

PLANNED AREA DEVELOPMENT OVERLAY  
FOR TEMPE TOWNLAKE APARTMENTS

THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

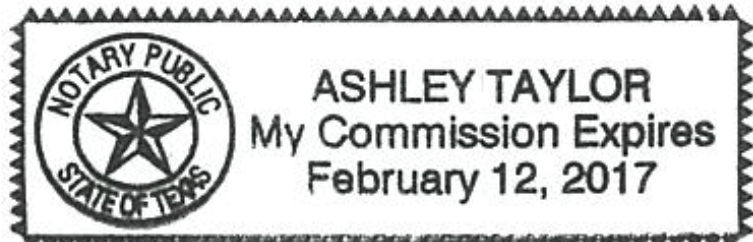
ACKNOWLEDGEMENT

ON THIS 27th DAY OF October, 2015, BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED William Kickett, 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: Ashley Taylor  
NOTARY PUBLIC

2/12/2017  
MY COMMISSION EXPIRES



TRANSWESTERN

BY: [Signature]  
OWNER

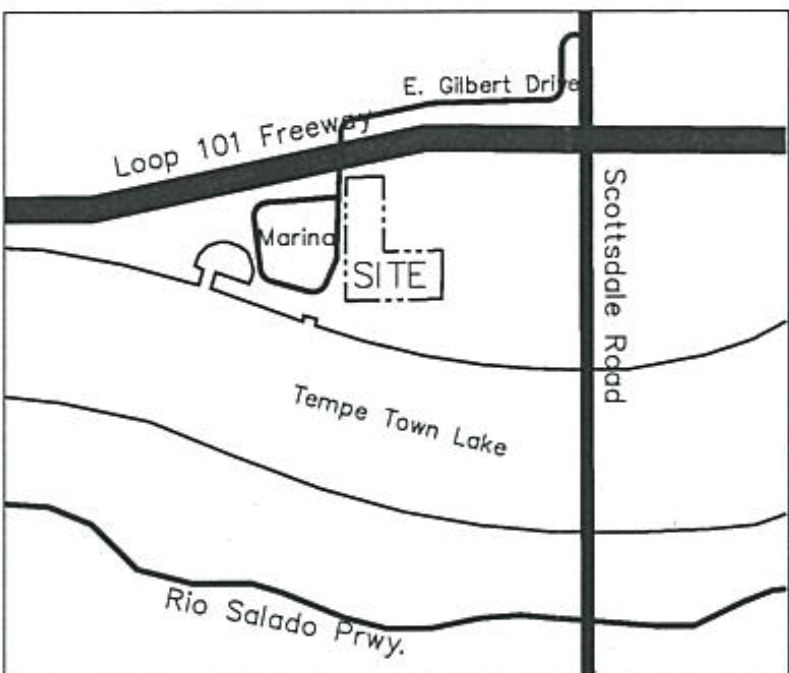
10/27/15  
DATE

ITS: OWNER

LEGAL DESCRIPTION

LOT 1, TEMPE LAKESIDE  
BOOK 1207 PAGE 21, 2014-0741429,  
MARICOPA COUNTY RECORDER

SITE VICINITY MAP



OWNER/DEVELOPER

TRANSWESTERN  
901 SOUTH MOPAC FREEWAY, BLDG. 4, #250  
AUSTIN, TEXAS 78746  
CONTACT: JOSH DELK  
Phone: (512)328-5600  
Email: josh.delk@transwestern.com

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)  
MU-4

SITE AREA  
GROSS SITE: 195,534SF (4.49ACRES)  
NET SITE: 195,534SF (4.49ACRES)

DENSITY  
64.59DU/AC (290/4.49ACRES)

BUILDING HEIGHT  
90'-0" MAXIMUM

BUILDING LOT COVERAGE  
49.0%

SITE LANDSCAPE COVERAGE  
35%

BUILDING SETBACKS  
FRONT 115'(N)  
FRONT PARKING 0'(N)  
NORTH GARAGE 38'(N)  
SIDE 4'-10'(W); 8'-30'(S); 30'-40'(E)  
REAR 8'-30'(S)

VEHICLE PARKING QUANTITY  
410 (1.11/BEDROOM; COMMERCIAL SHARED WITH GUEST PARKING)

BICYCLE PARKING QUANTITY  
388

CONDITIONS OF APPROVAL: PAD13015

- The staff recommendation for approval is contingent upon the listed conditions as presented, with no deletions: modifications to any conditions may result in a recommendation for continuance, depending on issues or impacts.
- A density of 65 dwelling units per acre, to allow 290 units on 4.49 acres, is allowed within the MU-4 zoning provided that a mix of uses shall be included. This development shall provide a minimum of 3% commercial uses as presented in the plans:
  - one 1,250 s.f. flexible commercial space
  - one 1,285 s.f. leasing office
  - three 1,080 s.f. commercial suites totaling 3,240 s.f.
  - three live-work units with 1,080 s.f. of commercial space totaling 3,240 s.f.The total commercial use is 9,015 square feet along the western ground floor of the development.
- All projects proposed within the 65 DNL area shall notify property owners and/or tenants of the proximity to the airport, through a Proximity Disclosure Statement. (See attached sample).
- A building permit application shall be made on or before April 10, 2016, 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.
- 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 May 12, 2014, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.
- A No Build Easement must be obtained with the City of Tempe park property to the west. If agreement cannot be reached for this easement, the proposed project will be required to either set back the commercial portion of the project 20 feet from the property line, modify the design to incorporate commercially viable uses in another form, or apply for General Plan and Zoning Map amendments for a multi-family development with a density restriction of 30 dwelling units per acre if commercial development is deemed unviable in this location.
- A cross access easement and construction and maintenance agreement must be obtained for the addition of a sidewalk at the south west corner of the site, on Tempe property, and to allow access from the development to the public sidewalk on Tempe property. All easements and agreements must be obtained with the Engineering Department prior to submittal of construction documents for building permit.
- The Planned Area Development for TEMPE LAKESIDE APARTMENTS 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 Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before April 10, 2015. Failure to record the plat on or before April 10, 2015, within one year of City Council approval, shall make the plat null and void.
- All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
- The developer must provide a final traffic impact study prior to any submittal for a building permit.
- The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
- The 37 parking spaces shared by guests and commercial customers shall be signed for exclusive use during business hours, and may be used by residents only after the last business on site is closed.

DAVIS

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85281

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TEMPE LAKESIDE  
APARTMENTS  
555 NORTH COLLEGE AVENUE  
TEMPE, AZ

REC13073

PAD13015

SCHEMATIC  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS  
BID/PRICING PACKAGE  
BUILDING DEPT. APPROVAL

DATE ISSUED 03.DEC.14

DRAWN BY MSE

CHECKED BY

PROJECT NO. 13159

CADD FILE PAD Cover.dwg

DRAWING NO.

A000

PAD  
COVER  
SHEET  
SCALE: AS NOTED

DS131067

PAD13015

REC13073

DS131067

DS131067PAD13015REC13073



Loop 202 Freeway (overpass)

College Avenue  
Access to Property

(Freeway Off-Ramp)

130' Power and Communication Easement

Undeveloped / Vacant  
Property

Existing Mini-Storage

30' Sanitary Sewer Easement

300.17'

Undeveloped / Vacant  
Property

Undeveloped / Vacant  
Property

Proposed 26' wide Fire Lane  
(within 150' of structures)

Proposed 20' wide Fire Lane

# Site Plan

Property Address: 555 North College Avenue, Tempe, AZ. 85281  
Prior Zoning: GID  
Overlay District: Rio Salado Overlay District; University-Hayden Butte Redevelopment Area; C.O.T. C.B.D.

Proposed Use: Multi-Family Residential  
Current Zoning: MU-4 PAD  
General Plan 2030 Projected Land Use: Mixed-Use  
General Plan 2030 Projected Density: High-Density (>25dua)  
General Plan 2040 (draft) Projected Land Use: Mixed-Use  
General Plan 2040 (draft) Projected Density: High-Density Urban Core (>65dua)

Site Area: 4.49 acre net / gross (195,531sf)  
Building Area: 297,775 sf gross (excluding garage)  
251,592 sf net leasable (excluding garage)

## Unit Summary:

Unit Mix														TOTAL RESIDENTIAL
AREA	543	693	719	753	905	900	1087	1149	1182	1208	1256	2114		
UNIT	E1	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6*		
LEVEL														
1	13	17	1	11	3	9	2	3	0	5	0	3		67
2	11	18	2	15	3	9	4	3	0	5	1	0		71
3	11	18	2	15	3	1	11	3	0	5	1	0		70
4	5	14	2	12	3	1	11	4	1	5	1	0		59
5	0	1	1	9	3	0	5	4	1	2	0	0		23
UNITS	40	68	8	59	15	29	33	17	2	22	3	3		290
AREA	21,720	47,124	3,752	44,427	13,575	18,000	35,871	19,533	2,364	28,532	3,858	8,342		245,098
Mix Percentage	A/E 72%													245,098
Parking														845
Deck														
Surface														
Provided														
Bedrooms														
370 Bedrooms														
1.1 Spaces/Bedroom														
407 Spaces Required														
TOTAL COMMERCIAL														
Leasing Office														1,650
Comm Space A														1,308
Comm Space E														1,080
Comm Space C														1,080
Comm Space B														1,080
Live Work														3,240
Total Provided														9,438

Live-Work Units: (2-story units)

Commercial Uses: (ground floor only)

Density: 64.59 units/acre net  
Lot Coverage: 49.0% (includes garage)  
Landscape Area Provided: 35% (68,500sf)  
Building Height: 86'-0" top of highest point of building (5 stories)

## PARKING DATA

VEHICLE PARKING	PROPOSED USE	SF OF USE	SPACES REQUIRED
PARKING REQUIRED			
NON-RESIDENTIAL	office/commercial (1:300)	4,548	15.16
	leasing office (1:300)	1,650	5.50
RESIDENTIAL			
	UNIT TYPE	# OF UNITS	SPACES REQUIRED
	studio (1.1/unit)	40	40
	1-bedroom (1.5/unit)	170	255
	2-bedroom (2/unit)	77	154
	Live/work 2-bedroom (2/unit)	3	6
	guest (2/unit)	290	58
	TOTAL REQUIRED:	533.66	

PARKING PROVIDED**	UNIT TYPE	# BEDROOMS (TOTAL)	SPACES PROVIDED
	studio	40	40
	1-bedroom	170	170
	2-bedroom	154	154
	Live/work 2-bedroom	6	6
	guest (1.1/br, shared w/ comm)	370	37
	additional spaces		3
	TOTAL PROVIDED:	410	
		(1.11 / bedroom)	

BICYCLE PARKING:	UNIT TYPE	# OF UNITS	SPACES REQUIRED
(Bicycle Commute Area)			
	studio (.75/unit)	40	30
	1-bedroom (.75/unit)	170	127.5
	2-bedroom (.75/unit)	77	57.75
	Live/work 2-bedroom (.75/unit)	3	2.25
	guest (.2/unit)	290	58
	TOTAL REQUIRED:	276	
	TOTAL PROVIDED:	388	

\*370 spaces in parking garage / 40 in north surface lot.  
\*\*37 signed spaces in surface lot - see condition #13.

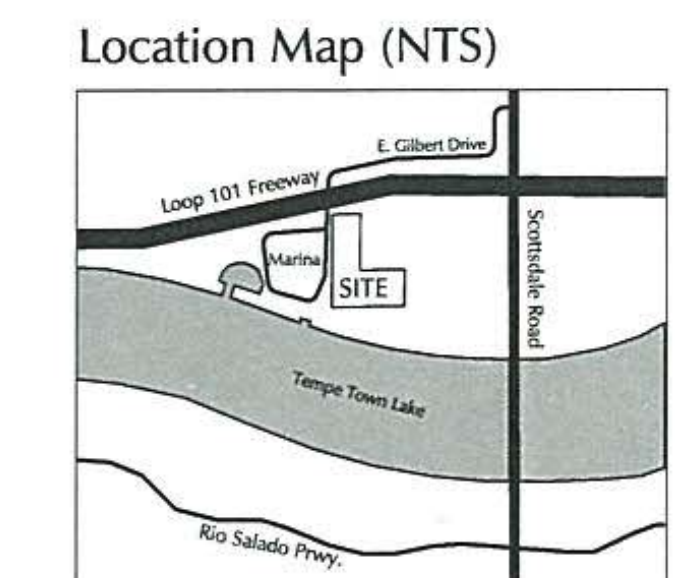
## Legal Description

LOT 1 TEMPE LAKESIDE  
BOOK 1207 PAGE 21, 2014-0741429,  
MARICOPA COUNTY RECORDER

Construction Type:  
Residential- TYPE V(A) / TYPE III; Garage- TYPE I(A)  
Fire Suppression:  
Automatic Extinguishing System per COT IBC  
Storm Retention Calculations:  
Design Storm: 5-year, 1-hour / P=1.3 inches / 1.3"A/C

Submitted by:  
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architecture  
interior architecture  
space planning  
facilities management  
land planning  
landscape architecture  
graphic design



## Tempe Lakeside Apartments Tempe, Arizona

13159  
11.4.13 (REVISED 1.28.14) (REVISED 2.10.14) (REVISED 4.27.15)

All calculations are approximate and subject to change.