

PLANNED AREA DEVELOPMENT OVERLAY FOR UNIVERSITY & RURAL RESIDENTIAL

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

OWNER AUTHORIZATION

D S KHURANA INC

BY: _____
SIGNATURE DATE

SARABJIT SINGH - AGENT

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED
OWNER, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER AUTHORIZATION

TEMPE RESTAURANT PARTNERS, LLC

BY: _____
SIGNATURE DATE

JANET G BETTS - AGENT

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED
OWNER, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

132-73-041L, & 132-73-041M:

PARCEL NO.1:

THE EAST 58 FEET OF THE WEST 358 FEET OF THE EAST 558.5 FEET OF THE WEST 908.5 FEET OF THE
FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHWEST QUARTER 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,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON WEST LINE OF SAID SECTION 23, DISTANT 35 FEET SOUTH OF THE NORTHWEST
CORNER THEREOF;
THENCE SOUTH 269.5 FEET MORE OR LESS TO NORTH LINE OF RIGHT OF WAY OF ARIZONA EASTERN
RAILROAD;
THENCE SOUTHEASTERLY ALONG NORTH LINE OF SAID RAILROAD RIGHT OF WAY 1115.5 FEET;
THENCE NORTH 535.5 FEET TO A POINT 35 FEET SOUTH OF NORTH LINE OF SAID SECTION;
THENCE WEST 1083.5 FEET MORE OR LESS TO POINT OF BEGINNING.

PARCEL NO.2:

THE EAST 100 FEET OF THE WEST 300 FEET OF THE WEST 358 FEET OF THE EAST 558.5 FEET OF THE WEST
908.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART 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, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON WEST LINE OF SAID SECTION 23, DISTANT 35 FEET SOUTH OF THE NORTHWEST
CORNER THEREOF;
THENCE SOUTH 2 69.5 FEET MORE OR LESS TO NORTH LINE OF RIGHT OF WAY OF ARIZONA EASTERN
RAILROAD;
THENCE SOUTHEASTERLY ALONG NORTH LINE OF SAID RAILROAD RIGHT OF WAY 1115.5 FEET;
THENCE NORTH 535.5 FEET TO A POINT 35 FEET SOUTH OF NORTH LINE OF SAID SECTION;
THENCE WEST 1083.5 FEET MORE OR LESS TO POINT OF BEGINNING.
EXCEPTING FROM PARCELS 1 AND 2 ABOVE THE FOLLOWING:
THE NORTH 55.00 FEET OF THE EAST 158.00 FEET OF THE WEST 708.00 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

APPROVAL

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

OWNERS:

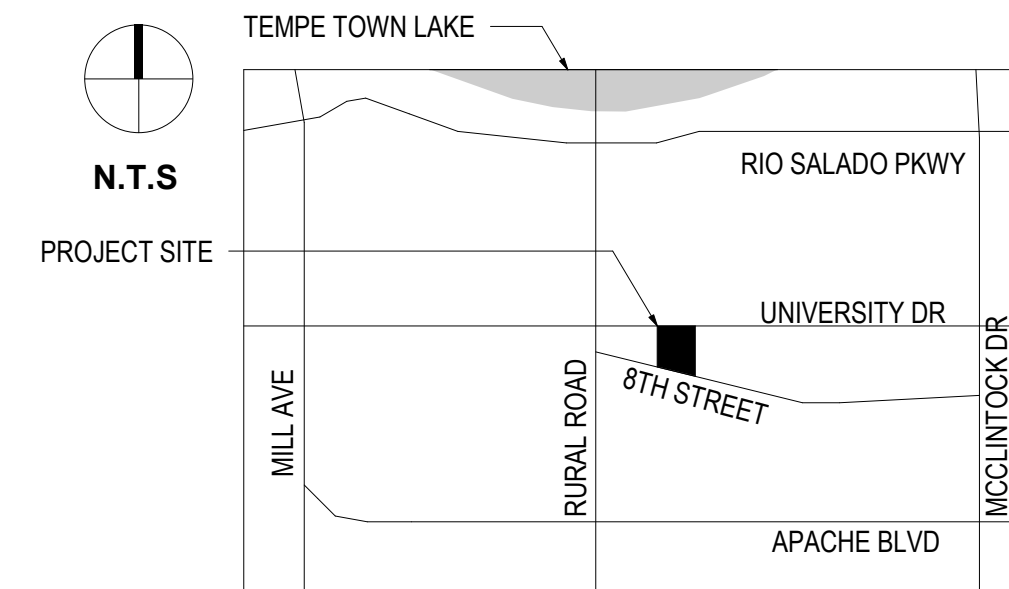
D S KHURANA INC
965 E UNIVERSITY DRIVE, TEMPE, AZ, 85281
132-73-041J

TEMPE RESTAURANT PARTNERS
PO BOX 1859, RAMONA, CA 92065
132-73-041L & 132-73-041M

DEVELOPER:

ASPIRANT DEVELOPMENT
GEOFF JACOBS - PARTNER
6617 N SCOTTSDLE RD, SUITE #101
SCOTTSDALE, AZ 85250
GJACOBS@BUILTBYEMPIRE.COM
(480) 546-7900

VICINITY MAP:



PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD TOD (CORRIDOR) PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (OVER 65 DU/AC)
SITE AREA	159,256 SF (3.66 AC)
DENSITY	147 DU/AC
DWELLING QUANTITY	539
BEDROOM QUANTITY	731
BUILDING HEIGHT	212'-0" (EAST TOWER)
BUILDING STEPBACK	NO
BUILDING LOT COVERAGE	56% (89,183 SF)
LANDSCAPE AREA	22% (35,036 SF)
LEVEL 01 - GROUND LEVEL	11% (17,518 SF)
LEVEL 05 - MAIN AMENITY DECK	7% (11,148 SF)
LEVEL 16 - W TOWER ROOF AMENITY	2% (3,185 SF)
LEVEL 18 - E TOWER ROOF AMENITY	2% (3,185 SF)
BUILDING SETBACKS	
FRONT (MAX)	20' MAX
FRONT (NORTH)	0'-0"
SIDE (EAST)	0'-0"
SIDE (WEST)	0'-0"
REAR (SOUTH)	0'-0"
VEHICLE PARKING QUANTITY	720
BICYCLE PARKING QUANTITY	544
USES	
RESIDENTIAL	662,000 NSF / 736,000 GSF
RESTAURANT	7,300 NSF / 7,500 GSF
PARKING GARAGE	285,000 NSF / 290,000 GSF
TOTAL SQUARE FOOTAGE	954,300 NSF / 1,033,500 GSF

ASPIRANT DEVELOPMENT

965 E UNIVERSITY DR,
TEMPE, AZ 85281

Gensler

2575 East Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
04.03.23	DPR
04.24.23	DPR 2

**NOT FOR
CONSTRUCTION**

Seal / Signature



Project Name

University & Rural Residential

Project Number

57.8314.000

Description

PAD OVERLAY COVER SHEET

Scale

As indicated

P1.290

© 2023 Gensler

REC23024

PAD230002

DS220641

DS220641

PAD230002

REC23024

PLANNED AREA DEVELOPMENT OVERLAY FOR UNIVERSITY & RURAL RESIDENTIAL SITE PLAN

ASPIRANT DEVELOPMENT
965 E UNIVERSITY DR,
TEMPE, AZ 85281

Gensler

2575 East Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
04.03.23	DPR
04.24.23	DPR 2

**NOT FOR
CONSTRUCTION**

Seal / Signature



Project Name
University & Rural Residential

Project Number
57.8314.000

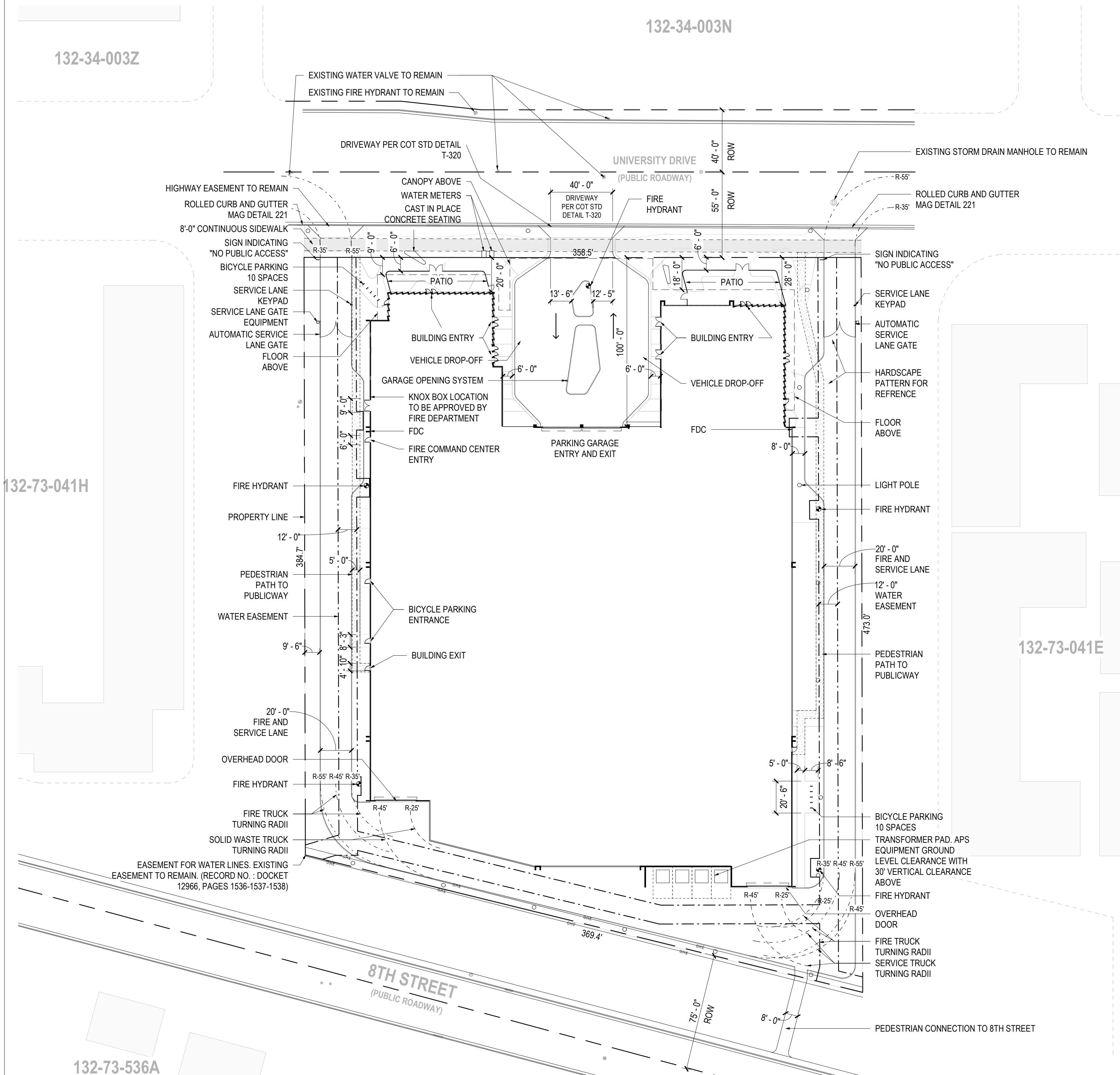
Description
PAD SITE PLAN

Scale
1" = 40'-0"

P1.300

PROJECT DATA

DEVELOPMENT STANDARDS	EXISTING GID TOD (CORRIDOR) TABLE 4-204	MU-4 TOD (CORRIDOR)	PROPOSED MU-4 PAD TOD (CORRIDOR)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (OVER 65 DU/A)	HIGH DENSITY URBAN CORE (OVER 65 DU/AC)	HIGH DENSITY URBAN CORE (OVER 65 DU/AC)
SITE AREA (NET)			159,256 SF (3.66 AC)
DENSITY	NOT PERMITTED	NO STANDARD	147 DU/AC
DWELLING QUANTITY			539
BEDROOM QUANTITY			731
BUILDING HEIGHT	35'	NO STANDARD	212'-0" (EAST TOWER) 180'-0" (WEST TOWER)
BUILDING STEPBACK	YES	YES	NO
BUILDING LOT COVERAGE	NO STANDARD	NO STANDARD	56% (89,183 SF / 159,256 SF)
LANDSCAPE AREA	10% MIN	NO STANDARD	22% (35,036 SF / 159,256 SF)
LEVEL 01 - GROUND LEVEL			11% (17,518 SF / 159,256 SF)
LEVEL 05 - MAIN AMENITY DECK			7% (11,148 SF / 159,256 SF)
LEVEL 16 - W TOWER ROOF AMENITY			2% (3,185 SF / 159,256 SF)
LEVEL 18 - E TOWER ROOF AMENITY			2% (3,185 SF / 159,256 SF)
BUILDING SETBACKS			
FRONT (MAX)		20' MAX	20' MAX
FRONT (NORTH)	25'		0'-0"
SIDE (EAST)	0'-0"		0'-0"
SIDE (WEST)	0'-0"		0'-0"
REAR (SOUTH)	0'-0"		0'-0"
VEHICLE PARKING QUANTITY		737 REQUIRED (358 PER ITE PARKING STUDY)	720
STUDIO (156 BR)		117.00 (156 BR x 0.75/BR)	
1-BEDROOM (219 BR)		164.25 (219 BR x 0.75/BR)	
2-BEDROOM (272 BR)		204.00 (272 BR x 0.75/BR)	
3-BEDROOM (84 BR)		63.00 (84 BR x 0.75/BR)	
GUEST (539 UNITS)		107.80 (539 UNITS x 0.20/UNIT)	
RESTAURANT (7,300 SF)		80.67 ((7,300 SF - 25% (1,250 SF MAX))/75)	
RESTAURANT PATIO		0.00 (NONE REQUIRED)	
BICYCLE PARKING QUANTITY		535 REQUIRED	544
STUDIO		117.00 (156 UNITS x 0.75/UNIT)	
1-BEDROOM		164.25 (219 UNITS x 0.75/UNIT)	
2-BEDROOM		102.00 (136 UNITS x 0.75/UNIT)	
3-BEDROOM		28.00 (28 UNITS x 1.00/UNIT)	
GUEST		107.80 (539 UNITS x 0.20/UNIT)	
RESTAURANT (7,300 SF)		14.60 (7,300 SF/500)	
RESTAURANT PATIO (2,000 SF)		1.00 ((2,000 SF - 300SF)/2,000)	
USES			
RESIDENTIAL			662,000 NSF / 736,000 GSF
RESTAURANT			7,300 NSF / 7,500 GSF
PARKING GARAGE			285,000 NSF / 290,000 GSF
TOTAL SQUARE FOOTAGE			954,300 NSF / 1,033,500 GSF



01 PAD SITE PLAN
SCALE: 1" = 40'-0"

DS220641

PAD230002

REC23024

REC23024

PAD230002

DS220641