

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: 
OWNER

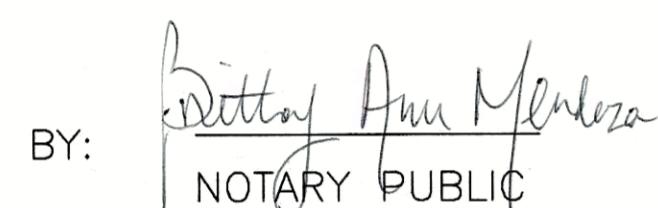
10.25.19
DATE

COLE MARVIN – OWNER, FRIENDSHIP VILLAGE OF TEMPE

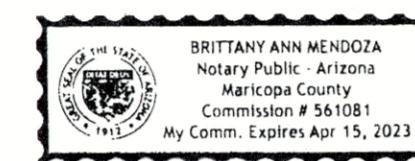
ACKNOWLEDGEMENT

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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL

BY: 
NOTARY PUBLIC

4/15/23
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

DS 160886

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

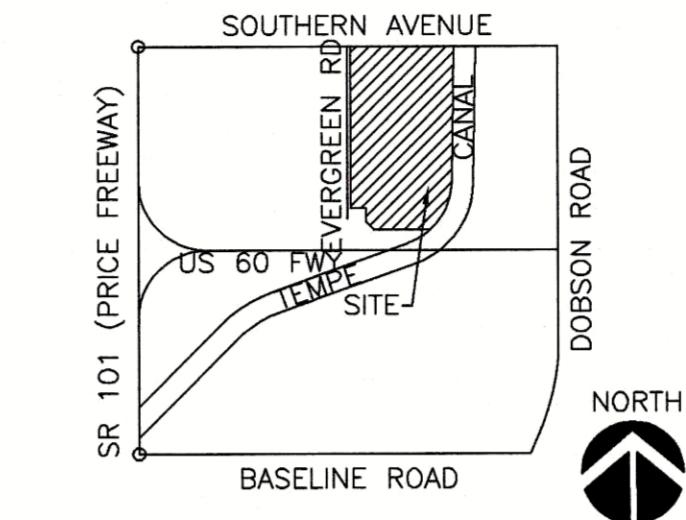
ZONING R1-4 & R-4 TABLES: 4-202A & 4-202B	R1-4 PAD PROVIDED	R-4 PAD PROVIDED	TOTAL PAD PROVIDED
GENERAL PLAN LAND USE	-	-	RESIDENTIAL
GENERAL PLAN DENSITY			MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
SITE AREA	923892 SF (21.21 Ac)	945252 SF (21.7 Ac)	1869144 SF (42.91 Ac)
DWELLING QUANTITY		526	
DENSITY		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)		34 (.5/BED)	
TOTAL PARKING PROVIDED		1069 (589 SURFACE + 202 UNIT GARAGES + 278 UNDERGROUND PARKING) - SEE VARIANCE	
BICYCLE PARKING QUANTITY			
RESIDENTIAL			
1 BEDROOM (136 UNITS)		68	
2 BEDROOM (390 UNITS)		195	
GUEST (526 TOTAL UNITS)		105	
NUNNENKAMP ASSISTED LIVING (67 BEDS)		3.5 (.05/BED)	
TOTAL PARKING PROVIDED		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

SITE VICINITY MAP



PREVIOUS APPROVALS

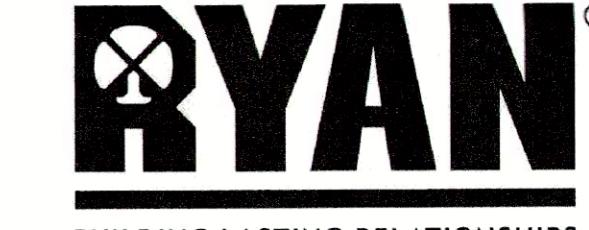
ORIGINAL	OCTOBER 7, 1974
2ND AMENDED	JULY 10, 1986
3RD AMENDED	AUGUST 29, 1996
4TH AMENDED	SPD-2003.38 FEBRUARY 7, 2002
5TH AMENDED	SPD-2003.84 JULY 10, 2003
6TH AMENDED	SPD-2003.84 DECEMBER 4, 2003

CONDITIONS OF APPROVAL

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 calendar days from the date of City Council approval, or the 7th Amended Planned Area Development approval shall be null and void.
3. 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

DS 160886

1 of 2

4/6/2017



DRAWING NAME:
COVER SHEET

SHEET NO.

4/6/2017

PL170037

REC 17025

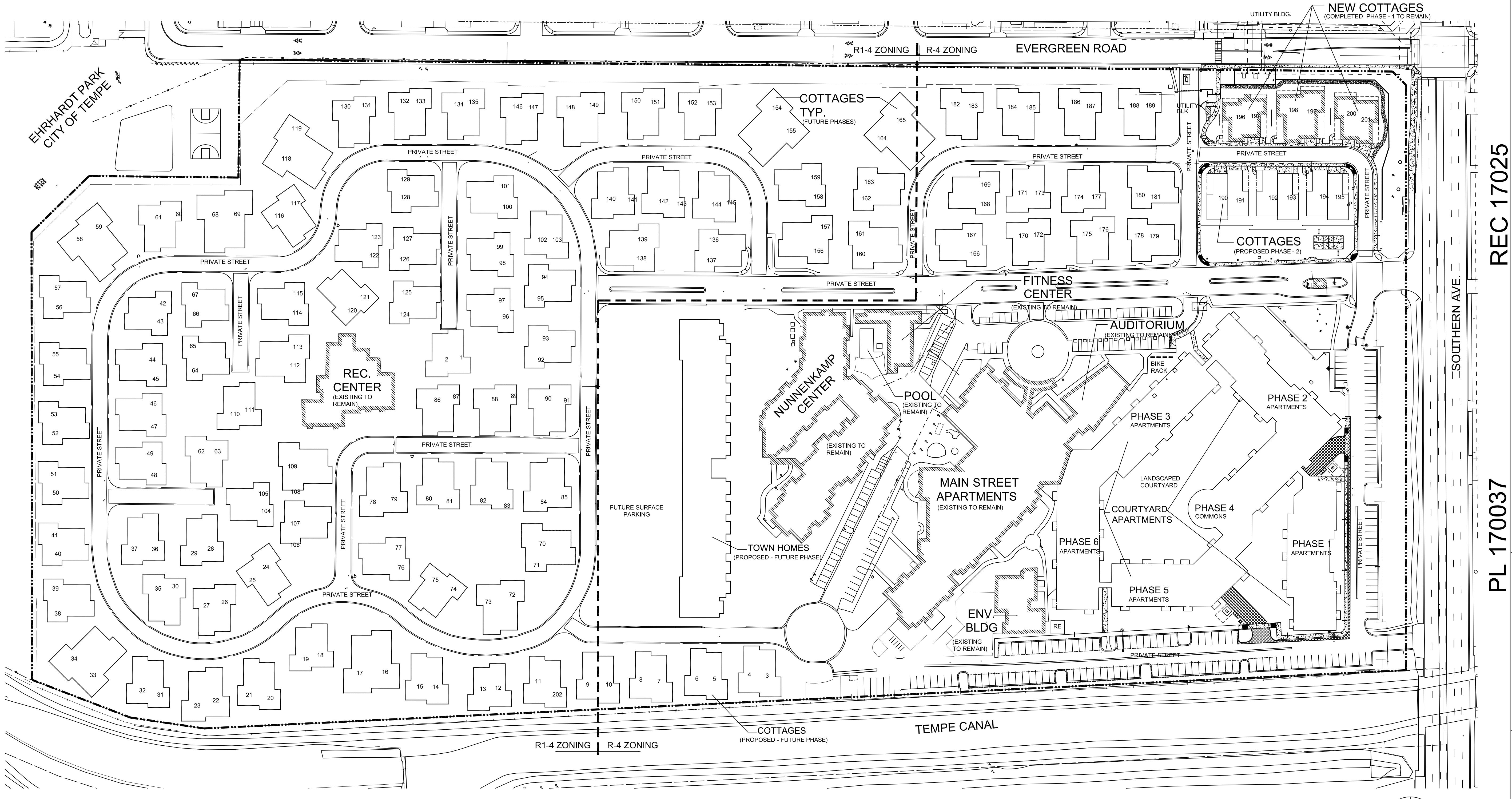
7TH AMENDED P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

RYAN[®]
BUILDING LASTING RELATIONSHIPS

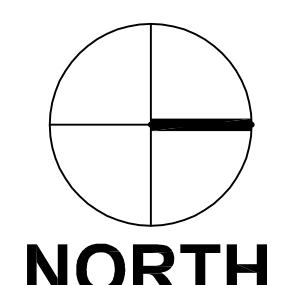
RYAN COMPANIES US, INC.
3900 E Camelback Rd, Suite 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

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



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



DS 160886

PL170037

REC 17025

DS 160886
PL 170037
REC 17025

REC 17025

PL 170037

2 of 2

DATE:

4/6/2017



DRAWING NAME:
**PROPOSED SITE
PLAN & PHASES**

SHEET NO.
2 of 2

DATE: