


9TH 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:  10-29-21
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

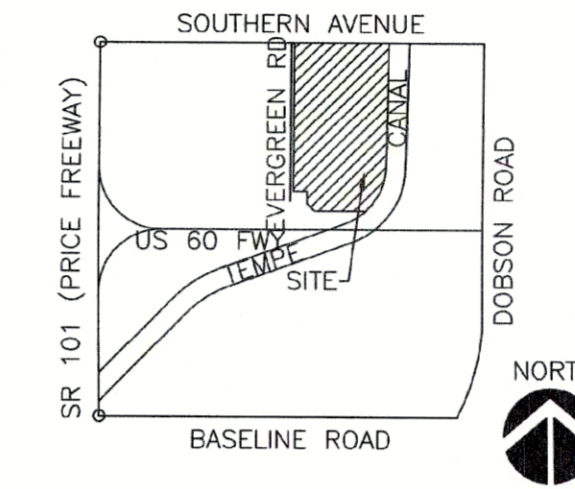
PROJECT DATA

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 ACRES)	945252 SF (21.7 ACRES)	1869144 SF (42.91 ACRES)
DWELLING QUANTITY			526
DENSITY	14 du/ac	8 du/ac	12.26 du/ac
BUILDING HEIGHT	35'	60'	
BUILDING LOT COVERAGE			40%
SITE LANDSCAPE COVERAGE			32%
BUILDING SETBACKS			
FRONT	15'	20'	
SIDE	5'	10'	
REAR	10'	10'	
STREET SIDE	15'	10'	
VEHICLE PARKING QUANTITY			
RESIDENTIAL			
STUDIO (12 UNITS)			12 (1/UNIT)
1 BEDROOM (128 UNITS)			192 (1.5/UNIT)
2 BEDROOM (386 UNITS)			772 (2/UNIT)
GUEST (526 TOTAL UNITS)			105 (.2/UNIT)
NUNNENKAMP ASSISTED LIVING (67 BEDS)			34 (.5/BED)
TOTAL PARKING PROVIDED			1177 (424 SURFACE + 404 COTTAGES + 349 UNDERGROUND PARKING) - SEE VARIANCE
BYCYCLE PARKING QUANTITY			
RESIDENTIAL			
STUDIO (12 UNITS)			6 (.5/UNIT)
1 BEDROOM (128 UNITS)			64 (.5/UNIT)
2 BEDROOM (386 UNITS)			193 (.5/UNIT)
GUEST (526 TOTAL UNITS)			105 (.2/UNIT)
NUNNENKAMP ASSISTED LIVING (67 BEDS)			3.4 (.05/BED)
TOTAL PARKING PROVIDED			371 (300 COTTAGE UNITS, 12 SURFACE, 59 UNDERGROUND PARKING)
USES			
RESIDENTIAL			
COTTAGES			225040 SF
COURTYARD APARTMENTS			378377 SF
TOWNHOMES			59324 SF
MAIN STREET APARTMENTS			185000 SF
NUNNENKAMP (ASSISTED LIVING)			92454 SF
ENVIRONMENTAL BUILDING			5457 SF
RECREATION CENTER			10268 SF
TOTAL USES			955920 SF

EXISTING VARIANCES:
1) INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT PERMITTED IN R-4 FROM 35- FEET TO 60- FEET.
2) REDUCE PARKING AS PER PLAN TO 581 (647 SPACE REDUCTION) - 6TH AMENDED PAD.
3) PROVIDE 8'-0" HIGH SCREEN WALL ALONG EVERGREEN RD.
4) REDUCE REQUIRED MINIMUM COURTYARD SEPARATION FROM 30' TO 25' BETWEEN ASSISTED LIVING FACILITY AND UNIT 305.

EXISTING USE PERMIT:
PREVIOUSLY APPROVED USE PERMIT TO ALLOW NURSING HOME IN R-4

SITE VICINITY MAP



PREVIOUS APPROVALS

ORIGINAL		OCTOBER 7, 1974
1ST AMENDED		MARCH 1978
2ND AMENDED		JULY 10 1978
3RD AMENDED		AUGUST 29, 1996
4TH AMENDED	SPD-2003.38	JULY 10, 2003
5TH AMENDED	SPD-2003.38	DECEMBER 4, 2003
6TH AMENDED	SPD-2003.84	JUNE 7, 2004
7TH AMENDED	PL170037	JUNE 8, 2017
8TH AMENDED	PAD190017	NOVEMBER 6, 2019

CONDITIONS OF APPROVAL

- GENERAL
- THE 9TH AMENDED PLANNED AREA DEVELOPMENT FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.

GENERAL NOTES

THE INTENT OF THIS PAD AMENDMENT IS TO SERVE TO UPDATE THE PROJECT DATA AND SITE PLAN IN RELATION TO THE FRIENDSHIP COURTYARD APARTMENTS. THERE WERE MINOR CHANGES FROM THE 8TH AMENDMENT TO ADD AN ADDITIONAL MDF BUILDING. THE GARAGE ENTRY FOR BUILDING 2 HAS BEEN ADJUSTED AND THE PARKING COUNT IN GARAGE HAS INCREASED BY TWO.

ACKNOWLEDGEMENT

ON 28TH OF OCTOBER, 2021 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:  4/15/2023
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 ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 14TH DAY OF OCTOBER 2021

DS 160886

PAD210013

REC 21105

RYAN[®]

BUILDING LASTING RELATIONSHIPS

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

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

REC 21105

PAD210013

DS 160886

ARCHITECT SIGN & SEAL:



DRAWING NAME:

COVER SHEET

SHEET NO.

1 of 2

DATE:

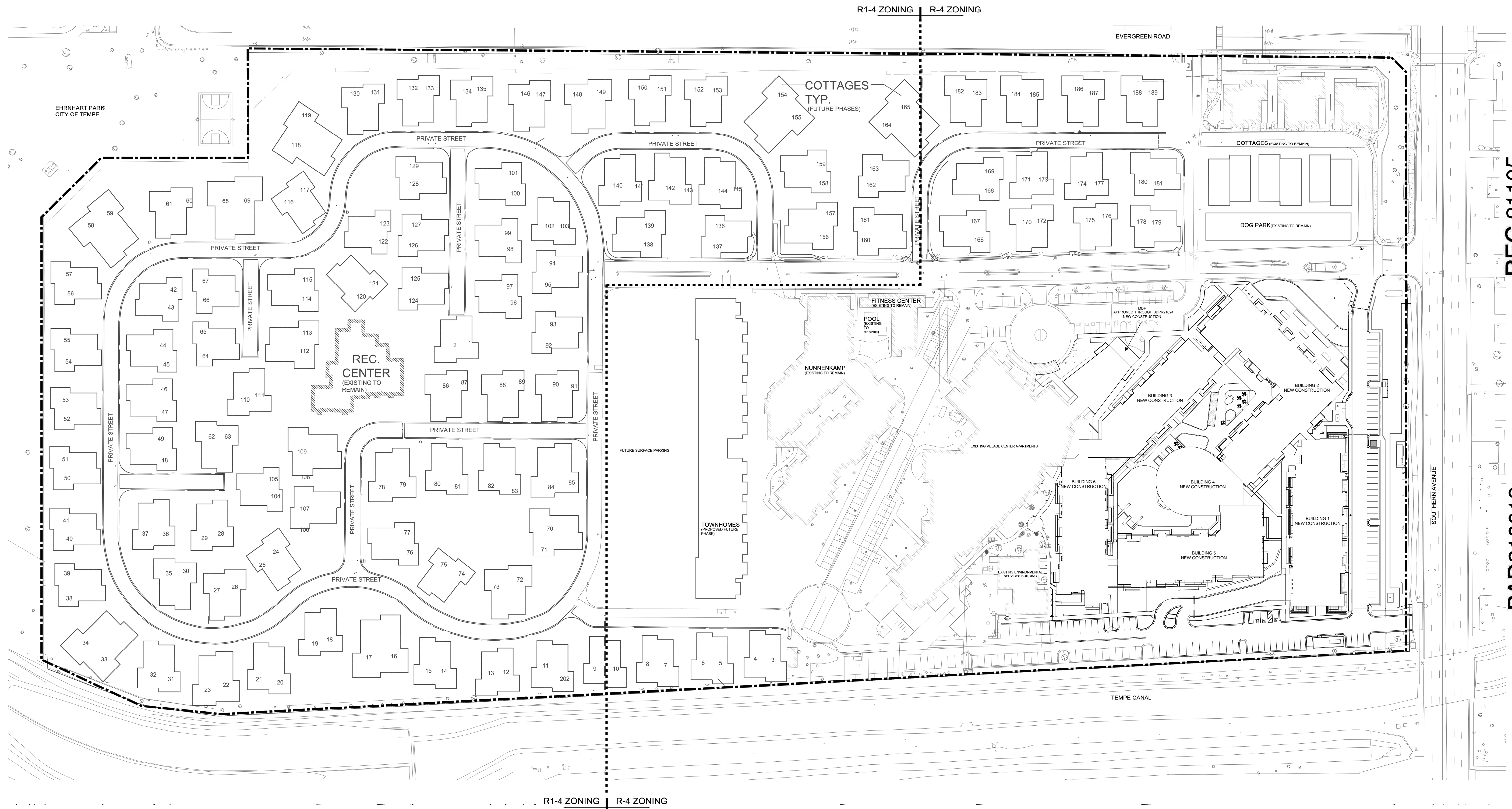
09/13/2021

9TH AMENDED P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY



RYAN COMPANIES US, INC.
3900 E Camelback Rd, Suite 100
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**FRIENDSHIP
VILLAGE
OF TEMPE**
2645 E SOUTHERN AVE,
TEMPE, AZ



REC 21105

PAD210013

DS 160886

ARCHITECT SIGN & SEAL:



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

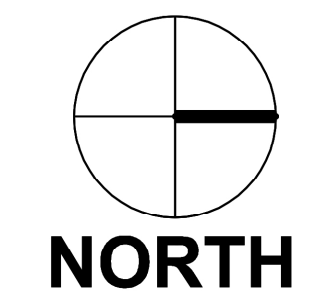
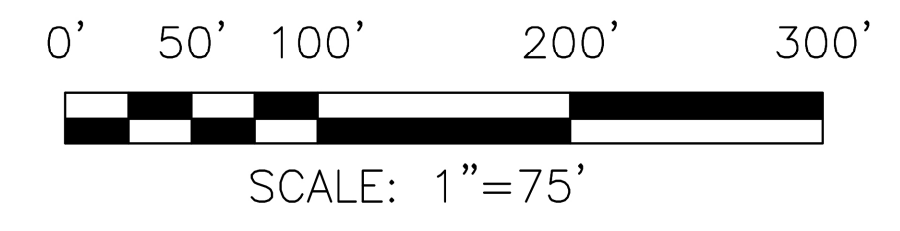
SHEET NO.
2 of 2

DATE:
09/13/2021

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



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