

PLANNED AREA DEVELOPMENT OVERLAY

THE RESIDENCES AT UNIVERSITY CENTER



LETTER OF EXPLANATION

PARCEL: 132-34-005
UNIVERSITY AND DORSEY
LOCATED NORTHWEST CORNER OF UNIVERSITY DRIVE AND DORSEY LANE



HUELLMANTEL
AFFILIATES

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BUILDING AREA

APPROX. BLDG HT. = 58'-0"

BLDG TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTALS
BLDG I (4 STORY)	41,770	41,770	41,770	41,770	167,080
BLDG II (3-4 STORY)	50,385	50,385	50,385	35,159	186,314
TOTAL	92,155	92,155	92,155	76,929	353,394

CONSTRUCTION TYPE

BLDG I	OCCUPANCY	CONST.	SPRINKLER
APARTMENT	R-2	TYPE VA	NFPA-13R
LEASING	A-3	TYPE VA	NFPA-13
BLDG II			
APARTMENT	R-2	TYPE VA	NFPA-13R

SITE SUMMARY

EXISTING ZONING

GENERAL INDUSTRIAL DISTRICT/TRANSPORTATION OVERLAY DISTRICT

PROPOSED ZONING

MU-4 PAD (TOD)

GENERAL PLAN 2030 PROJECTED LAND USE (COMMERCIAL)

PROPOSED LAND USE (MIXED-USE)

GENERAL PLAN 2030 PROJECTED DENSITY (HIGH)

SITE AREA

GROSS AREA: 7.119 AC (310,104 S.F.)

DENSITY: 41.57 UNITS/AC.

TOTAL UNITS: 296 UNITS

LOT COVERAGE

$\frac{310,104 \text{ S.F.}}{92,155 \text{ S.F.}} = 29.12\%$

BICYCLE REQUIRED: 285 SPACES

282 E-2BDRM x 0.75 = 212

14 3BDRM x 1 = 14

292 UNITS x 0.2 = 59

DWELLING UNITS: 296

EFFICIENCY: 8 (2.7%)

1 BDRM: 170 (57.4%)

2 BDRM: 104 (35.1%)

3 BDRM: 14 (4.8%)

BICYCLE PROVIDED:

PARKING REQUIRED: 381 SPACES

NUMBER OF ROOMS x 0.75

8 EFF. x 1 = 8 BDRM

170 1BDRM x 1 = 170 BDRM

104 2BDRM x 2 = 208 BDRM

14 3BDRM x 3 = 42 BDRM

428 BDRM x 0.75 = 321 SPACES

296 UNITS x 0.2 = 60 SPACES

PARKING PROVIDED: 438 SPACES

SURFACE PARKING = 339 SPACES

(INCLUDES 10 H.C. SPACES)

GARAGE PARKING = 45 SPACES

(INCLUDES 1 H.C. GARAGES)

TANDEM PARKING = 33 SPACES

STREET PARKING = 21 SPACES

(PARKING RATIO: 1.02 SPACE/BDRM INCLUDING TANDEM)

(PARKING RATIO: 0.95 SPACE/BDRM WITHOUT TANDEM)

ZONED
GID
APS

LEGAL DESCRIPTION

PARCEL NO. 1:

LOT 2, OF UNIVERSITY CENTER III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1002 OF MAPS, PAGE 38.

COMPARISON CHART

STANDARD	MU-4	PAD
DENSITY (DU/AC.)	NS	41.57
BUILDING HEIGHT		
BUILDING HEIGHT MAXIMUM	NS	58 FT.
BUILDING HEIGHT STEP-BACK REQUIRED ADJACENT TO SF OR MF DISTRICT [SECTION 4-404, BLDG HT. STEP-BACK]	YES	YES
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	30%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	NS	24.6%
SETBACKS [EXCEPTION, SEE SECTION 4-205(B)]		
FRONT		
BUILDING WALL	NS	20 FT.
PARKING	20 FT.	20 FT.
SIDE		
BUILDING WALL	NS	5 FT.
STREET SIDE		
BUILDING WALL	NS	12 FT.
PARKING	20 FT.	5 FT.
REAR		
BUILDING WALL	NS	10 FT.



