

PLANNED AREA DEVELOPMENT OVERLAY 1020 APACHE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEPLEY BULFINCH

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REC23145

PAD230021

DS230866



1020 APACHE

1020 EAST APACHE BLVD
TEMPE, AZ 85281
JOB NO: 5411.000

PAD COVERSHEET

PAD 000

3/20/24



OWNER AUTHORIZATION

APACHE 1020 PROPERTIES KP6, LLC

BY: [Signature] DATE: 4/2/2024
SIGNATURE DATE

ITS: AUTHORIZED PERSON

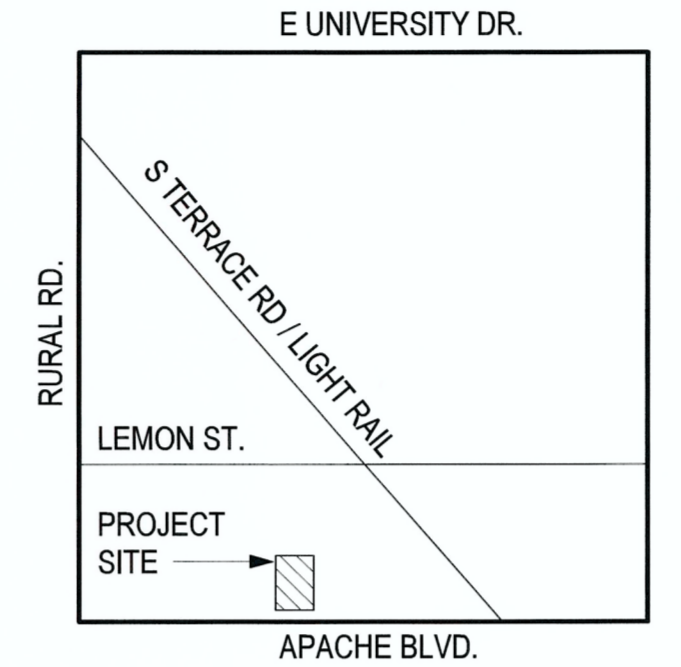
OWNER:

APACHE 1020 PROPERTIES KP6, LLC
704 WEST 9TH STREET
AUSTIN, TX 78701
CONTACT: HUNTINGTON PRATER
EMAIL: HUNTINGTON@LVCCOLLECTIVE.COM

DEVELOPER:

LV DEVELOPMENT LLC
704 WEST 9TH STREET
AUSTIN, TX 78701
CONTACT: CHRIS JOHNSON
EMAIL: CHRIS@LVCCOLLECTIVE.COM

SITE VICINITY MAP



PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD TOD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU / AC)
SITE AREA	
GROSS	59,100 SQ. FT. / 1.36 ACRES
NET	59,000 SQ. FT. / 1.35 ACRES
DWELLING QUANTITY	289
BEDROOM QUANTITY	829
DENSITY	213 DU / AC
BUILDING HEIGHT	200'-0"
BUILDING LOT COVERAGE	46,020 SF / 78%
SITE LANDSCAPE COVERAGE	12,980 SF (22.0%) AT GRADE 14,042 SF (23.8%) AT LEVEL 5 3,658 SF (6.2%) AT LEVEL 14
BUILDING SETBACKS	
FRONT (APACHE BLVD)	0'-0" MIN / 20'-0" MAX (20' PARKING)
SIDE (EAST)	20'-0"
SIDE (WEST)	9'-0"
REAR (NORTH)	5'-0"
VEHICLE PARKING QUANTITY	
GUEST	24.57 (0.085/UNIT)
STUDIO (36 UNITS)	14.40 (.40/BED)
1 BEDROOM (36 UNITS)	14.40 (.40/BED)
2 BEDROOM (47 UNITS)	37.60 (.40/BED)
3 BEDROOM (17 UNITS)	20.40 (.40/BED)
4 BEDROOM (153 UNITS)	244.80 (.40/BED)
TOTAL RESIDENTIAL	356.17
COMM. (RESTAURANT/RETAIL - INDOOR 1,609 NSF)	16.09 1/75 SF, 1ST 25% OF FLOOR AREA WAIVED
COMM. (RESTAURANT/RETAIL - OUTDOOR 292 SF)	0 (NONE IN TOD)
TOTAL PARKING PROVIDED ON SITE AND ON STREET	371 ON-SITE 3 ON-STREET +5 COMPACT +1 MOTORCYCLE +1 ON-STREET LOADING/DELIVERY
BICYCLE PARKING QUANTITY	321
USES	
LEASING/LOBBY	8,118 GSF
RESTAURANT/RETAIL - INDOOR	1,609 NSF / 2,105 GSF
RESTAURANT/RETAIL - OUTDOOR	292 SF
STRUCTURED PARKING	153,489 GSF
RESIDENTIAL BUILDING	401,542 GSF
TOTAL	565,254 GSF

1. MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

CONDITIONS OF APPROVAL: PAD230021

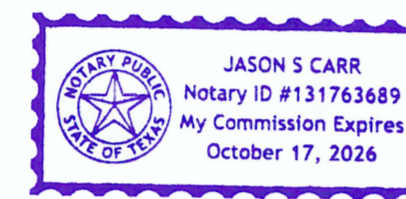
1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. § 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD OVERLAY SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR 1020 APACHE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. THE PLANNED AREA DEVELOPMENT SHALL PROVIDE A 55 FOOT RIGHT OF WAY ALONG APACHE BOULEVARD.
5. THE PLANNED AREA DEVELOPMENT SHALL PROVIDE THREE ON-STREET PARKING SPACES AND ONLY ONE PASSENGER LOADING SPACE AT THE EAST END.

GENERAL NOTES

PARKING ANALYSIS DATED DECEMBER 7, 2023 USED TO JUSTIFY VEHICLE PARKING RATIOS.

ACKNOWLEDGEMENT

ON THIS 2nd DAY OF April, 2024
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED
DAVID KANNE, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE
PER-SON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSES THEREIN CONTAINED.



IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] DATE: October 17, 2026
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A portion of land being situated within the Northwest Quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a 3 inch brass cap in hand hole accepted as the West Quarter corner of said Section 23 from which a found 3 inch brass cap in hand hole accepted as the Northwest corner thereof bears North 00° 04'59" West, 2640.76 feet;

Thence South 89°59'29" East 759.00 feet along the south line of the Northwest Quarter of said Section 23;

Thence leaving said south line, North 00°04'59" West, 50.00 feet to the southeast corner of Lot 1 of The Retreat @ 1000 Apache as recorded in Book 1020 of Maps, Page 35, records of Maricopa County, Arizona being the POINT OF BEGINNING;

Thence continuing North 00°04'59" West, 300.00 feet along the east line of said Lot 1 and the east line of Lot 2 of University Properties recorded in Book 689, of Maps, Page 24, records of Maricopa County, Arizona to the southwest corner of that property described within the Special Warranty Deed recorded in Document No. 2012-1162609, records of Maricopa County, Arizona;

Thence South 89°59'29" East, 200.00 feet along the south line of that property described within said Special Warranty Deed to the west line of Lot 1 of Apache and Terrace recorded in Book 1445 of Maps, Page 02, records of Maricopa County, Arizona;

Thence South 00°04'59" East, 295.00 feet along said west line to the north line of that property conveyed to the City of Tempe described the Quit-Claim Deed recorded in Document No. 1995- 0489479, records of Maricopa County, Arizona;

Thence North 89°59'29" West, 180.00 feet along said north line to the northwest corner thereof;

Thence South 00°04'59" East, 5.00 feet along the west line of that property described within said Quit-Claim Deed to the north line of south 50.00 feet of said Northwest Quarter;

Thence North 89°59'29" West, 20.00 feet along said north line to the POINT OF BEGINNING.

The above described parcel contains a computed area of 59,100 sq. ft. (1.3567 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 15TH DAY OF FEBRUARY, 2024.

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PLANNED AREA DEVELOPMENT OVERLAY 1020 APACHE SITE PLAN

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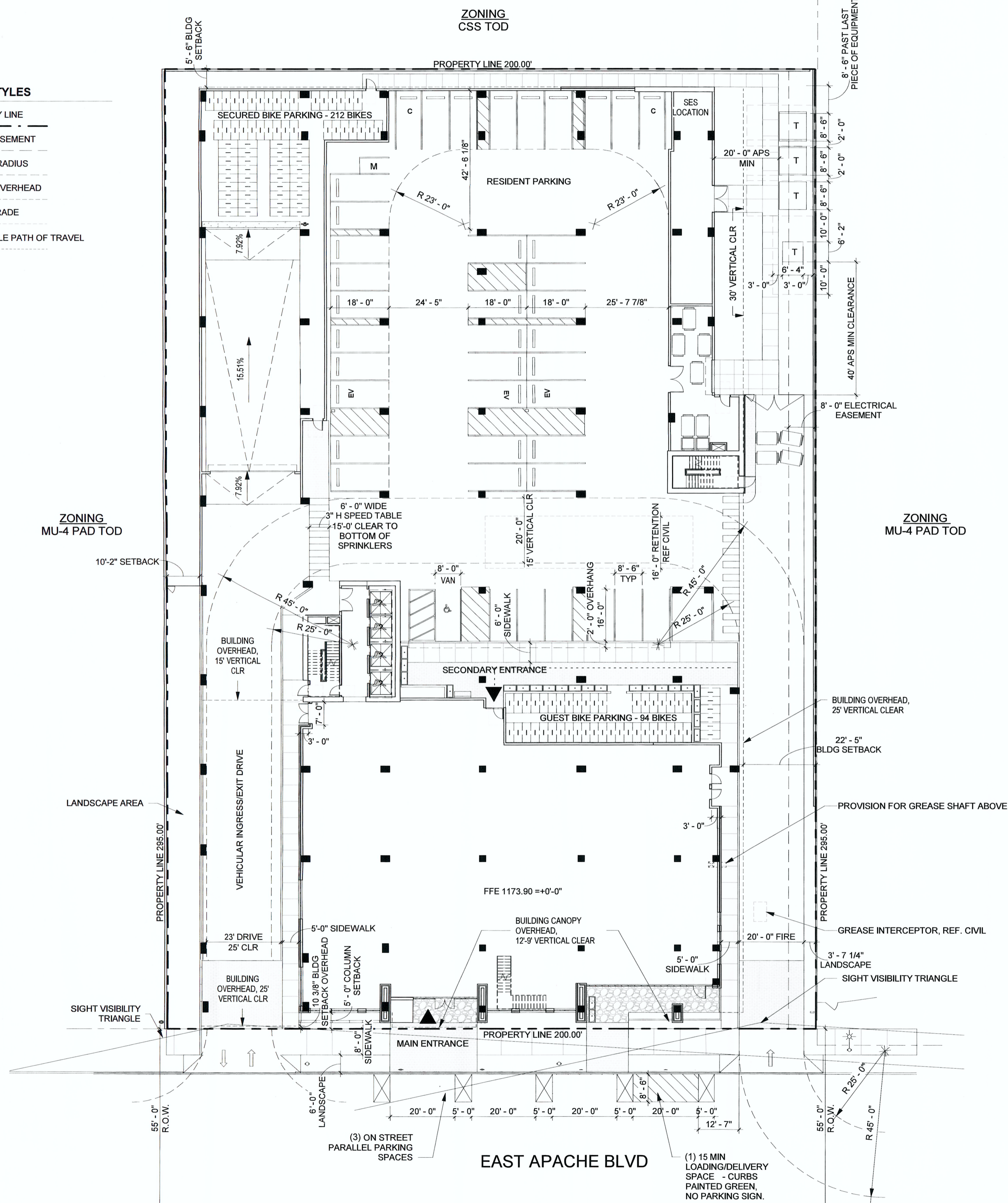
PAD SITE PLAN

PAD 001

3/20/24



- LINE STYLES**
- PROPERTY LINE
 - UTILITY EASEMENT
 - TURNING RADIUS
 - CANOPY OVERHEAD
 - BELOW GRADE
 - ACCESSIBLE PATH OF TRAVEL



DEVELOPMENT STANDARDS	EXISTING CSS TOD (CORRIDOR AREA)	PROPOSED MU-4 PAD TOD
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU / AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU / AC)
SITE AREA		
GROSS	59,100 SQ. FT. / 1.36 ACRES	59,100 SQ. FT. / 1.36 ACRES
NET	59,000 SQ. FT. / 1.35 ACRES	59,000 SQ. FT. / 1.35 ACRES (AFTER DEDICATION OF ROW)
DENSITY	25 DU/AC ¹	213 DU / AC
DWELLING QUANTITY		289
BEDROOM QUANTITY		829
BUILDING HEIGHT	35'-0"	200'-0" 15 STORIES
BUILDING LOT COVERAGE	75%	46,020 SF / 78%
LANDSCAPE AREA	25%	12,980 SF (22.0%) AT GRADE 14,042 SF (23.8%) AT LEVEL 5 3,658 SF (6.2%) AT LEVEL 14
BUILDING SETBACKS		
FRONT (APACHE BLVD)	0'-0" MIN / 10'-0" MAX (20' PARKING)	0'-0" MIN / 20'-0" MAX (20' PARKING)
SIDE (EAST)	NS	20'-0"
SIDE (WEST)	NS	9'-0"
REAR (NORTH)	NS	5'-0"
VEHICLE PARKING QUANTITY		
RESIDENTIAL USE		
GUEST	57.8 (2/UNIT)	24.57 (0.085/UNIT)
STUDIO (36 UNITS)	27.0 (.75/BED)	14.40 (.40/BED)
1 BEDROOM (36 UNITS)	27.0 (.75/BED)	14.40 (.40/BED)
2 BEDROOM (47 UNITS)	70.5 (.75/BED)	37.60 (.40/BED)
3 BEDROOM (17 UNITS)	38.25 (.75/BED)	20.40 (.40/BED)
4 BEDROOM (153 UNITS)	459.0 (.75/BED)	244.80 (.40/BED)
TOTAL RESIDENTIAL	680 SPACES	356.17
COMM. (RESTAURANT/RETAIL) - INDOOR (1,609 NSF)	16.09 1/75 SF, 1ST 25% OF FLOOR AREA WAIVED	16.09 1/75 SF, 1ST 25% OF FLOOR AREA WAIVED
COMM. (RESTAURANT/RETAIL) - OUTDOOR (292 SF)	NONE	0 (NONE IN TOD)
TOTAL PARKING PROVIDED ON SITE AND ON STREET	697 SPACES	371 ON-SITE 3 ON-STREET +5 COMPACT +1 MOTORCYCLE +1 ON STREET LOADING/DELIVERY
BICYCLE PARKING QUANTITY	321	321
GUEST	57.8 (289 x .2/UNIT)	57.8 (289 x .2/UNIT)
STUDIO	27.0 (36 x .75/UNIT)	27.0 (36 x .75/UNIT)
1 BEDROOM	27.0 (36 x .75/UNIT)	27.0 (36 x .75/UNIT)
2 BEDROOM	35.25 (47 x .75/UNIT)	35.25 (47 x .75/UNIT)
3 BEDROOM	17 (17 x 1/UNIT)	17 (17 x 1/UNIT)
4 BEDROOM	153 (153 x 1/UNIT)	153 (153 x 1/UNIT)
TOTAL RESIDENTIAL	317.05	317.05
COMM. (RESTAURANT/RETAIL) - INDOOR (1,609 NSF)	3.22 (1/500 SF)	3.22 (1/500 SF)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (292 SF)	0 (WAIVED 1ST 300 SF)	0 (WAIVED 1ST 300 SF)
USES		
LEASING/LOBBY	8,118 GSF	8,118 GSF
RESTAURANT/RETAIL - INDOOR	1,609 NSF / 2,105 GSF	1,609 NSF / 2,105 GSF
RESTAURANT/RETAIL - OUTDOOR	292 SF	292 SF
STRUCTURED PARKING	153,489 GSF	153,489 GSF
RESIDENTIAL BUILDING	401,542 GSF	401,542 GSF
TOTAL	565,254 GSF	565,254 GSF

- SUBJECT TO USE PERMIT APPROVAL (NO USE PERMIT REQUIRED WITH ZONING CHANGE)
- MAY BE INCREASED TO 20' FOR OUTDOOR SEATING AND DINING PATIO WHERE GROUND LEVEL RETAIL USES ARE PRESENT.
- MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

1 PAD SITE PLAN
SCALE 1" = 20'-0"

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