

PLANNED AREA DEVELOPMENT OVERLAY FOR CAMDEN HAYDEN II

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

NO. 17-2039-01

CAMDEN HAYDEN II

600 EAST CURRY RD
TEMPE, AZ



CAMDEN USA, INC.
11 GREENWAY PLAZA, SUITE 2400
HOUSTON, TX 77046
713-354-2500 p

OWNER AUTHORIZATION

PROGRESSIVE CASUALTY INSURANCE COMPANY, an Ohio corporation:

BY: Ron Marotto 5-17-19
SIGNATURE DATE

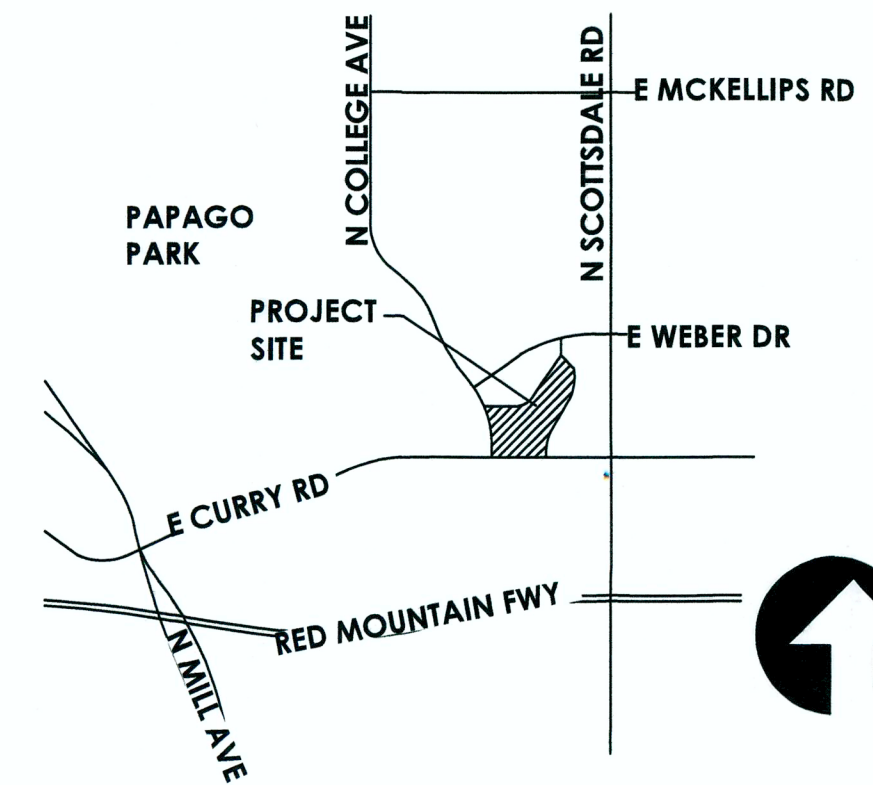
ITS: Ron Marotto, Vice President

OWNER / DEVELOPER:

PROGRESSIVE CASUALTY INSURANCE COMPANY, an Ohio corporation
5920 LANDERBROOK DRIVE, BUILDING 3, OHL32
MAYFIELD HEIGHTS, OHIO 44124
ATTENTION: BUSINESS LEADER, REAL ESTATE

CAMDEN USA, INC.
11 GREENWAY PLAZA, SUITE 2400
HOUSTON, TX 77046

SITE VICINITY MAP



ACKNOWLEDGEMENT

ON THIS 17th DAY OF MAY, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS Ron Marotto, WHO ACKNOWLEDGED 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: Kevin P. McGrath
NOTARY PUBLIC

KEVIN P. McGRATH, ATTY.
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES 05-13-19

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 59 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 754.34 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CURRY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 545.37 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 27 SECONDS WEST A DISTANCE OF 28.23 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 10;
THENCE NORTH 00 DEGREES 46 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 511.16 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 277.33 FEET (RECORD 277.40 FEET) TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 132.50 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 57 MINUTES 03 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.14 FEET THROUGH A CENTRAL ANGLE OF 54 DEGREES 32 MINUTES 48 SECONDS; THENCE NORTH 34 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 570.93 FEET; THENCE SOUTH 55 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 173.50 FEET; THENCE SOUTH 11 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 251.05 FEET; THENCE SOUTH 34 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 333.28 FEET (RECORD 333.52 FEET) TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 704.00 FEET AND A CHORD BEARING OF SOUTH 26 DEGREES 34 MINUTES 24 SECONDS WEST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 199.15 FEET THROUGH A CENTRAL ANGLE OF 16 DEGREES 12 MINUTES 29 SECONDS; THENCE SOUTH 18 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 42.14 FEET (RECORD 41.93 FEET) TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 704.00 FEET AND A CHORD BEARING OF SOUTH 09 DEGREES 33 MINUTES 46 SECONDS WEST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 218.86 FEET THROUGH A CENTRAL ANGLE OF 17 DEGREES 48 MINUTES 45 SECONDS TO THE TRUE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11 DAY OF APRIL, 2019

PROJECT DATA

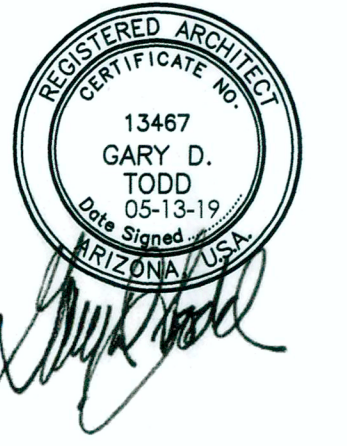
ZONING DISTRICT AND OVERLAY TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN LAND USE:	Mixed-Use
GENERAL PLAN DENSITY:	High (up to 64 du/ac)
SITE AREA:	
GROSS	504,972 sf (11.39 acres)
NET	504,972 sf (11.39 acres)
DWELLING QUANTITY:	397 units
Studio	14 units
1 Bedroom	257 units
2 Bedroom	124 units
Live/Work (1 and 2 Bedroom with Commercial)	2 units
DENSITY:	34.25 du/ac
BUILDING HEIGHT:	Grade to T.O. parapet: 55' Grade to T.O. lower element: 63'
BUILDING STEPBACK:	No
See ZDC Sec. 4-404; When a district other than single-family is immediately adjacent or separated by an alley to a 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 foot setback for each 1 foot additional building height over 30 feet.	
BUILDING LOT COVERAGE:	26%
LANDSCAPE COVERAGE:	30%
SETBACKS:	
Front (College Avenue)	
Building	20'-0"
Parking	20'-0"
Street Side (Curry Road)	
Building	15'-0"
Parking	20'-0"
Side	
Building	25'-0"
Rear (East - East Drive)	
Building	89'-0"
VEHICLE PARKING QUANTITY:	
Residential:	
Studio (14 du) X (.76 space/unit) = 10 P.S.	
1 Bedroom (258 du) X (1.14 space/unit) = 294 P.S.	
2 Bedroom (125 du) X (1.52 space/unit) = 190 P.S.	
Guest (397 du) X (0.15 space /unit) = 60 P.S.	
Commercial:	
Office (2,400 sf) (1 space per 300 sf) = 8 P.S.	
TOTAL VEHICULAR PARKING REQUIRED = 562 P.S.	
TOTAL VEHICULAR PARKING ON SITE=	597 P.S.
(Offsite parking is not part of this submittal and is not included in total parking count.)	
BICYCLE PARKING QUANTITY:	
Residential:	
Studio (14 du) X (0.75 space/unit) = 11 P.S.	
1 Bedroom (258 du) X (0.75 space/unit) = 194 P.S.	
2 Bedroom (125 du) X (0.75 space/unit) = 94 P.S.	
Guest (397 du) X (0.2 space /unit) = 79 P.S.	
Commercial:	
Office (2,400 sf) (1/8,000 sf or minimum of 4 spaces) = 4 P.S.	
TOTAL BICYCLE PARKING	382 SPACES
USES:	
Residential	487,004 sf
Commercial	2,400 sf
Total	489,404 sf

CONDITIONS OF APPROVAL: PAD180020

PLANNED AREA DEVELOPMENT OVERLAY CONDITIONS OF APPROVAL:

- General:
- 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 Zoning Map Amendment, PAD, and General Plan Map Amendments approvals shall be null and void.
 - The Planned Area Development Overlay for CAMDEN HAYDEN II 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.
 - Approval of the General Plan Map Amendments, the Zoning Map Amendment, and the Planned Area Development Overlay are contingent upon compliance with the following items regarding the proposed dog park located on the southeast corner of North College Avenue and East Weber Drive:
 - Obtain approval of a Minor Development Plan Review for the proposed dog park prior to submitting building permits.
 - Execute an operations and maintenance agreement for the proposed dog park prior to issuance of building permits. The agreement shall include the following, but not to:
 - Reasonable hours of operation;
 - Open to the general public; and
 - Maintenance obligation by CAMDEN HAYDEN II (not the City)
 - Complete construction of the proposed dog park prior to issuance of final certificate of occupancy.
 - The applicant agrees to provide \$30,000 (thirty-thousand dollars) to the Tempe Coalition for Affordable Housing, Inc., an affiliate non-profit entity of the City of Tempe established to purchase properties and expand housing. The funds shall be used to assist in providing affordable housing within the City of Tempe. The funds shall be provided to the Tempe Coalition for Affordable Housing, Inc. prior to the receipt of building permits. A receipt shall be provided to the Community Development Director or its designee prior to the issuance of permits.

PROJECT CLIENT SEAL DS180709 REC19084 CONTACT DATA DATE 11-20-19



TODD & ASSOCIATES, INC.
Critical Thinking • Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com
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DATE 11-20-19

Rev.	Date:	Description:
1	12-10-18	PAD/DPR 2nd SUBMITTAL
2	01-29-19	PAD/DPR 3rd SUBMITTAL
3	05-13-19	PAD/DPR APPROVAL

PAD COVER SHEET

PLANNED AREA DEVELOPMENT OVERLAY FOR CAMDEN HAYDEN II SITE PLAN

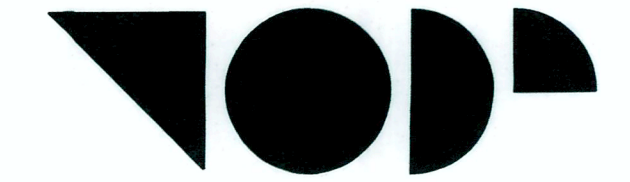
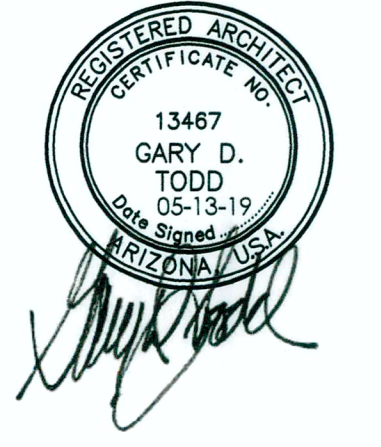
THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED APRIL 11, 2019.

NO. 17-2039-01

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REC19084

CONTACT

PAD180020

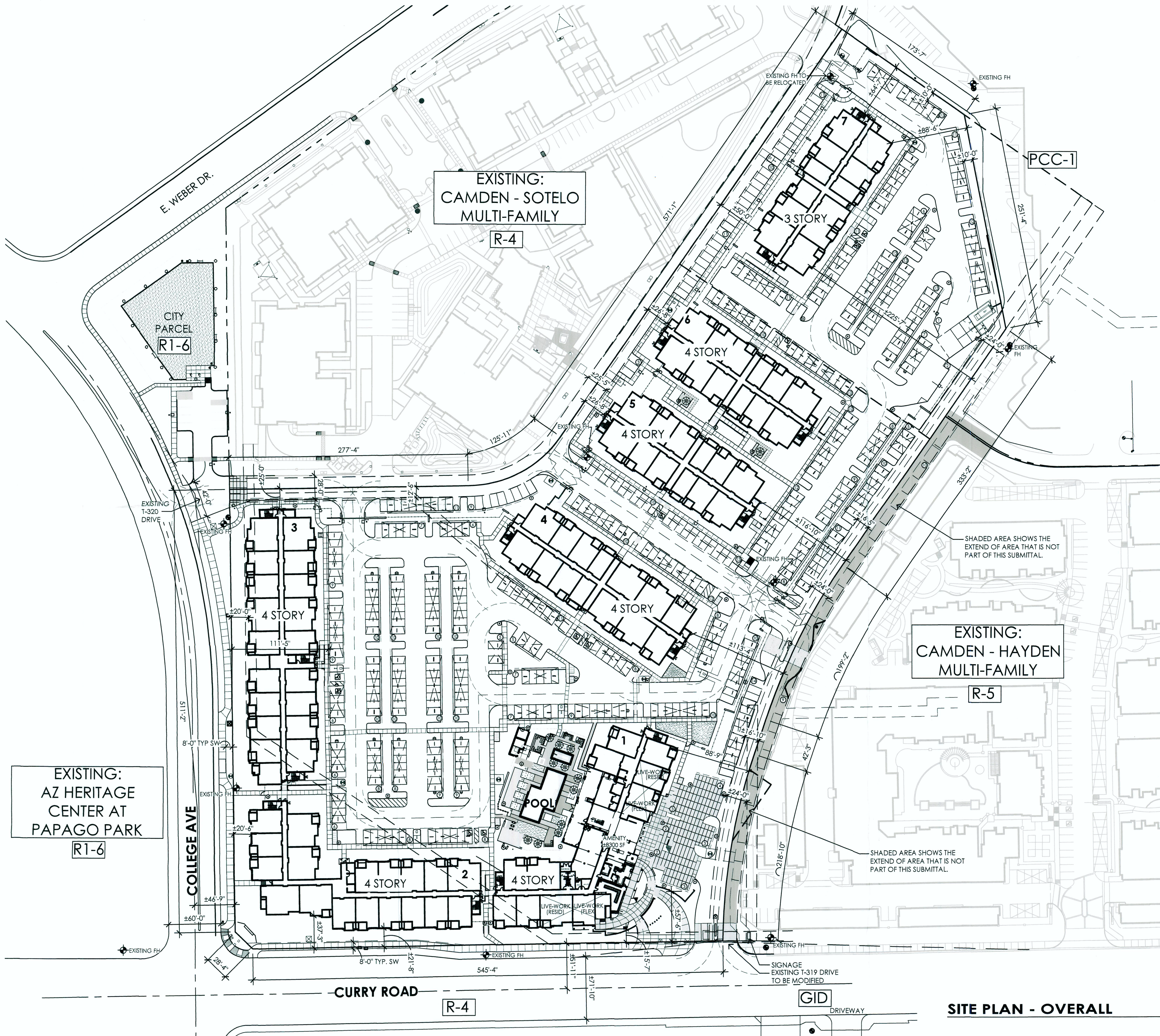
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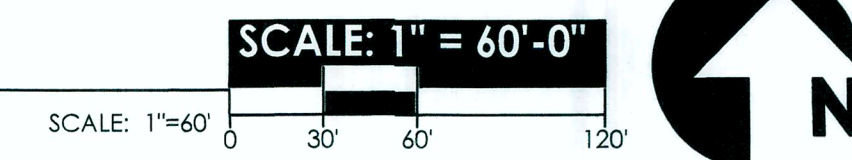
DATE
11-20-19

Proj Mgr.	
Dwn By:	
Rev. Date:	Description:
1	12-10-18 PAD/DPR 2nd SUBMITTAL
2	01-29-19 PAD/DPR 3rd SUBMITTAL
3	05-13-19 PAD/DPR APPROVAL

ZONING DISTRICT AND OVERLAY TABLE 4-203(B)	GID (GIOD) STANDARDS	MU-4 (PAD) PROPOSED
GENERAL PLAN LAND USE:	Commercial	Mixed-Use
GENERAL PLAN DENSITY:	Medium to High (up to 25 du/ac)	High (up to 65 du/ac)
SITE AREA:		
GROSS	504,972 sf (11.59 acres)	504,972 sf (11.59 acres)
NET	504,972 sf (11.59 acres)	504,972 sf (11.59 acres)
DWELLING QUANTITY:		
Studio	---	397 units
1 Bedroom	---	14 units
2 Bedroom	---	257 units
2 Bedroom	---	124 units
Live/Work (1 and 2 Bedroom with Commercial)	---	2 units
DENSITY:	---	34.25 du/ac
BUILDING HEIGHT:	35 feet	T.O. parapet: 55' T.O. tower: 63'
BUILDING SETBACK:	Yes	No
See ZDC Sec. 4-404: When a district other than single-family is immediately adjacent or separated by an alley to a single-family or multi-family residential district, (except when such single-family or multi-family districts are used for a public park) building façades are required to step back. 1 additional foot setback for each 1 foot additional building height over 30 feet.		
BUILDING LOT COVERAGE:	NS	26%
LANDSCAPE COVERAGE:	10%	30%
SETBACKS:		
Front (College Avenue)		
Building	25 feet	20'-0"
Parking	20 feet	20'-0"
Street Side (Curry Road)		
Building	25 feet	15'-0"
Parking	20 feet	20'-0"
Side		
Building	0 feet	25'-0"
Rear (East - East Drive)		
Building	0 feet	89'-0"
VEHICLE PARKING QUANTITY:		
Residential:		
Studio (14 du X .75 space/unit)	= 10 P.S.	
1 Bedroom (258 du X 1.14 space/unit)	= 294 P.S.	
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Commercial:		
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TOTAL VEHICULAR PARKING PROVIDED		597 P.S.
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Guest (397 du) X (0.2 space /unit)	= 79 P.S.	
Commercial:		
Office (2,400 sf) (1/8,000 sf or minimum of 4 spaces)	= 4 P.S.	
TOTAL BICYCLE PARKING	---	362 P.S.
USES:		
Residential (Gross Building Square Footage)	---	487,005 sf
Commercial	---	2,400 sf
Total	---	489,405 sf



SITE PLAN - OVERALL



DS180709

PAD180020

REC19084

PAD
SITE PLAN