

PLANNED AREA DEVELOPMENT OVERLAY FOR BANYAN NORTH TEMPE

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

Banyan Residential DBA North Tempe Proco LLC :

BY: Todd Miller 9/20/21
SIGNATURE DATE

ITS: Todd Miller, Chief Executive Officer

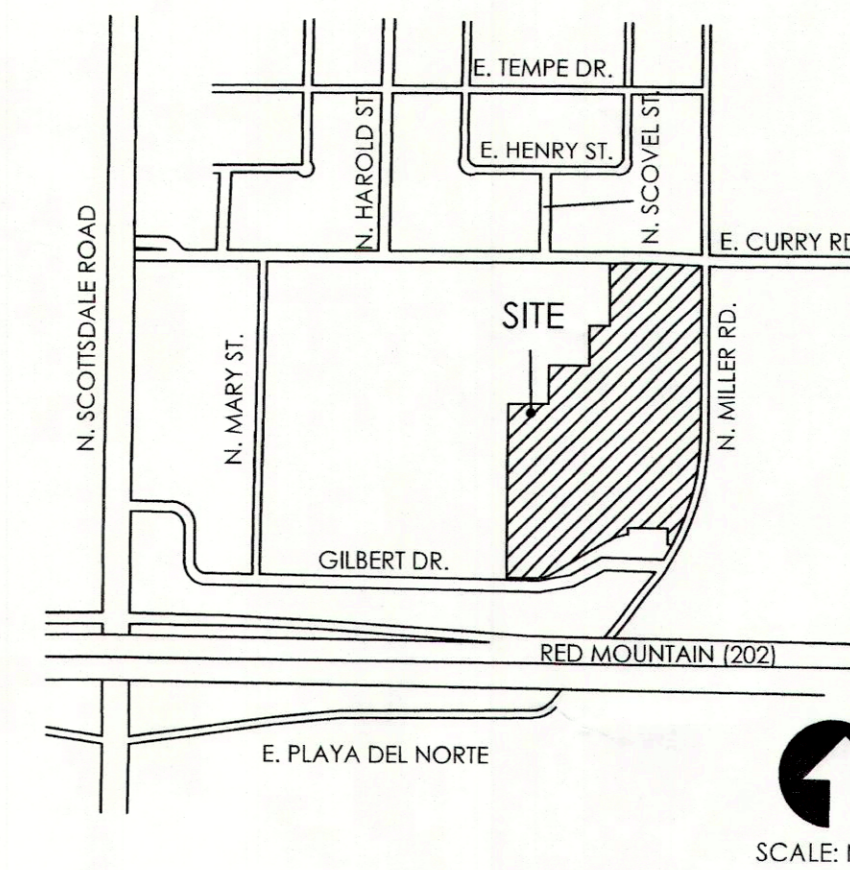
OWNER / DEVELOPER:

Banyan Residential DBA North Tempe Proco LLC
Ben Brosseau
2411 3rd St., Unit E
Santa Monica, CA. 90405

PROJECT DATA

ZONING DISTRICT AND OVERLAY TABLE (4-203(B))	MU-4 (PAD) PROPOSED
GENERAL PLAN 2040 PROJECTED LAND USE:	Mixed-Use
GENERAL PLAN 2040 PROPOSED LAND USE:	Mixed-Use
GENERAL PLAN 2040 PROJECTED DENSITY:	Medium to High (up to 25 du/ac)
GENERAL PLAN 2040 PROPOSED DENSITY:	High (up to 45 du/ac)
SITE AREA:	
GROSS	728,542 sf (16.72 acres)
ROW Area	62,276 sf (1.43 acres)
NET	666,266 sf (15.29 acres)
DWELLING QUANTITY:	
Studio	651
1 Bedroom	140
2 Bedroom	278
3 Bedroom	203
4 Bedroom	16
Live/Work studio with Commercial	9
Live/Work 1 Bedroom with Commercial	2
Total number of Bedrooms	913
DENSITY:	
	38.94 du/ac
BUILDING HEIGHT:	
	BLDG 1 - 53'-0" (Grade to T.O. Top)
	BLDG 2 - 53'-0" (Grade to T.O. Top)
	BLDG 3 - 53'-0" (Grade to T.O. Top)
	BLDG 4 - 64'-0" (Grade to T.O. Top)
	MAINT - 14'-0" (Grade to T.O. Top)
BUILDING STEPBACK:	
	No
BUILDING LOT COVERAGE (MAXIMUM):	
	28% (180,775 s.f.)
LANDSCAPE COVERAGE (MINIMUM):	
	43% (286,720 s.f.)
BUILDING/PARKING SETBACKS (MINIMUM):	
Street Side:	
-Building (Miller Road)	20'-0"
-Parking (Miller Road)	20'-0"
-Building (Scovel Road)	20'-0"
Front (Curry Road):	
-Building	10'-0"
-Parking	20'-0"
Reverse Front (Gilbert Drive):	
-Building	15'-0"
-Parking	16'-0"
Side / Internal:	
-Building	10'-0"
-Maintenance	10'-0"
VEHICLE PARKING QUANTITY:	
Residential:	1,010.9 P.S. (1,011 P.S.)
Commercial: Live/Work (WORK= 2,673 sf)	10.1 P.S. (10 P.S.)
TOTAL VEHICULAR PARKING ON SITE	1,021 P.S. (Includes 83 p.s. in individual garage 501 p.s. Building 4 Garage)
BICYCLE PARKING QUANTITY:	
Residential:	628 P.S. (629 P.S.)
Commercial: Live/Work (WORK= 2,673 sf)	4 P.S.
TOTAL BICYCLE PARKING: (380 b.p. surface, 245 b.p. in building)	628 P.S.
USES:	
Residential (Gross Building Area)	967,166 sf
Commercial (Live/Work)	2,673 sf
Maintenance	1,253 sf
Total	971,092 sf

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD200003

- 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.
- 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 GENERAL PLAN DENSITY MAP AMENDMENT, ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY APPROVALS SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR BANYAN NORTH TEMPE 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.
- PROVIDE A DEDICATED RIGHT-OF-WAY AT THE SOUTHWEST PORTION OF THE PROJECT FOR THE STREET IMPROVEMENTS AND FUTURE SCOVEL STREET EXPANSION. THE DEVELOPER SHALL MAKE ANY REASONABLE ACCOMMODATIONS ON-SITE FOR THE FUTURE RELOCATION OF THE EXISTING CELL TOWER IN CONFLICT WITH THE STREET ALIGNMENT. ACCOMMODATIONS MAY INCLUDE, BUT NOT LIMITED TO, LAND LEASE OR EASEMENT ACCOMMODATIONS EAST OF THE CELL TOWER'S CURRENT LOCATION.

ACKNOWLEDGEMENT

ON THIS 20th DAY OF September, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS Todd M. Miller, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.



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

BY: Lori A. Gahimer November 24, 2021
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

That portion of Lots 12, 13, 14, 15 and 16, of FRUITLAND FARMS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 40 of Maps, Page 7, and being situated in the south half of the Southwest quarter of Section 11, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest quarter of Section 11; THENCE South 89 Degrees 41 Minutes 41 Seconds West, along the south line of said Southwest quarter of Section 11, a distance of 316.84 feet to the Southeast corner of said Lot 14 of FRUITLAND FARMS, marking the POINT OF BEGINNING; THENCE continuing South 89 Degrees 41 Minutes 41 Seconds West, along said south line of the Southwest quarter, and along the south line of said Lots 14, 13 and 12, a distance of 475.26 feet to the Southwest corner of said Lot 12; THENCE North 00 Degrees 13 Minutes 37 Seconds West, along the west line of said Lot 12, a distance of 749.90 feet to the south line of the north 550.00 feet of said Lot 12; THENCE North 89 Degrees 50 Minutes 43 Seconds East, along said south line, 159.45 feet to the east line of said Lot 12, coincident with the west line of said Lot 13; THENCE North 00 Degrees 08 Minutes 53 Seconds West, along said west line of Lot 13, a distance of 150.00 feet to the south line of the north 400.00 feet of said Lot 13; THENCE North 89 Degrees 50 Minutes 43 Seconds East, along last said south line, 159.59 feet to the east line of said Lot 13, coincident with the west line of said Lot 14; THENCE North 00 Degrees 04 Minutes 24 Seconds West, along said west line of Lot 14, a distance of 157.50 feet to the south line of the north 242.50 feet of said Lot 14; THENCE North 89 Degrees 50 Minutes 43 Seconds East, along last said south line, 80.00 feet to the east line of the west 80.00 feet of said Lot 14; THENCE North 00 Degrees 04 Minutes 24 Seconds West, along last said east line, 242.50 feet to the north line of said Lot 14; THENCE North 89 Degrees 50 Minutes 43 Seconds East, along said north line, and along the north line of said Lot 15 and Lot 16, a distance of 358.33 feet to the west line of the east 42.00 feet of said Lot 16; THENCE South 00 Degrees 09 Minutes 02 Seconds West, along last said west line, 700.01 feet to the south line of the north 700.00 feet of said Lot 16; THENCE North 89 Degrees 50 Minutes 43 Seconds East, along last said south line, 6.18 feet to the beginning of a non-tangent curve to the right, the center of which bears North 85 degrees 05 minutes 05 seconds West with a radius of 968.00 feet; THENCE southwesterly, along the arc of said curve to the right, through a central angle of 24 Degrees 49 Minutes 14 Seconds, for an arc distance of 419.34 feet to a point on the west line of said Lot 16; THENCE North 00 Degrees 04 Minutes 33 Seconds East, along said west line of Lot 16, being coincident with the east line of said Lot 15, a distance of 56.85 feet to the south line of the south 220.00 feet of the north 1040.00 feet of said Lot 15; THENCE South 89 Degrees 50 Minutes 43 Seconds West, along said south line, to the east line of said Lot 14, a distance of 158.75 feet; THENCE South 00 Degrees 00 Minutes 04 Seconds West, along said east line 258.65 feet to the POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS *DAY OF * 2020

DS200131

PAD200003

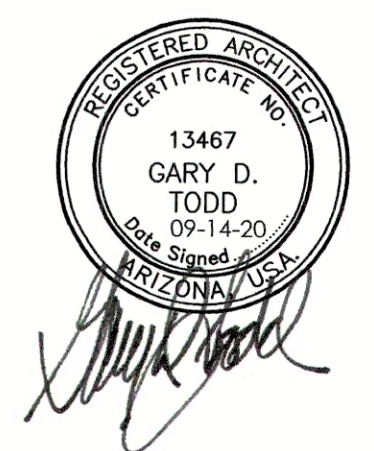
REC20091

PROJECT NO. 19-2030-02

BANYAN NORTH TEMPE
1255 E. CURRY ROAD
TEMPE, AZ 85281



Banyan Residential DBA North Tempe Propco, LLC
2411 3rd St. Unit E
Santa Monica, CA 90405
858-220-2975 - p



CLIENT SEAL REC20091



TODD & ASSOCIATES, INC.
Critical Thinking - Creative Design

Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
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CONTACT

PAD200003

DATE 02-11-21

Proj Mgr.

Dwn By:

Rev. Date: Description:

1 08-03-20 RESUBMITAL

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DATA

DS200131

PAD COVER SHEET

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PLANNED AREA DEVELOPMENT OVERLAY FOR BANYAN NORTH TEMPE

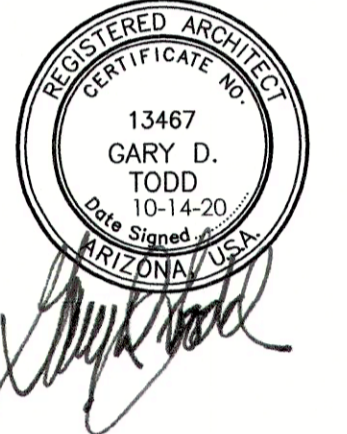
THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED 02-11-21, 2020.

NO. 19-2030-02

BANYAN NORTH TEMPE
1255 E. CURRY ROAD
TEMPE, AZ 85281



Banyan Residential DBA North Tempe Propco, LLC
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PROJECT

REC20091
CLIENT
SEAL

CONTACT

PAD200003

DATE

02-11-21

Proj Mgr.

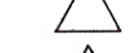
Dwn By:

Rev. Date:

Description:

08-03-20

RESUBMITTAL

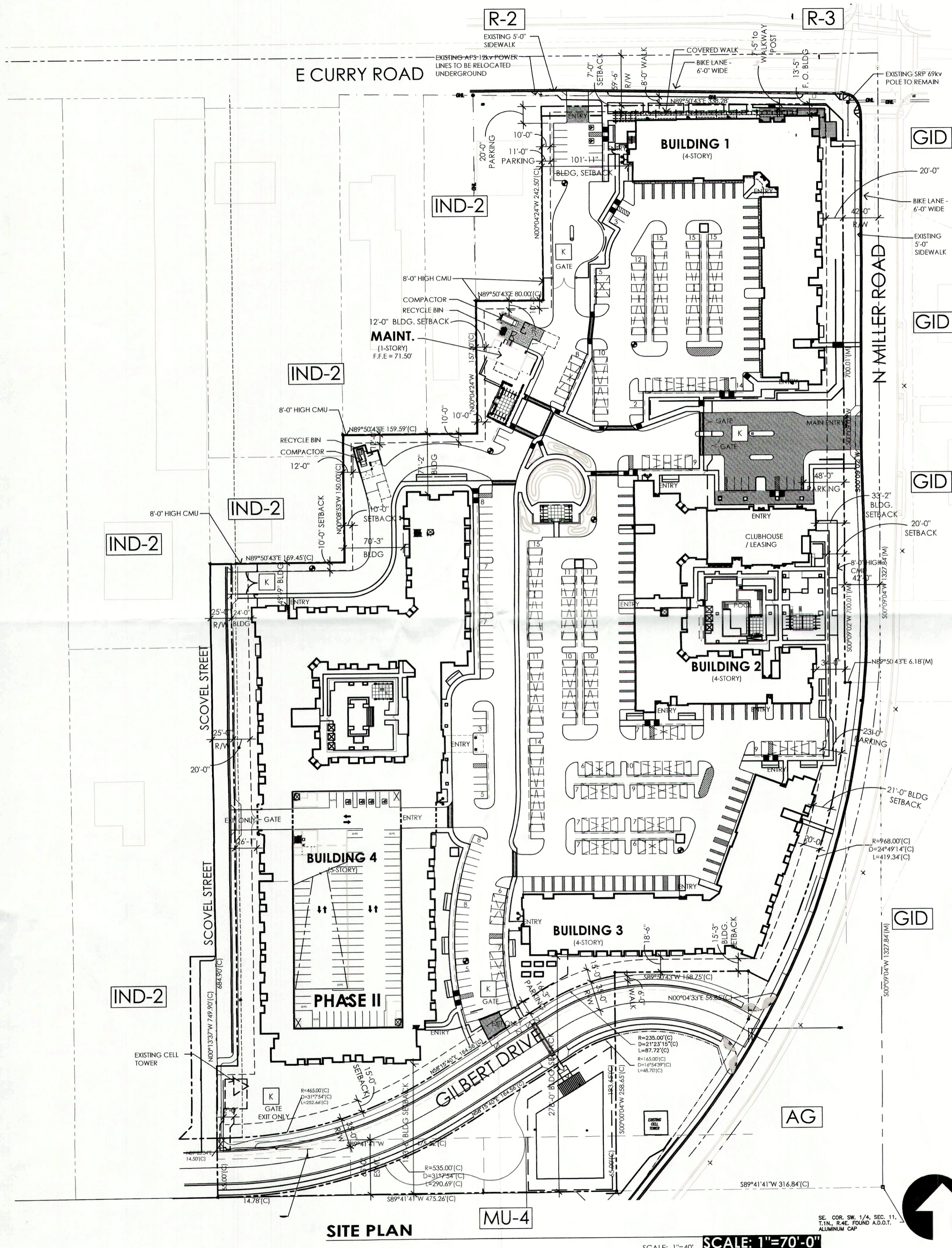


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PAD SITE PLAN

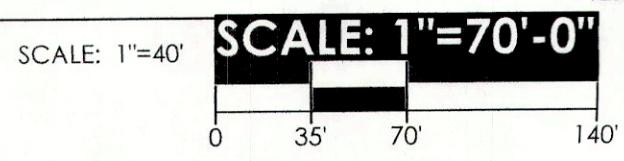
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ZONING DISTRICT AND OVERLAY TABLE (4-203(B))	IND-2 (MARICOPA COUNTY STANDARDS)	AG STANDARDS	MU-4 STANDARDS	MU-4 (PAD) PROPOSED
GENERAL PLAN 2040 PROJECTED LAND USE:	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN 2040 PROPOSED LAND USE:	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN 2040 PROJECTED DENSITY:	Medium to High	Medium to High	Medium to High (up to 25 du/ac)	Medium to High (up to 25 du/ac)
GENERAL PLAN 2040 PROPOSED DENSITY:	Medium to High	Medium to High	High Limited (up to 45 du/ac)	High Limited (up to 45 du/ac)
SITE AREA:				
GROSS	728,542 sf (16.72 acres)	728,542 sf (16.72 acres)	728,542 sf (16.72 acres)	728,542 sf (16.72 acres)
ROW Area	62,276 sf (1.43 acres)	62,276 sf (1.43 acres)	62,276 sf (1.43 acres)	62,276 sf (1.43 acres)
NET	666,266 sf (15.29 acres)	666,266 sf (15.29 acres)	666,266 sf (15.29 acres)	666,266 sf (15.29 acres)
DWELLING QUANTITY:				651
Studio	---	---	---	140
1 Bedroom	---	---	---	278
2 Bedroom	---	---	---	203
3 Bedroom	---	---	---	16
4 Bedroom	---	---	---	9
Live/Work studio Unit	---	---	---	2
Live/Work 1 Bedroom Unit	---	---	---	3
Total Number of Bedrooms	---	---	---	913
DENSITY:	---	1 du/ac	NS	38.94 du/ac
BUILDING HEIGHT:	40'-0"	30'-0"	NS	BLDG 1 - 53'-0" (Grade to T.O. Top) BLDG 2 - 53'-0" (Grade to T.O. Top) BLDG 3 - 53'-0" (Grade to T.O. Top) BLDG 4 - 64'-0" (Grade to T.O. Top) MAINT - 14'-0" (Grade to T.O. Top)
BUILDING STEPBACK:	See ZDC Sec. 4-404: When a district other than single-family or multi-family residential district, (except when such single-family or multi-family districts are used for a public park) building facades are required to step back. 1 additional floor setback for each 1 foot additional building height over 30 feet.	No	Yes	No
BUILDING LOT COVERAGE (MAXIMUM):	Max. 60%	Max. 45%	NS	28% (180,775 s.f.)
LANDSCAPE COVERAGE (MINIMUM):	Min. 10%	NA	NS	43% (286,720 s.f.)
BUILDING/PARKING SETBACKS (MINIMUM):				
Street Side:				
-Building (Miller Road)	20'-0"	25'-0"	NS	20'-0"
-Parking (Miller Road)	20'-0"	25'-0"	NS	20'-0"
-Building (Scovel Road)	20'-0"	25'-0"	NS	20'-0"
Front (Curry Road):				
-Building	20'-0"	40'-0"	NS	10'-0"
-Parking	20'-0"	40'-0"	NS	20'-0"
Reverse Front (Gilbert Drive):				
-Building	25'-0"	35'-0"	NS	15'-0"
-Parking	25'-0"	35'-0"	NS	16'-0"
Side / Internal:				
-Building	10'-0"	20'-0"	NS	10'-0"
-Maintenance	10'-0"	20'-0"	NS	10'-0"
VEHICLE PARKING QUANTITY:				
Residential:				
Studio (includes 2-WK/LV units)			142 du x 1.00 space/unit = 142 P.S.	142 du x 1.00 space/unit = 142 P.S.
1 Bedroom (includes 3 - WK/LV units)			281 du x 1.50 spaces/unit = 421.5 P.S.	281 du x 1.05 space/unit = 296 P.S.
2 Bedroom			203 du x 2.00 spaces/unit = 406 P.S.	203 du x 1.90 spaces/unit = 385.7 P.S.
3 Bedroom			16 du x 2.5 spaces/unit = 40 P.S.	16 du x 2.5 spaces/unit = 40 P.S.
4 Bedroom			9 du x 3.00 spaces/unit = 27 P.S.	9 du x 3.00 spaces/unit = 27 P.S.
Guest			651 du x 0.20 spaces/unit = 130.2 P.S.	651 du x 0.18 spaces/unit = 120.2 P.S.
Commercial:				
Live/Work (WORK= 2,673 sf)			1 space/300 sf (2,673 sf) = 10.1 P.S.	1 space/300 sf (2,673 sf) = 10.1 P.S.
TOTAL VEHICULAR PARKING REQUIRED			1,177 P.S.	895
TOTAL VEHICULAR PARKING ON SITE				1,021 P.S. (Includes 83 p.s. in individual garage and 501 p.s. Building 4 Garage)
BICYCLE PARKING QUANTITY:				
Residential:				
Studio (includes 2 - WK/LV units)			142 du x 0.75 space/unit = 106.5 P.S.	142 du x 0.75 space/unit = 106.5 P.S.
1 Bedroom (includes 3 WK/LV units)			281 du x 0.75 space/unit = 210.8 P.S.	281 du x 0.75 space/unit = 210.8 P.S.
2 Bedroom			203 du x 0.75 spaces/unit = 152.3 P.S.	203 du x 0.75 spaces/unit = 152.3 P.S.
3 Bedroom			16 du x 1.00 spaces/unit = 16 P.S.	16 du x 1.00 spaces/unit = 16 P.S.
4 Bedroom			9 du x 1.00 spaces/unit = 9 P.S.	9 du x 1.00 spaces/unit = 9 P.S.
Guest			651 du x 0.2 spaces/unit = 130.2 P.S.	651 du x 0.2 spaces/unit = 130.25 P.S.
Commercial:				
Live/Work (WORK= 2,673 sf)			1 space/8,000 sf, 4 min (2,673 sf) = 4 ps	4 P.S.
TOTAL BICYCLE PARKING: (380 b.p. surface, 245			628 P.S.	628 P.S.
USES:				
Residential (Gross Building Area)				967,166 sf
Commercial (Live/Work)				2,673 sf
Maintenance				1,253 sf
Total				971,092 sf



SITE PLAN

DS200131



PAD200003

REC20091



SE. COR. SW. 1/4, SEC. 11, T.1N., R.4E, FOUND A.D.O.T. ALUMINUM CAP