

# PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE RIO SALADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH,  
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER AUTHORIZATION

ARIZONA BOARD OF REGENTS FOR AND ON BEHALF OF ARIZONA STATE UNIVERSITY,  
BY: [Signature] 3-9-2018  
SIGNATURE DATE  
BY: ARIZONA BOARD OF REGENTS, A BODY CORPORATE, FOR AND ON BEHALF OF ARIZONA STATE UNIVERSITY,

## ACKNOWLEDGEMENT

ON THIS 9th DAY OF March, 2018, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN P. CREER, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL  
BY: [Signature] Sharon Kavanaugh  
NOTARY PUBLIC MY COMMISSION EXPIRES

## LEGAL DESCRIPTION

THE EAST 15 ACRES OF THE WEST 31 ACRES OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 440 FEET THEREOF; AND

EXCEPT THE NORTH 65 FEET THEREOF.

SAID LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND A.D.O.T. 4" ALUMINUM CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SECTION 18, FROM WHICH A FOUND A.D.O.T. 4" ALUMINUM CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 18, BEARS SOUTH 00 DEGREES 51 MINUTES 29 SECONDS WEST, A DISTANCE OF 2633.97 FEET;

THE NORTH 88 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 527.54 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 38 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A POINT OF BEGINNING, BEING ON THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE EAST 15 ACRES OF THE WEST 31 ACRES OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 26 MINUTES 22 SECONDS EAST, A DISTANCE OF 495.60 FEET TO THE EAST LINE OF SAID EAST 15 ACRES OF THE WEST 31 ACRES;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 814.30 FEET, TO THE NORTH LINE OF THE SOUTH 440 FEET OF THE EAST 15 ACRES OF SAID WEST 31 ACRES;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 495.57 FEET TO THE WEST LINE OF THE EAST 15 ACRES OF SAID WEST 31 ACRES;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 51 MINUTES 55 SECONDS EAST, A DISTANCE OF 813.12 FEET TO THE POINT OF BEGINNING.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 8TH DAY OF FEBRUARY, 2018.

## OWNER

ARIZONA BOARD OF REGENTS FOR AND ON BEHALF OF ARIZONA STATE UNIVERSITY  
80 E. RIO SALADO PARKWAY, SUITE 513  
TEMPE, AZ 85281  
CONTACT: JOHN P. CREER

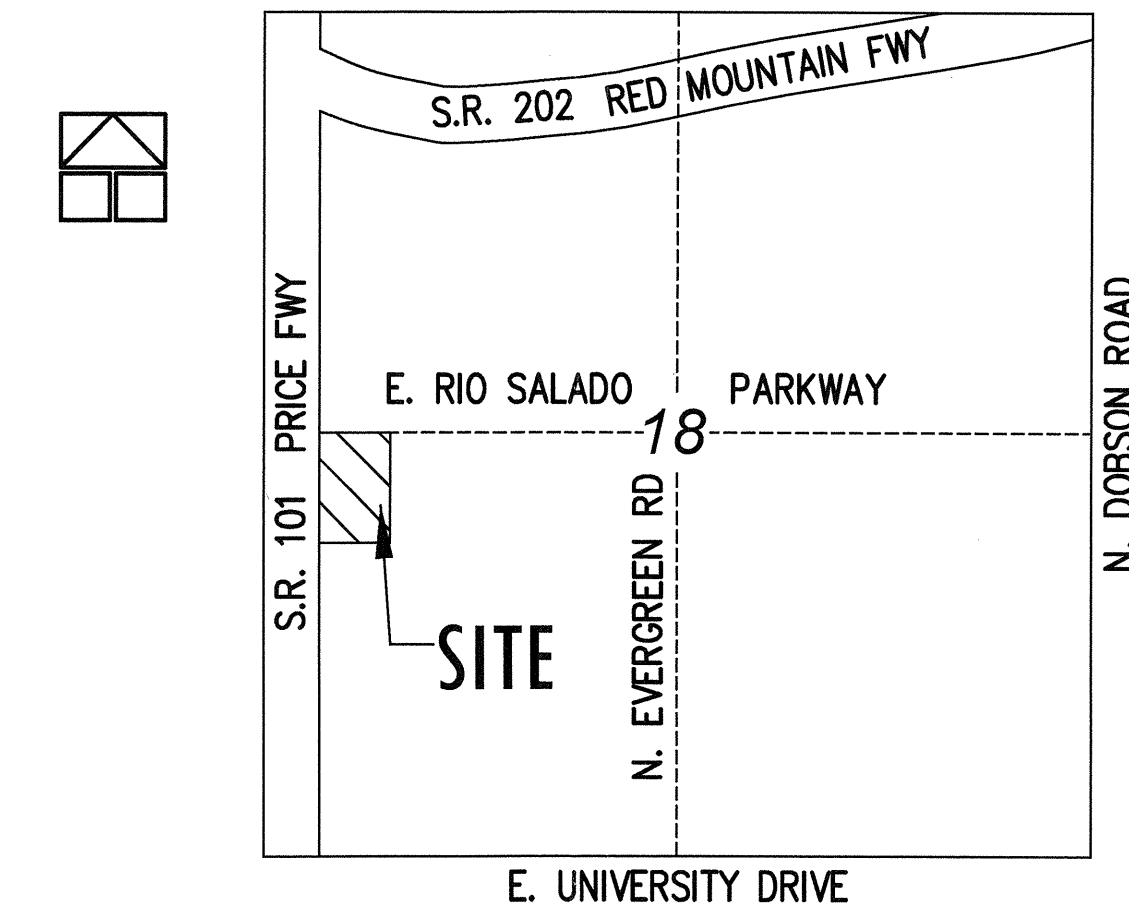
## DEVELOPER

ALLIANCE RESIDENTIAL  
2525 E. CAMELBACK RD., SUITE 500  
PHOENIX, ARIZONA 85016  
TEL. 602.778.2800  
CONTACT: TOM LEWIS

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B DEVELOPMENT STANDARDS IN MULTI-FAMILY DISTRICT	PAD PROVIDED
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	HIGH
ZONING	R5 PAD
SITE AREA	±403,150 SQ.FT. (9.255 ACRES)
DWELLING QUANTITY	
STUDIO	28
1 BEDROOM	144
2 BEDROOM	104
TOTAL	276 (380 BEDROOMS)
DENSITY (DU/ACRE)	29.9
BUILDING HEIGHT	50 FT.
BUILDING SETBACKS	
FRONT (NORTH)	20'-0"
SIDE (EAST)	16'-2"
STREET SIDE (WEST)	10'-0"
REAR (SOUTH)	59'-0"
PARKING SETBACKS	
FRONT (NORTH)	123'-0"
STREET SIDE (WEST)	16'-6"
LOT COVERAGE	119,846 SQ.FT. - 30%
LANDSCAPE AREA (% OF NET AREA)	
ON-SITE	102,555 SQ.FT. - 25.4%
VEHICLE PARKING PROVIDED	488 (1.77 PER UNIT)
BICYCLE PARKING PROVIDED	263
USES	
GARAGE (U)	32,784 SQ.FT.
RESIDENTIAL (R-2)	302,412 SQ.FT.
REC (A-3)	3,127 SQ.FT.
FITNESS (A-3)	4,098 SQ.FT.
LEASING (B)	2,071 SQ.FT.

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL PL170272:

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 THE CITY COUNCIL APPROVAL, OR THE GENERAL PLAN DENSITY MAP AMENDMENT, ZONING MAP AMENDMENT AND PLANNED AREA OF DEVELOPMENT OVERLAY APPROVALS SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR ALLIANCE BROADSTONE RIO SALADO 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 OF THE ISSUANCE OF BUILDING PERMITS.

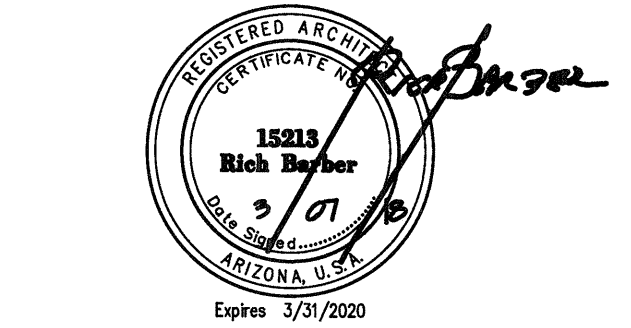
**BROADSTONE  
RIO SALADO**

2325 E. RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

REC 17148



WorldHQ@ORBArch.com



**ALLIANCE  
RESIDENTIAL COMPANY**

PL 170272

DS 170516

DATE: MARCH 7, 2018 ORB # 17-209

**CS**

COVER SHEET

DS 170516

PL 170272

REC 17148

# PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE RIO SALADO SITE PLAN

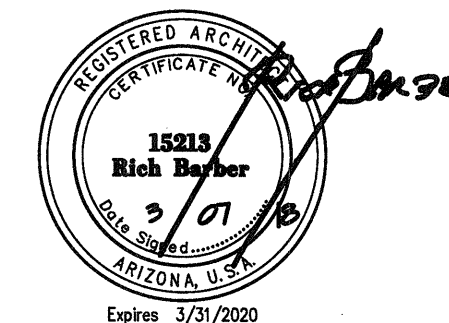
**BROADSTONE  
RIO SALADO**

2325 E. RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

REC 17148



WorldHQ@ORBArch.com



**Architect**  
ORB ARCHITECTURE, LLC  
2944 North 44th St., Suite 101  
Phoenix, Arizona 85018  
tel. 602.957.4530  
Contact: Rich Barber

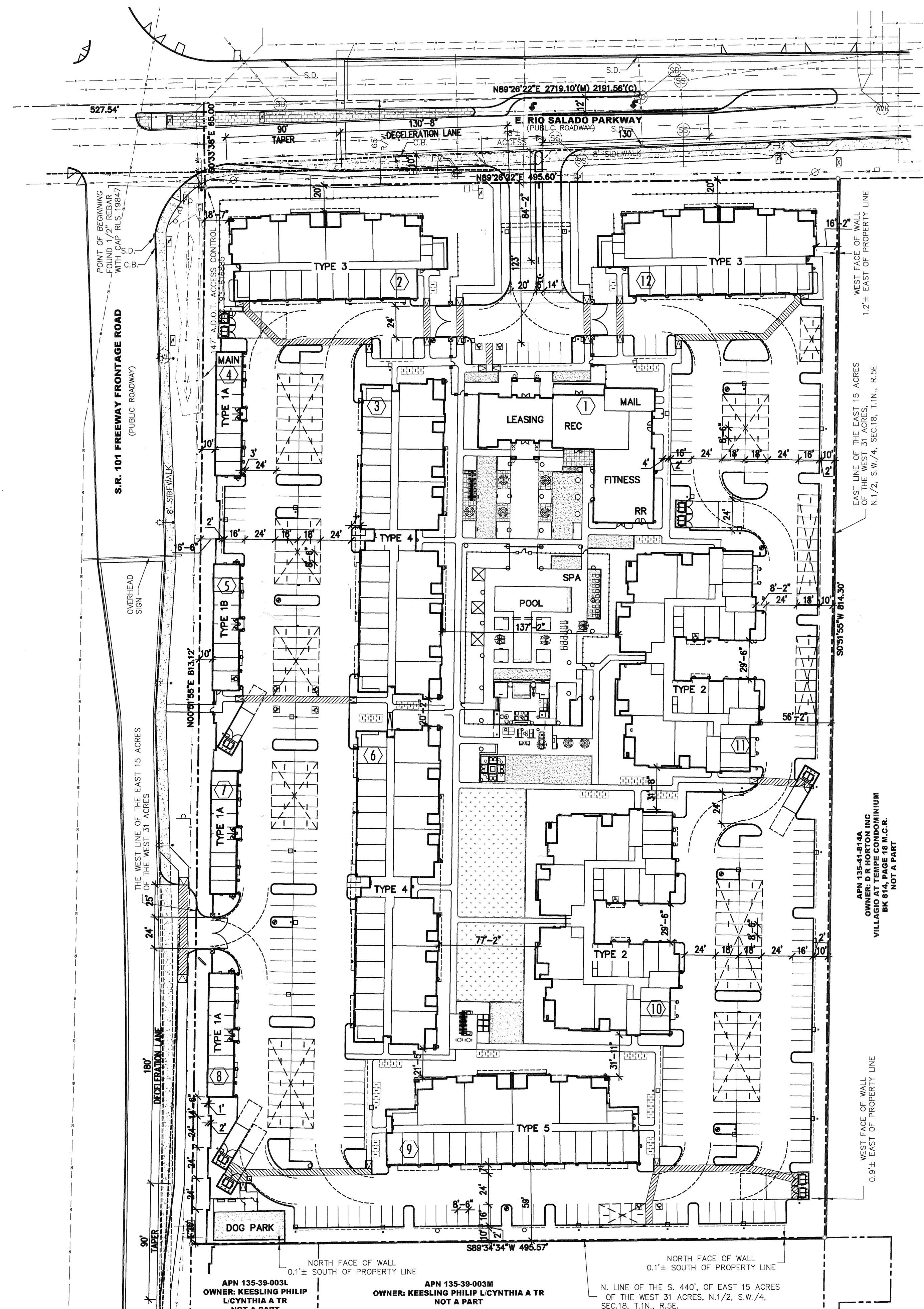
**Owner**  
ARIZONA BOARD OF REGENTS, FOR AND ON  
BEHALF OF ARIZONA STATE UNIVERSITY  
80 East Rio Salado Parkway, Suite 513  
Tempe, Arizona 85281  
Contact: John P. Creer

**Developer**  
BROADSTONE RIO SALADO  
2525 E. Camelback Rd., Suite 500  
Phoenix, Arizona 85016  
tel. 602.778.2800  
Contact: Tom Lewis

**Applicant**  
HUELLMANTEL & AFFILIATES  
P.O. Box 1833  
Tempe, Arizona 85280  
tel. 480.921.2800  
Contact: Charles Huellmantel

PL 170272

DS 170516

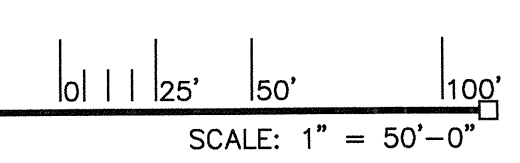


## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B DEVELOPMENT STANDARDS IN MULTI- FAMILY DISTRICT	EXISTING R1-6(*) ZDC Table 4-202A Single-Family	R-5 ZDC Table 4-202B Multi-Family	R-5 PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	MEDIUM TO HIGH (UP TO 25 DU / AC)	HIGH	HIGH
SITE AREA			403,150 SQ. FT. (9.255 ACRES)
DWELLING QUANTITY			
STUDIO			28
1 BEDROOM			144
2 BEDROOM			104
TOTAL	37 ALLOWED MAX.	277 ALLOWED MAX.	276 (380 BEDROOMS)
DENSITY (DU/ACRE)	4	30	29.9
BUILDING HEIGHT	30 FT. MAX.	50 FT. MAX.	50 FT.
BUILDING SETBACKS			
FRONT (NORTH)	20'	20'	20'-0"
SIDE (EAST)	5'	10'	16'-2"
STREET SIDE (WEST)	10'	10'	10'-0"
REAR (SOUTH)	15'	10'	59'-0"
PARKING SETBACKS			
FRONT (NORTH)	20'	20'	123'-0"
STREET SIDE (WEST)	20'	20'	16'-6"
LOT COVERAGE	45% MAX.	70% MAX.	119,846 SQ. FT. - 30%
LANDSCAPE AREA (% OF NET AREA)			
ON-SITE			102,555 SQ. FT. - 25.4%
VEHICLE PARKING			
STUDIO		28 (1 PER UNIT)	22 (0.79 PER UNIT)
1 BEDROOM		216 (1.5 PER UNIT)	210 (1.46 PER UNIT)
2 BEDROOM		208 (2 PER UNIT)	202 (1.94 PER UNIT)
GUEST		55 (0.2 PER UNIT)	54 (0.19 PER UNIT)
TOTAL REQUIRED/PROVIDED	2 MIN.	507	488 (1.77 PER UNIT)
BICYCLE PARKING			
STUDIO		21	
1 BEDROOM		108	
2 BEDROOM		78	
GUEST		55	
TOTAL REQUIRED/PROVIDED	N/A	262	263
USES	N/A	N/A	
GARAGE (U)			32,784 SQ. FT.
RESIDENTIAL (R-2)			302,412 SQ. FT.
REC (A-3)			3,127 SQ. FT.
FITNESS (A-3)			4,098 SQ. FT.
LEASING (B)			2,071 SQ. FT.

(\*) ALLR1-6 ITEMS ABOVE, INDICATES THAT STANDARD IS REQUIRED PER EACH INDIVIDUAL LOT.

## SITE PLAN



DS 170516

PL 170272

REC 17148

DATE: MARCH 7, 2018 ORB # 17-209

**A1.10**

SITE PLAN