

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH, RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NO. 13-2067-02
The Hayden at Dorsey Station
 1221 E. Apache Blvd
 Tempe, Arizona

LENNAR
 MULTIFAMILY COMMUNITIES
 7150 East Camelback Road #425
 Phoenix, Arizona 85251
 480-718-1381 (p)

ACKNOWLEDGEMENT

ON THIS 29th DAY OF March, 2018, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ OWNER, 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

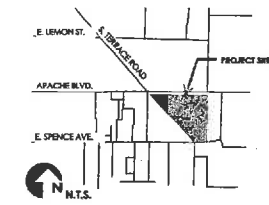


LMC APACHE TERRACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
 BY: LENNAR MF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;
 BY: LENNAR MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER;
 BY: _____ VICE PRESIDENT 4/5/17 DATE
 REPRESENTATIVE

OWNER / DEVELOPER

LMC APACHE TERRACE HOLDINGS, LLC
 7150 EAST CAMELBACK ROAD, SUITE 425
 SCOTTSDALE, ARIZONA 85250
 480.718.1381

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	APPROVED PAD 14010	PROPOSED PAD
GENERAL PLAN LAND GENERAL PLAN DENSITY USE	MIXED-USE UP TO 65 DU/AC	MIXED-USE UP TO 65 DU/AC
SITE AREA	292,021 S.F. (6.70 ACRES)	292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY	395 DU	399 DU
DENSITY Dwelling quantity/gross site area	59.0 DU/AC 395 DU / 6.70 ACRES	59.5 DU/AC 399 DU / 6.70 ACRES
BUILDING HEIGHT	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNICE AND NORTHEAST CORNER OF BUILDING
BUILDING STEPBACK	YES. SHEET A1.1-DETAIL 2.	YES. SHEET A1.1-DETAIL 2.
BUILDING LOT COVERAGE	62% (182,250 SF/292,021 SF)	63% (185,764 SF/292,021 SF)
SITE LANDSCAPE COVERAGE	0% (0.00 SF/292,021 SF)	10% (30,112 SF/292,021 SF)
BUILDING SETBACKS FRONT (APACHE BLVD.) / PARKING SIDE (EAST PROPERTY LINE) SIDE (WEST PROPERTY LINE) REAR (SPENCE AVE.)	BLDG: 0', 20' MX, PRKG: 5'-0" BLDG: 20'-0', PRKG: 5'-0" BLDG: 0'-0', PRKG: 5'-0" BLDG: 0'-0', PRKG: 5'-0"	BLDG: 0', 20' MX, PRKG: 5'-0" BLDG: 20'-0', PRKG: 5'-0" BLDG: 0'-0', PRKG: 5'-0" BLDG: 0'-0', PRKG: 5'-0"
VEHICLE PARKING QUANTITY COMMERCIAL PARKING: (RETAIL, RESTAURANT, BAR) PARKING: 1,000 S.F. PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 S.F. OF FLOOR AREA. RESIDENTIAL PARKING: RESIDENTIAL PARKING RATIO # OF BR x 0.75 P.S. RATIO PER T.O.D. / GUEST PARKING # OF DU x 0.2 P.S.	RETAIL SURFACE: 16 P.S. RES. SURFACE: 179 P.S. GARAGE: 412 P.S. GRAND TOTAL = 607 P.S.	RETAIL SURFACE: 33 P.S. RES. SURFACE: 163 P.S. GARAGE: 386 P.S. GRAND TOTAL = 582 P.S.
BICYCLE PARKING QUANTITY RETAIL: (# OF SPACES/7,500 S.F. = 4 SPACES/MIN) RESIDENTIAL: STUDIO = .75 SPACES PER UNIT 1 BEDROOM = .75 SPACES PER UNIT 2 BEDROOM = .75 SPACES PER UNIT 3 BEDROOM = 1.00 SPACES PER UNIT GUEST = .20 SPACES PER UNIT	RETAIL: 16 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.	RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.
USES	RETAIL: 16,614 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 466,640 S.F.	RETAIL: 16,614 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 466,640 S.F.

CONDITIONS OF APPROVAL:

- A building permit application shall be made on or before March 17, 2018, or the zoning of the property may revert to that in place at the time of application. Any revision is subject to a public hearing process as a zoning map amendment.
- The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for 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 April 16, 2018 or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
- The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
- The maximum building height shall be sixty-five (65) feet, measured from midpoint top of sidewalk curb. This will exclude the architectural cornice detail, extending no more than one hundred feet from the northeast corner of the building, which shall be a maximum height of seventy (70) feet.
- The minimum vehicle parking for the site shall calculate all parking requirements for commercial use (retail, restaurant, bar, etc.) at a ratio of one vehicle per three hundred square feet of area (1/300 S.F.). All residential tenant and commercial tenant parking spaces shall be designated within the secured parking area. The 17 unsecured spaces, located at the western entrance from Apache Boulevard, shall remain available for temporary visitor/customer parking. Spaces shall be signed accordingly. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.

LEGAL DESCRIPTION

A portion of land located in the Southwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
 COMMENCING at the Northeast corner of the Southwest quarter of said Section 23;
 thence South 89 degrees 30 minutes 44 seconds West, along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in hand hole on the North line of said Southwest quarter and the centerline of Terrace Road, a distance of 500.37 feet;
 thence South 0 degrees 28 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Blvd. and the TRUE POINT OF BEGINNING;
 thence South 89 degrees 30 minutes 44 seconds West along the aforementioned right of way line, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40;
 thence South 43 degrees 32 minutes 02 seconds East along the Northeastern line of said Lot 18, which line is also the Southwesterly right of way line of the Phoenix and Eastern Railroad as shown on the map of JEN TILLY TERRACE, a distance of 836.65 feet to a point on the North right of way line of Spence Avenue, said point being the Southeast corner of Lot 9, of ATTERERY TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 65 of Maps, Page 19;
 thence North 89 degrees 32 minutes 12 seconds East along the North right of way line of Spence Avenue, a distance of 205.08 feet to a point on the East line of the Southwest quarter of said Section 23;
 thence North 0 degrees 28 minutes 17 seconds West along the East line of the Southwest quarter of said Section 23, a distance of 169.54 feet to the Northwest corner of that parcel described in Doc# 11527, Page 791, records of Maricopa County, Arizona;
 thence South 89 degrees 32 minutes 12 seconds West along the North line of said parcel and parallel with the North right of way line of Spence Avenue, a distance of 226.66 feet to a point on the Northeastern right of way line of the Phoenix and Eastern Railroad as shown in Book 28 of Maps, Page 40, records of Maricopa County, Arizona;
 thence North 43 degrees 32 minutes 02 seconds West parallel to and 100.00 feet Northeastly of the Northeastern line of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of maps, Page 40, a distance of 164.00 feet;
 thence North 0 degrees 28 minutes 17 seconds West parallel to the East line of said Southwest quarter and along the East line of that parcel described in Doc# 11527, Page 163, records of Maricopa County, Arizona, a distance of 320.56 feet to the TRUE POINT OF BEGINNING.
 EXCEPT COMMENCING at the Northeast corner of the Southwest quarter of said Section 23;
 thence South 00 degrees 28 minutes 17 seconds East along the East line of said Southwest quarter, a distance of 491.97 feet to the TRUE POINT OF BEGINNING;
 thence continuing South 00 degrees 28 minutes 17 seconds East, a distance of 169.54 feet to a point on the North right of way line of Spence Avenue;
 thence South 89 degrees 32 minutes 12 seconds West along the aforementioned right of way line, a distance of 2.00 feet;
 thence North 00 degrees 28 minutes 17 seconds West parallel with and 2.00 feet West of the East line of said Southwest quarter, a distance of 169.54 feet;
 thence North 89 degrees 32 minutes 12 seconds East, a distance of 2.00 feet to the TRUE POINT OF BEGINNING, as Qui Claimed to the City of Tempe in 84-464943, of Official Records thru 84-464943, of Official Records, records of Maricopa County, Arizona; and also
 EXCEPT a strip of land 5.00 feet in width located in the Southwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River base and Meridian, Maricopa County, Arizona, more particularly described as follows:
 COMMENCING at the Northeast corner of the Southwest quarter of said Section 23;
 thence South 89 degrees 30 minutes 44 seconds West along the North line of said Southwest quarter, a distance of 340.00 feet to a point which bears North 89 degrees 30 minutes 44 seconds East from an iron pin in the _____ on the North line of said Southwest quarter being the centerline of Terrace Road (to the South), a distance of 500.37 feet;
 thence South 00 degrees 28 minutes 17 seconds East parallel to the East line of said Southwest quarter, a distance of 50.00 feet to a point on the South right of way line of Apache Boulevard and the TRUE POINT OF BEGINNING;
 thence South 89 degrees 30 minutes 44 seconds West parallel to and 50.00 feet South of the North line of said Southwest quarter, a distance of 436.35 feet to a point on the Northeast corner of Lot 18, of JEN TILLY TERRACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 28 of Maps, Page 40;
 thence South 43 degrees 32 minutes 02 seconds East along the Northeastern line of said Lot 18 to an intersection with a line-parallel to and 55.00 feet South of the North line of said Southwest quarter;
 thence North 89 degrees 30 minutes 44 seconds East parallel to and 55.00 feet South of the North line of said Southwest quarter, a distance of 431.68 feet from which the POINT OF BEGINNING bears North 00 degrees 28 minutes 17 seconds West, 5.00 feet;
 thence North 00 degrees 28 minutes 17 seconds West, a distance of 5.00 feet to the POINT OF BEGINNING, as Qui Claimed to the City of Tempe in 83-463051, of Official Records thru 83-463053, Official Records, records of Maricopa County, Arizona.

GENERAL NOTES

- IN PARKING STRUCTURES: 2'-0" ADDITIONAL SEPARATION SHALL BE PROVIDED WHEN ADJACENT TO A WALL TO ACCOMMODATE VEHICLE BURNING.
- CORRIDORS AND CRIBS OF A PARKING PODIUM TO BE PAINTED WHITE WITH LRV GREATER THAN 75.
- SECURITY PLAN REQUIRED: PROVIDE CCTV IN ALL ELEVATORS AS REQUIRED BY POLICE DEPARTMENT. PROVIDE ACCESS TO ANY GATE COORDS AND EMERGENCY ENTRY WILL NEED TO BE REPLACED WITH 4" THICK CONCRETE PER I-205.
- CROSS ACCESS AGREEMENT REQUIRED AT MAIN ENTRY.
- ALL DRIVEWAYS TO BE PER CITY OF TEMPE DETAIL 1.02A.
- FOC LOCATION ARE PRELIMINARY, THE ACTUAL LOCATION OF THE FOC WILL BE DETERMINED ON SPACES AT THE SUBMITTER'S RISK.
- ADDITIONAL TRAFFIC SIGNAL FOC AND MAIN AREA WILL NEED TO BE INSTALLED ON THE NE CORNER OF DORSEY AND APACHE.
- EMERGENCY ACCESS ONTO SPENCE AVE WILL NEED LOCKBOX PER FIRE DEPARTMENT STANDARDS, WHICH TO BE 24" PER FIRE REQUIREMENTS.
- IF COMMUNICATORS WE WILL NEED TO COMPLY WITH ARTICLE 8 OF THE CIVIL DEFENSE AND EMERGENCY SERVICES CITY CODE: www.tempe.gov/Modules/ShowDocuments.aspx?documentid=4684, A NOTICE OF CODE COMPLIANCE FOR PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM - www.tempe.gov/Modules/ShowDocuments.aspx?documentid=2933 WILL NEED TO BE SENT TO THE DEVELOPER.
- ALL CORRIDORS ARE OPEN AND ALL RAILING IS 48" HIGH MINIMUM.



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 Architecture Planning
 Landscape Architecture
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1-04-2016

Proj Mgr: BAF
 Dwn By: BAF
 Rev. Date: Description:
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PAD/DPR COVER

APPROVAL - AMENDED PAD APPROVAL ON MARCH 17, 2018

ORIGINAL PAD OVERLAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 2ND DAY OF OCTOBER, 2014.

DS140208

PL150521

REC15157

A0.0

PROJECT REC15157 OWNER SEAL CONTACT PL150521 DATA DS140208

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE HAYDEN AT DORSEY STATION

NO. 13-2067-01

The Hayden at Dorsey Station

1221 E. Apache Blvd
Tempe, Arizona

LENNAR MULTIFAMILY COMMUNITIES

7150 East Camelback Road #425
Phoenix, Arizona 85251
480-718-1381 (p)



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10-2-2014

Proj Mgr.
Dwn By: Author

Rev. Date: Description:



DS140208

ARCHITECTURAL
SITE PLAN

A1.1

REC15157

OWNER

SEAL

CONTACT

PL150521

DATA

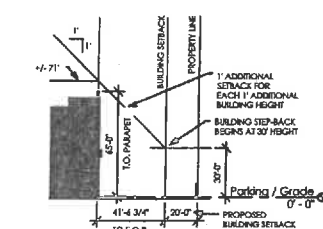
DS140208

ARCHITECTURAL

SITE PLAN

A1.1

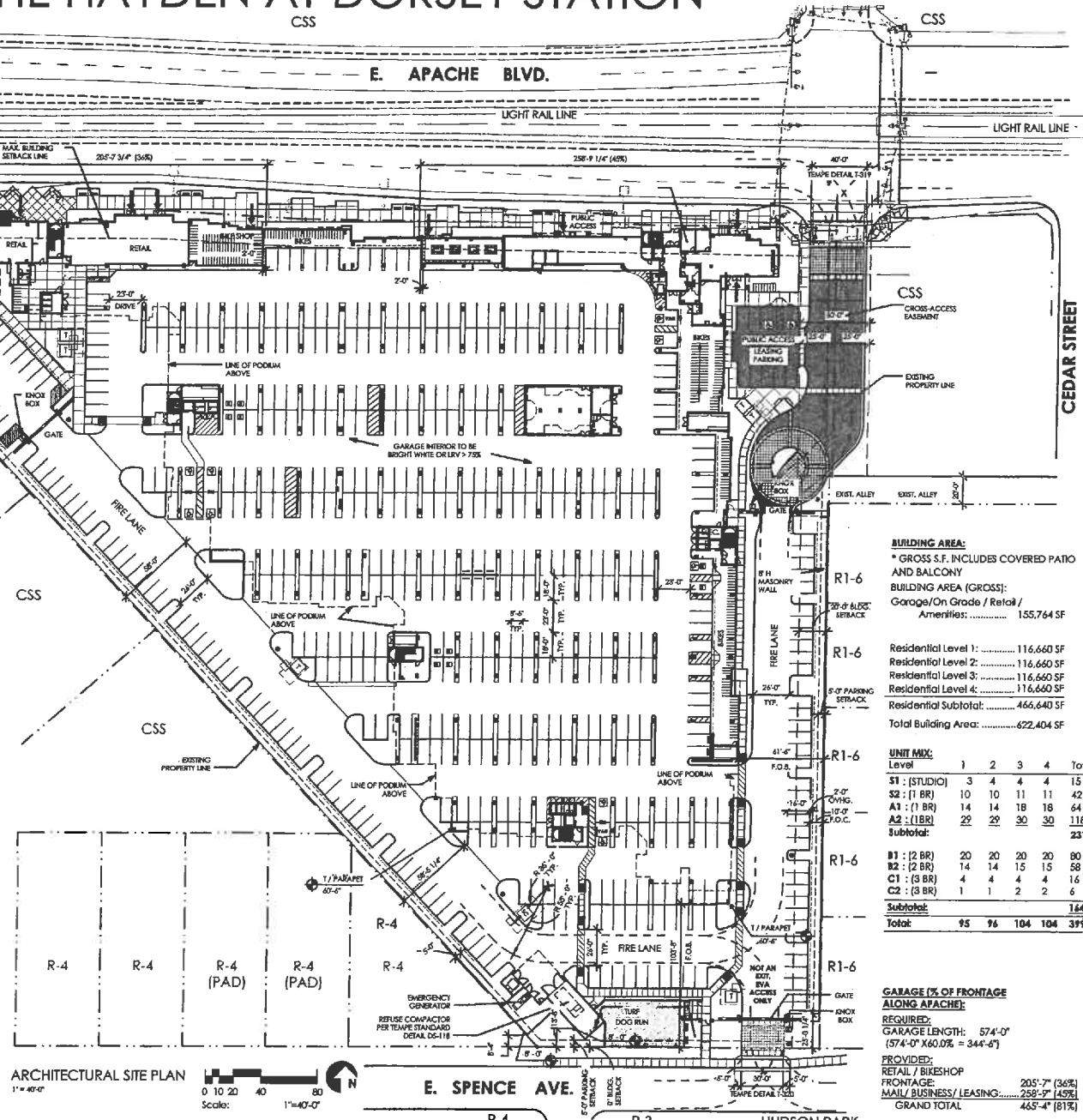
- SYMBOLS**
- ACCESSIBLE PARKING SPACE
 - FIRE TRUCK TURNING RADIUS - INSIDE TURNING RADIUS 35'-0", OUTSIDE TURNING RADIUS 55'-0"
 - PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-6". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
 - FIRE HYDRANT LOCATIONS
 - FIRE LANE SIGNAGE
 - ACCESSIBLE PARKING SIGN
 - BUILDING SIGNAGE LOCATION
 - TRANSFORMER



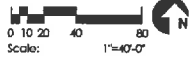
STEPBACK REQUIREMENT ALONG EAST PL.
1" = 40'-0"

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	MU-4	MU-4 (TOD)	APPROVED PAD 14010	PROPOSED PAD
GENERAL PLAN LAND USE			MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY USE			UP TO 65 DU/AC	UP TO 65 DU/AC
SITE AREA			292,021 S.F. (6.70 ACRES)	292,021 S.F. (6.70 ACRES)
DWELLING QUANTITY			395 DU	399 DU
DENSITY	NS	NS	59.0 DU/AC	59.5 DU/AC
Dwelling quantity/gross site area			395 DU / 6.70 ACRES	399 DU / 6.70 ACRES
BUILDING HEIGHT	NS	NS	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNER AND NORTHEAST CORNER OF BUILDING	65' / 5 LEVELS, 70' FOR ARCHITECTURAL CORNER AND NORTHEAST CORNER OF BUILDING
BUILDING STEPBACK	YES	YES	YES, DETAIL 2.	YES, DETAIL 2.
BUILDING LOT COVERAGE	NS	NS	52% (152,220 SF/292,021 SF)	53% (155,764 SF/292,021 SF)
SITE LANDSCAPE COVERAGE	NS	NS	10% (30,112 SF/292,021 SF)	10% (30,112 SF/292,021 SF)
BUILDING SETBACKS				
FRONT (APACHE BLVD.) / PARKING	NS/20'	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", MAX. PRKG: 5'-0"
SIDE (EAST PROPERTY LINE)	NS	20' MX	BLDG: 20'-0", PRKG: 5'-0"	BLDG: 20'-0", PRKG: 5'-0"
SIDE (WEST PROPERTY LINE)	NS	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
REAR (SPENCE AVE.)	NS	20' MX	BLDG: 0'-0", PRKG: 5'-0"	BLDG: 0'-0", PRKG: 5'-0"
VEHICLE PARKING QUANTITY				
COMMERCIAL PARKING:			RETAIL SURFACE: 16 P.S. RES. SURFACE: 179 P.S. GARAGE: 412 P.S. GRAND TOTAL = 607 P.S.	RETAIL SURFACE: 33 P.S. RES. SURFACE: 163 P.S. GARAGE: 386 P.S. GRAND TOTAL = 582 P.S.
RESIDENTIAL PARKING:			RESIDENTIAL PARKING RATIO # OF BR x 0.75 P.S. RATIO PER T.O.D. / GUEST PARKING + # OF DU. x 1.0 P.S.	
BICYCLE PARKING QUANTITY			RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.	RETAIL: 15 P.S. RESIDENTIAL: 235 P.S. GRAND TOTAL = 250 P.S.
USES			RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 452,640 S.F.	RETAIL: 16,616 S.F. PARKING: 142,262 S.F. RESIDENTIAL: 466,640 S.F.



ARCHITECTURAL SITE PLAN
1" = 40'-0"



BUILDING AREA:
* GROSS S.F. INCLUDES COVERED PATIO AND BALCONY
BUILDING AREA (GROSS):
Garage/On Grade / Retail / Amenities: 155,764 SF

Residential Level 1: 116,660 SF
Residential Level 2: 116,660 SF
Residential Level 3: 116,660 SF
Residential Level 4: 116,660 SF
Residential Subtotal: 466,640 SF
Total Building Area: 622,404 SF

UNIT MIX:

Level	1	2	3	4	Total
S1 : (STUDIO)	3	4	4	4	15 (04%)
S2 : (1 BR)	10	10	11	11	42 (11%)
A1 : (1 BR)	14	14	18	18	64 (16%)
A2 : (1BR)	29	29	30	30	118 (22%)
Subtotal:					231 (60%)
B1 : (2 BR)	20	20	20	20	80 (20%)
B2 : (2 BR)	14	14	15	15	58 (14%)
C1 : (3 BR)	4	4	4	4	16 (04%)
C2 : (3 BR)	1	1	2	2	6 (02%)
Subtotal:					164 (40%)
Total:	95	96	104	104	399 (100%)

GARAGE (% OF FRONTAGE ALONG APACHE):
REQUIRED:
GARAGE LENGTH: 574'-0"
(574'-0" X 60.0% = 344'-0")

PROVIDED:
RETAIL / BIKESHOP: 205'-7" (36%)
FRONTAGE: 258'-7" (45%)
MAIL / BUSINESS / LEASING: 465'-4" (81%)

DS140208

PL150521

REC15157