

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 1/14/2020
Agenda Item: 5**

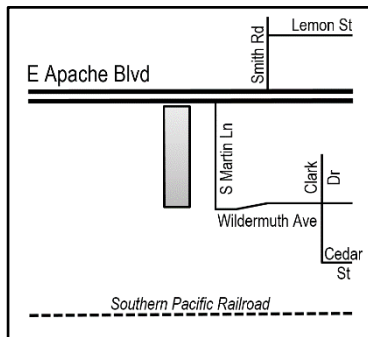
ACTION: Request a Preliminary Subdivision Plat for **DAYBREAK APARTMENTS**, located at 1935 East Apache Boulevard. The applicant is Mansour Elmakhtar.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: **DAYBREAK APARTMENTS (PL190054)** consists of two (2) existing parcels that will be combined into a one (1) lot subdivision. The site currently contains a storage facility and a caretaker residence. The owner wishes to combine the two (2) parcels for a new 52-unit apartment complex that was approved by the Development Review Commission on June 11, 2019. The request includes the following:

SBD190019 Preliminary Subdivision Plat consisting of one (1) lot.



Property Owner
Applicant
Zoning District
Gross / Net site area
Lot 1

Mansour and Fatma Elmakhtar
Mansour Elmakhtar
CSS (TOD-Station Area)
2.7 acres / 2.7 acres
2.7 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located between Apache Boulevard, Southern Pacific Railroad, Martin Lane, and McClintock Drive, and is located in the Commercial Shopping and Services (CSS) zoning district and within the Transportation Overlay District (TOD-Station Area).

CONCLUSION

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

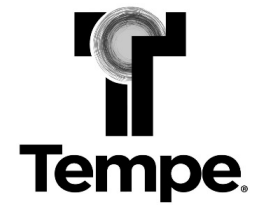
1. The Final Subdivision Plat shall be recorded prior to issuance of permits.

HISTORY & FACTS:

August 2, 1978	Design Review Board approved the building and landscaping for UNIVERSITY MOTORS (DR-78.71), located at 1935 E. Apache Blvd.
December 17, 1980	Board of Adjustment approved two requests for JOHN E. CAPRA (A-80-12.9) for the property at 1935 E. Apache Blvd.: <ol style="list-style-type: none">a. Use Permit to operate an alcoholic rehabilitation centerb. Variance to waive the required parking lot maneuvering area paving.
December 23, 1980	Design Review Board approved the building elevations, site plan, and landscape plan for A-A MEETING HALL (DR-78.71), located at 1935 E. Apache Blvd.
May 22, 1985	Board of Adjustment approved a Use Permit for John Capra (A-855.16) to operate a public garage in conjunction with an existing car sales facility, located at 1935 E. Apache Blvd.
September 25, 1985	Board of Adjustment approved a Use Permit to operate a retail automotive sales/vehicle repair facility for CITATION AUTO SALES (A-85-5.16), located at 1935 E. Apache Blvd.
June 25, 1986	Board of Adjustment approved a Use Permit to operate a retail automotive sales facility for JOHN CAPRA (A-85-5.16), located at 1935 E. Apache Blvd.
July 2, 1986	Design Review Board approved the landscape plan and signage for CAR GALLERY (DR-86.150), located at 1935 E. Apache Blvd.
December 28, 1994	Board of Adjustment approved the requests by DISCOUNT STORAGE (BA940287), located at 1935 E. Apache Blvd., for: <ol style="list-style-type: none">a. A Use Permit to allow a commercial storage facility on the southern portion of the site.b. Variance for the following existing non-conforming site conditions to remain on the portions of the site adjacent to Apache Blvd.: waive the required parking lot paving, striping, and landscaped islands for the automobile installation/repair/and sales facilities adjacent to Apache Blvd.
April 5, 1995	Design Review Board approved the building elevations, site plan, and landscape plan for DISCOUNT STORAGE, located at 1935 E. Apache Blvd.
September 17, 1999	Development Services Department Design Review Board staff approved a modified site plan and landscape plan for MONSOUR ELMUKTAR BUILDING, located at 1935 E. Apache Blvd.

- October 4, 2000 Design Review Board approved the building elevations, site plan, and landscape plan for NEW BUILDING FOR MANSOUR ELMUKTAR (DRB00296), located at 1935 E. Apache Blvd.
- August 22, 2017 Development Review Commission approved a Use Permit to allow residential in the CSS zoning district and a Development Plan Review including site plan, building elevations, and a landscape plan for DAYBREAK APARTMENTS (PL170214), located at 1935 E Apache Blvd.
- June 11, 2019 Development Review Commission approved a Use Permit to allow a residential use in the Commercial Shopping & Services (CSS) zoning district, and a Development Plan Review for a new three-story 52-unit multi-family and commercial development for DAYBREAK APARTMENTS, located at 1935 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments



DEVELOPMENT PROJECT FILE

for

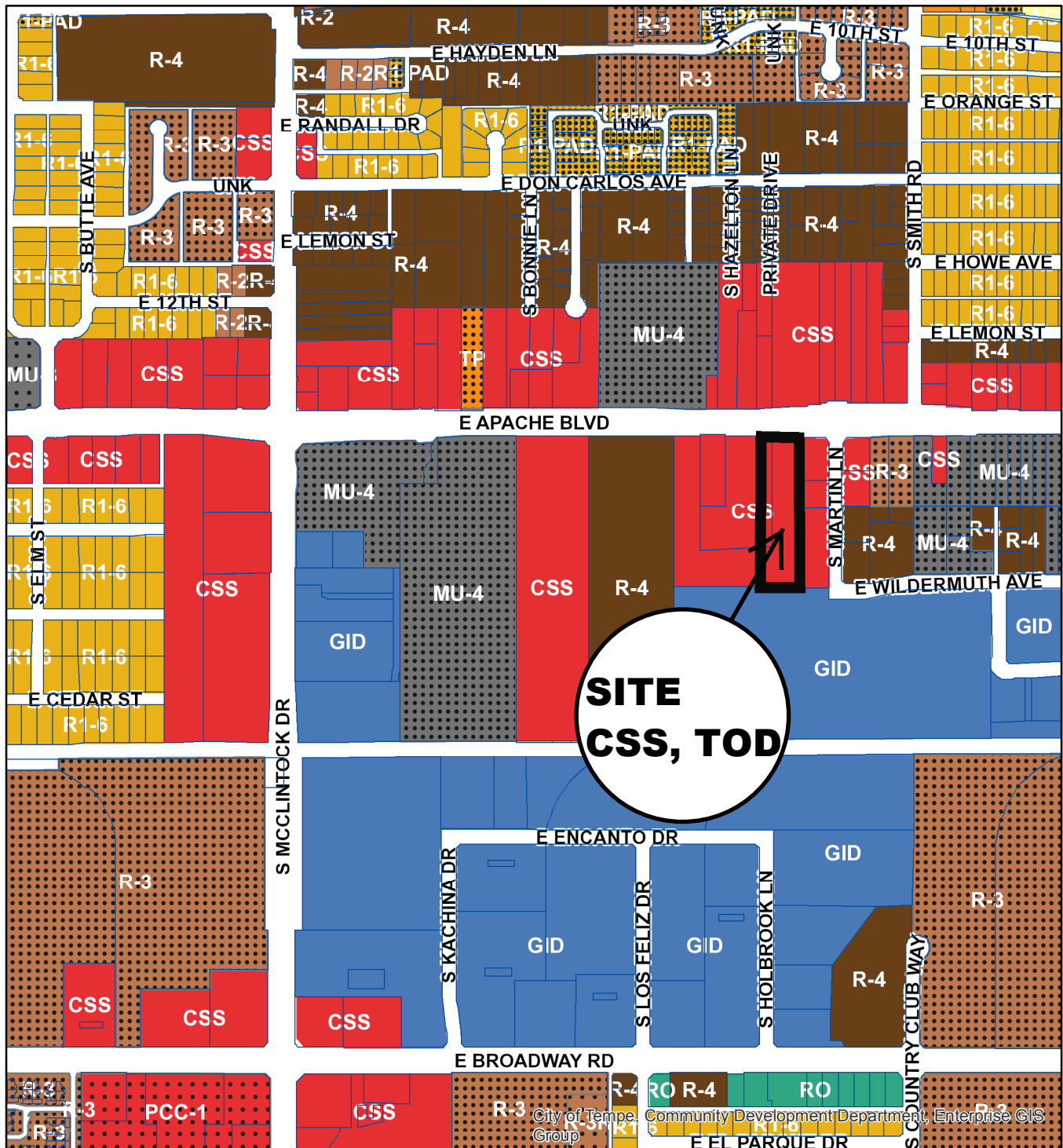
DAYBREAK APARTMENTS
(PL190054)
















ATTACHMENTS:

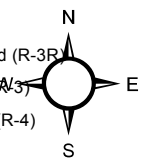
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-7. Subdivision Plat
- 8-9. Site Plan

DAYBREAK APARTMENTS

PL190054

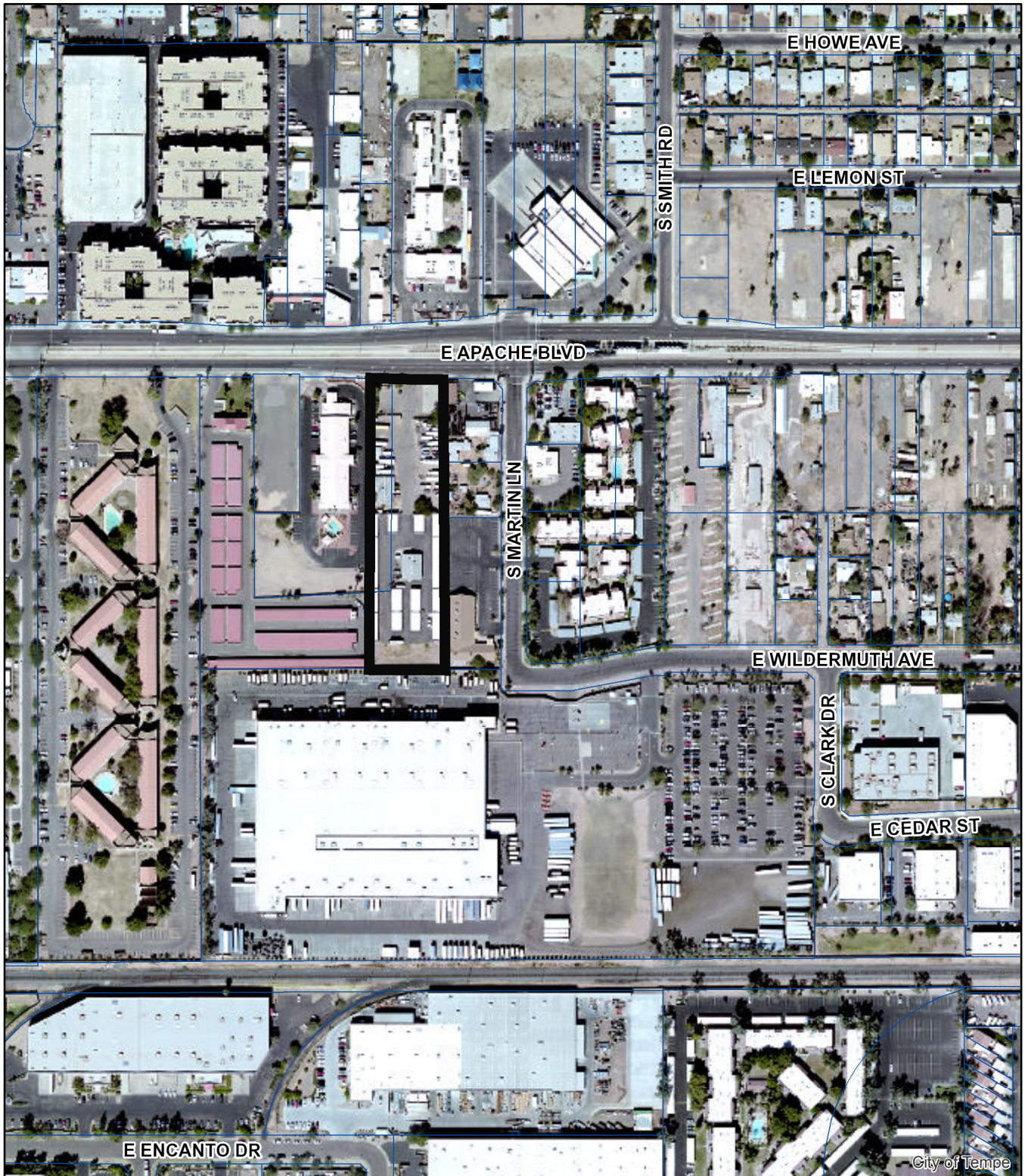


- | | | |
|--|---|--|
|  General Industrial District (GID) |  Residential/Office (RO) |  Multi-Family Residential Restricted (R-3R) |
|  Mixed Use Med-High (MU-3) |  Agricultural (AG) |  Multi-Family Residential Limited (R-3L) |
|  Mixed Use High (MU-4) |  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) |
|  Commercial Shopping and Services (CSS) |  Single-Family Residential Planned Area Dev (R1-PAD) |  Mobile Home Residence (RMH) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential (R-2) |  Trailer Park (TP) |

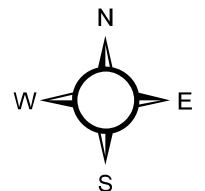


DAYBREAK APARTMENTS

PL190054



Aerial Map



June 1, 2019

Letter of Explanation

Daybreak Apartments, 1935 East Apache Blvd.

Attached is the formal submittal for the Preliminary plat for Daybreak Apartments.

PROJECT SUMMARY:

The project site is located on the south side of Apache Blvd., east of McClintock Drive, just west of Martin Lane. A metro rail station is located within 500 feet of the site, providing convenient pedestrian access to public transportation.

The subdivision has conformed to the general plan, zoning and development code of the city, also with the Arizona revised State.

The southern portion of the site contains an existing storm water retention basin, and several single-story buildings containing self-storage units. Each of the self-storage buildings, along with the caretaker's residence will be demolished to allow for the proposed new development. The storm water retention basin will remain and will be expanded to accommodate additional storm water volume.

This development proposal includes the construction of one new 3-story apartment building adjacent to Apache Boulevard, referred to as Building 1, and one new 2-story apartment building, referred to as Building 2, at the south end of the property. Building 1 includes space (1,414 S.F.) for a future retail tenant at the street level with exterior entrance doors and glass storefront. Also, this building contains an office for on-site leasing. A total of 5, 1-bedroom dwelling units, and 47, 2-bedroom dwelling units are proposed.

The 2-bedroom units will be 962 -973 S.F. with 2 bathrooms. The 1-bedroom units will be 601-729 S.F. with 1 bathroom. All units have covered patios, or balconies, that are 4 feet deep minimum, and have an area of 50 S.F. minimum.

This application proposes a new property combination of the two existing separate parcels. Also, a Use Permit is being requested to allow a residential use in the CSS zoning district. The total number of vehicular parking spaces required is 87 and the total provided is 92. The total number of bicycle parking spaces required is 64 and the total number provide is 66 spaces, 52 of which will be located inside the dwelling units. Four of the provided bicycle parking spaces are located directly west of the retail space. Ten of the bicycle parking spaces are located at the common area between the two buildings and are intended to accommodate guests of the residents.

The proposed new buildings are arranged in a linear manner running north to south, consistent with the relatively narrow, but long, site configuration. The existing driveway is being removed and a new one installed to accommodate vehicular circulation and vehicle parking at the west side of the new building. The building is located with the north side adjacent to Apache Blvd. at the 6'-0" max. setback, consistent with the Transportation District standards. The north façade steps the wall plane along Apache Blvd. and includes recessed balconies and recessed storefront glass.

Building 1 has three floors and a total height of 42'-0" above curb height (45'-0" is allowed in the transportation district, when residential units are located above a commercial use). The proposed height is compatible with the existing buildings in the neighborhood. An existing 2-story motel is located directly to the west. All other nearby buildings are single story, except as you travel west, where 4-story apartment projects have been constructed. The front of the proposed new building is approximately 3 feet taller than the remaining building. This affords higher ceilings in the retail space and provides additional shade and prominence at the street.

If you have any questions, please feel free to contact me at:

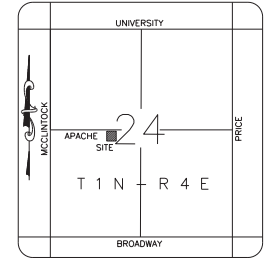
480-612-4450
mansour5@cox.net

Mansour Elmukhtar

Mansour Elmukhtar
Daybreak Apartments Owner

A SUBDIVISION PLAT FOR
DAYBREAK APARTMENTS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT TO SCALE)

DEDICATION

ELMUKHTAR FAMILY LIVING TRUST DATED MARCH 9, 2007, AS OWNER; HAS
PLATTED UNDER THE NAME OF 'DAYBREAK APARTMENTS', WITHIN A PORTION OF
SECTION 24, T.1.N., R.4.E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF 'DAYBREAK
APARTMENTS' AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND
GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING THE
SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR
NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO
THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN
ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER AUTHORIZATION

ELMUKHTAR FAMILY LIVING TRUST,

BY _____ DATE _____
ITS TRUSTEE

BENEFICIARIES:
MANSOUR A. AND FATMA A. ELMUKHTAR
6368 SOUTH SHANNON DRIVE
TEMPE, ARIZONA 85283

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED MANSOUR ELMUKHTAR, WHO
ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE INSTRUMENT WITHIN, WHO EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSES THEREIN CONTAINED.

BY _____ DATE _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LEINHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST
RECORDED IN DOCKET NUMBER 2019-0876965, RECORDS OF MARICOPA
COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS,
AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED
CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED
HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS
_____ DAY OF _____, 20____.

BY: UNISON BANK
ITS: BENEFICIARY OF THE DEED

BY: _____
PATRICK F. HAVEY
ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES:

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND
PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF
MARCH 2017; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT
THE MONUMENTS SHOWN ACTUALLY EXIST AND WILL BE SET AS SHOWN,
THAT THE POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] 12.12.19
RICHARD T WAAGE RLS 39954 DATE

OWNER/DEVELOPER

ELMUKHTAR MANSOUR A/FATMA A TRUST
1935 EAST APACHE BOULEVARD
TEMPE, ARIZONA 85254
PH:(480) 612-4450
MAILING ADDRESS
6368 SOUTH SHANNON DRIVE
TEMPE, ARIZONA 85283

BENCHMARK

BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF MCCLINTOCK DRIVE AND
APACHE BOULEVARD
ELEVATION = 1179.54' NAVD'88
#160 CITY OF TEMPE DATUM

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 24, T1N R4E
N89°56'31"E CITY OF TEMPE BASIS
N89°57'07"E

APPROVALS

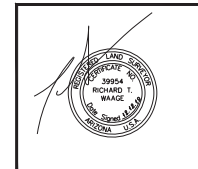
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE, ARIZONA ON THIS ___DAY OF _____, 20____.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT



WAAGE SURVEYING, INC.
3657N KATMAI, MESA, AZ 85215
480-830-9443 PH/FX
WWW.WAAGESURVEYING.COM
SECTION/ TOWNSHIP/ RANGE: SECTION 24, T1N-R4E
1935 E APACHE BOULEVARD
PROJECT #: 171945M 192545KT KTECH #: 084-02-17
DRAWN BY: RTW DATE: 12.12.19 SHEET 1 OF 3

DS181112

SBD190019

REC19147

REC19147

SBD190019

DS181112

REC19147

SBD190019

DS181112

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER WHICH BEARS WEST 480.0 FEET FROM THE NORTHEAST CORNER THEREOF;
 THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 680.0 FEET;
 THENCE SOUTH 83 DEGREES 29 MINUTES WEST, 157.65 FEET ALONG AN EXISTING FENCE;
 THENCE NORTH 0 DEGREES 27 MINUTES EAST, 163.30 FEET;
 THENCE NORTH 86 DEGREES 46 MINUTES EAST, 47.56 FEET;
 THENCE NORTH 0 DEGREES 03 MINUTES EAST, 515.45 FEET PARALLEL TO AND 109 FEET WEST OF THE EAST LINE OF THIS PARCEL, TO THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER;
 THENCE EAST 109.0 FEET ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING; AND ALSO BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER WHICH BEARS WEST 589.0 FEET FROM THE NORTHEAST CORNER THEREOF;
 THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 515.45 FEET;
 THENCE SOUTH 86 DEGREES 46 MINUTES WEST, 50.08 FEET ALONG AN EXISTING FENCE;
 THENCE NORTH 0 DEGREES 03 MINUTES EAST, 518.28 FEET TO THE NORTH LINE OF THE SAID NORTH HALF OF THE SOUTHWEST QUARTER;
 THENCE EAST, 50 FEET ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING;
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE, RECORDED DECEMBER 1, 1995 IN DOCUMENT NO 95-0741428, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: THE SOUTH 5.00 FEET OF THE NORTH 55.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER WHICH BEARS WEST 480.0 FEET FROM THE NORTHEAST CORNER THEREOF;
 THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 680.0 FEET;
 THENCE SOUTH 89 DEGREES 29 MINUTES WEST, 157.65 FEET ALONG AN EXISTING FENCE;
 THENCE NORTH 0 DEGREES 27 MINUTES EAST, 163.30 FEET;
 THENCE NORTH 86 DEGREES 46 MINUTES EAST, 47.56 FEET
 THENCE NORTH 0 DEGREES 03 MINUTES EAST, 515.45 FEET PARALLEL TO AND 109 FEET WEST OF THE EAST LINE OF THIS PARCEL, TO THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER;

LEGAL DESCRIPTION (CONTINUED)

THENCE EAST 109.0 FEET ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING; AND ALSO; BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER WHICH BEARS WEST 589.0 FEET FROM THE NORTHEAST CORNER THEREOF;
 THENCE SOUTH 0 DEGREES 03 MINUTES WEST, 515.45 FEET;
 THENCE SOUTH 86 DEGREES 46 MINUTES WEST, 50.08 FEET ALONG AN EXISTING FENCE;
 THENCE NORTH 0 DEGREES 03 MINUTES EAST, 518.28 FEET TO THE NORTH LINE OF THE SAID NORTH HALF OF THE SOUTHWEST QUARTER;
 THENCE EAST, 50 FEET ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING.
 THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH THE BEARING OF DUE WEST; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE, RECORDED APRIL 5, 2005 IN DOCUMENT NO 2005-0430773, DESCRIBED AS FOLLOWS: A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND MCCLINTOCK ROAD, SAID POINT ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 24;
 THENCE, NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD AND THE EAST-WEST MIDSECTION LINE OF SAID SECTION 24, A DISTANCE OF 1991.00 FEET;
 THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST, A DISTANCE OF 159.06 FEET;
 THENCE SOUTH 00 DEGREES 07 MINUTES 34 SECONDS WEST, A DISTANCE OF 4.92 FEET;
 THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST, A DISTANCE OF 136.59 FEET;
 THENCE NORTH 87 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 22.48 FEET;
 THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST, A DISTANCE OF 3.86 FEET TO THE POINT OF BEGINNING.

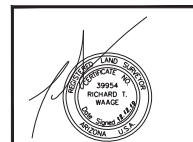
FLOODPLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2245L, DATED OCTOBER 16, 2013. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANGE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DS181112

SBD190019

REC19147

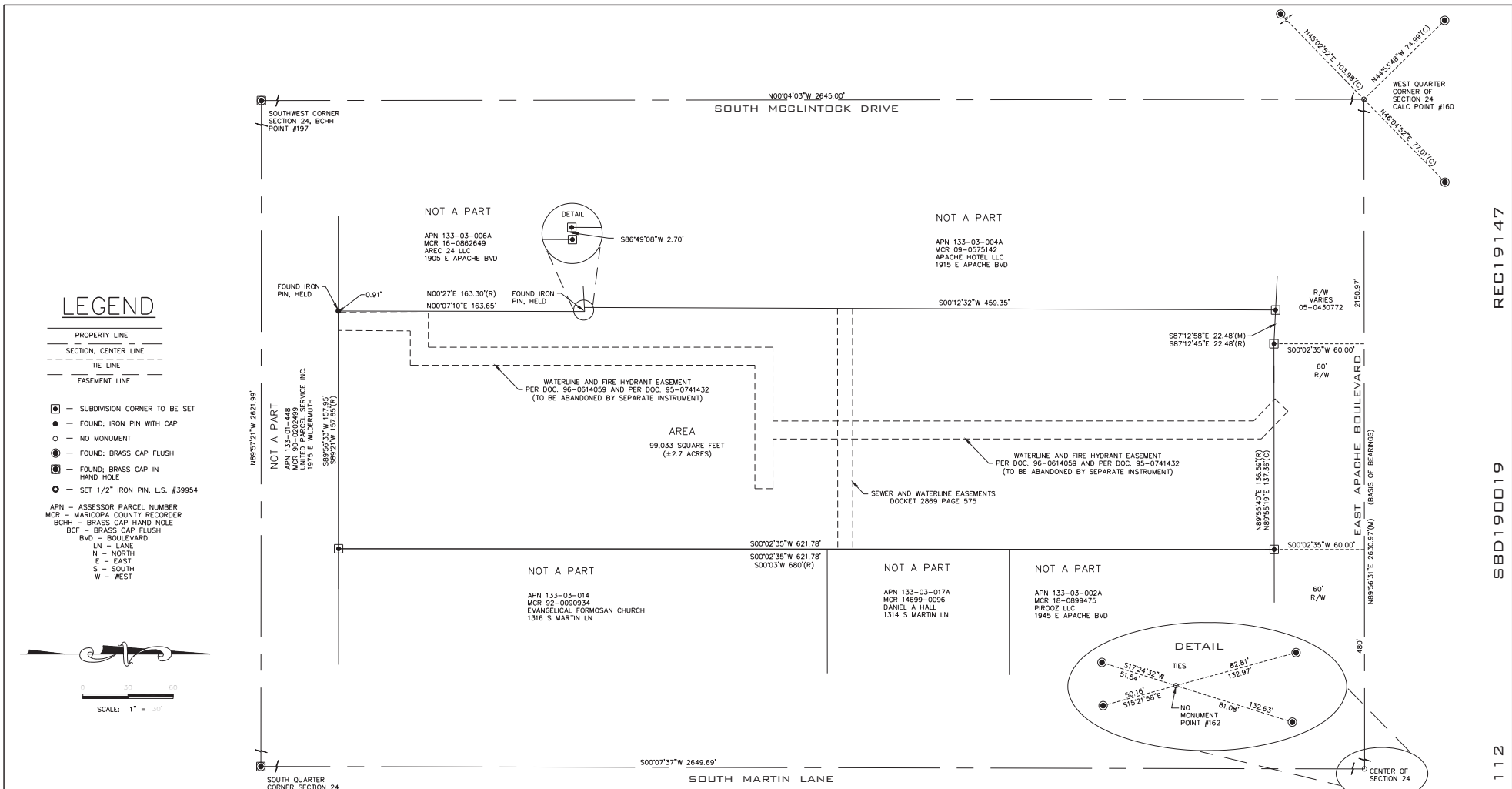


WAAGE SURVEYING, INC.	
3657N KATMAI, MESA, AZ 85215 480-830-9443PH/FX WWW.WAAGESURVEYING.COM	
SECTION/ TOWNSHIP/ RANGE:	SECTION 24, T1N-R4E
1935 E APACHE BOULEVARD	
PROJECT #:	171945M 192545KT
KTECH #:	084-02-17
DRAWN BY:	RTW
DATE:	12.12.19
SHEET	2 OF 3

REC19147

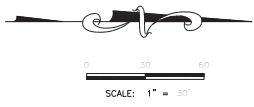
SBD190019

DS181112



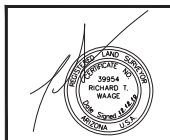
LEGEND

- PROPERTY LINE
 - - - SECTION, CENTER LINE
 - - - TIE LINE
 - - - EASEMENT LINE
 - - SUBDIVISION CORNER TO BE SET
 - - FOUND; IRON PIN WITH CAP
 - - NO MONUMENT
 - ⊙ - FOUND; BRASS CAP FLUSH
 - ⊚ - FOUND; BRASS CAP IN HAND HOLE
 - ⦿ - SET 1/2" IRON PIN, L.S. #39954
- APN - ASSESSOR PARCEL NUMBER
MCR - MARICOPA COUNTY RECORDER
BCHH - BRASS CAP HAND NOLE
BCF - BRASS CAP FLUSH
BVD - BOULEVARD
LN - LANE
N - NORTH
E - EAST
S - SOUTH
W - WEST



NOTES

1. THIS SUBDIVISION IS LOCATED IN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
2. LOT CORNERS TO BE SET WITH 1/2" REBAR RLS#39954
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100 YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. A POSSIBLE FUTURE 42' WIDE ACCESS TO SOUTH MARTIN LANE IS LOCATED 92' NORTH OF THE SOUTHEAST CORNER OF THE PARCEL.



WAAGE SURVEYING, INC.	
3657N KATMAL, MESA, AZ 85215 480-830-9443PH/FX WWW.WAAGESURVEYING.COM	
SECTION/ TOWNSHIP/ RANGE:	SECTION 24, T1N-R4E
1935 E APACHE BOULEVARD	
PROJECT #:	171945M 192545KT KTECH #: 084-02-17
DRAWN BY:	RTW DATE: 12.12.19 SHEET 3 OF 3

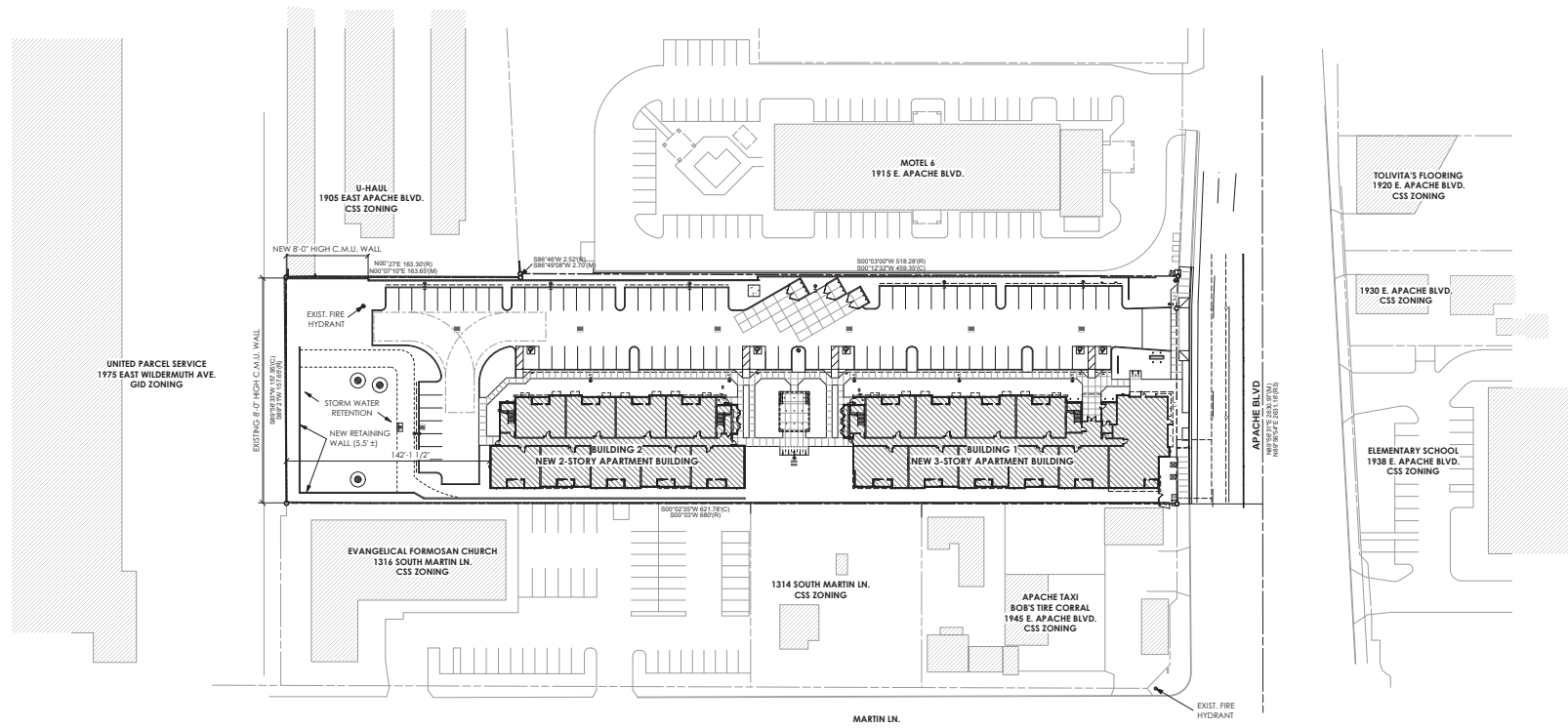
DS181112

SBD190019

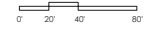
REC19147



**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**



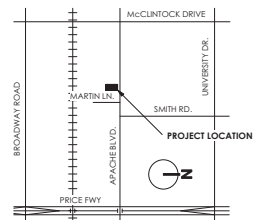
1
SP1 **OVERALL SITE PLAN / CONTEXT PLAN**
SCALE: 1" = 40'-0"



05/02/19 DRAWING DATE

△
△
△
△
△
△
△

VICINITY MAP



**DAYBREAK
APARTMENTS**

AT
1935 EAST
APACHE BLVD.
TEMPE, AZ

PROJECT
1829

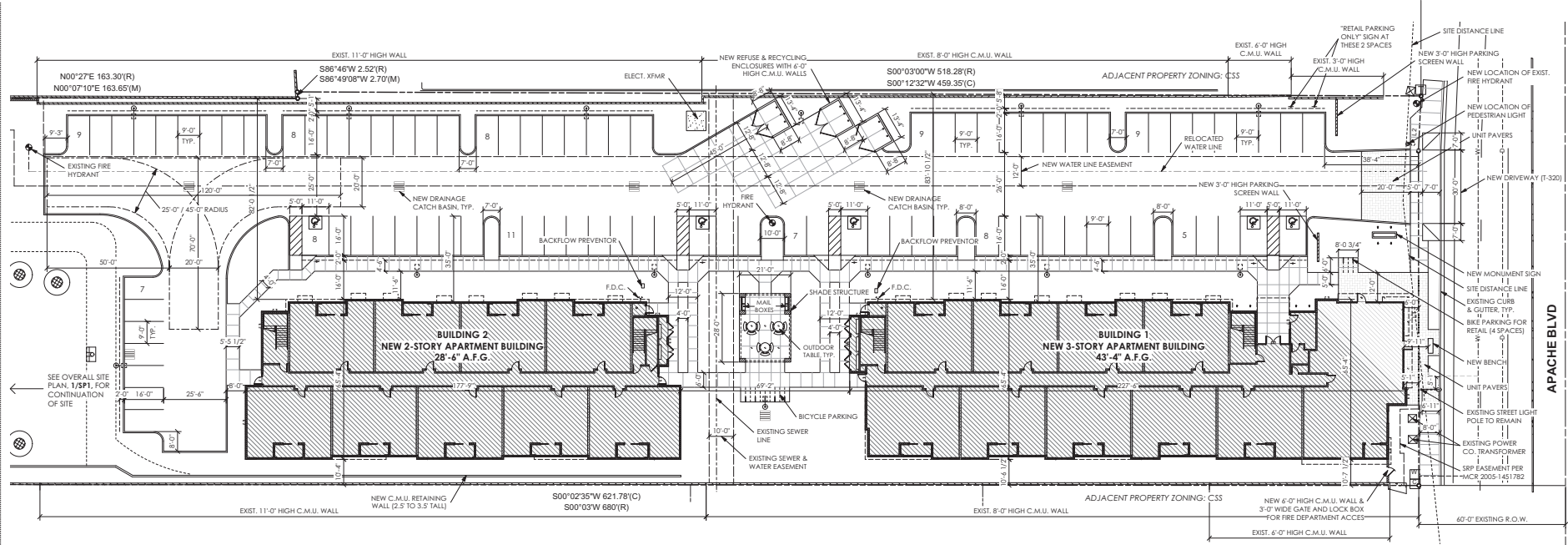
SHEET NO.
SP1
OF

Mansour Etmehdar
460-612-4450



**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

APACHE BLVD
N89°59'35"E 263.97'(M)
N89°59'45"E 230.11'(R)



PROJECT DATA

APPLICANT: FUN FORM ARCHITECTURE, PLLC
3545 E. MENLO CIRCLE, MESA, AZ 85213
480-726-0595
lparch@FunForm.net

PROJECT NAME: DAYBREAK APARTMENTS
1935 EAST APACHE BLVD.
TEMPE, AZ 85281

PROPOSED DEVELOPMENT: CONSTRUCTION OF ONE NEW 3-STORY, AND ONE NEW 2-STORY APARTMENT BUILDING ADJACENT TO APACHE BLVD. WITH SHELL SPACE FOR RETAIL AT STREET LEVEL AND A TOTAL OF 52 NEW APARTMENT DWELLING UNITS.

NEW SITE IMPROVEMENTS FOR NEW PARKING, REFUSE AND RECYCLING CONTAINERS, UTILITIES, PEDESTRIAN CONNECTIONS, SITE LIGHTING, AND LANDSCAPE.

DEMOLITION OF EXISTING CARETAKERS HOUSE AND SELF-STORAGE BUILDINGS.

ZONING: CSS (EXISTING & PROPOSED), TRANSPORTATION OVERLAY DISTRICT, STATION AREA

USE PERMIT REQUEST: RESIDENTIAL USE IN CSS DISTRICT

APN: 133-03-010A, 133-03-008A

LOT AREA: ENTIRE SITE - NET & GROSS (TOTAL FOR BOTH PARCELS): 99,028 S.F. ± (2.27 ACRES ±)

GENERAL PLAN 2040: PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: HIGH DENSITY (UP TO 65 DU/ACRE)

PROPOSED NEW BUILDING AREAS (SQUARE FEET):	USE	BLDG 1	BLDG 2	TOTAL
	RESIDENTIAL	36,715	20,099	56,814
	RETAIL	1,414	-	1,414
	LEASING OFFICE	0.2	-	0.2
	TOTAL	38,346	20,099	58,445

TOTAL FOOTPRINT (INCLUDING COVERED PATIOS):	24,544 S.F.
LOT COVERAGE:	PERMITTED: 75% MAXIMUM, PROVIDED: 24.8% (24,544 / 99,028 S.F.)
RESIDENTIAL DENSITY:	52 DWELLING UNITS / 2.27 acres = 22.9 DWELLING UNITS PER ACRE (47 TWO BEDROOM & 5 ONE BEDROOM)
BUILDING HEIGHT:	PERMITTED: 45' MAXIMUM (IN TOD STATION AREAS WITH RESIDENTIAL ABOVE COMMERCIAL), PROVIDED: 3 STORIES, 42'-0" A.F.G. (HIGHEST PARAPET WALL)
CONSTRUCTION TYPE:	V-8
OCCUPANCY GROUP:	R-2 / M-1 / 8
FIRE SPRINKLERS:	YES (NFPA 13 AT BLDG 1, NFPA 13R AT BLDG 2)
FIRE ALARMS:	YES
LANDSCAPE AREA REQ'D:	25% x 99,028 S.F. = 24,757 S.F.
LANDSCAPE AREA PROVIDED:	40,594 S.F. (41%)
PARKING REQUIRED:	47 LIVING UNITS (2-BED) x 1.5 = 70.5 5 LIVING UNITS (1-BED) x 0.75 = 3.75 GUEST PARKING: 52 x 0.2 = 10.4 RETAIL (1,412/2)/500 = 2.4 LEASING OFFICE (N.R.) = 0.0 TOTAL REQUIRED = 87
PARKING PROVIDED:	89

SETBACKS:	REQUIRED	PROVIDED
FRONT BUILDING:	0' MIN. / 8' MAX.	8'-0"
FRONT PARKING:	20' MIN.	38'-4"
SIDE YARD EAST:	0' (6' LANDSCAPE)	10'-4"
SIDE YARD WEST:	0'	82'-0"
REAR YARD:	10' MIN.	142'-2"



LINE TABLE

L1	N89°55'40"E 136.59' (R)
	N89°55'19"E 137.36' (C)
L2	S87°12'58"E 22.48' (M)
	S87°12'45"E 22.48' (R)

LEGAL DESCRIPTION

PARCEL 133-03-008A:
BEG ON N L1 N2 SW4 589F W FR NE COR NE4 SW4 TH S 0D 03M W 515.45F S 86D 46M W 50.08F TH N 0D 03M E 518.28F TO N L1 N2 SW4 TH S0F TO POB EX N 55F RD & EX RD P/F 05-0430773

PARCEL 133-03-010A:
BEG AT PT ON N L1 SW4 480F W FR NE COR NE4 SW4 S 0D 03M W 680F S 89D 29M W 157.65F N 0D 27M E 163.30F N 86D 46M E 47.56F N 0D 03M E 515.45F TH E 109F TO POB EX N 55F RD & EX RD P/F 05-0430773

SITE PLAN NOTES

TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.

04/25/19 DRAWING DATE



DAYBREAK APARTMENTS

AT
1935 EAST
APACHE BLVD.
TEMPE, AZ

PROJECT
1829

SHEET NO.
SP2
OF