

PLANNED AREA DEVELOPMENT OVERLAY FOR VERVE TEMPE

VERVE Tempe

1047 S Terrace Road - Tempe, AZ

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

OWNER AUTHORIZATION

VERVE TEMPE TERRACE, LLC:

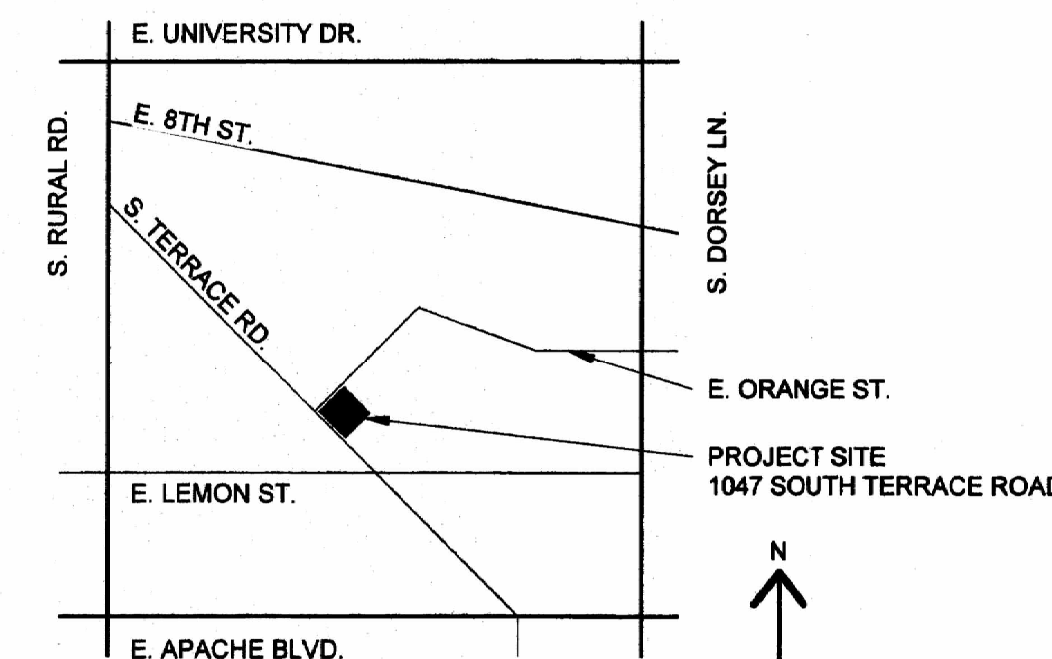
BY: [Signature] 1/26/25
SIGNATURE DATE

ITS: Authorized Signature

OWNER/DEVELOPER:

Verve Tempe Terrace, LLC
3000 Locust Street
St. Louis, MO 63103
Attn: Timothy VanMatre

SITE VICINITY MAP

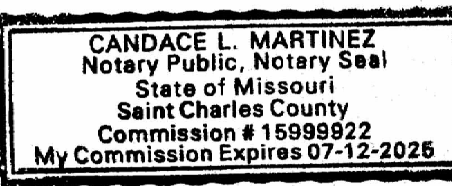


ACKNOWLEDGEMENT

ON THIS 26 DAY OF JANUARY, 2025 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED, Timothy VanMatre WHO
ACKNOWLEDGED HIM/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] 1/16/2025
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A portion of Tract B, of Terrace Park Unit One, recorded in Book 94 of Maps, Page 20, Maricopa County Records, being within the Northwest Quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch brass cap in hand hole stamped "Tempe" accepted as the West Quarter corner of said Section 23 from which a found 3 inch brass cap in hand hole, stamped "Tempe" accepted as the Northwest corner thereof bears North 00°00'57" West, 2640.76 feet;

Thence North 00°00'57" West, 797.05 feet along the west line of said Northwest Quarter to a found 3 inch brass cap in hand hole stamped "Tempe", located at the intersection of Rural Road and Lemon Street;

Thence South 88°35'30" East, 1184.37 feet along the centerline of Lemon Street to the centerline of Terrace Road as recorded in Book 94 of Maps, Page 20, Maricopa County Records;

Thence North 43°11'30" West, 125.68 feet along said centerline of Terrace Road;

Thence leaving said centerline, North 46°48'30" East, 39.23 feet to the most easterly corner of that Right of Way described in Warranty Deed, recorded in Document 2006-0401422, Maricopa County Records, being on a non-tangent curve, concave southerly, having a radius of 2846.00 feet, the center of which bears South 47°48'13" West, also being the POINT OF BEGINNING;

Thence northwesterly along said curve, through a central angle of 01°03'24", an arc length of 52.49 feet along the northeasterly line of said Right of Way to a tangent line;

Thence North 43°15'11" West, 152.50 feet along said northeasterly line;

Thence leaving said northeasterly line, North 00°18'34" West, 21.96 feet to the southeasterly Right of Way line of Orange Street as recorded in Book 94 of Maps, Page 20, Maricopa County Records;

Thence North 42°38'03" East, 158.98 feet along said southeasterly Right of Way Line to the northerly corner of said Tract B;

Thence South 43°11'30" East, 232.65 feet along the northeasterly line of said Tract B to the most northerly corner of Tract A of Regency Condominium Final Plat as recorded in Book 988 of Maps, Page 18, Maricopa County Records;

Thence South 46°48'35" West, 173.77 feet along the northwesterly line of said Tract A to the POINT OF BEGINNING.

The above described parcel contains a computed area of 39,142 sq. ft. (0.8986 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 7th DAY OF MARCH, 2024.

PROJECT DATA:

DEVELOPMENT STANDARDS	MU-4 PAD TOD (CORRIDOR) PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (OVER 65 DU/AC)
SITE AREA (GROSS)	39,150 SF (0.90 AC)
SITE AREA (NET)	39,142 SF (0.90 AC)
DENSITY	267 DU/AC
DWELLING QUANTITY	240
BEDROOM QUANTITY	769
BUILDING HEIGHT	175'
BUILDING STEPBACK	NO
BUILDING LOT COVERAGE	82%
LANDSCAPE AREA	38.9%
	GROUND LEVEL - 13.2%
	LEVEL 14 TERRACE - 25.7%
BUILDING SETBACKS	
MAXIMUM	20' MAX
FRONT - BUILDING (ORANGE ST)	0'-0"
FRONT - OPEN STRUCTURES	0'-0"
SIDE - BUILDING WALLS (ALLEY)	0'-0"
REAR - BLDG WALL (SE)	0'-0"
STREET SIDE (TERRACE RD)	0'-0"
VEHICLE PARKING QUANTITY	411 PROVIDED
STUDIO (19 BR)	9.50 (0.5/BR)
1-BEDROOM (10 BR)	5.00 (0.5/BR)
2-BEDROOM (92 BR)	46.00 (0.5/BR)
3-BEDROOM (36 BR)	18.00 (0.5/BR)
4-BEDROOM (612 BR)	306.00 (0.5/BR)
GUEST (240 UNITS)	14.4 (0.06/BR)
RESTAURANT (1,568 SF)	5.22 (-50%[+1,250SF]/150)
TANDEM SPACES	0
BICYCLE PARKING QUANTITY	276 PROVIDED
STUDIO (19 UNITS)	14.25 (0.75/UNIT)
1-BEDROOM (10 UNITS)	7.50 (0.75/UNIT)
2-BEDROOM (46 UNITS)	34.50 (0.75/UNIT)
3-BEDROOM (12 UNITS)	12.00 (1.00/UNIT)
4-BEDROOM (153 UNITS)	153.00 (1.00/UNIT)
GUEST (240 UNITS)	48.00 (0.2/UNIT)
RESTAURANT (1,568F)	3.14 (1,568 SF/500)
USES	
RESIDENTIAL	356,689 GSF / 292,485 NSF
COMMERCIAL	1,764 GSF / 1,568 NSF
PARKING GARAGE	142,297 GSF / 116,684 NSF
TOTAL SQUARE FOOTAGE	500,750 GSF / 410,737 NSF
USE PERMITS	
TANDEM PARKING	0

CONDITIONS OF APPROVAL:

PAD230024 & ZON230014

CONDITIONS OF APPROVAL:

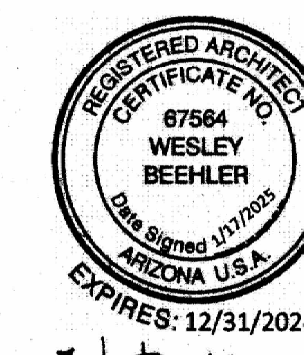
1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign 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 Zoning Map Amendment, Planned Area Development, and General Map Amendment approval shall be null and void.
3. The Planned Area Development Overlay for VERVE TEMPE shall be put into proper engineered formant 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.
4. An encroachment easement for all canopies or shade structures that extend into the right of way shall be recorded prior to issuance of building permits. Canopies within right of way shall be designed as removable structures in conformance with engineering requirements.

GENERAL NOTES:

REC 23178

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com



PAD 230024

FORMAL (2ND)

12/18/2023
UPDATED
1/17/2025

ORIGINAL ISSUE: 10/2/23

No.	Description	Date

223527
PROJECT NUMBER
ESG ESG
DRAWN BY CHECKED BY

KEY PLAN

VERVE Tempe

COVER SHEET

PAD-1.0

DS 231064

PAD 230024

REC 23178

PLANNED AREA DEVELOPMENT OVERLAY FOR VERVE TEMPE SITE PLAN

VERVE Tempe

1047 S Terrace Road - Tempe, AZ

REC 23178

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
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WesBeehler

PAD 230024

FORMAL (2ND)

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REVISIONS

No.	Description	Date

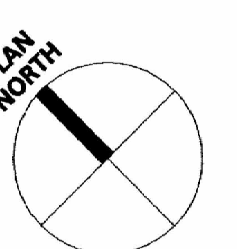
223527

PROJECT NUMBER

ESG ESG

DRAWN BY CHECKED BY

KEY PLAN

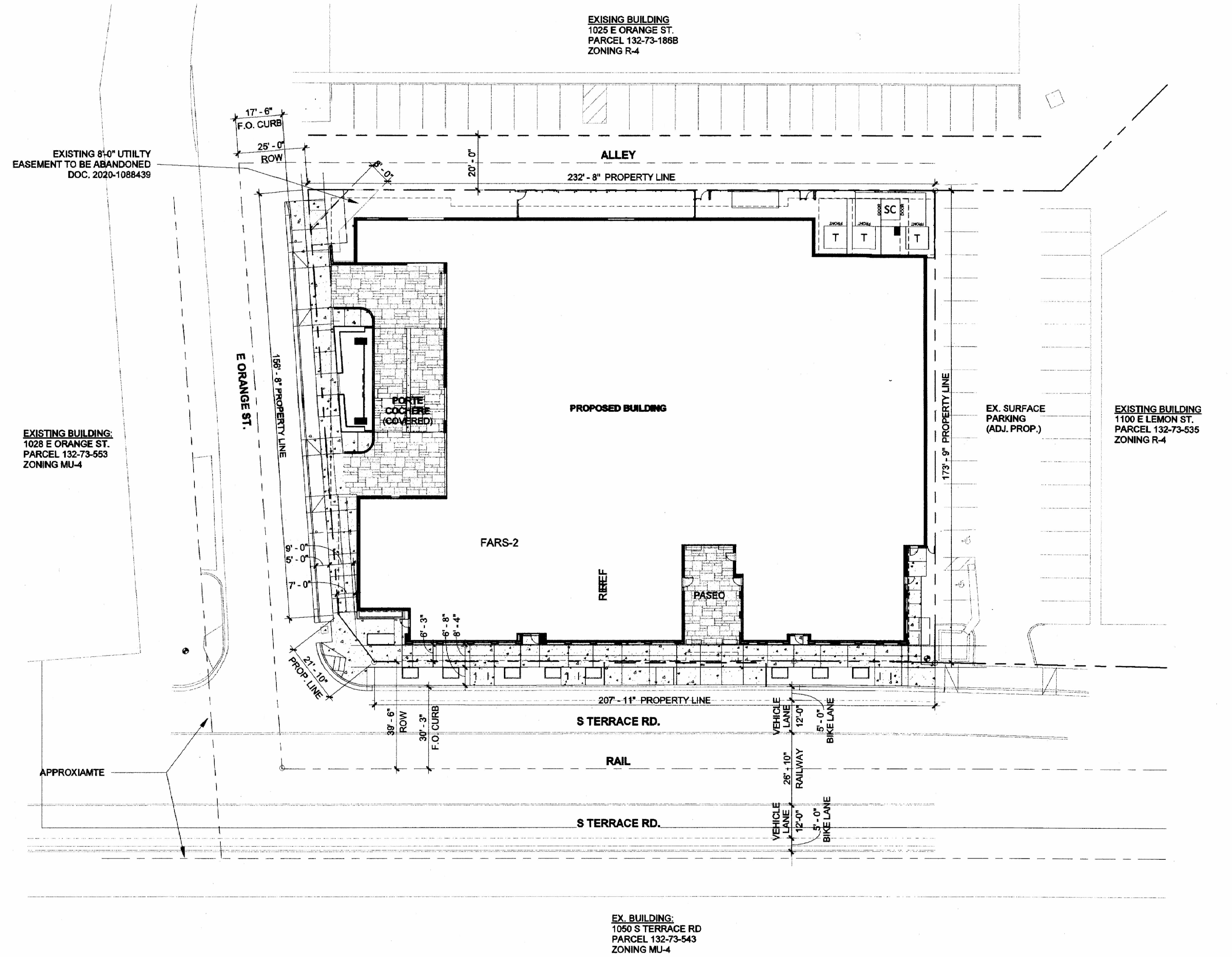


VERVE Tempe

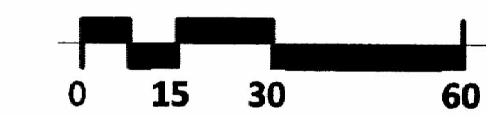
PAD SITE PLAN

PAD-1.1

DEVELOPMENT STANDARDS	EXISTING R-4 TOD (CORRIDOR)	MU-4 TOD (CORRIDOR)	PROPOSED MU-4 PAD TOD (CORRIDOR)
	TABLE 4-202(B) & 5-612(A) (TOD)	TABLE 4-203(B) & 5-611(B) (TOD)	
GENERAL PLAN LAND USE	RESIDENTIAL (2040) MIXED-USE (2050)	RESIDENTIAL (2040) MIXED-USE (2050)	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (OVER 65 DU/A)	HIGH DENSITY URBAN CORE (OVER 65 DU/A)	HIGH DENSITY URBAN CORE (OVER 65 DU/A)
SITE AREA (GROSS)			39,150 SF (0.90 AC)
SITE AREA (NET)			39,142 SF (0.90 AC)
DENSITY	25 DU/AC	NO STANDARD	267 DU/AC
DWELLING QUANTITY			240
BEDROOM QUANTITY			769
BUILDING HEIGHT	40'	NO STANDARD	175'
BUILDING STEPBACK	YES	YES	NO
BUILDING LOT COVERAGE	60%	NO STANDARD	82%
LANDSCAPE AREA	25% MIN	NO STANDARD	38.9%
			GROUND LEVEL - 13.2% (5,184 SF / 39,142 NSF) LEVEL 14 TERRACE - 25.7% (10,065 SF / 39,142 NSF)
BUILDING SETBACKS			
MAXIMUM		20' MAX	20' MAX
FRONT - BUILDING (ORANGE ST)	20'	NO STANDARD	0'-0"
FRONT - OPEN STRUCTURES	15'	NO STANDARD	0'-0"
SIDE - BUILDING WALLS (ALLEY)	10'	NO STANDARD	0'-0"
REAR - BLDG WALL (SE)	10'	NO STANDARD	0'-0"
STREET SIDE (TERRACE RD)	10'	NO STANDARD	0'-0"
VEHICLE PARKING QUANTITY	640 REQUIRED		411 PROVIDED
STUDIO	14.25 (19 BR x 0.75/BR)		9.50 (19 BR x 0.5/BR)
1-BEDROOM	7.50 (10 BR x 0.75/BR)		5.00 (10 BR x 0.5/BR)
2-BEDROOM	69.00 (92 BR x 0.75/BR)		46.00 (92 BR x 0.5/BR)
3-BEDROOM	27.00 (36 BR x 0.75/BR)		18.00 (36 BR x 0.5/BR)
4 BEDROOM	459.00 (612 BR x 0.75/BR)		306.00 (612 BR x 0.5/BR)
GUEST	48.00 (240 UNITS x 0.2/UNIT)		14.40 (240 UNITS x 0.06/UNIT)
RESTAURANT (1,568 SF)	15.68 ((1,568 SF-25% (<1,250SF)/75)		5.22 ((1,568 SF-50% (<1,250SF)/150)
TANDEM SPACES			0
BICYCLE PARKING QUANTITY	272 REQUIRED		276 PROVIDED
STUDIO	14.25 (19 UNITS x 0.75/UNIT)		
1-BEDROOM	7.50 (10 UNITS x 0.75/UNIT)		
2-BEDROOM	34.50 (46 UNITS x 0.75/UNIT)		
3-BEDROOM	12.00 (12 UNITS x 1.00/UNIT)		
4 BEDROOM	153.00 (153 UNITS x 1.00/UNIT)		
GUEST	48.00 (240 UNITS x 0.20/UNIT)		
RESTAURANT (1,568F)	3.14 (1,568 SF/500)		
USES			
RESIDENTIAL			356,689 GSF / 292,485 NSF
COMMERCIAL			1,764 GSF / 1,568 NSF
PARKING GARAGE			142,297 GSF / 116,684 NSF
TOTAL SQUARE FOOTAGE			500,750 GSF / 410,737 NSF
USE PERMITS			
TANDEM PARKING			0



1 PAD Site Plan
PAD-1.1 1" = 30'-0"



DS 231064

PAD 230024

REC 23178