

PLANNED AREA DEVELOPMENT OVERLAY FOR 16 EAST UNIVERSITY DRIVE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

TEMPE 20 EAST UNIVERSITY DRIVE LLC

BY: [Signature] June 23, 2025
SIGNATURE DATE

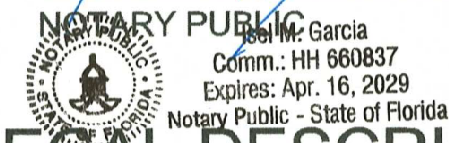
ITS:

ACKNOWLEDGEMENT

ON THIS 23rd DAY OF June, 2025 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Sam Gordon, 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: [Signature] 4/14/2029
MY COMMISSION EXPIRES



LEGAL DESCRIPTION A.P.N. 132-27-151

LOTS 14, 15 AND 16, BLOCK 15, TEMPE, ARIZONA, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA. TOGETHER WITH ALL THAT PART OF THE ABANDONED ROADWAY SET FORTH IN INSTRUMENT RECORDED FEBRUARY 24, 1965 IN DOCKET 5414, PAGE 85, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING NEAREST IN PROXIMITY TO SAID PREMISES;

EXCEPT THE SOUTH 5 FEET THEREOF; AND

EXCEPT A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 15, MAP OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 15 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 14, SAID POINT BEING 15 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 FEET TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 4th DAY OF May, 2023.

OWNER / DEVELOPER

TEMPE 20 EAST UNIVERSITY DRIVE LLC
290-700 6TH AVE SW
CALGARY, AB CANADA T2P0T8

PROJECT DATA

DEVELOPMENT STANDARDS	CC PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA	28,970 SF (0.67 AC)
DENSITY	676 DU/AC
DWELLING QUANTITY	453
BEDROOM QUANTITY	707
BUILDING HEIGHT	270'-0"
BUILDING LOT COVERAGE	91% (26,315 SF)
LANDSCAPE AREA	41% (11,919 SF)
LEVEL 1 - GROUND LEVEL	8% (2,212 SF)
LEVEL 8 - AMENITY DECK	11% (3,245 SF)
LEVEL 25 - POOL DECK/ROOF	22% (6,462 SF)
BUILDING SETBACKS	
FRONT (SOUTH)	0'-0"
SIDE (EAST)	0'-0"
SIDE (WEST)	0'-0"
REAR (NORTH)	0'-0"
VEHICLE PARKING QUANTITY	
PARKING REQUIRED	354
PARKING PROVIDED	381 (INCL 20 TANDEM)
BICYCLE PARKING QUANTITY	
BIKE PARKING REQUIRED	438
BIKE PARKING PROVIDED	438
USES	
RESIDENTIAL	316,185 SF NSF / 326,215 SF GSF
RESTAURANT	3,795 SF NSF / 4,047 SF GSF
TOTAL SQUARE FOOTAGE	319,980 SF NSF / 330,262 SF GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL

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 PLANNED AREA DEVELOPMENT OVERLAP APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR 16 EAST UNIVERSITY 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.

GENERAL NOTES

1. ZUP220075 - USE PERMIT FOR 20 TANDEM VEHICLE PARKING SPACES
2. REFER TO PARKING MANAGEMENT PLAN, DATED FEBRUARY 21, 2023



Architecture | Branding | Interiors | Planning
433 S. Spring Street
Suite 750
Los Angeles, CA 90013
ktgy.com
310.394.2623

ktgy Project Number
Contact Gary Leus
Email gleus@ktgy.com
Principal Ryan Flautz
Designer Brian Davis



Developer
CA Ventures / Wexford
Development
448 N. LaSalle Dr.
Floor 2
Chicago, IL 60654
312.994.1880

REC22153

PAD220024

16 EAST UNIVERSITY
DRIVE
16 EAST UNIVERSITY DRIVE
TEMPE, AZ 85281

No.	DATE	DESCRIPTION
	12/05/2022	FORMAL DPR SUBMITTAL
	02/21/2023	DPR RESUBMITTAL 1

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

DS221146

PL220343 03/03/23
COVER SHEET

DS221146

PAD220024

REC22153

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PLANNED AREA DEVELOPMENT OVERLAY FOR 16 EAST UNIVERSITY DRIVE SITE PLAN



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433 S. Spring Street
Suite 750
Los Angeles, CA 90013
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310.394.2623

ktgy Project Number
Contact Gary Leus
Email gleus@ktgy.com
Principal Ryan Flautz
Designer Brian Davis



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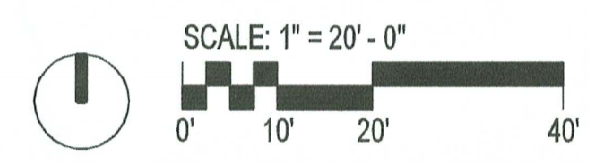
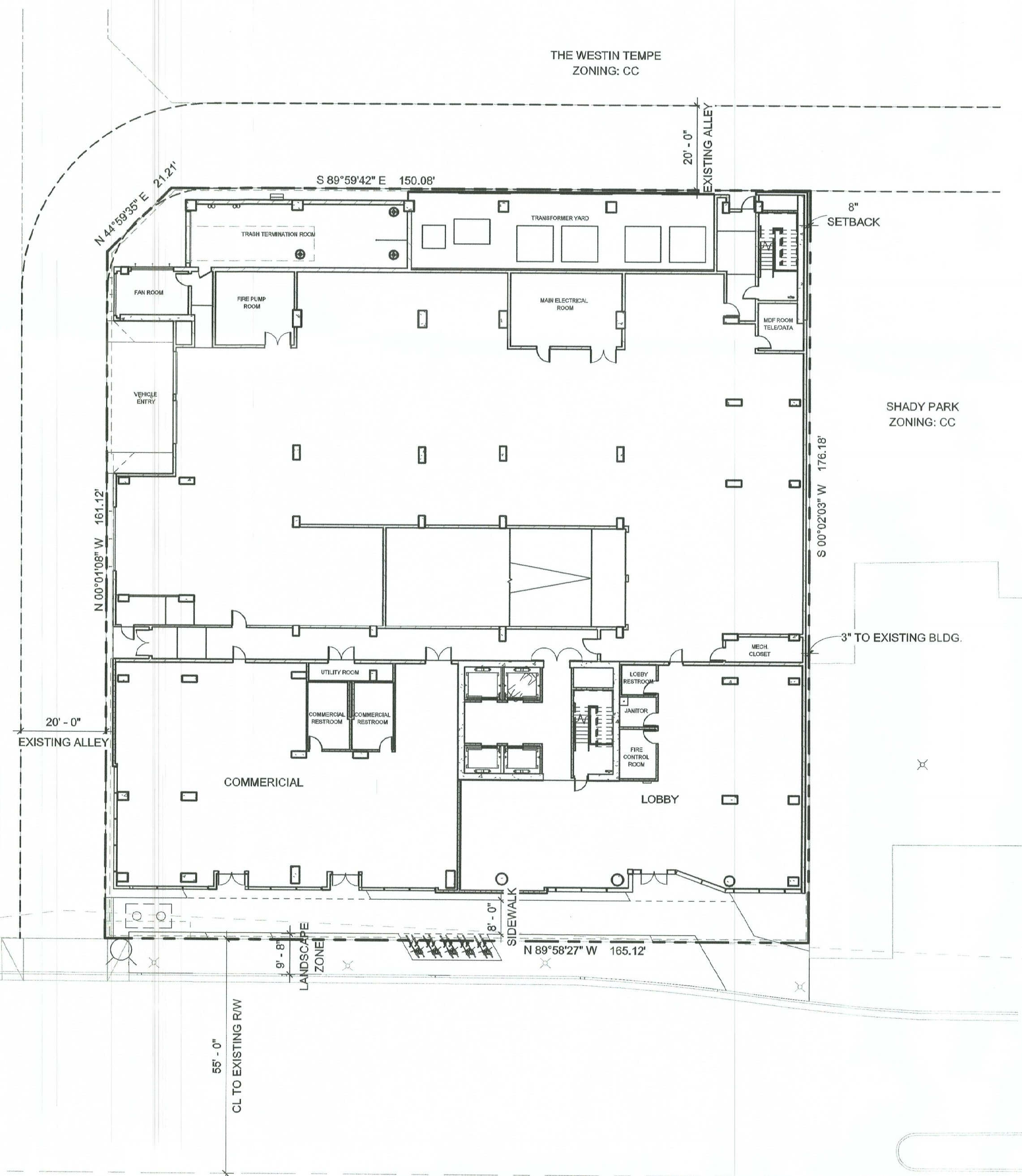
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PROJECT DATA

DEVELOPMENT STANDARDS	EXISTING CC TABLE 4-203(A)	PROPOSED CC PAD
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA		28,970 SF (0.67 AC)
DENSITY	NO STANDARD	676 DU/AC
DWELLING QUANTITY		453
BEDROOM QUANTITY		707
BUILDING HEIGHT	50'	270'-0"
BUILDING STEPBACK	YES	NO
BUILDING LOT COVERAGE	NO STANDARD	91% (26,315 SF / 28,970 SF)
LANDSCAPE AREA	NO STANDARD	41% (11,919 SF)
LEVEL 1 - GROUND LEVEL		8% (2,212 SF)
LEVEL 8 - AMENITY DECK		11% (3,245 SF)
LEVEL 25 - POOL DECK/ROOF		22% (6,462 SF)
BUILDING SETBACKS		
FRONT (SOUTH)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR (NORTH)	0'-0"	0'-0"
VEHICLE PARKING QUANTITY	354	381 (INCL 20 TANDEM)
STUDIO	50 (100 BR x 0.5/BR)	
1-BEDROOM	49.5 (99 BR x 0.5/BR)	
2-BEDROOM	254 (508 BR x 0.5/BD)	
GUEST	0 (NONE REQUIRED)	
RESTAURANT	0 (FIRST 5,000 SF WAIVED)	
BICYCLE PARKING QUANTITY	438	438
STUDIO	75 (100 UNITS x 0.75/UNIT)	
1-BEDROOM	74.25 (99 UNITS x 0.75/UNIT)	
2-BEDROOM	190.50 (254 UNITS x 0.75/UNIT)	
GUEST	90.60 (453 UNITS x 0.2/UNIT)	
RESTAURANT	7.59 (1/500SF)	
USES		
RESIDENTIAL		316,185 SF NSF / 326,215 SF GSF
RESTAURANT		3,795 SF NSF / 4,047 SF GSF
TOTAL SQUARE FOOTAGE		319,980 SF NSF / 330,262 SF GSF



DS221146

PAD220024

REC22153

DS221146

PL220343 03/03/23
PAD SITE PLAN

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