

7TH AMENDED PLANNED AREA DEVELOPMENT FOR
FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

FRIENDSHIP VILLAGE OF TEMPE

BY: [Signature] 10.25.19
OWNER DATE

COLE MARVIN – OWNER, FRIENDSHIP VILLAGE OF TEMPE

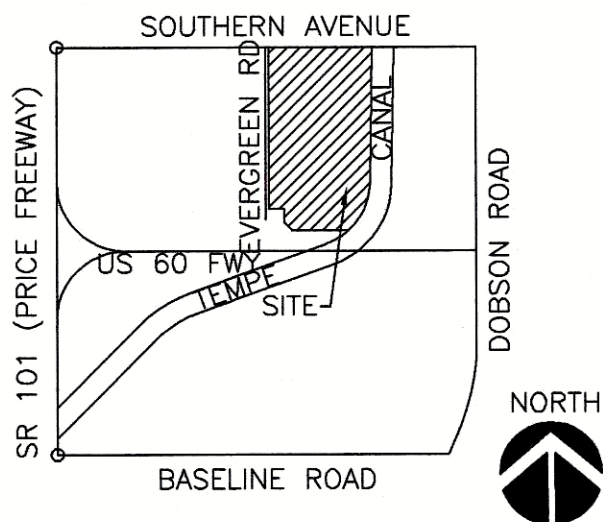
OWNER/DEVELOPER

FRIENDSHIP VILLAGE OF TEMPE
2645 EAST SOUTHERN AVE
TEMPE, ARIZONA 85282
PH: 480-831-5000

COLE MARVIN – OWNER, FRIENDSHIP VILLAGE OF TEMPE

PROJECT DATA

SITE VICINITY MAP

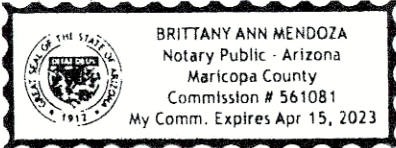


ACKNOWLEDGEMENT

ON 19TH OF DECEMBER, 2016 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED, 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] 4/15/23
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

THE PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, WITH
THE NORTH LINE OF SAID SECTION 31 BEING ASSUMED EAST AS A BASIS OF
BEARINGS; THENCE SOUTH 00 DEGREES 35 MINUTES 50 SECONDS WEST
ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 55.00 FEET;
THENCE EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF
BEGINNING.

THENCE CONTINUING EAST, A DISTANCE OF 868.72 FEET TO A POINT ON THE
WESTERLY RIGHT-OF-WAY LINE OF THE TEMPE CANAL; THENCE SOUTH 02
DEGREES 46 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 1786.40 FEET; THENCE SOUTH 08
DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 111.14 FEET;
THENCE SOUTH 20 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE
OF 156.25 FEET; THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE
ON A BEARING OF SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, A
DISTANCE OF 664.80 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 52
SECONDS WEST, A DISTANCE OF 119.31 FEET; THENCE NORTH 00 DEGREES
35 MINUTES 50 SECONDS EAST, A DISTANCE OF 221.94 FEET; THENCE
NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 175.00
FEET TO A POINT WHICH LIES 30.00 FEET EAST OF THE AFORESAID
NORTH-SOUTH MIDSECTION LINE; THENCE NORTH 00 DEGREES 35 MINUTES
50 SECONDS EAST ALONG A LINE PARALLEL TO AND 30 FEET EAST OF SAID
NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 1712.00 FEET; THENCE
NORTH 45 DEGREES 17 MINUTES 55 SECONDS EAST, A DISTANCE OF 28.43
FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 42.91± ACRES. SUBJECT TO EASEMENTS FOR UNDERGROUND
UTILITIES AS RECORDED IN DOCKET 13361/162 M.C.R.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 8th DAY OF June 2017.

ZONING R1-4 & R-4 TABLES: 4-202A & 4-202B	R1-4 PAD PROVIDED	R-4 PAD PROVIDED	TOTAL PAD PROVIDED
GENERAL PLAN LAND USE	-	-	RESIDENTIAL
GENERAL PLAN DENSITY			MEDIM TO HIGH DENSITY (UP TO 25 DU/AC)
SITE AREA	923892 SF (21.21 Ac)	945252 SF (21.7 Ac)	1869144 SF (42.91 Ac)
DWELLING QUANTITY			526
DENSITY			12.26 du/ac
BUILDING HEIGHT	35'	60'	
BUILDING LOT COVERAGE			40%
SITE LANDSCAPE COVERAGE			30%
BUILDING SETBACKS			
FRONT	15'	20'	
SIDE	5'	10'	
REAR	10'	10'	
STREET SIDE	15'	10'	
VEHICLE PARKING QUANTITY			
RESIDENTIAL			
1 BEDROOM (136 UNITS)			204
2 BEDROOM (390 UNITS)			780
GUEST (526 TOTAL UNITS)			51
NUNNENKAMP ASSISTED LIVING (67 BEDS)			
TOTAL PARKING PROVIDED			34 (.5/BED) 1069 (589 SURFACE + 202 UNIT GARAGES + 278 UNDERGROUND PARKING) - SEE VARIANCE
BYCYCLE PARKING QUANTITY			
RESIDENTIAL			
1 BEDROOM (136 UNITS)			68
2 BEDROOM (390 UNITS)			195
GUEST (526 TOTAL UNITS)			105
NUNNENKAMP ASSISTED LIVING (67 BEDS)			
TOTAL PARKING PROVIDED			3.5 (.05/BED) 371 (248 COTTAGE UNITS, 45 SURFACE, 78 UNDERGROUND PARKING)
USES			
RESIDENTIAL			
COTTAGES			262600 SF
COURTYARD APARTMENTS			204871 SF
TOWNHOMES			59324 SF
MAIN STREET APARTMENTS			185000 SF
NUNNENKAMP (ASSISTED LIVING)			
			92454 SF
ENVIRONMENTAL BUILDING			5457 SF
RECREATION CENTER			10268 SF
TOTAL USES			819974 SF

Existing Variances:
1) Increase maximum allowed building height permitted in R-4 from 35' to 60'.
2) Reduce parking as per plan to 581 (647 space reduction).
3) Provide 8' high screen wall along Evergreen Rd.
4) Reduce required min. courtyard separation from 30' to 25' between assisted living facility and Unit 305.
Existing Use Permit: Permit to allow nursing home in R-4

PREVIOUS APPROVALS

ORIGINAL	OCTOBER 7, 1974
2ND AMENDED	JULY 10, 1986
3RD AMENDED	AUGUST 29, 1996
4TH AMENDED	SPD-2003.38 FEBRUARY 7, 2002
5TH AMENDED	SPD-2003.84 JULY 10, 2003
6TH AMENDED	SPD-2003.84 DECEMBER 4, 2003

CONDITIONS OF APPROVAL

- 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 calendar days from the date of City Council approval, or the 7th Amended Planned Area Development approval shall be null and void.
- The 7th Amended Planned Area Development Overlay for Friendship Village Lifecare Retirement Community 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.

GENERAL NOTES

THE INTENT OF THE PROJECT IS TO REPLACE EXISTING
COURTYARD APARTMENTS, REPLACE ALL EXISTING COTTAGES WITH
NEW COTTAGES, AND ELIMINATE 30 EXISTING COTTAGES TO
REPLACE THEM WITH TOWNHOUSE-STYLE APARTMENTS.
NOTE THAT RECREATION CENTER, NUNNENKAMP CENTER, MAIN
STREET APARTMENTS, AND ANY OTHER BUILDING NOT BEING
REPLACED, ARE TO REMAIN. ALL EXISTING UTILITIES, STREETS
AND WALKWAYS SHALL BE RETAINED AND/OR RESTORED TO
MATCH EXISTING.



RYAN COMPANIES US, INC.
3900 E Camelback Rd, Suite 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

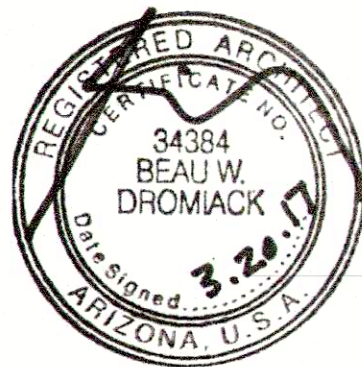
WWW.RYANCOMPANIES.COM

FRIENDSHIP
VILLAGE
OF TEMPE
2645 E SOUTHERN AVE,
TEMPE, AZ

REC 17025

PL 170037

ARCHITECT SIGN & SEAL:



DRAWING NAME:

COVER SHEET

SHEET NO.

1 of 2

DATE:

4/6/2017

DS 160886

DS 160886

PL170037

REC 17025

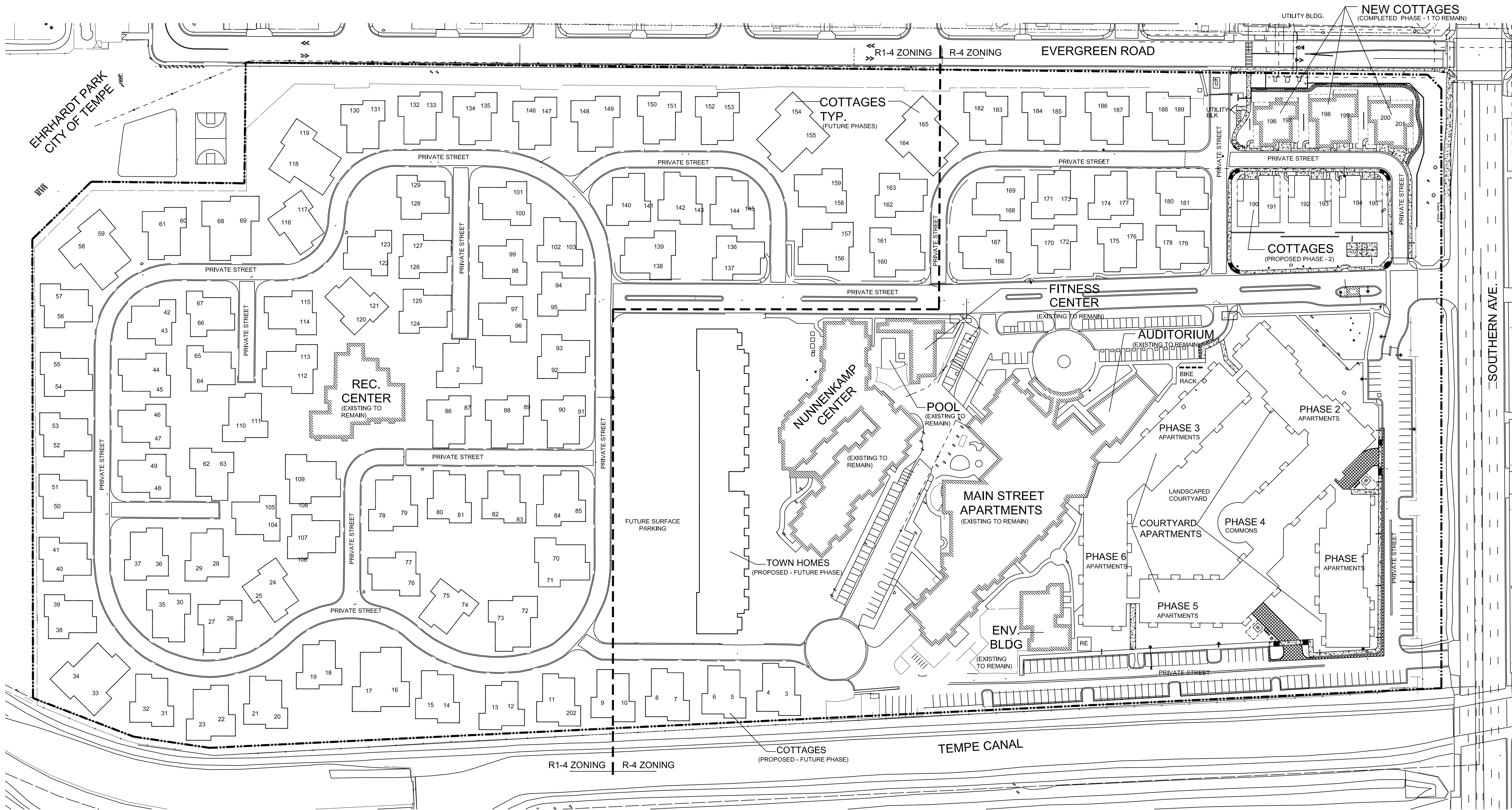
7TH AMENDED P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY



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Phoenix, AZ 85018
602-322-6100 tel
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VILLAGE
OF TEMPE**
2645 E SOUTHERN AVE,
TEMPE, AZ



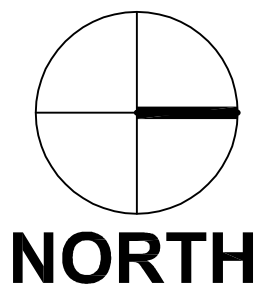
NOTES:

ALL EXISTING STREETS, DRIVEWAYS & ENTRIES
TO BE MAINTAINED DURING ALL PHASES OF
CONSTRUCTION

FUTURE COTTAGES AND TOWN HOMES
IDENTIFIED IN THIS PAD AMENDMENT BUT
WITHOUT ASSOCIATED DEVELOPMENT PLAN
REVIEWS. WILL REQUIRE SEPARATE DPR
APPROVAL.

--- ZONE LINE
- - - - - PROPERTY LINE

0' 50' 100' 200' 300'
SCALE: 1"=75'



DS 160886

PL170037

REC 17025

REC 17025

PL 170037

DS 160886

ARCHITECT SIGN & SEAL:



DRAWING NAME:

**PROPOSED SITE
PLAN & PHASES**

SHEET NO.

2 of 2

DATE:

4/6/2017