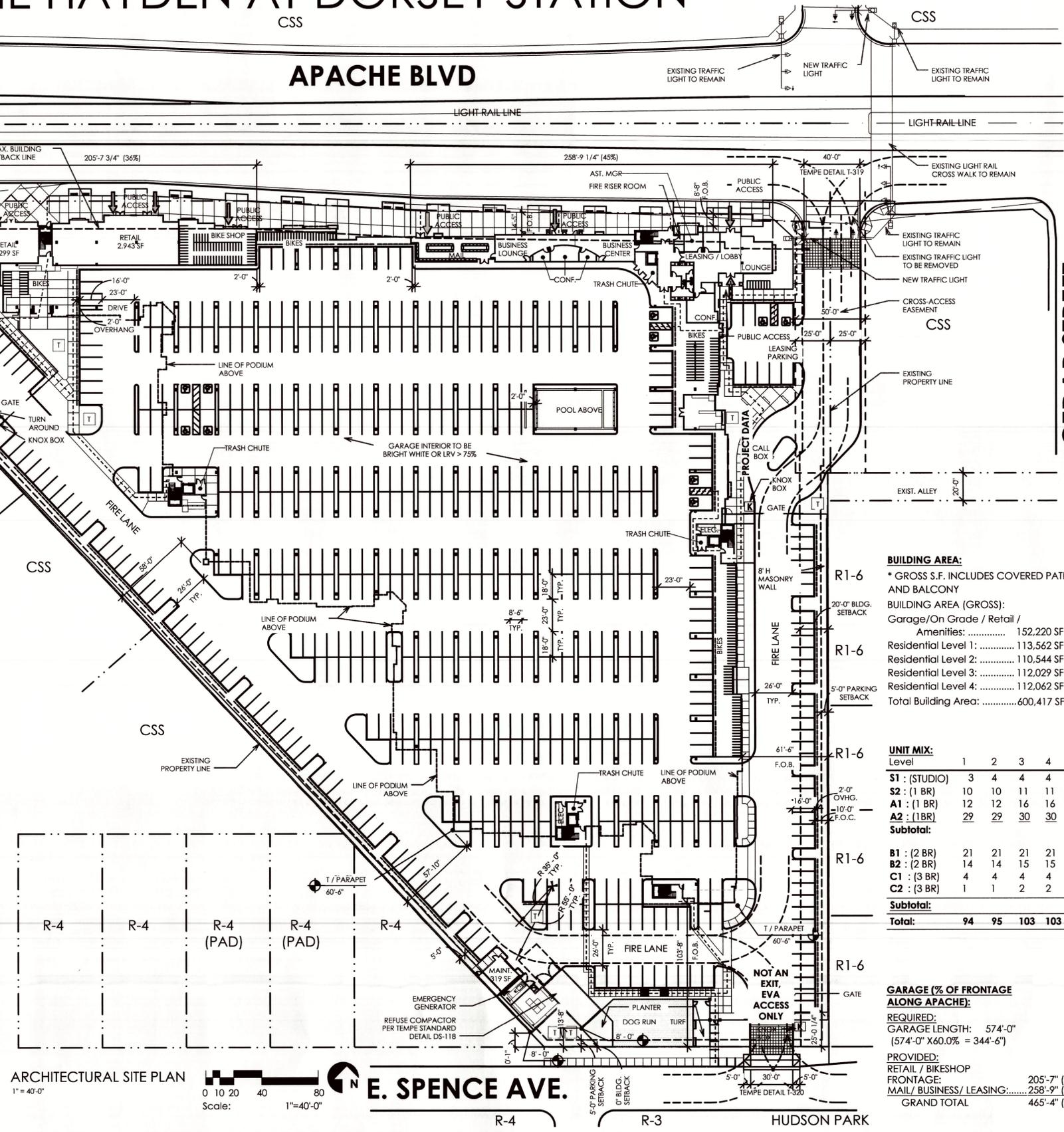


2 STEPBACK REQUIREMENT ALONG EAST PL.
1" = 40'-0"

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	MU-4	MU-4 (TOD)	PAD PROVIDED
GENERAL PLAN LAND			MIXED-USE
GENERAL PLAN DENSITY			UP TO 65 DU/AC
SITE AREA			292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY			395 DU
DENSITY	NS	NS	59 DU/AC
Dwelling quantity/gross site area			395 DU / 6.70 ACRES
BUILDING HEIGHT	NS	NS	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE DETAIL AND NORTHEAST CORNER OF BUILDING
BUILDING STEPBACK	YES	YES	YES. SEE SHEET A1.1, DETAIL 2.
BUILDING LOT COVERAGE	NS		52% (152,220 S.F. / 292,021 S.F.)
SITE LANDSCAPE COVERAGE	NS		10% (30,112 S.F. / 292,021 S.F.)
BUILDING SETBACKS			
FRONT (APACHE BLVD.) / PARKING	NS/20'	20' MAX	BUILDING: 0', 20' MAX, PARKING: 5'-0"
SIDE (EAST PROPERTY LINE)	NS	20' MAX	BUILDING: 20'-0", PARKING: 5'-0"
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VEHICLE PARKING			
COMMERCIAL (RETAIL, RESTAURANT, BAR) PARKING: 1/300 S.F. PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 S.F. OF FLOOR AREA			RETAIL SURFACE: 16 P.S. RESIDENTIAL SURFACE: 179 P.S. GARAGE ON GRADE: 412 P.S. GRAND TOTAL = 607 P.S.
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RESIDENTIAL: STUDIO = .75 SPACES PER UNIT 1 BEDROOM = .75 SPACES PER UNIT 2 BEDROOM = .75 SPACES PER UNIT 3 BEDROOM = 1.00 SPACES PER UNIT GUEST = .20 SPACES PER UNIT			
USES			RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 452,660 S.F.

DS140208



ARCHITECTURAL SITE PLAN
1" = 40'-0"

PAD14010

REC14024

DS140208