

# 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:

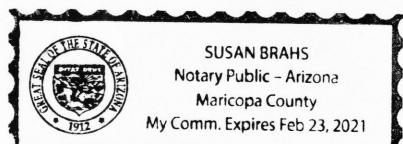
BY: William B. Knoll 9/27/18  
SIGNATURE DATE

ITS: MANAGING MEMBER

## ACKNOWLEDGEMENT

ON THIS 27<sup>th</sup> 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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL  
BY: Susan Brails 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, 1963, 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

DS171144

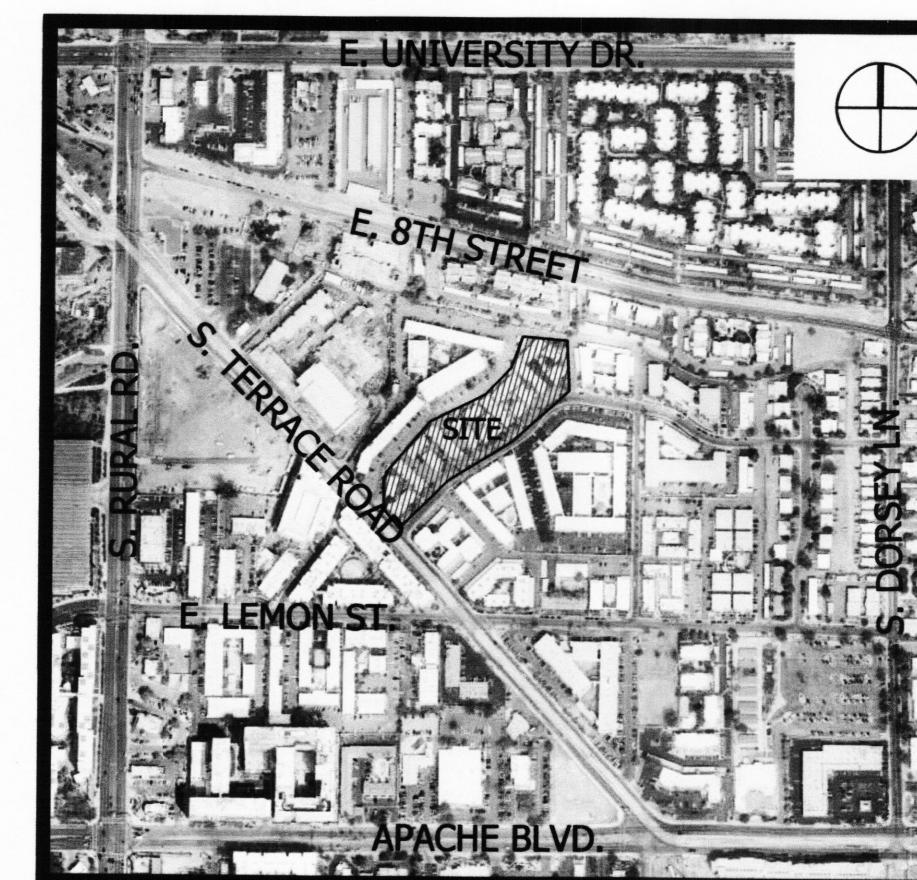
## OWNER

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

## SITE VICINITY MAP



## PROJECT DATA

ZONING: MU-4 TOD PAD (TABLE 4-203B)		PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE	
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	
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	

## PROJECT DATA CONTINUED

ZONING: MU-4 TOD PAD (TABLE 4-203B)		PAD PROVIDED
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	

REC18045

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# PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE CROSSROADS SITE PLAN

REC18045

PL180082

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Project Name:

Project Address: 1010-1040 E. Orange Street  
Tempe, Arizona 85281  
Project Number: 17140  
Issue Date: 09/21/2018

**COLLEGIATE**

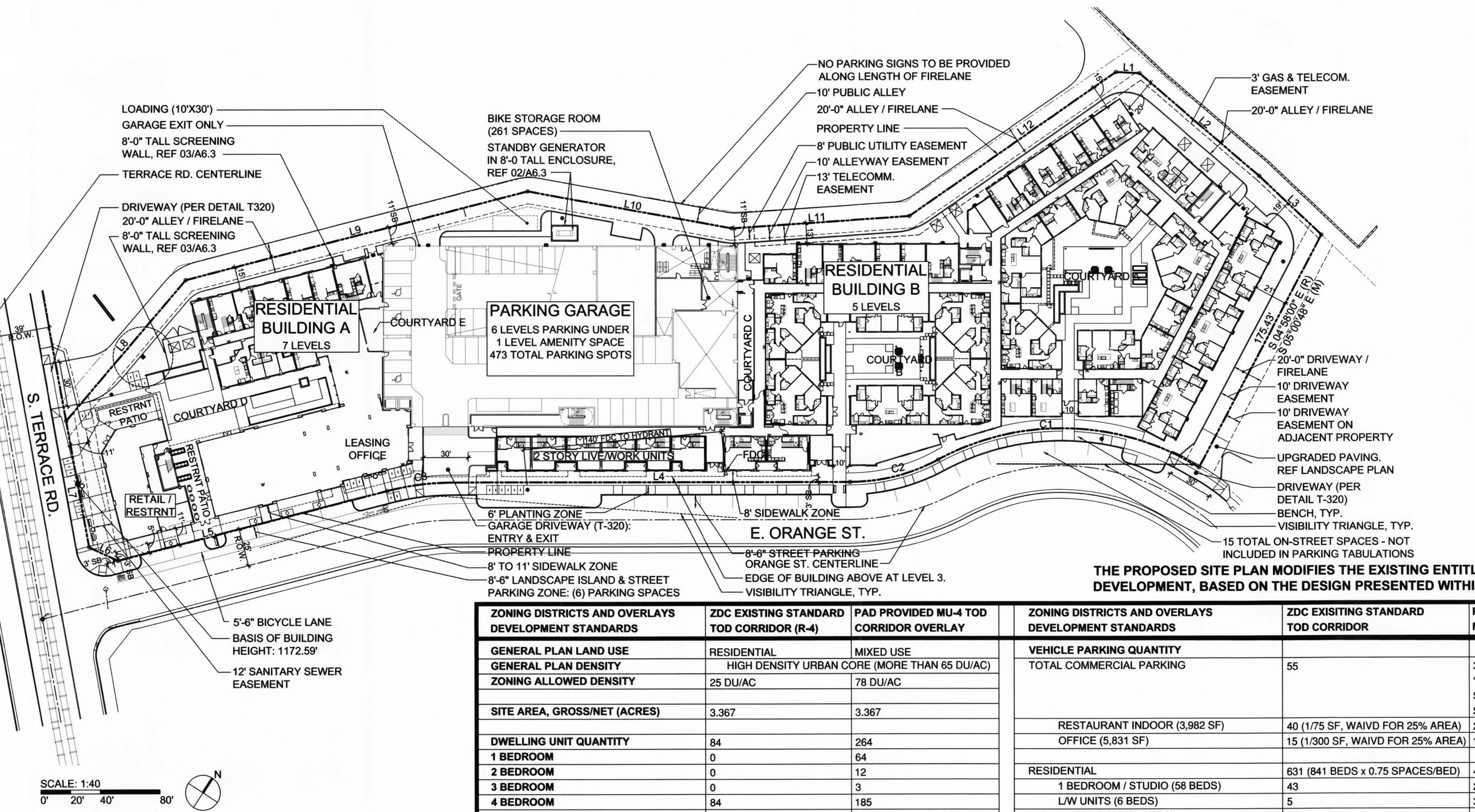
#### COLLEGIATE DEVELOPMENT

1 DEVELOPME

SITE PLAN

A circular stamp for a registered architect. The text "REGISTERED ARCHITECT" is at the top, "CERTIFICATE NO." is in the center, and "47352" is below it. The name "BRUCE W. RACHEL" is printed in the center. At the bottom, it says "Date Signed 09.21.18" and "ARIZONA U.S.A.". A signature "P. W. Rachel" is written across the bottom left of the stamp.

*Handwritten Signature*  
March 31, 2020 2 OF 2  
2017 HENSLEY LAMKIN RACHEL, INC.



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

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PL180082

**REC18045**