

# 1ST AMENDED PLANNED DEVELOPMENT OVERLAY FOR TEMPE METRO

AN AMENDMENT TO THE GRIGIO METRO PLANNED AREA DEVELOPMENT  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE  
4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**RBA**  
ARCHITECTURE  
214 CENTRAL SUITE 1800  
PHOENIX, ARIZONA 85004  
TELEPHONE: 602.568.6392  
E-MAIL: admin@rbaarc.com

### OWNER AUTHORIZATION

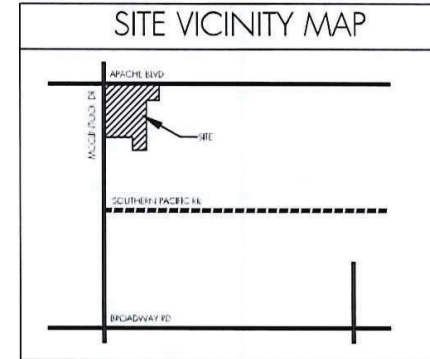
CITY OF TEMPE  
BY: [Signature]  
SIGNATURE DATE: 1/23/2020  
ITS: authorized person

### OWNER

CITY OF TEMPE  
31 EAST 5TH STREET  
TEMPE, AZ 85281

### DEVELOPER

CONTINENTAL REALTY GROUP, LLC  
10579 West Bradford Road, Suite 100  
Littleton, CO 80127  
CONTACT: TODD JOBE  
EMAIL: TJOBE@CONTINENTALREALTYGROUP.COM



### ACKNOWLEDGEMENT

ON THIS 23 DAY OF January, 2020 BEFORE  
ME, THE UNDERSIGNED, PERSONALLY APPEARED  
[Signature], WHO ACKNOWLEDGED  
HIM/HERSELF 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 HERETO SET MY HAND AND  
OFFICIAL SEAL

BY: [Signature] 2-23-2021  
NOTARY PUBLIC MY COMMISSION EXPIRES

### LEGAL DESCRIPTION

LOT 1 AND 2 OF MCCLINTOCK AND APACHE PARK AND RIDE AS  
RECORDED IN BOOK 933, MAP 46 OF THE OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER.

### APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE  
ON THIS 26 DAY OF December, 2019.

SCOTT MCDOWELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174008275  
MY COMMISSION EXPIRES FEBRUARY 23, 2021

### PROJECT DATA

MU-4 PAD TO-D	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	UP TO 65 DU/ACRE
SITE AREA	202,622 SF / 4.66 ACRES GROSS/NET
DWELLING QUANTITY	
STUDIO	110
1 BEDROOM	254
2 BEDROOM	30
3 BEDROOM	12
TOTAL	406
DENSITY	406 UNITS / 4.46 GROSS ACRES = 87.55 UNITS/ACRE
BUILDING HEIGHT	MAX 70'-0" / 65'-0" EXISTING
BUILDING LOT COVERAGE	130,392 SF / 202,622 SF = 65% OF NET AREA
SITE LANDSCAPE COVERAGE	10% MINIMUM
BUILDING SETBACKS	
FRONT	0'-0"
SIDE	0'-0"
REAR/SOUTH	15'-0"
STREET SIDE	0'-0"
VEHICLE PARKING QUANTITY	344 SPACES
PARK AND RIDE SPACES	
GARAGE SPACES	302 SPACES (INCL. 7 ACCESSIBLE)
KISS AND RIDE SPACES	8 SPACES (INCL. 1 ACCESSIBLE)
MOTORCYCLE SPACES	8 SPACES
RETAIL/RESTAURANT SPACES	
GARAGE SPACES	42 SPACES (INCL. 1 ACCESSIBLE)
RESIDENTIAL SPACES	
GARAGE SPACES	529 SPACES (INCL. 10 ACCESSIBLE)
INDIVIDUAL GARAGES	24 SPACES
MOTORCYCLE SPACES	24 SPACES
GUEST SPACES	
SURFACE SPACES	41 SPACES (INCL. 3 ACCESSIBLE)
TOTAL ON-SITE PARKING	344 SPACES (EXCL. 30 MOTORCYCLE)
BICYCLE PARKING QUANTITY	98 SPACES WITHIN GARAGE
USES	
APARTMENTS	746,379 SF
AMENITY	9,808 SF
COMMERCIAL	3,200 SF
GARAGE	301,871 SF
TOTAL AREA	1,041,258 SF
USE PERMITS	REDUCE GROUND FLOOR COMMERCIAL USE ALONG STREET FRONTAGE PURSUANT TO SECTION 5-407

\* SEE GENERAL NOTES #1

PREVIOUS APPROVAL  
PAD07008 JUNE 28, 2007

CONDITIONS OF APPROVAL  
PAD190010 DECEMBER 26, 2019

1. THE 1ST AMENDED PLANNED AREA DEVELOPMENT FOR TEMPE METRO 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.
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS APPROVAL.

### GENERAL NOTES

1. PAD07008 CONTAINED 6.46 GROSS ACRES, 1.81 ACRES DEDICATED AT TIME OF DEVELOPMENT

REC19121

PAD190010

DS190470

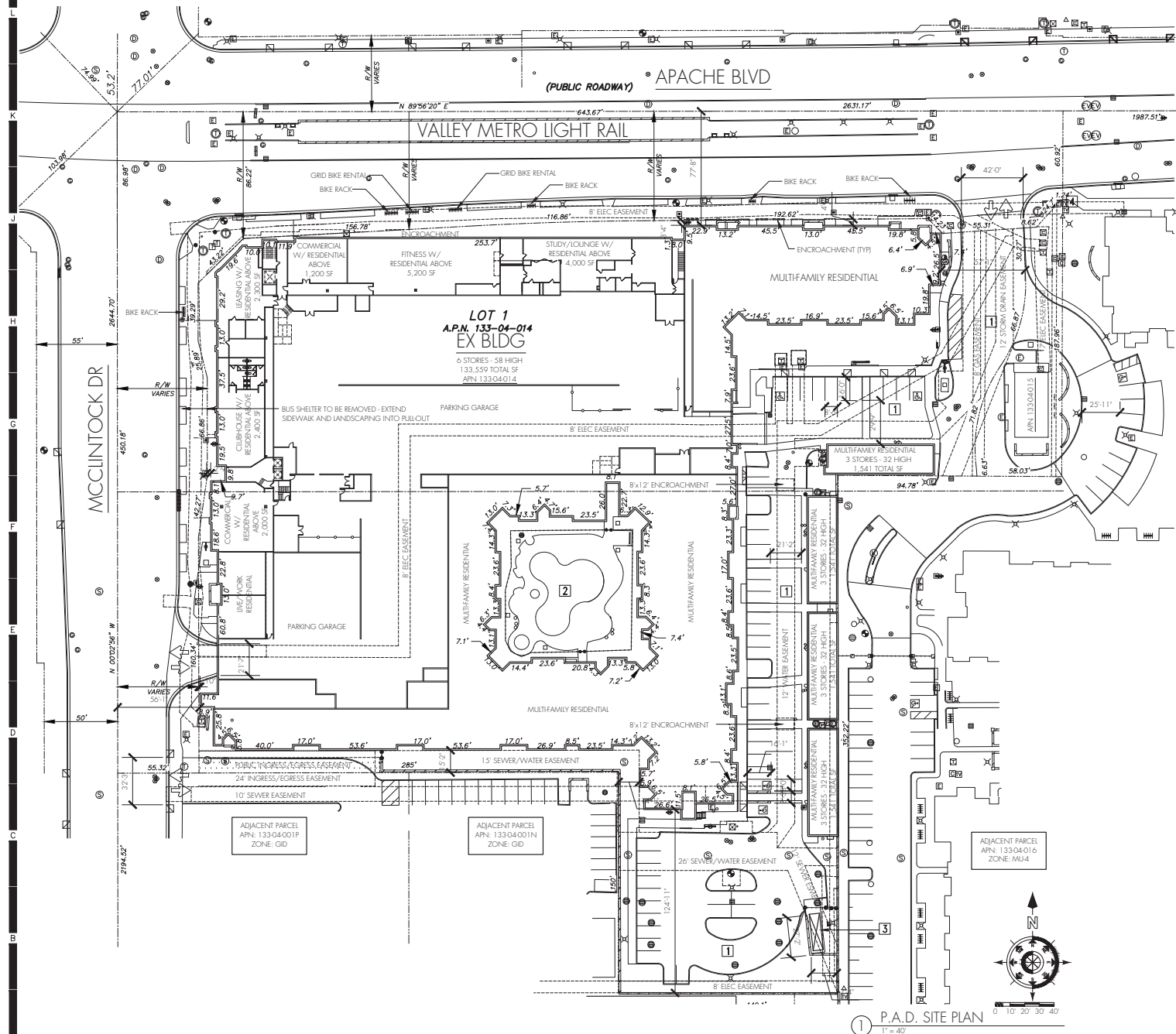
DS190470

PAD190010

REC19121

PROJECT TITLE					
TEMPE METRO APARTMENTS 1811 E APACHE BLVD TEMPE, AZ 85281					
SEAL					
NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
-	-	-	-	-	-
DRAWING TITLE					
P.A.D. COVER					
PROJECT	19012	PHASE	PLANNING		
CHECKED BY	RLB	SCALE			
DRAWN BY	RBA	DRAWING NO.			
DATE	JAN 10, 2019			PAD.1	

# 1ST AMENDED PLANNED DEVELOPMENT OVERLAY FOR TEMPE METRO SITE PLAN



DS190470

PAD190010

REC19121

**RBA ARCHITECTURE**  
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REC19121

PAD190010

DS190470

GENERAL PLAN LAND USE	EXISTING MU-4	PAD PROPOSED
	PAD TOD MIXED USE	MIXED USE
GENERAL PLAN DENSITY	UP TO 65 DU/ACRE	UP TO 65 DU/ACRE
<b>SITE AREA</b>	202,622 SF / 4.65 ACRES NET	202,622 SF / 4.65 ACRES NET
<b>DWELLING QUANTITY</b>		
STUDIO	112	112
1 BEDROOM	254	254
2 BEDROOM	30	30
3 BEDROOM	12	12
<b>TOTAL</b>	<b>408</b>	<b>408</b>
<b>DENSITY</b>	408 UNITS / 6.46 GROSS ACRES* = 63.16 UNITS/ACRE	408 UNITS / 6.46 GROSS ACRES* = 63.16 UNITS/ACRE
<b>BUILDING HEIGHT</b>	MAX 70'-0" / 65'-2" EXISTING	MAX 70'-0" / 65'-2" EXISTING
<b>BUILDING LOT COVERAGE</b>	132,392 SF / 202,622 SF = 65% OF NET AREA	132,392 SF / 202,622 SF = 65% OF NET AREA
<b>SITE LANDSCAPE COVERAGE</b>	10% MINIMUM	10% MINIMUM
<b>BUILDING SETBACKS</b>		
FRONT	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR/SOUTH	15'-0"	15'-0"
STREET SIDE	0'-0"	0'-0"
<b>VEHICLE PARKING QUANTITY</b>	<b>944 SPACES</b>	<b>944 SPACES</b>
<b>PARK AND RIDE SPACES</b>		
GARAGE SPACES	302 SPACES (INCL. 7 ACCESSIBLE)	302 SPACES (INCL. 7 ACCESSIBLE)
KISS AND RIDE SPACES	6 SPACES (INCL. 1 ACCESSIBLE)	6 SPACES (INCL. 1 ACCESSIBLE)
MOTORCYCLE SPACES	6 SPACES	6 SPACES
<b>RETAIL/RESTAURANT SPACES</b>		
GARAGE SPACES	42 SPACES (INCL. 1 ACCESSIBLE)	42 SPACES (INCL. 1 ACCESSIBLE)
<b>RESIDENTIAL SPACES</b>		
GARAGE SPACES	529 SPACES (INCL. 10 ACCESSIBLE)	529 SPACES (INCL. 10 ACCESSIBLE)
INDIVIDUAL GARAGES	24 SPACES	24 SPACES
MOTORCYCLE SPACES	24 SPACES	24 SPACES
<b>GUEST SPACES</b>		
SURFACE SPACES	41 SPACES (INCL. 3 ACCESSIBLE)	41 SPACES (INCL. 3 ACCESSIBLE)
<b>TOTAL ON-SITE PARKING</b>	<b>944 SPACES (EXCL. 30 MOTORCYCLES)</b>	<b>944 SPACES (EXCL. 30 MOTORCYCLES)</b>
<b>BICYCLE PARKING QUANTITY WITH GARAGE</b>	<b>98 SPACES</b>	<b>98 SPACES</b>
<b>USES</b>		
APARTMENTS:	746,379 SF	APARTMENTS: 746,379 SF
COMMERCIAL:	13,008 SF	COMMERCIAL: 13,008 SF
GARAGE:	301,871 SF	GARAGE: 301,871 SF
<b>TOTAL AREA</b>	<b>1,061,258 SF</b>	<b>1,061,258 SF</b>

\* SEE GENERAL NOTES #1, SHEET PAD.1

### KEYNOTES

- 1 EXISTING ASPHALT PAVING
- 2 EXISTING POOL
- 3 EXISTING TRASH COMPACTOR
- 4 EXISTING ELECTRICAL SERVICE ENTRANCE

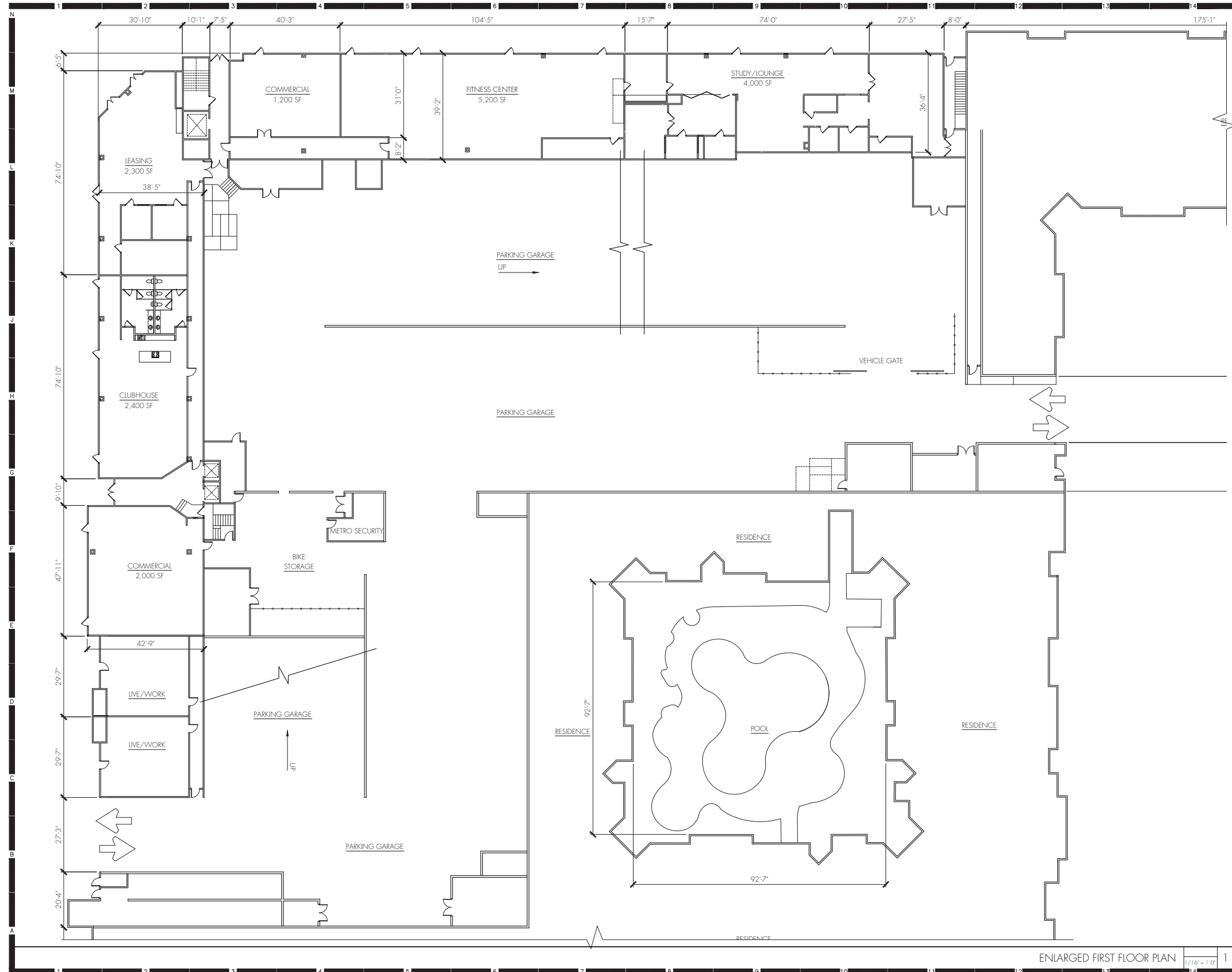
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**TEMPE METRO APARTMENTS**  
1811 E APACHE BLVD  
TEMPE, AZ 85281

NO.		REVISIONS		DATE	

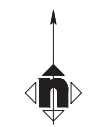
DRAWING TITLE  
P.A.D. SITE PLAN

SEAL  
REGISTERED ARCHITECT  
35467  
RANDY L. BARNES  
RBA  
LICENSE EXP. 12.31.19

PROJECT	PHASE
19012	PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO.
DATE JAN 10, 2019	<b>PAD.2</b>



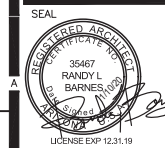
**RBA**  
**ARCHITECTURE**  
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 TELEPHONE: 602.568.6392  
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PROJECT TITLE  
**TEMPE METRO APARTMENTS**  
 1811 E APACHE BLVD  
 TEMPE, AZ 85281

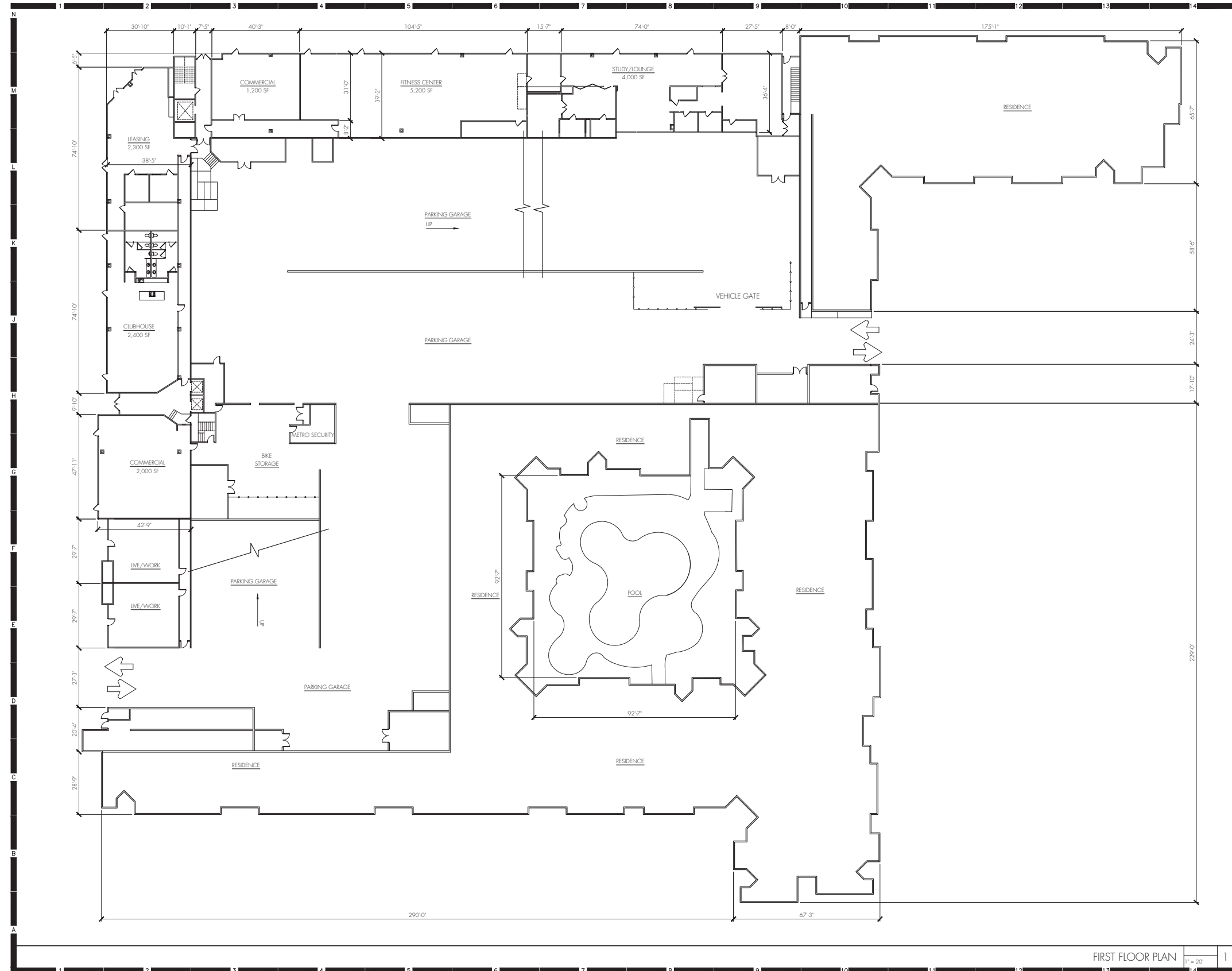
C. NO.	REVISIONS	DATE	C. NO.	REVISIONS	DATE
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DRAWING TITLE  
**ENLARGED FIRST FLOOR PLAN**



PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO. <b>A1.1</b>
DATE JAN 10, 2019	

ENLARGED FIRST FLOOR PLAN 1/16" = 1'-0" 1

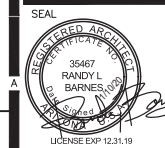


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 EMAIL: admin@rbarc.com

PROJECT TITLE  
**TEMPE METRO APARTMENTS**  
 1811 E APACHE BLVD  
 TEMPE, AZ 85281

© RBA			© RBA		
C. NO.	REVISIONS	DATE	C. NO.	REVISIONS	DATE
-	-	-	-	-	-
-	-	-	-	-	-

DRAWING TITLE  
**FIRST FLOOR PLAN**



PROJECT 19012	PHASE PLANNING
CHECKED BY RLB	SCALE
DRAWN BY RBA	DRAWING NO. A1.2
DATE JAN 10, 2019	