

PLANNED AREA DEVELOPMENT OVERLAY
FOR PARC BROADWAY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

EVERGREEN:

BY: _____ SIGNATURE _____ DATE _____

ITS: MATT EVANS / REGIONAL PRESIDENT

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARS _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

TRACT A, OF BELL BUTTES INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 90 OF MAPS, PAGE 17;

EXCEPT THAT PORTION OF SAID TRACT "A" CONVEYED TO CITY OF TEMPE IN QUIT-CLAIM DEED RECORDED FEBRUARY 06, 1986 AS 86-059262 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BELL BUTTES INDUSTRIAL DISTRICT;

THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 74.78 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 11 MINUTES 22 SECONDS WEST A DISTANCE OF 28.38 FEET;

THENCE WEST A DISTANCE OF 605.05 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 15.00 FEET;

THENCE EAST A DISTANCE OF 605.05 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.13 FEET AND A RADIAL POINT WHICH BEARS SOUTH;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 37 MINUTES 13 SECONDS A DISTANCE OF 31.49 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ANY OIL AND MINERALS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 1785, PAGE 185, RECORDS OF MARICOPA COUNTY, ARIZONA.

* THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-751454-PHX1 DATED NOVEMBER 16, 2015.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____

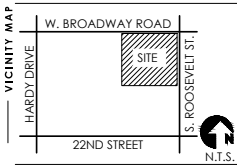
OWNER / DEVELOPER:

EVERGREEN DEVCO, INC.
MATT EVANS / REGIONAL PRESIDENT
2390 E. CAMELBACK RD., SUITE 410
PHOENIX, AZ 85016

PROJECT DATA

ZONING DISTRICT AND OVERLAY TABLE 4-20(1)		PAD PROVIDED
GENERAL PLAN AND USE		Mixed-Use
GENERAL PLAN DENSITY:		High (up to 65 du/acre)
SITE AREA (Net):		378,753 sf (8.69 acres)
DWELLING QUANTITY:		324 units (303 Bedrooms)
		Studio 20 units
		1 Bedroom 143 units
		2 Bedroom 143 units
		3 Bedroom 18 units
DENSITY:		37.28 du/acre
BUILDING HEIGHT: (MAXIMUM)		55'-0" (Grade to Top of Inpt)
BUILDING SETBACK:		N/A
BUILDING LOT COVERAGE: (MAXIMUM)		24% (95,948 S.F.)
LANDSCAPE COVERAGE:		31% (119,563 S.F.)
*BUILDING / PARKING SETBACKS: (MINIMUM)		
Street Side (Broadway Road)		
Building		8'-0"
Parking		20'-0"
Front (Roosevelt Street)		
Building		22'-0"
Parking		20'-0"
Rear (West)		
Building (Residential)		84'-0"
Side (South)		
Building (Residential)		79'-0"
VEHICLE PARKING QUANTITY:		
Residential:		
Studio		(20 du) X (1.00 space/unit) = 20.0 P.S.
1 Bedroom		(143 du) X (1.22 space/unit) = 174.0 P.S.
2 Bedroom		(143 du) X (1.27 space/unit) = 224.0 P.S.
3 Bedroom		(18 du) X (2.38 space/unit) = 42.6 P.S.
Guest		(324 du) X (0.20 space/unit) = 64.8 P.S.
Commercial:		
Motor Space / Car (1,866 sf)		1 SPACE PER 300 S.F. = 7 P.S.
TOTAL VEHICULAR PARKING ON SITE*		532 P.S.
(Parking total includes 11 ADA parking spaces)		
BICYCLE PARKING QUANTITY:		
Residential:		
Studio		(20 du) X (0.75 space/unit) = 15.0 P.S.
1 Bedroom		(143 du) X (0.75 space/unit) = 107.25 P.S.
2 Bedroom		(143 du) X (0.75 space/unit) = 107.25 P.S.
3 Bedroom		(18 du) X (1.00 space/unit) = 18.0 P.S.
Guest		(324 du) X (0.2 space/unit) = 64.8 P.S.
Commercial:		
Motor Space / Car (1,866 sf)		1 space per 7,500 s.f. or min. of 4 p.s. = 4 P.S.
TOTAL BICYCLE PARKING ON SITE *		316 SPACES
USES:		
Residential		376,445 sf
Commercial / Motor Space		1,866 sf
Maintenance		420 sf
Total		378,731 sf
*Maintenance Building		
Street Side (Broadway Road)		558'-0"
Front (Roosevelt Street)		998'-0"
Rear (West)		0'-0"
Side (South)		0'-0"

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD19005

PROJECT

NO. 16-2017-01

PARC BROADWAY

TEMPE, AZ



EVERGREEN DEVCO, INC.
2390 E. Camelback Rd., #410
Phoenix, AZ 85016
(602) 808-8600 p
- f

REC19073

SEAL

CUSTOMER



CONTACT



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.toddsassoc.com
Copyright 2018 Todd & Associates, Inc.

PAD19005

DATE

08-05-19

DATA

Proj Mgr.
Dwn By:

Rev. Date: Description:

 06-10-19 City Comments

 08-05-19 City Comments

 09-11-19 City Comments





DS190205

PAD COVER SHEET

1

PLANNED AREA DEVELOPMENT OVERLAY FOR PARC BROADWAY

NO. 16-2017-01

PARC BROADWAY

TEMPE, AZ



EVERGREEN DEVCO, INC.
2390 E. Camelback Rd., #410
Phoenix, AZ 85016
(602) 808-8600 p
-f



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.toddsassoc.com
Copyright 2018 Todd & Associates, Inc.

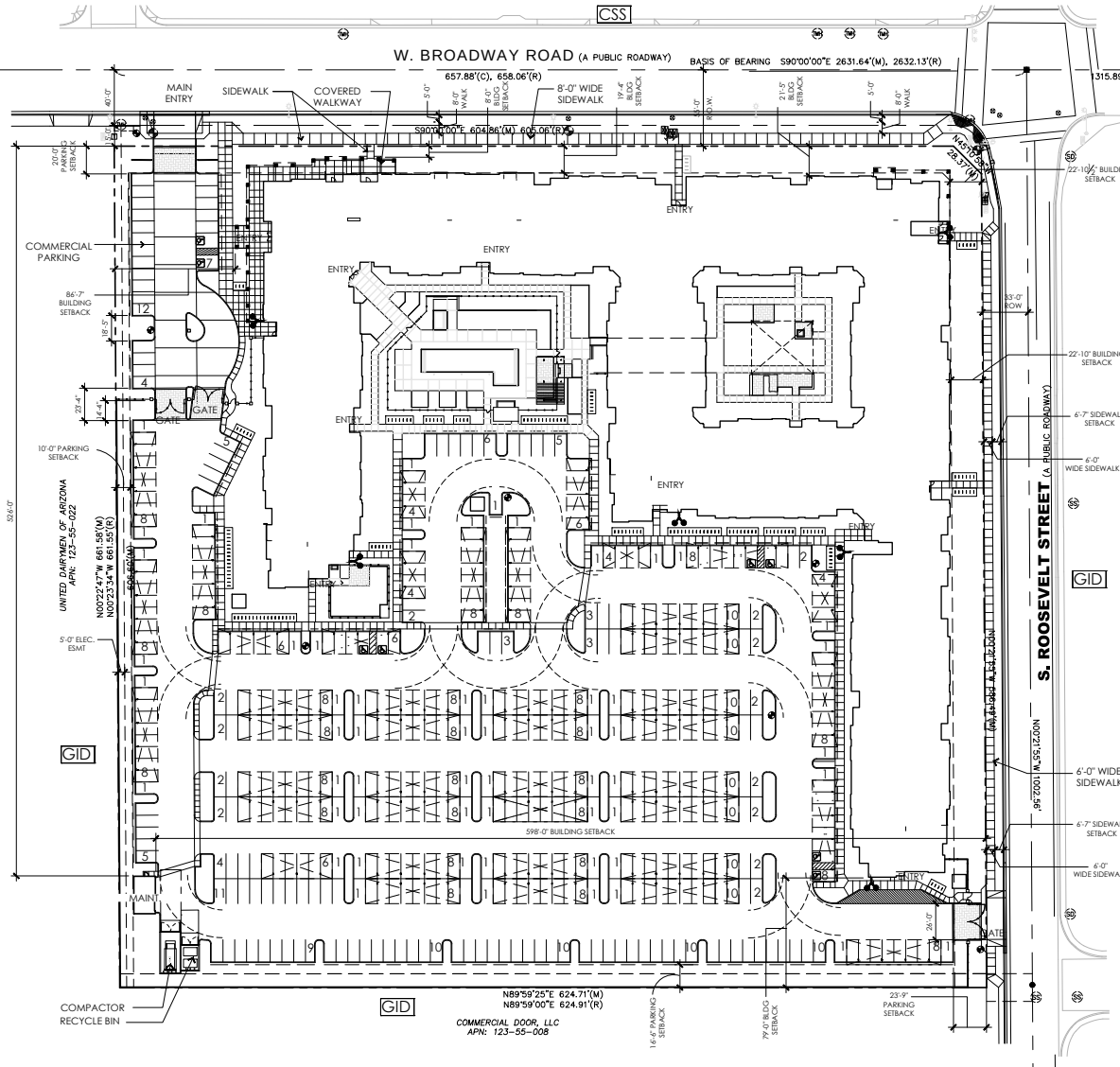
PROJECT NO. 16-2017-01
CUE REC19073
SEAL
CONTACT
DATA
DATE 08-05-19
Rev. Date: Description:
06-10-19 City Comments
08-05-19 City Comments
09-11-19 City Comments

PAD19005

DS190205

PAD 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 08-05-19.



ZONING DISTRICT AND OVERLAY TABLE	GID STANDARDS EXISTING	MU-4 (PAD) PROPOSED
GENERAL PLAN AND USE:	Commercial	Mixed Use
GENERAL PLAN DENSITY:	No Density	High (up to 65 du/ac)
SITE AREA (NET):	378,753 sf (8.69 acres)	378,753 sf (8.69 acres)
DWELLING QUANTITY:	---	324 units
Studio	---	20 units
1 Bedroom	---	143 units
2 Bedroom	---	143 units
3 Bedroom	---	18 units
DENSITY:	---	37.28 du/ac
BUILDING HEIGHT: (MAXIMUM)	35 feet	54'-0" (Grade of Top of Top)
BUILDING STEPPACK:	Yes	No
BUILDING LOT COVERAGE: (MAXIMUM)	---	---
Building Coverage	NS	26% (P5,949 S.F.)
LANDSCAPE COVERAGE:	10%	31% (119,963 S.F.)
*BUILDING / PARKING SETBACKS: (MINIMUM)	---	---
Street Side (Broadway Road)	25 feet	8'-0"
Building	20 feet	20'-0"
Parking	20 feet	20'-0"
Front (Roosevelt Street)	25 feet	22'-0"
Building	20 feet	23'-0"
Parking	20 feet	23'-0"
Rear (West)	0 feet	86'-0"
Building (Residential)	0 feet	9'-0"
Parking	0 feet	9'-0"
Side (South)	0 feet	79'-0"
Building (Residential)	0 feet	15'-0"
Parking	0 feet	15'-0"
VEHICLE PARKING QUANTITY:	---	---
Residential:	---	---
Studio	(20 du) X (1.00 space/unit) = 20 P.S.	(20 du) X (1.00 space/unit) = 20 P.S.
1 Bedroom	(143 du) X (1.00 space/unit) = 143 P.S.	(143 du) X (1.00 space/unit) = 143 P.S.
2 Bedroom	(143 du) X (2.00 space/unit) = 286 P.S.	(143 du) X (1.50 space/unit) = 214.5 P.S.
3 Bedroom	(18 du) X (2.50 space/unit) = 45.0 P.S.	(18 du) X (1.50 space/unit) = 27.0 P.S.
Guest	(324 du) X (0.20 space/unit) = 64.8 P.S.	(324 du) X (0.20 space/unit) = 64.8 P.S.
Commercial:	---	---
Maker Space / Com.	(1,866 sf X 1 space per 300 sf) = 6.2 P.S.	7 P.S.
TOTAL VEHICULAR PARKING REQUIRED	636.5 P.S.	532 P.S.
TOTAL VEHICULAR PARKING ON SITE (Parking total includes 11 ADA parking spaces)	---	---
BICYCLE PARKING QUANTITY:	---	---
Residential:	---	---
Studio	(20 du) X (0.75 space/unit) = 15 P.S.	15 P.S.
1 Bedroom	(143 du) X (0.75 space/unit) = 107.25 P.S.	107.25 P.S.
2 Bedroom	(143 du) X (1.50 space/unit) = 214.5 P.S.	107.25 P.S.
3 Bedroom	(18 du) X (1.0 space/unit) = 18 P.S.	18 P.S.
Guest	(324 du) X (0.20 space/unit) = 64.8 P.S.	64.5 P.S.
Commercial:	---	---
Maker Space / Com.	(1 space per 7,500 sf or minimum of 4 spaces) = 4 P.S.	4 P.S.
TOTAL BICYCLE PARKING REQUIRED	316 P.S.	316 P.S.
TOTAL BICYCLE PARKING ON SITE	---	---
USES:	---	---
Residential (Gross Building Square Footage)	---	376,445 sf
Commercial / Maker Space	---	1,866 sf
Maintenance	---	420 sf
Total	---	378,731 sf
*Maintenance Building	---	---
Street Side (Broadway Road)	25 feet	526'-0"
Front (Roosevelt Street)	25 feet	598'-0"
Rear (West)	0 feet	0'-0"
Side (South)	0 feet	0'-0"

SITE PLAN

SCALE: 1"=40'-0"



DS190205

PAD19005

REC19073