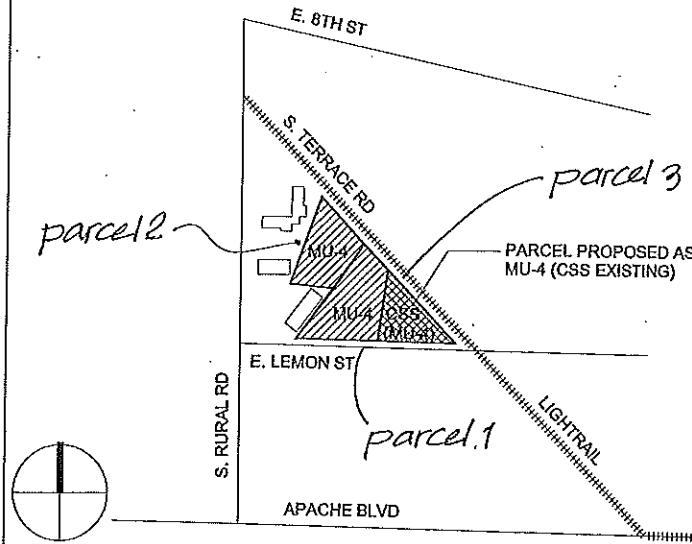


SITE PLAN - PROPOSED



ZONING KEY PLAN



SCALE: N.T.S.

TEMPE GENERAL PLAN 2030

PROJECTED LAND USE

PARCEL NO 1	MIXED-USE
PARCEL NO 2	MIXED-USE
PARCEL NO 3	COMMERCIAL (PROPOSED AS MIXED-USE)

GENERAL PLAN PROJECTED LAND USE
AMENDMENT FROM COMMERCIAL/WORK TO
MIXED-USE FOR PARCEL 3.

PROJECT DENSITY

HIGH DENSITY (>25 DWELLING UNITS PER ACRE)

ZONING

PARCEL NOS.: 132-73-093A, 132-73-092A & 132-73-094A

ZONING DISTRICT:

PARCEL NO 1 & 2 MU-4 (MIXED USE, HIGH DENSITY; REQ PAD OVERLAY)
 PARCEL NO 3 CSS (COMMERCIAL SHOPPING & SERVICES) - EXISTING
 MU-4 REZONE - PROPOSED

TOD OVERLAY

MU-4, TOD CORRIDOR OVERLAY
 REQUIRED PAD OVERLAY
 RESIDENTIAL DENSITY REQUIRED - NO STANDARD
 BUILDING HEIGHT MAX - NO STANDARD,
 STEP BACK REQUIRED TO SF(YES),MF(NO) - NO STANDARD
 MIN LANDSCAPE AREA - NO STANDARD

SETBACKS

SIDE (TERRACE) + FRONT (LEMON) + REAR (WEST) - NO STANDARD -
 NO PARKING - MAXIMUM SETBACK 20'

DEVELOPMENT STANDARDS PROPOSED BY THE AMENDED PAD

MAX DENSITY	62 DU/AC
MAX BUILDING HT	+76'-0"
MAX BLD'G-NET SITE COVERAGE	47%
MIN LDSCP-NET SITE COVERAGE	37%
MIN BLD'G SETBACKS FOR FRONT SIDE & REAR	0'-0" SB
MIN BEDROOM-PEDESTRIAN PATHWAY SETBACK	5'-0" + LAND BUFFER
MIN SURFACE PARKING-STREET SETBACK	N/A
REQ'D & PROVIDED VEHICLE PARKING	PER BELOW
REQ'D & PROVIDED BIKE PARKING	PER BELOW

*PER CITY OF TEMPE TO BE SUBMITTED WITH PAD.
 PARKING STUDY PROVIDED.*

PARKING REDUCTION - 610 SPACES REQUIRED / 400 SPACES PROVIDED

INTENT PROPOSED BY THE AMENDED PAD

1. GENERAL PLAN PROJECTED LAND USE AMENDMENT FROM COMMERCIAL/WORK TO MIXED-USE FOR PARCEL 3.
2. ZONING MAP AMENDMENT FROM CSS/TOD TO MU-4/TOD FOR PARCEL 3.
3. INSERTION OF PARCEL 1 AND PARCEL 2 INTO TOD OVERLAY.

RESIDENTIAL DENSITY

	1 BR	2BR	3BR	4BR	TOTAL
BLDG A1	5	20	-	20	45
BLDG A2	8	15	3	20	46
BLDG B1	5	15	20	10	50
BLDG B2	-	20	11	19	50
BLDG C	6	14	6	3	29
TOTAL PROPOSED UNITS					220 (600 BEDS)

PROJECT DENSITY PROPOSED 62 DU/AC - HIGH DENSITY

GENERAL PROJECT CODE DATA

ZONING DISTRICT	MU-4 (REZONE CSS TO MU-4)
OVERALL GROSS SITE AREA	3.562 ACRES
NET SITE AREA	
PARCEL NO 1	67,341.20 SF (1.546 ACRES)
PARCEL NO 2	50,128.78 SF (1.151 ACRES)
PARCEL NO 3	37,691.54 SF (0.865 ACRES)
OVERALL	155,161.52 SF (3.562 ACRES)
LOT COVERAGE REQUIRED	NO STANDARD
ACTUAL LOT COVERAGE	47%
REQUIRED SETBACK (ON PLAN)	0'-0" SB (NO STANDARD / 20'-0" MAX)
LANDSCAPE	
REQUIRED	NO STANDARD
ACTUAL	37% (58,000 sf)
BUILDING	
BLDG FOOTPRINT (INCL GARAGE)	72,400 GSF
BUILDING GSF	325,399 GSF
GARAGE GSF	131,198 GSF
PARKING (VEHICLES)	
REQUIRED RESIDENT (.75/BR)	450 SPCS
REQUIRED GUEST (.2/UNIT)	44 SPCS
REQUIRED RETAIL (1/300)	10 SPCS X .75 = 8 SPCS
REQUIRED INDOOR RESTAURANT (1/75)	37 SPCS X .75 = 28 SPCS
PATIO (NO STANDARD PER TOD OVERLAY)	0 SPCS
TOTAL REQUIRED	530 SPACES
VEHICLE GARAGE AT GRADE OPEN	48 SPCS
VEHICLE GARAGE ABOVE GRADERSVD	352 SPCS
ADA ACCESSIBLE	(13 INCLUDED)
TOTAL PROVIDED	400 TOTAL PARKING SPCS
PARKING (BICYCLES)	
REQUIRED RESIDENT (.75/BR)	136 SPCS
REQUIRED GUEST (.2/UNIT)	44 SPCS
REQUIRED RETAIL (1/10000)	.7 X .75 = 2 MIN SPCS
REQUIRED INDOOR RESTAURANT (1/1000)	3 X .75 = 3 SPCS
REQUIRED OUTDOOR PATIO (1/2000)	1 SPC
TOTAL REQUIRED	186 SPCS
BICYCLE RESERVED SPACES	114 SPCS
BICYCLE RACK SPACES	72 SPCS
TOTAL PROVIDED	186 TOTAL BICYCLE SPCS