

# PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER AVENUE LOFTS

## PROJECT NAME AND ADDRESS

FARMER AVENUE LOFTS  
400 SOUTH FARMER AVENUE  
TEMPE, ARIZONA

## OWNER/DEVELOPER

TEMPE ANCALA GROUP, L.L.C.  
P.O. BOX 1980  
SCOTTSDALE, ARIZONA 85260-1980  
PHONE: (480) 425-8000 FAX: (480) 425-8000

## STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
TEMPE ANCALA GROUP, L.L.C.

## ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE PROBINGING INSTRUMENT WAS ACKNOWLEDGED  
SIGNED ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OWNER  
IN WITNESS WHEREOF I HAVE RETURNED MY SEAL AND OFFICIAL SEAL.  
NOTARY PUBLIC.  
MY COMMISSION EXPIRES \_\_\_\_\_

## ARCHITECT

ACANTHUS ARCHITECTURE AND PLANNING, PC  
4322 NORTH TWELETH STREET, SUITE 100  
PHOENIX, ARIZONA 85014  
PHONE: (602) 274-5000 FAX: (602) 274-7455

## SUBMITTED BY

BURCH AND CRACKENBOLD, P.A.  
700 EAST GIBSON ROAD, SUITE 110  
PHOENIX, ARIZONA 85014  
PHONE: (602) 234-9900 FAX: (602) 234-0541

## APPROVALS

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT SERVICES MANAGER

## LEGAL DESCRIPTION

Parcel No. 1:  
Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Except the West 200 Feet Thereof.  
Except all coal and other minerals as reserved to the state of Arizona by act of Congress dated January 25, 1927.

Parcel No. 2:  
The East 200 feet of the North half of lot four (4), tract 3, as shown on the supplemental plat of state Plat No. 4, showing reversion and subdivision of tract 2, 3, 6, 7, 11 and 17, section 16, Township 1 North, range 4 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, in book 20 of Maps, page 17.

Except all coal and other minerals as reserved to the state of Arizona by act of Congress dated January 25, 1927.

Parcel No. 3:  
The East 200 feet of the South half of lot four (4), tract 3, as shown on the supplemental plat of state Plat No. 4, showing reversion and subdivision of tract 2, 3, 6, 7, 11 and 17, section 16, Township 1 North, range 4 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, in book 20 of Maps, page 17.

Except all coal and other minerals as reserved to the state of Arizona by act of Congress dated January 25, 1927.

Parcel No. 4:  
The West 170 feet of lot four (4), tract three (3) according to supplemental plat of state Plat No. 4, as shown in section 16, Township 1 North, range 4 East, Gila and Salt River Basins and Meridian, and according to book 20 of Maps, page 17 records of Maricopa County, Arizona.

Except the West 20 feet as questioned to the city of Tempe as deed recorded in docket 2687, page 170, records of Maricopa County, Arizona.

## GENERAL PLAN INFORMATION

PROJECTED LAND USE: MIXED USE AND RESIDENTIAL  
PROJECTED DENSITY: MEDIUM TO HIGH (UP TO 25 DU/AC)

## ZONING INFORMATION

MU-4 AND R-9 WITH P.A.D. OVERLAY

## GENERAL NOTES

USE PERMIT:  
1. ALLOW USE OF PRIVATE DRIVE OF EACH UNIT FOR GUEST PARKING.

## CONSTRUCTION TYPE

STRUCTURE 1: V-S PER I.B.C. 2003 (R-9/B OCCUPANCIES)  
STRUCTURES 2-4: MIX I.B.C. 2003

## PROJECT DATA

SITE AREA	NET: 61,576.6 SF / 1.47 Acres GROSS: 72,976.4 SF / 1.66 Acres
BUILDING AREA AND COVERAGE	TOTAL PROJECT LITABLE AREA: 46,800 SF TOTAL BUILDING AREA ON SITE: 19,148 SF LOT COVERAGE: 31.2% OF NET LOT
BUILDING HEIGHT	30 FEET / 3 STORIES
PROPOSED USE	LIVE-WORK and TOWNHOME
RESIDENTIAL UNITS	6 TWO-BEDROOM UNITS w/ LIVE-WORK SPACE 12 TWO-BEDROOM PLUS BIKER UNITS
DENSITY	12.2 DU/AC (NET); 10.7 DU/AC (GROSS)
PARKING REQUIRED	TWO-BEDROOM 6 x 2.0 = 12 THREE-BEDROOM 12 x 2.5 = 30 GUEST PARKING 10 x 0.2 = 2 OFFICES 448 x 0 / 300 = 0 TOTAL REQUIRED: 42
PARKING PROVIDED	GARAGE SPACES: 36 GUEST SPACES: 37 TOTAL PROVIDED: 73 INCLUDES 1 VAN ACCESSIBLE SPACE
LANDSCAPING	LANDSCAPE AREA: 24,810 SF LANDSCAPE COVERAGE: 40.1% OF NET LOT

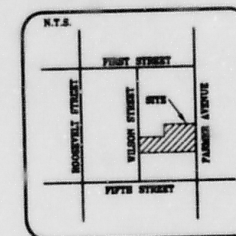
## DEVELOPMENT STANDARDS

(P.A.D. MODIFICATIONS TO TABLES 4-2003 / 4-2008)

STANDARD	P.A.D.	ACTUAL	MU-4	R-9
MINIMUM LOT AREA per UNIT	1,700 SF	1,848 SF	NS	2,100 SF
BUILDING HEIGHT MAXIMUM	30 FT	30 FT	NS	30 FT
RETRACED SIDE TO BUILDINGS 3/4	5 FT *	11 FT	NS	10 FT
RETRACED SIDE TO BUILDING 2	1 FT *	13 FT	NS	10 FT

\* USED ONLY FOR THE PURPOSE OF DETERMINING RETRACED HEIGHT

## LOCATION MAP



Acanthus Architecture & Planning  
2021 N. Pinal Street, Suite 100, Phoenix, Arizona 85014 274-8500

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DS 050818 SPD-2005.110

