PLANNED AREA DEVELOPMENT OVERLAY
FOR CABANA KYRENE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

CABANA KYRENE, LLC

BY: _____ 11/14/24
SIGNATURE DATE

ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

ON THIS 14 DAY OF November, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Dan Richards WHO ACKOWLEDGED HIM/HERSELF 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: _____ 11/29/2024
NOTARY PUBLIC MY COMMISSION EXPIRES

BAYLEE ALLSOP
Notary Public, State of Arizona
Maricopa County
Commission # 592785
My Commission Expires
November 29, 2024

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9, BEARS NORTH 89 DEGREES 46 MINUTES 43 SECONDS WEST, A DISTANCE OF 2637.67 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 9, NORTH 89 DEGREES 46 MINUTES 43 SECONDS WEST, A DISTANCE OF 659.39 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST GUADALUPE ROAD, ALSO BEING THE **POINT OF BEGINNING;**

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 429.41 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED NUMBER 20040346033;

THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED NUMBER 20040346033, A DISTANCE OF 175.01 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED NUMBER 20040346033;

THENCE SOUTH 89 DEGREES 46 MINUTES 43 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED NUMBER 20040346033A DISTANCE OF 175.00 FEET TO A POINT ON THE WESTERLEY RIGHT-OF-WAY LINE OF SOUTH KYRENE ROAD;

THENCE ALONG SAID WESTERLEY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, A DISTANCE OF 429.75 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 604.74 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 605.24 FEET

TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST GUADALUPE ROAD, ALSO BEING THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 335,133 SQUARE FEET OR 7.694 ACRES MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 1ST DAY OF OCTOBER, 2024

OWNER

CABANA KYRENE, LLC.
8135 E. INDIAN BEND ROAD, SUITE #101
SCOTTSDALE, AZ 85250
CONTACT: DAN RICHARDS
DAN@LIVEGREENLIGHT.COM
480.609.6779

DEVELOPER

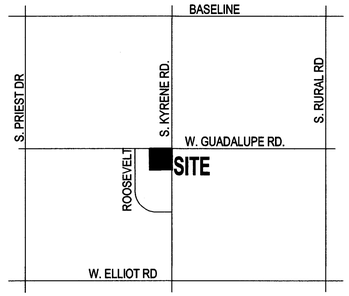
GREENLIGHT COMMUNITIES, LLC
8135 E. INDIAN BEND ROAD, SUITE #101
SCOTTSDALE, AZ 85250
CONTACT: DAN RICHARDS
DAN@LIVEGREENLIGHT.COM
480.609.6779

PROJECT DATA

DEVELOPMENT STANDARDS	R-5 PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE MODERATE
GENERAL PLAN DENSITY	UP TO 45 DU/AC
SITE AREA - GROSS	7.69 ACRES / 335,133 SF
SITE AREA - NET	7.66 ACRES / 333,787 SF
DENSITY	30 DU/AC
DWELLING QUANTITY	229 UNITS
BEDROOM QUANTITY	275 BEDROOMS
BUILDING HEIGHT	50'-0"
BUILDING STEPBACK	YES
BUILDING LOT COVERAGE	70%
LANDSCAPE AREA	25%
BUILDING SETBACKS	
FRONT (NORTH)	9'-0"
STREET SIDE (EAST)	10'-0"
SIDE (WEST)	10'-0"
REAR (SOUTH)	10'-0"
PORCH/ BALCONY / PATIO WALL SETBACKS	
FRONT (NORTH)	15'-0"
STREET SIDE (EAST)	NS
SIDE (WEST)	5'-0"
REAR (SOUTH)	10'-0"
PARKING	
FRONT (NORTH)	20'-0"
STREET SIDE (EAST)	20'-0"
SIDE (WEST)	NS
REAR (SOUTH)	NS
VEHICLE PARKING REQUIRED	367
STUDIO	90 (1/UNIT * 90 UNITS)
1-BEDROOM	139.5 (1.5/UNIT * 93 UNITS)
2-BEDROOM	92 (2/UNIT * 46 UNITS)
GUEST	45.8 (0.20/UNIT * 229 UNITS)
BICYCLE PARKING REQUIRED	160
STUDIO	45 (.5/UNIT * 90 UNITS)
1-BEDROOM	46.5 (.5/UNIT * 93 UNITS)
2-BEDROOM	23 (.5/UNIT * 46 UNITS)
GUEST	45.8 (0.20/UNIT * 229 UNITS)
SEPERATION BTWN. GROUND FLOOR SLEEPING AREAS AND PEDESTRIAN WALKWAYS	2'-6"
USES	
MULTI-FAMILY RESIDENTIAL AREA	206,534 GSF / 138,240 NSF
LEASING AREA	930 GSF / 744 NSF
AMENITIES AREA	2,170 GSF / 1,736 NSF
TOTAL BUILDING AREA	209,634 GSF / 140,720 NSF

NS = NO STANDARD

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 240007

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 GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR CABANA KYRENE 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. SOLID WASTE SERVICES SHALL BE PROVIDED ONLY BETWEEN THE HOURS OF 6:00 A.M. AND 6:00 P.M.

WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX ARIZONA 85008 USA
+1 602 324 6000

REGISTERED ARCHITECT
CERTIFICATE NO.
35789
ROBERT J.
GASPARD JR.
ARIZONA U.S.A.
Expires: 03.31.25

REC24067

REVISIONS

NO	DATE	DESCRIPTION

PAD240007

SHEET SCALE 0 1 2 8

DS230437

CABANA KYRENE
515 W. GUADALUPE ROAD
TEMPE, AZ

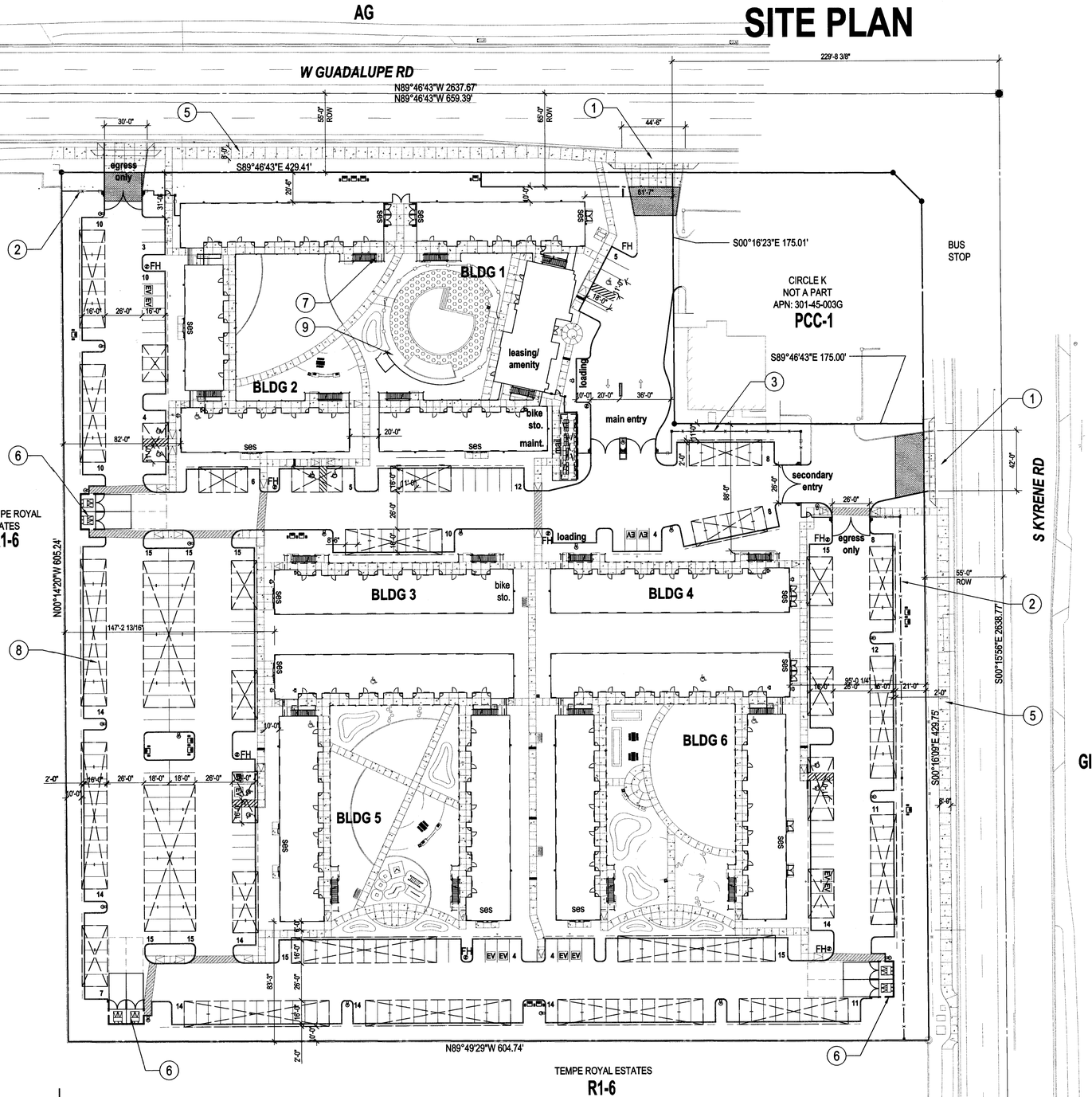
COVER SHEET

04 OCTOBER 2024
DRAWN BY: EB
CHECKED BY: RG

PROJECT #20143
PAD

1 OF 2

PLANNED AREA DEVELOPMENT OVERLAY
FOR CABANA KYRENE
SITE PLAN



DEVELOPMENT STANDARDS	EXISTING PCC1 TABLE 4-203A	ZDC STANDARDS FOR R-5 TABLE 4-202B	PROPOSED R-5 PAD
GENERAL PLAN LAND USE	MIXED-USE MODERATE		MIXED-USE MODERATE
GENERAL PLAN DENSITY	UP TO 45 DU/AC		UP TO 45 DU/AC
SITE AREA - GROSS			7.69 ACRES / 335,133 SF
SITE AREA - NET			7.66 ACRES / 333,787 SF
DENSITY	15 DU/AC	30 DU/AC	30 DU/AC
DWELLING QUANTITY			229 UNITS
BEDROOM QUANTITY			275 BEDROOMS
BUILDING HEIGHT	35'-0"	50'-0"	50'-0"
BUILDING STEPBACK	YES	YES	YES
BUILDING LOT COVERAGE	50%	70%	70%
LANDSCAPE AREA	15%	25%	25%
BUILDING SETBACKS			
FRONT (NORTH)	0'	20'-0"	9'-0"
STREET SIDE (EAST)	0'	10'-0"	10'-0"
SIDE (WEST)	30'-0"	10'-0"	10'-0"
REAR (SOUTH)	30'-0"	10'-0"	10'-0"
PORCH/ BALCONY / PATIO WALL SETBACKS			
FRONT (NORTH)	NS	15'-0"	15'-0"
STREET SIDE (EAST)	NS	NS	NS
SIDE (WEST)	NS	5'-0"	5'-0"
REAR (SOUTH)	NS	10'-0"	10'-0"
PARKING			
FRONT (NORTH)	20'-0"	20'-0"	20'-0"
STREET SIDE (EAST)	20'-0"	20'-0"	20'-0"
SIDE (WEST)	NS	NS	NS
REAR (SOUTH)	NS	NS	NS
VEHICLE PARKING REQUIRED	367	367	367
STUDIO	90 (1/UNIT * 90 UNITS)		
1-BEDROOM	139.5 (1.5/UNIT * 93 UNITS)		
2-BEDROOM	92 (2/UNIT * 46 UNITS)		
GUEST	45.8 (0.20/UNIT * 229 UNITS)		
BICYCLE PARKING REQUIRED	160	160	160
STUDIO	45 (.5/UNIT * 90 UNITS)		
1-BEDROOM	46.5 (.5/UNIT * 93 UNITS)		
2-BEDROOM	23 (.5/UNIT * 46 UNITS)		
GUEST	45.8 (0.20/UNIT * 229 UNITS)		
SEPERATION BTWN. GROUND FLOOR SLEEPING AREAS AND PEDESTRIAN WALKWAYS		10'-0"	2'-6"
USES			
MULTI-FAMILY RESIDENTIAL AREA			206,534 GSF / 138,240 NSF
LEASING AREA			930 GSF / 744 NSF
AMENITIES AREA			2,170 GSF / 1,736 NSF
TOTAL BUILDING AREA			209,634 GSF / 140,720 NSF

NS = NO STANDARD

GID

KEYNOTES

1. EXISTING CURBCUT TO REMAIN, DRIVEWAY AND SIDEWALK PER T-320 STANDARDS
2. 6' HIGH FENCE: 3' SCREEN WALL CMU WITH PILASTERS AND VIEW FENCING
3. 8' HIGH CMU WALL ALONG PROP LINE
4. NOT USED
5. 8' SIDEWALK PER T-345 STANDARDS
6. 8 CY TRASH AND RECYCLE CONTAINER AND GATED ENCLOSURE PER DS-116 STANDARDS
7. BICYCLE PARKING AREA, TYPICAL
8. 18' DEEP CARPARK CANOPY, TYPICAL
9. POOL AREA WITH MIN. 5' POOL BARRIER AROUND POOL

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

WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX ARIZONA 85008 USA
+1 602 324 6000

REGISTERED ARCHITECT
CERTIFICATE NO.
35789
ROBERT J. GASPARD JR.
Date Signed 10.04.24
ARIZONA U.S.A.
Expires: 03.31.25

REC24067

REVISIONS

NO	DATE	DESCRIPTION

PAD240007

SHEET SCALE 0 1 2 8

DS230437

CABANA KYRENE
515 W. GUADALUPE ROAD
TEMPE, AZ

SITE PLAN

04 OCTOBER 2024
DRAWN BY: EB
CHECKED BY: RG

PROJECT #20143
PAD

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