

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

DAVIS

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REC13073
TEMPE LAKESIDE
APARTMENTS
555 NORTH COLLEGE AVENUE
NORTH TEMPE, AZ

PAD13015
DS131067
03.DEC.14
MSE
13159
PAD Cover.dwg
A000
PAD COVER SHEET
SCALE: AS NOTED
DS131067PAD13015REC13073

ACKNOWLEDGEMENT

ON THIS 27th DAY OF October, 2015 BE-FORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED William Puckett, WHO
ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGORING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: Ashley Taylor
NOTARY PUBLIC

2/12/2017
MY COMMISSION EXPRESS

TRANSWESTERN
BY: William Puckett
OWNER

10/07/15
DATE

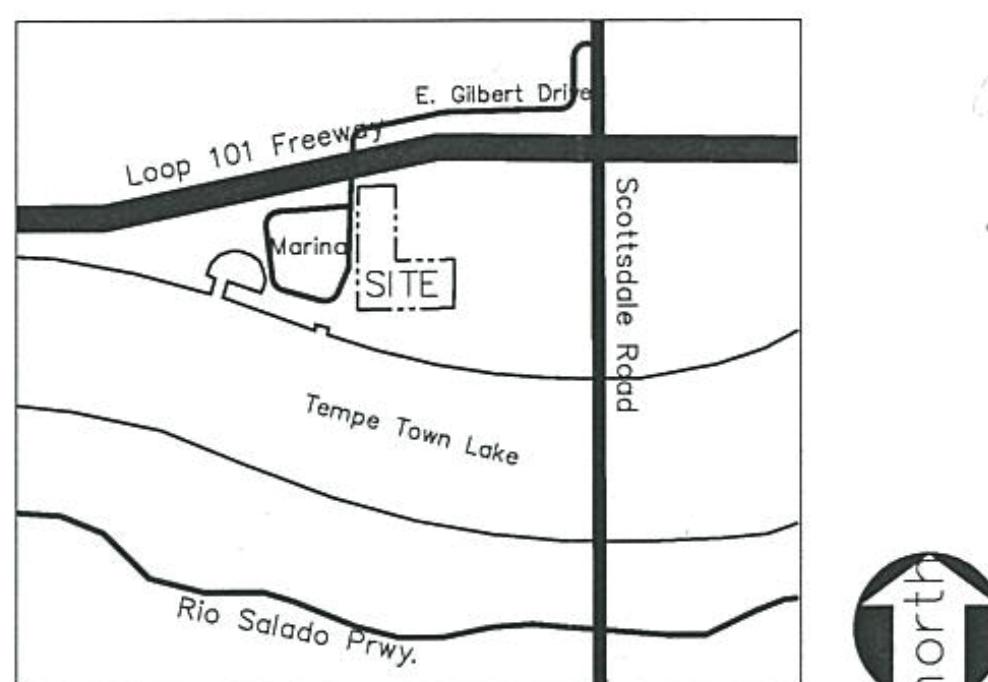
ITS: OWNER

LEGAL DESCRIPTION

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

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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

1. 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.
2. 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.
3. 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. The developer must provide a final traffic impact study prior to any submittal for a building permit.
12. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
13. 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.

DS131067

PAD13015

REC13073

SCHEMATIC
DESIGN
DEVELOPMENT
CONSTRUCTION
DOCUMENTS
BID/PRICING
PACKAGE
BUILDING DEPT.
APPROVAL
DATE ISSUED
DRAWN BY
CHECKED BY
PROJECT NO.
CADD FILE
DRAWING NO.

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