

PLANNED AREA DEVELOPMENT OVERLAY
FOR TEMPE CROSSROADS
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

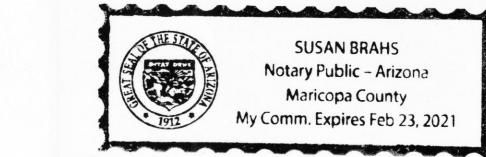
OWNER AUTHORIZATION

UNIVERSITY CROSSROADS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:
BY: [Signature] 9/27/18
SIGNATURE DATE
ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

ON THIS 27th DAY OF September, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED William B. Knoll 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] 2/23/21
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 4 THROUGH 13, INCLUSIVE, TERRACE PARK UNIT TWO, ACCORDING TO BOOK 99 OF MAPS, PAGE 34, AND THEREAFTER AFFIDAVIT OF RELINQUISHMENT RECORDED AS DOCKET 4385, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THAT PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PORTION OF LOT 13, TERRACE PARK UNIT TWO, ACCORDING TO BOOK 99 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF LEMON STREET AND TERRACE ROAD; THENCE NORTH 43 DEGREES 15 MINUTES 42 SECONDS WEST, ALONG THE CENTERLINE OF TERRACE ROAD, A DISTANCE OF 415.41 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 18 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 15 MINUTES 42 SECONDS WEST, A DISTANCE OF
THENCE NORTH 07 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF
THENCE SOUTH 43 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF
THENCE NORTH 81 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF
THENCE SOUTH 42 DEGREES 37 MINUTES 42 SECONDS WEST, A DISTANCE OF 4.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE WHOSE 18.61 FEET RADIUS IS CONCAVE TO THE NORTHWEST QUARTER; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94 DEGREES 05 MINUTES 50 SECONDS, A DISTANCE OF 30.56 FEET TO THE POINT OF BEGINNING AS CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED MARCH 24, 2006 IN INSTRUMENT NO. 2006-0401422 OF OFFICIAL RECORDS.

PARCEL NO. 2:
AN EASEMENT FOR ACCESS AS SET FORTH IN DRIVEWAY EASEMENT-AGREEMENT OF ADJOINING LANDOWNERS RECORDED JULY 03, 1 963, IN DOCKET 4640, PAGE 327, AND RE-RECORDED FEBRUARY 06, 1964, DOCKET 4912, PAGE 211, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 9 DAY OF August, 2018

OWNER

UNIVERSITY CROSSROADS, LLC
2130 E KALER
PHOENIX, AZ 85020

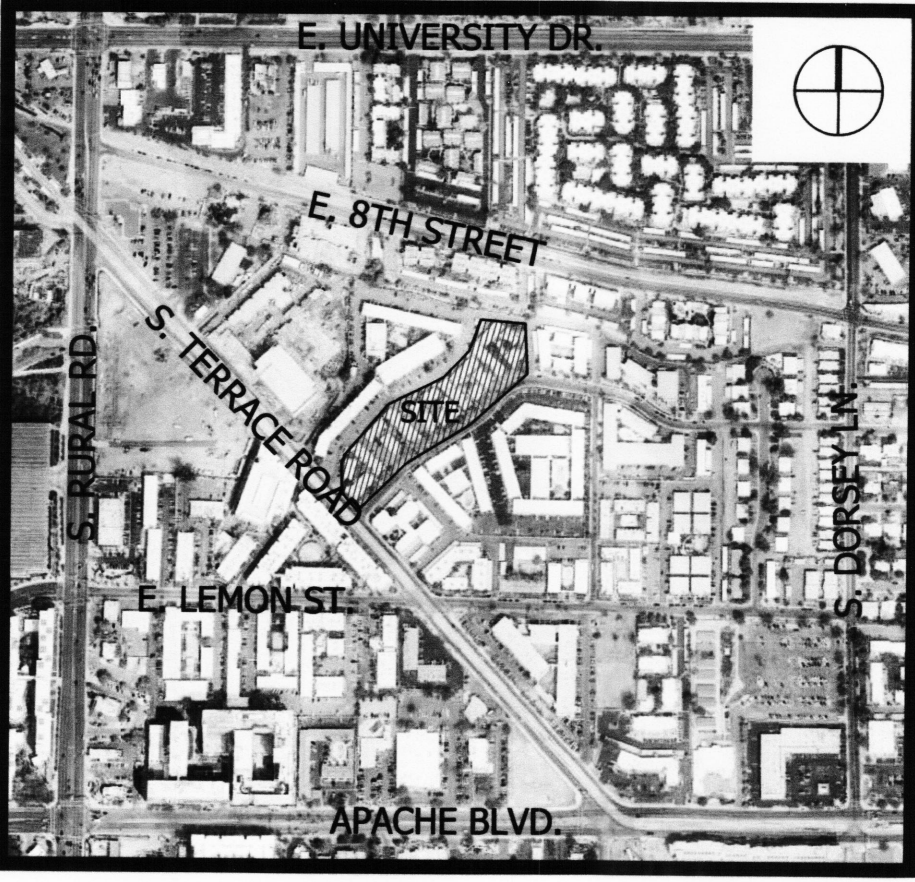
DEVELOPER

COLLEGIATE DEVELOPMENT GROUP
7711 BONHOMME AVE, SUITE 625
ST. LOUIS, MO 63105
314.721.5559

PROJECT DATA

Table with 2 columns: ZONING: MU-4 TOD PAD (TABLE 4-203B) and PAD PROVIDED. Rows include: GENERAL PLAN LAND USE (MIXED USE), GENERAL PLAN DENSITY (HIGH DENSITY URBAN CORE), ZONING (MU-4 TOD PAD), SITE AREA, GROSS/NET (ACRES) (3.367 / 3.367), DWELLING UNITS (INCLUDING 6 L/W UNITS) (264), BEDS (837), DENSITY (78 DU/AC), BUILDING HEIGHT (89'), BUILDING LOT COVERAGE (93,454 SF (64%)), SITE LANDSCAPE COVERAGE (19,498 SF (13%)), BUILDING SETBACKS (FRONT (WEST) (S. TERRACE RD) 3' MIN. (20'-0" MAX.), TO PARKING 12', STREET SIDE (SOUTH) (ORANGE ST) 3' MIN. (20'-0" MAX.), SIDE (NORTH) 11', REAR (EAST) 19'), USES (TOTAL BUILDING AREA 582,627 SF, RESIDENTIAL 393,782 SF, RESTAURANT / RETAIL INDOOR 3,982 SF, RESTAURANT / RETAIL OUTDOOR 1,487 SF, OFFICE (LEASING & LIVE WORK) 5,831 SF, LEASING 2,867 SF, LIVE/WORK UNITS (WORK AREA ONLY) 2,964 SF, COMMON AREA AMENITIES 13,738 SF, PARKING 163,807 SF), VEHICLE PARKING QUANTITY (TOTAL COMMERCIAL (RESTRNT & OFFICE) 37, **A PORTION OF COMMERCIAL SPACES ARE SHARED WITH GUEST. SEE GUEST PARKING BELOW, RESTAURANT INDOOR (1/150 SF) 27, OFFICE (1/600 SF) 10), TOTAL RESIDENT (0.50/BED) 419, 1 BEDROOM / STUDIO (58 BEDS) 29, L/W UNITS (6 BEDS) 3, 2 BEDROOM (24 BEDS) 12, 3 BEDROOM (9 BEDS) 5, 4 BEDROOM (740 BEDS) 370, RESIDENT GUEST TOTAL (0.2/UNIT) 53, RES. GUEST SECURED (BEHIND GATE) 23, RES. GUEST SHARED W/ COMMERCIAL PER ANTICIPATED 80% INTERNAL CAPTURE 30, **REF. PARKING STUDY FOR DETAIL, TOTAL PARKING 479, PARKING SPACE TYPES (SECURE GARAGE (BEHIND GATE) STANDARD 433, VAN ACCESSIBLE 2, ACCESSIBLE 7, TOTAL 442), UNSECURED GARAGE STANDARD 30, VAN ACCESSIBLE 1, TOTAL 31, PARALLEL ON-STREET 6, TOTAL PARKING 479.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD180008 & ZON 180015

- 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) COLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION OR 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 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT, PAD AND GENERAL PLAN MAP AMENDMENT APPROVAL SHALL BE NULL AND VOID.
- 3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE CROSSROADS 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.
- 4. THE PROPOSED TERRACE ROAD DRIVEWAY IS APPROVED AS PRESENTED, CONTINGENT UPON OWNER AUTHORIZATION FROM THE PROPERTY OWNER TO THE NORTH OF THIS SITE (CURRENTLY COLLEGE TOWN TEMPE, LLC). THIS APPROVAL MUST BE SUBMITTED TO COMMUNITY DEVELOPMENT PLANNING DIVISION PRIOR TO ISSUANCE OF BUILDING OR ENGINEERING PERMITS.
- 5. IN THE EVENT THAT CONDITION FOUR ABOVE CANNOT BE MET AND THIS AUTHORIZATION CANNOT BE SECURED, THE EXISTING DRIVEWAY LOCATION SHALL REMAIN. IMPROVEMENTS SHALL BE MADE TO THE SOUTH SIDE OF THE DRIVE, THAT PORTION LOCATED WITHIN THE ALLEY AND THE EASEMENT SOUTH OF THE ALLEY, ON THE SUBJECT PROPERTY. THE SITE PLAN SHALL BE MODIFIED AND REVIEWED ADMINISTRATIVELY TO ACCOMMODATE THE CHANGE IN STREET DESIGN ALONG TERRACE.
- 6. IN THE EVENT THAT CONDITION FOUR ABOVE CANNOT BE MET, AT SUCH TIME THAT THE PROPERTY TO THE NORTH DEVELOPS, THE OWNER OF TEMPE CROSSROADS (THIS DEVELOPMENT) SHALL HEREBY GRANT RECONSTRUCTION OF THE EXISTING DRIVEWAY, PER THIS PLAN, WITH THE DRIVE APRON A MINIMUM OF 90' NORTH OF THE TERRACE AND ORANGE INTERSECTION, AS MEASURED FROM THE TANGENT LINE OF THE CURB FACE ON TERRACE. ANY RESULTANT CHANGE TO THE STREET FRONTAGE ON TERRACE CREATED BY THE DRIVEWAY RE-ALIGNMENT SHALL RESULT IN AN ADMINISTRATIVE REVIEW AND APPROVAL FOR ADDITIONAL OPEN SPACE AND LANDSCAPE ADJACENT TO THE STREET FRONT, TO BE CONSTRUCTED BY THE OWNER AT THE TIME OF THE DRIVEWAY RELOCATION.

PROJECT DATA CONTINUED

Table with 2 columns: ZONING: MU-4 TOD PAD (TABLE 4-203B) and PAD PROVIDED. Rows include: BICYCLE PARKING PROVIDED (RESTAURANT (1/500 INDOOR) 8, RESTAURANT (1/2000 OUTDOOR) 1, OFFICE (1/8000, 4 MIN) 4, RESIDENT 1&2 BED (0.75/UNITx78 UNIT) 57, RESIDENT 3&4 BED (1/UNITx193 UNIT) 188, RESIDENT GUEST (0.2/UNITx271 UNIT) 53), BICYCLE SPACE TYPES (SECURE GARAGE RM (INCLDS GUEST) 253, SECURED BEHIND GATES 8, PUBLIC (ON-STREET) 50), TOTAL 311.

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REC18045

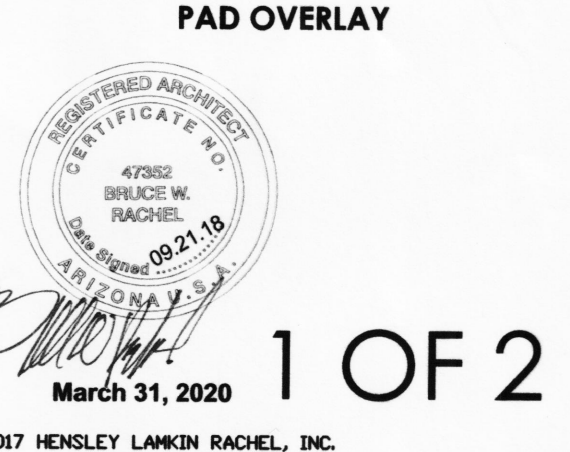
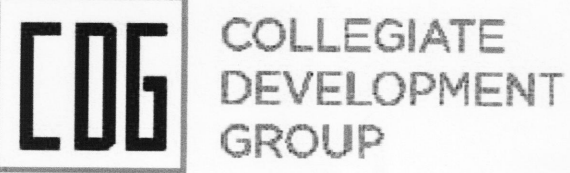
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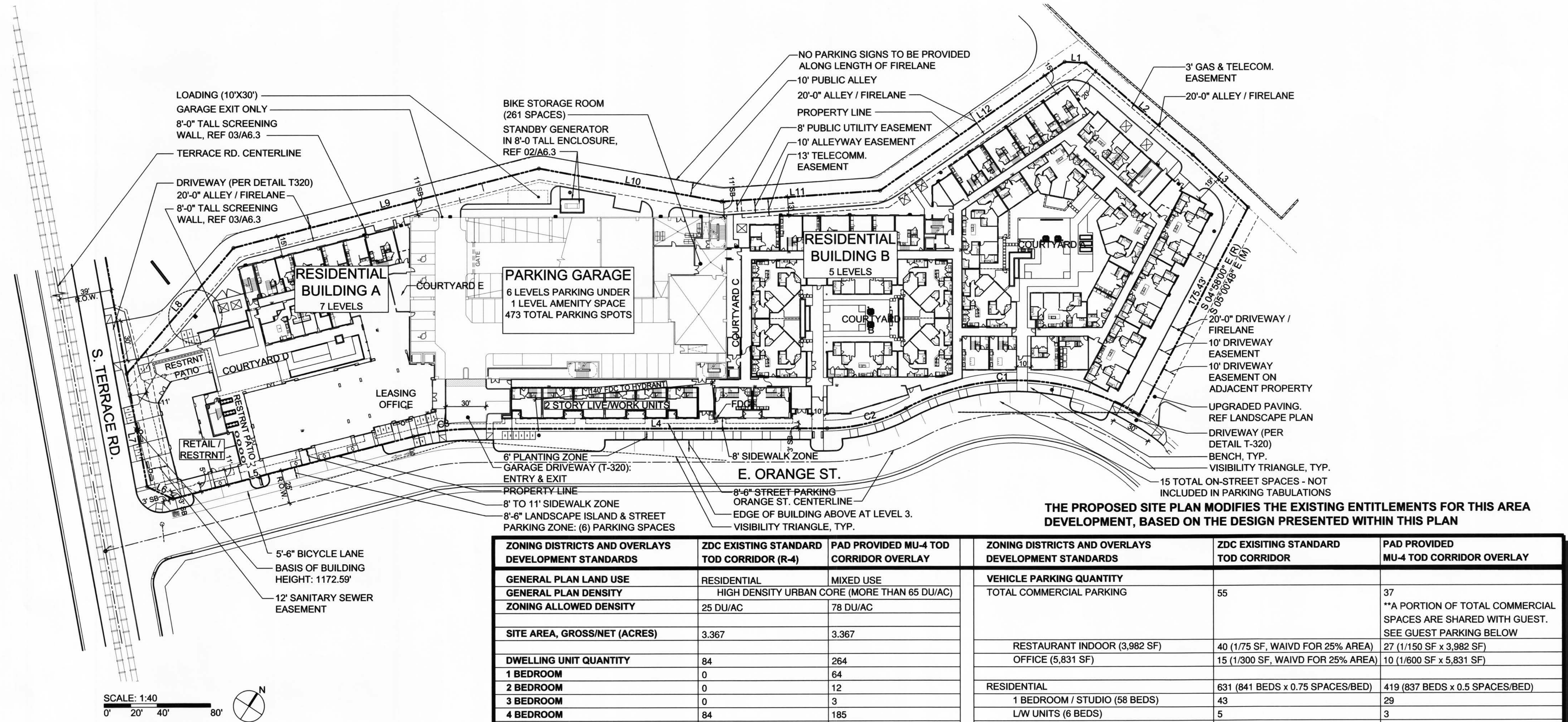
DS171144



Project Name: Tempe Crossroads 5&7 Story Residential
Project Address: 1010-1040 E. Orange Street Tempe, Arizona 85281
Project Number: 17140
Issue Date: 09/21/2018



PLANNED AREA DEVELOPMENT OVERLAY
FOR TEMPE CROSSROADS
SITE PLAN



THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS AREA
DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN

ZONING DISTRICTS AND OVERLAYS DEVELOPMENT STANDARDS	ZDC EXISTING STANDARD TOD CORRIDOR (R-4)	PAD PROVIDED MU-4 TOD CORRIDOR OVERLAY	ZONING DISTRICTS AND OVERLAYS DEVELOPMENT STANDARDS	ZDC EXISTING STANDARD TOD CORRIDOR	PAD PROVIDED MU-4 TOD CORRIDOR OVERLAY
GENERAL PLAN LAND USE	RESIDENTIAL	MIXED USE	VEHICLE PARKING QUANTITY		
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)		TOTAL COMMERCIAL PARKING	55	37 **A PORTION OF TOTAL COMMERCIAL SPACES ARE SHARED WITH GUEST. SEE GUEST PARKING BELOW
ZONING ALLOWED DENSITY	25 DU/AC	78 DU/AC	RESTAURANT INDOOR (3,982 SF)	40 (1/75 SF, WAIVED FOR 25% AREA)	27 (1/150 SF x 3,982 SF)
			OFFICE (5,831 SF)	15 (1/300 SF, WAIVED FOR 25% AREA)	10 (1/600 SF x 5,831 SF)
SITE AREA, GROSS/NET (ACRES)	3.367	3.367	RESIDENTIAL	631 (841 BEDS x 0.75 SPACES/BED)	419 (837 BEDS x 0.5 SPACES/BED)
DWELLING UNIT QUANTITY	84	264	1 BEDROOM / STUDIO (58 BEDS)	43	29
1 BEDROOM	0	64	L/W UNITS (6 BEDS)	5	3
2 BEDROOM	0	12	2 BEDROOM (24 BEDS)	18	12
3 BEDROOM	0	3	3 BEDROOM (9 BEDS)	7	5
4 BEDROOM	84	185	4 BEDROOM (744 BEDS)	558	370
TOTAL NUMBER OF BEDROOMS	336	837	RESIDENT GUEST TOTAL (0.2/UNIT)	53 (265 UNITS x 0.2 SPACES/UNIT)	53 (264 UNITS x 0.2 SPACES/UNIT)
BUILDING HEIGHT	40'-0"	89'	RES.GUEST SECURED (BEHIND GATE)		23
BUILDING HEIGHT STEP BACK (REQ'D ADJACENT TO SF DISTRICT)	NOT APPLICABLE	NOT APPLICABLE	RES GUEST SHARED W/ COMMERCIAL PER ANTICIPATED 80% INTERNAL CAPTURE **REF. PARKING STUDY FOR DETAIL		30
BUILDING LOT COVERAGE	60% MAX.	93,454 SF (64%)	TOTAL RESIDENTIAL	684	419
SITE LANDSCAPE COVERAGE	25% MIN.	19,498 SF (13%)	TOTAL PARKING	719	479
BUILDING SETBACKS			BICYCLE PARKING QUANTITY		
FRONT (WEST) (S. TERRACE RD)	20'	3' MIN. (20'-0" MAX.)	RESTAURANT INDOOR (3,982 SF)	8 (1/500 x 3,982 SF)	8 (1/500 x 3,982 SF)
TO PARKING	20'	12'	RESTAURANT OUTDOOR (1,487 SF)	1 (1/2000 x 1,487 SF)	1 (1/2000 x 1,487 SF)
STREET SIDE (SOUTH) (ORANGE ST)	10'	3' MIN. (20'-0" MAX.)	OFFICE (5,831 SF)	4 (1/8000 x 5,831 SF; 4 MIN)	4 (1/8000 x 5,831 SF; 4 MIN)
SIDE (NORTH)	10'	11'	RESIDENT 1 & 2 BED (76 UNITS)	57 (0.75/UNIT x 76 UNITS)	57 (0.75/UNIT x 76 UNITS)
REAR (EAST)	10'	19'	RESIDENT 3 & 4 BED (188 UNITS)	188 (1/UNIT x 188 UNITS)	188 (1/UNIT x 188 UNITS)
USES			RESIDENT GUEST (264 UNITS)	53 (0.2/UNIT x 264 UNITS)	53 (0.2/UNIT x 264 UNITS)
TOTAL BUILDING AREA		582,627 SF	TOTAL	311	311
RESIDENTIAL		393,782 SF			
RESTAURANT / RETAIL INDOOR		3,982 SF			
RESTAURANT / RETAIL OUTDOOR		1,487 SF			
OFFICE (LEASING & LIVE WORK)		5,831 SF			
COMMON AREA AMENITIES		13,738 SF			
PARKING		163,807 SF			

DS171144

PL180082

REC18045

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PL180082

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