

# AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE MARSHALL AT TEMPE

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

## OWNER AUTHORIZATION

APTITUDE APACHE LLC

BY: Brian Rosen 3-20-24  
SIGNATURE DATE

ITS:

## ACKNOWLEDGEMENT

ON THIS 20th DAY OF March, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Brian Rosen, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL BY:

Catia Imtair 11/2/2025  
NOTARY PUBLIC MY COMMISSION EXPIRES

## LEGAL DESCRIPTION

PARCEL NO. 1:  
THE NORTH 210.00 FEET OF THE WEST 130.00 FEET OF LOTS 9 AND 10, OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40; EXCEPT THE NORTH 5.00 FEET.

PARCEL NO. 2:  
THE NORTH HALF OF LOTS 9 AND 10, OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 28 OF MAPS, PAGE 40; EXCEPT THE WEST 130.00 FEET OF THE NORTH 210.00 FEET; AND EXCEPT THE NORTH 5.00 FEET.

## APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 20 DAY OF FEBRUARY, 2024.

## OWNER

APTITUDE APACHE LLC  
CONTACT: BRIAN ROSEN  
669 RIVER DRIVE, SUITE 200  
ELMWOOD PARK, NEW JERSEY 07407  
(201) 379-4038  
BR@aptitudere.com

## DEVELOPER

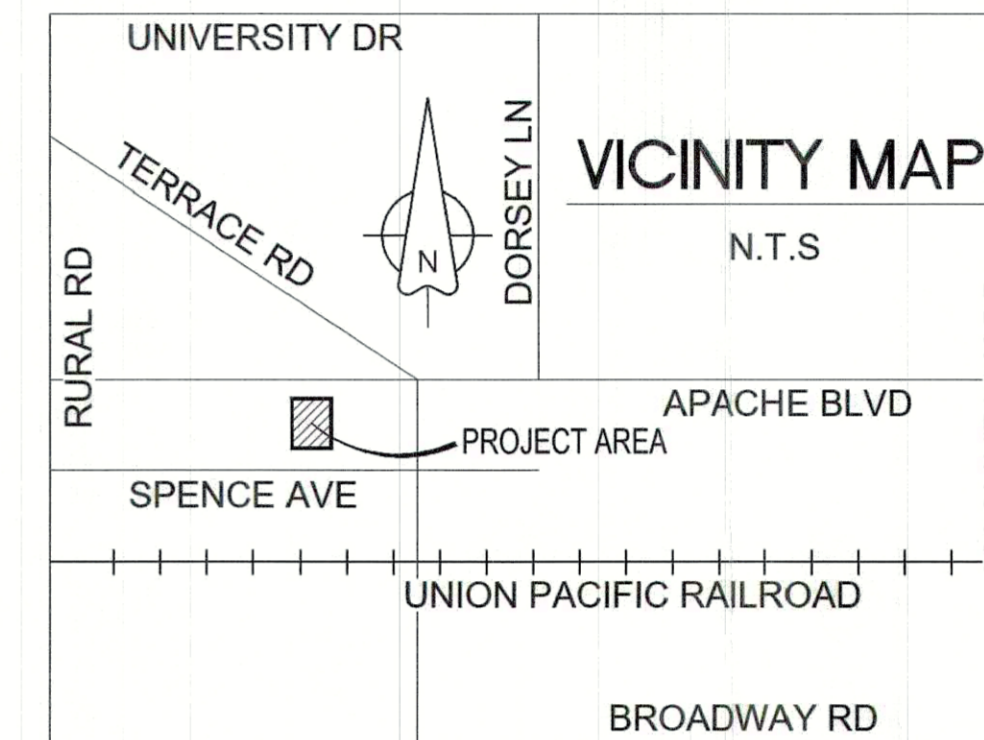
APTITUDE APACHE LLC  
CONTACT: BRIAN ROSEN  
669 RIVER DRIVE, SUITE 200  
ELMWOOD PARK, NEW JERSEY 07407  
(201) 379-4038  
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## PROJECT DATA

CSS, TOD-Corridor TABLE 4-203	MU-4, PAD TOD CORRIDOR PROVIDED
GENERAL PLAN LAND USE	Mixed - Use
GENERAL PLAN DENSITY	High Density-Urban Core (more than 65 du/ac)
SITE AREA	59,789 SF (1.37 Acres)
DENSITY	137 du/ac
DWELLING QUANTITY	188 Units
BEDROOM QUANTITY	485
BUILDING HEIGHT	92 ft. (Top of Curb to Parapet)
NUMBER OF STORIES	7 Stories, + 1 Underground
BUILDING STEPBACK	Not Required
BUILDING LOT COVERAGE	78% (46,688 SF)
LANDSCAPE AREA	30% (18,400 SF) TOTAL
GROUND FLOOR Landscape and Amenity	16% (9,700 SF)
2nd FLOOR Landscape and Amenity	12% (7,500 SF)
7th FLOOR Landscape and Amenity	2% (1,200 SF)
BUILDING SETBACKS	
GROUND FLOOR	
FRONT (North on Apache Blvd)	14 Feet (Face of Building) 14 Feet (Face of Column)
SIDE (East and West)	13 Feet (West), 14 Feet (East)
REAR (South)	20 Feet
UPPER FLOORS	
FRONT	7 Feet
SIDE	12 Feet (West), 12 Feet (East)
REAR	15 Feet
VEHICLE PARKING QUANTITY	174 Spaces Total * (156 Tenant Spaces)
Studio (20 units)	6.40 (0.32/bed)
1 Bedroom (7 units)	2.24 (0.32/bed)
2 Bedroom (83 units)	53.12 (0.32/bed)
3 Bedroom (20 units)	19.20 (0.32/bed)
4 Bedroom (58 units)	74.24 (0.32/bed)
Guest	14 (0.00/bed)
Retail (1,600 SF)	4 (1/400 SF)
BICYCLE PARKING QUANTITY	316 Spaces
USES	
RESIDENTIAL	236,911 GSF **
RETAIL	1,600 GSF
ON-SITE PARKING	80,125 GSF
TOTAL BUILDING AREA	325,467 GSF

1057 (FORMERLY 1031) EAST APACHE BOULEVARD, TEMPE, ARIZONA  
ALTA/NSPS LAND TITLE SURVEY by RLF Consulting, 09/15/22  
PARCEL 1: 26,636 SF (0.611 AC) PARCEL 2: 33,153 SF (0.761 AC)  
133-10-017C: 20,471 SF (0.470 AC) 133-10-017B: 9,423 SF (0.216 AC)  
133-10-019C: 6,165 SF (0.141 AC) 133-10-019D: 23,730 SF (0.545 AC)  
TOTAL: 59,789 SF (1.372 AC)

## SITE VICINITY MAP



## PREVIOUS APPROVALS:

PAD230006 & PL230065, CITY COUNCIL SEPTEMBER 7, 2023

## CONDITIONS OF APPROVALS: PAD

- The Amended Planned Area Development for THE MARSHALL 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.
- A building permit application shall be made within two years of the date of this approval (February 20, 2024) 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.
- All previous conditions of approval established by the Planned Area Development Overlay approved by City Council shall apply to this request.
- 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 30 days from the date of City Council approval, or the General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay approval shall be null and void.
- The Planned Area Development Overlay for THE MARSHALL AT TEMPE 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.
- This condition is for data analysis only and holds no future encumbrances on the project. The applicant shall provide an annual parking report to Community Development Planning Division on the last week of September for the first four (4) years of operation after issuance of certificate of occupancy. Data to be included:
  - Number of employee parking permits (if any)
  - Number of on-site permitted vehicles per unit
  - Number of guest or customers parked per year (September to September) and number of guest parking availability
  - Cost of parking permit for residents
  - Total Occupancy of units
  - Number of tenants identified on the lease application who own a vehicle but park off-site or have an ASU parking permit.

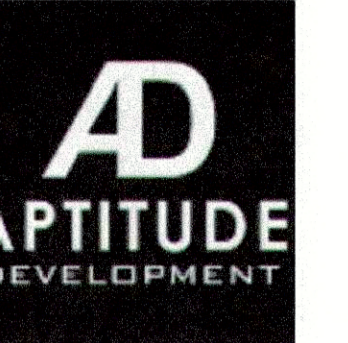
## GENERAL NOTES

- \* See Parking Study Dated: May 2023
- \*\* Residential use area includes 223,163 gsf rentable area, plus portions of the building dedicated to clubhouse; indoor, courtyard, and rooftop amenity space; fitness; leasing; and utility space.

REC24006

PAD240001

DS221455



APTITUDE APACHE LLC  
669 RIVER DRIVE, SUITE 200  
ELMWOOD PARK, NJ 07407



Jerry C. Wolverton, Jr.

## THE MARSHALL AT TEMPE

1057 EAST APACHE BOULEVARD  
TEMPE, ARIZONA 85281

No.	Submital / Revision	App'd. By	Date
△	MINOR PAD/DPR Response to Comments	AMV	02/06/24
△	MINOR PAD/DPR Response to Comments	AMV	01/29/24
△	MINOR PAD/DPR Response to Comments	AMV	01/02/24
△	MINOR PAD/DPR	AMV	12/04/23
△	PAD/DPR-Response to Comments	AMV	05/30/23
△	PAD/DPR-Response to Comments	AMV	05/08/23
△	PAD/DPR Applications	AMV	03/06/23

## PAD OVERLAY COVER SHEET

Designed By:	Drawn By:	Checked By:
AMV	AMV	BFB
Issue Date:	Project No:	Scale:
03/06/2023	075273	AS NOTED

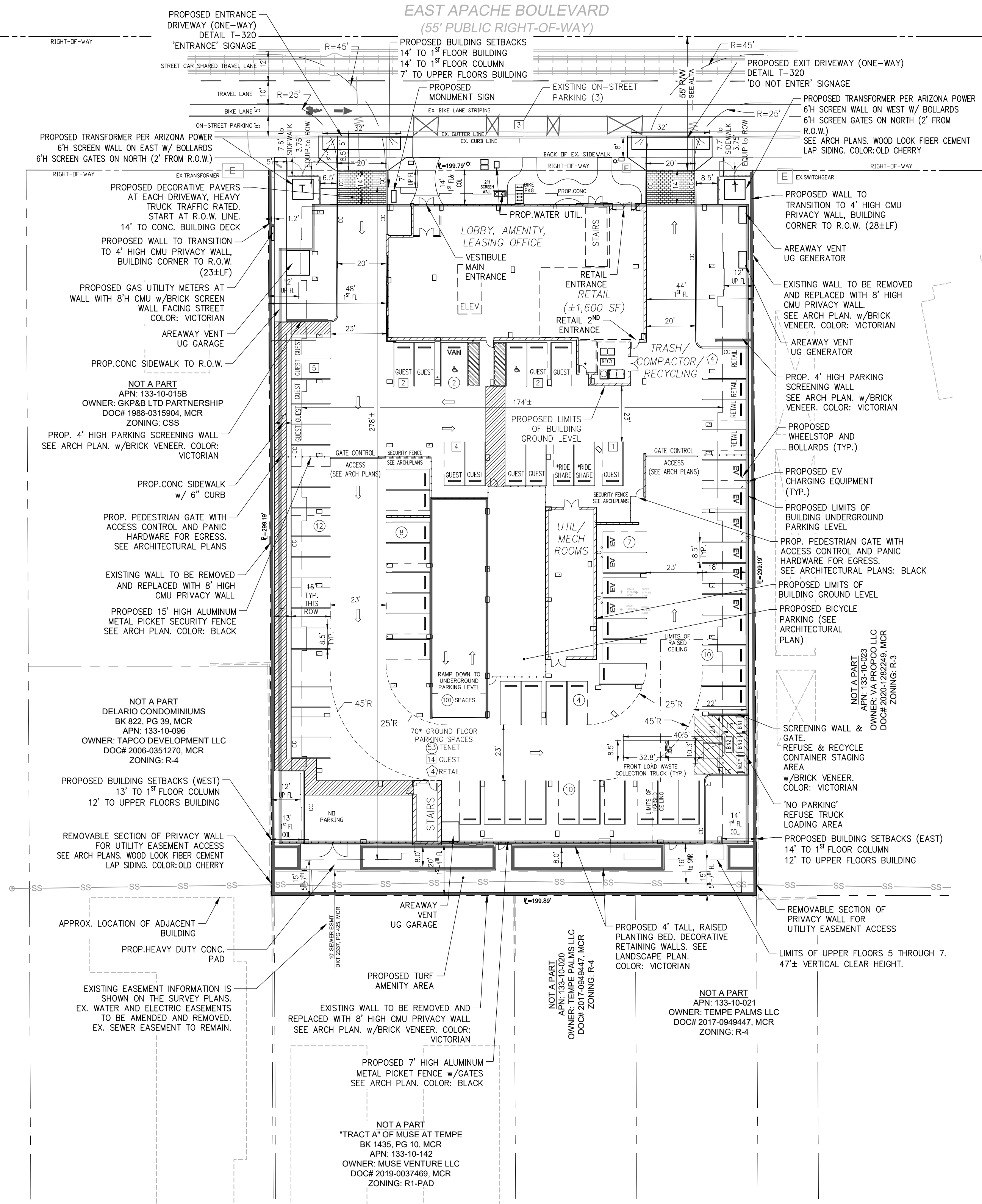
Drawing No.:

**C-001**



# AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE MARSHALL AT TEMPE SITE PLAN

PROJECT DATA 1057 (FORMERLY 1031) EAST APACHE BOULEVARD, TEMPE, ARIZONA



ZONING DISTRICTS AND OVERLAYS TABLE 4-203A,B, 5-611A,B	MU-4, PAD TOD CORRIDOR EXISTING	MU-4, PAD TOD CORRIDOR PROPOSED
GENERAL PLAN LAND USE	Mixed - Use	Mixed - Use
GENERAL PLAN DENSITY	High Density-Urban Core (more than 65 du/ac)	High Density-Urban Core (more than 65 du/ac)
SITE AREA	59,789 SF (1.37 Acres)	59,789 SF (1.37 Acres)
DENSITY	138 du/ac	137 du/ac
DWELLING QUANTITY	189 Units	188 Units
BEDROOM QUANTITY	479 Beds	485 Beds
BUILDING HEIGHT	92 ft. (Top of Curb to Parapet)	92 ft. (Top of Curb to Parapet)
NUMBER OF STORIES	7 Stories, + 1 Underground	7 Stories, + 1 Underground
BUILDING STEPBACK	Not Required	Not Required
BUILDING LOT COVERAGE	80% (47,670 SF)	78% (46,688 SF)
LANDSCAPE AREA	29% (17,800 SF)	30% (18,400 SF)
BUILDING SETBACKS		
GROUND FLOOR		
FRONT (North on Apache Blvd)	14 Feet (Face of Building) 8 Feet (Face of Column)	14 Feet (Face of Building) 14 Feet (Face of Column)
SIDE (East and West)	12 Feet (West), 12 Feet (East)	13 Feet (West), 14 Feet (East)
REAR (South)	20 Feet	20 Feet
UPPER FLOORS		
FRONT	7 Feet	7 Feet
SIDE	12 Feet (West), 12 Feet (East)	12 Feet (West), 12 Feet (East)
REAR	15 Feet	15 Feet
VEHICLE PARKING QUANTITY	168 Spaces Total *	174 Spaces Total * (156 Tenant)
Studio	6.23 (0.31/bedroom) (20 units)	6.40 (0.32/bed) (20 units)
1 Bedroom	3.74 (0.31/bedroom) (12 units)	2.24 (0.32/bed) (7 units)
2 Bedroom	51.64 (0.31/bedroom) (83 units)	53.12 (0.32/bed) (83 units)
3 Bedroom	14.00 (0.31/bedroom) (15 units)	19.20 (0.32/bed) (20 units)
4 Bedroom	73.39 (0.31/bedroom) (58 units)	74.24 (0.32/bed) (58 units)
Guest	15 (0.00/bedroom)	14 (0.00/bed)
Retail (1,600 SF)	4 (1/400 SF)	4 (1/400 SF)
BICYCLE PARKING QUANTITY	316 Spaces	316 Spaces
USES		
RESIDENTIAL	252,434 SF **	236,911 SF **
RETAIL	1,600 SF	1,600 SF
ON-SITE PARKING	84,677 SF	80,125 SF***
TOTAL BUILDING AREA	338,711 SF	325,467 SF

### SUPPLEMENTAL INFORMATION

Applicant	Aptitude Apache LLC 669 River Drive, Suite 402 Elmwood Park, NJ 07407	Contact: Brian Rosen Ph: 201-379-4038 email: BR@aptitudere.com
Project Name and Address	The Marshall at Tempe	1057 E Apache Blvd Tempe, Arizona 85281
Parcel Number	PARCEL 1: 26,636 SF (0.611 AC) 133-10-017C: 20,471 SF (0.470 AC) 133-10-019C: 6,165 SF (0.141 AC) TOTAL: 59,789 SF (1.372 AC)	PARCEL 2: 33,153 SF (0.761 AC) 133-10-017B: 9,423 SF (0.216 AC) 133-10-019D: 23,730 SF (0.545 AC)
Type of Construction	IIIA (Floors 3-7) / IA (Floors: Basement - 2) per IBC	
Fire Protection	NFPA 13	

\* Parking ratio is established via Parking Study for this project. February 17, 2023. 2 Ride Share spaces not included in total.

\*\* Residential use area includes 187,257 gsf rentable area, plus portions of the building dedicated to clubhouse; indoor, courtyard, and rooftop amenity space; fitness; leasing; and utility space.

\*\*\* Includes 8,176 sf of first level garage parking area outside of building outline above.

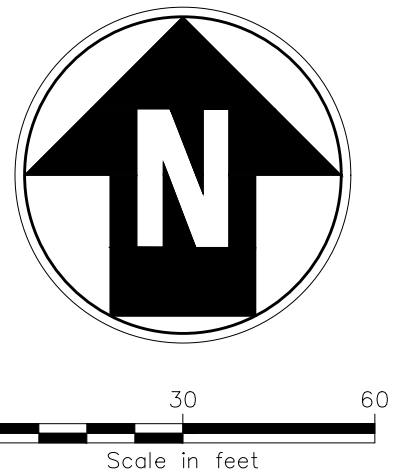
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1057 EAST APACHE BOULEVARD  
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△	PAD/ DPR - Response to Comments	AMV	05/08/23
△	PAD/ DPR Applications	AMV	03/06/23

### PAD OVERLAY SITE PLAN

Designed By:	Drawn By:	Checked By:
AMV	AMV	BFB
Issue Date:	Project No:	Scale:
03/06/2023	075273	AS NOTED

Drawing No.:

**C-100**



DS221455

PAD240001

REC24006

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