

# APACHE ASL TRAILS GENERAL LAND USE MAP

09/10/07

**Current Zoning:** Mixed Use 10-15 DU/Acre

**Proposed Zoning:** Mixed Use 25+ DU/Acre

*A. Based on a finding of consistency and conformance with the General Plan;*

The proposed change in density from Medium Density to High Density is consistent with the objectives of the Land Use Element in that High Density uses already exist to the south of this site and this use complements adjacent land use character and densities. The Residential designation with a High Density designation would enable redevelopment of the most appropriate use for this interior in-fill location. A change of density to enable a high quality mixed use housing project will provide both reinvestment and redevelopment to the City. This mixed use is not only compatible with the surrounding area, it will also be beneficial to the adjacent single family homes and apartments by putting this vacant land to a thoughtfully designed productive use.

With regards to the land use element of the General plan, part of the objective of the City of Tempe is to ensure that new development will be consistent with the General Plan goals in order to implement plans that address particular geographic area needs. Keeping the Residential land use designation and only changing the projected density will facilitate a more balanced variety of land uses in this area. Infill development of this site with a new residential project will help eliminate the dust, weed and trash impacts on air quality and physical aesthetics of the area. Vacant properties with no productive use create uncertainty for area residents and downgrade property values.

**Current Zoning:** Mixed Use 10-15 DU/Acre

**Proposed Zoning:** Mixed Use 25+ DU/Acre

- A. Identify and provide justification for the specific modification to the general development standards;*

The proposed change in density from Medium Density to High Density is consistent with the objectives of the Land Use Element in that High Density uses already exist to the south of this site and this use complements adjacent land use character and densities. The Residential designation with a High Density designation would enable redevelopment of the most appropriate use for this interior in-fill location. A change of density to enable a high quality mixed use housing project will provide both reinvestment and redevelopment to the City. This mixed use is not only compatible with the surrounding area, it will also be beneficial to the adjacent single family homes and apartments by putting this vacant land to a thoughtfully designed productive use.

With regards to the land use element of the General plan, part of the objective of the City of Tempe is to ensure that new development will be consistent with the General Plan goals in order to implement plans that address particular geographic area needs. Keeping the Residential land use designation and only changing the projected density will facilitate a more balanced variety of land uses in this area. Infill development of this site with a new residential project will help eliminate the dust, weed and trash impacts on air quality and physical aesthetics of the area. Vacant properties with no productive use create uncertainty for area residents and downgrade property values.

- B. Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community;*

Through site and building design, this project will positively impact the community's sense of place. It is important to note that the applicant has already proven an ability to provide enhanced amenities and open spaces plus provide innovative architecture that is context sensitive with its surroundings. Although no public amenities are anticipated, this proposed project will provide for a community courtyard garden with easy access for the residents. Actual site improvements and design features will be further evaluated during later processes. The residential units will also have convenient access to all of the retail and restaurants that will be located on the first floor of the development.

By being in close proximity to the bus and future light rail transit routes along Apache Boulevard, these residents will have the benefit of being able to easily access all of downtown Tempe, recreation and entertainment amenities in the Town Lake area, commerce and employment centers as well as the freeway system from the transit system and surrounding road system.

*C. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.*

The current General Plan Land Use designation for this property is a Medium Density of 10-15 dwelling units per acre and a Commercial, Shopping, and Service District. Since the subject property is vacant, and has been for some time, the current Land Use designation has not proven itself to be supportable by the market. Based on the small size of the parcel and the uses surrounding the site, this medium density is no longer a viable land use. Therefore a zoning change to allow for a High Density of greater than 25 dwelling units per acre and a MU-4, Mixed Use District with a PAD overlay is required.

Land is at a premium in the City and careful redevelopment in the existing context is an important factor. The proposed project will eliminate a vacant, fenced property which becomes more of a blighting influence the longer it remains undeveloped despite many efforts for ongoing maintenance. The development as proposed will permanently remove this unwanted spectrum from the neighborhood and further encourage reutilization and enhancement of the general area. Shops on the Apache Boulevard will encourage foot traffic, and usage by light rail riders. Residents will be frequent users of light rail transportation, as some deaf individuals do not drive cars.













# APACHE ASL TRAILS

2428 EAST APACHE BOULEVARD  
TEMPE, ARIZONA 85281

SCHMATIC  
DESIGN  
SUBMITTAL  
PRELIMINARY  
NOT FOR CONSTRUCTION

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TITLE SHEET

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## DRAWING SHEET INDEX

A2.0	TITLE SHEET
CIVIL DRAWINGS	
CT.1	CONCEPTUAL WATER AND SEWER PLAN
C1.1	CONCEPTUAL WATER AND SEWER PLAN
LANDSCAPING DRAWINGS	
NT.0	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURAL DRAWINGS	
AT.1	ARCHITECTURAL DRAWINGS LOCATION PLAN AND CITY OF
A2.0	FIRST FLOOR PLAN - WEST
A2.1	FIRST FLOOR PLAN - WEST
A2.2	THIRD FLOOR PLAN - WEST
A2.3	FOURTH FLOOR PLAN - WEST
A2.4	FIRST FLOOR PLAN - EAST
A2.5	FIRST FLOOR PLAN - EAST
A2.6	SECOND FLOOR PLAN - EAST
A2.7	SECOND FLOOR PLAN - EAST
A2.8	EXTERIOR ELEVATIONS
A2.9	BUILDING SECTION
A4.0	BUILDING SECTION

## PROJECT TEAM

OWNER CARDINAL CAPITAL MANAGEMENT 4330 NORTH CAMPBELL AVE, SUITE 100 MILWAUKEE, WI 53214 TEL (414) 727-9902 FAX (414) 727-9731	CIVIL ENGINEER, LANDSCAPE ARCHITECT & STRUCTURAL ENGINEER JL CAS ENGINEERING 7025 E. DOUBLETREE RANCH ROAD, SUITE B-155 SCOTTSDALE, AZ 85288 TEL (480) 865-0000 FAX (480) 285-0100
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SPECIAL NEEDS CONSULTANT SPECIAL NEEDS STUDIO WINNER AND COMPANY 1255 FELLOW FINE AVENUE TUCSON, ARIZONA 85716 VP/VOICE/TEL 303-449-3445 FAX 303-445-0725	



WELMAN SPEDDES MICHEBERG  
ARCHITECTS

4320 NORTH CAMPBELL AVE  
TUCSON, ARIZONA 85718  
TEL 520-408-1044  
FAX 520-408-1045  
WWW.WSMARCH.COM

PROJECT: COMMUNITY CENTER

APACHE ASL TRAILS

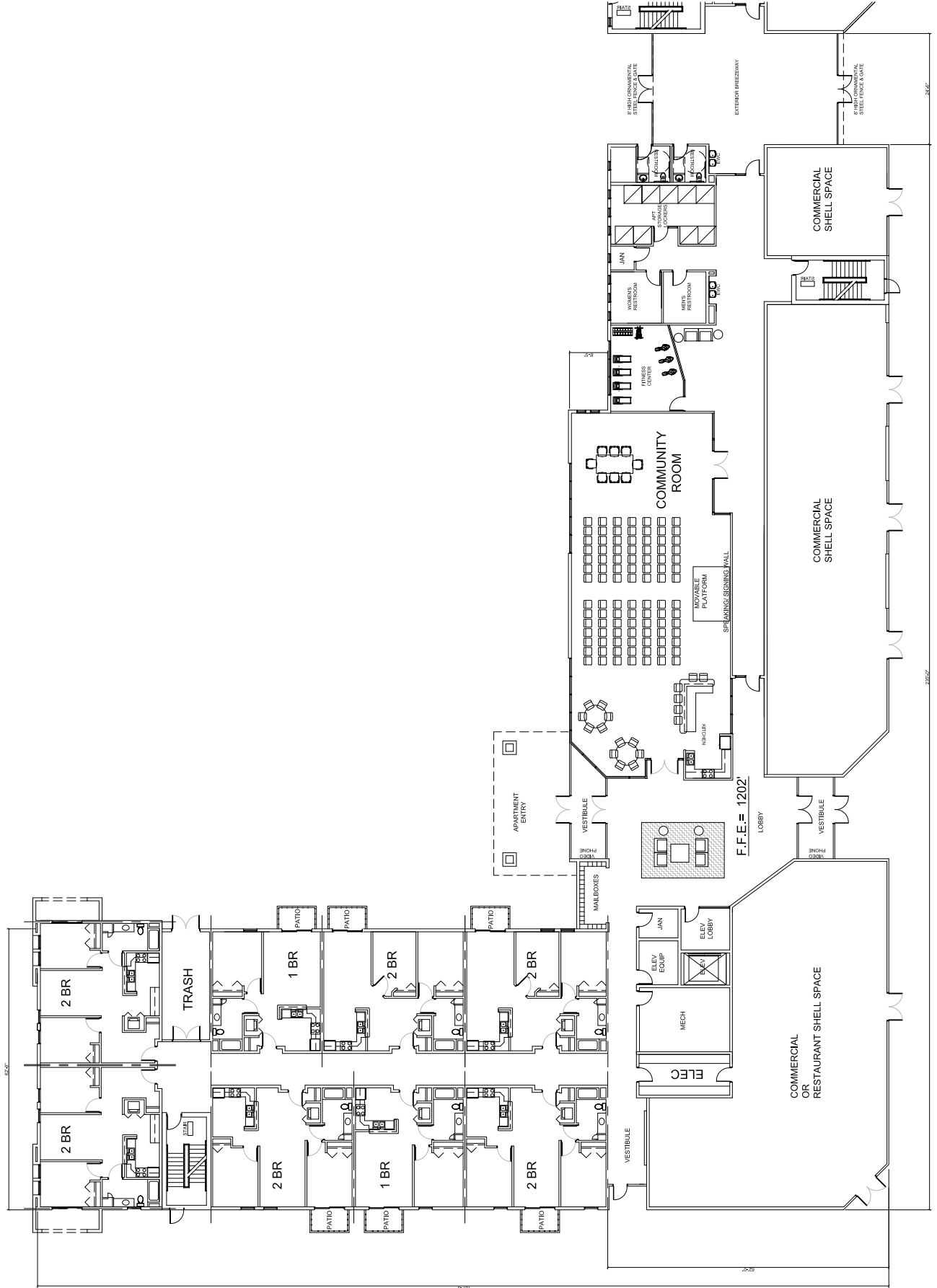
2428 EAST APACHE BLVD.  
TEMPE, ARIZONA 85281

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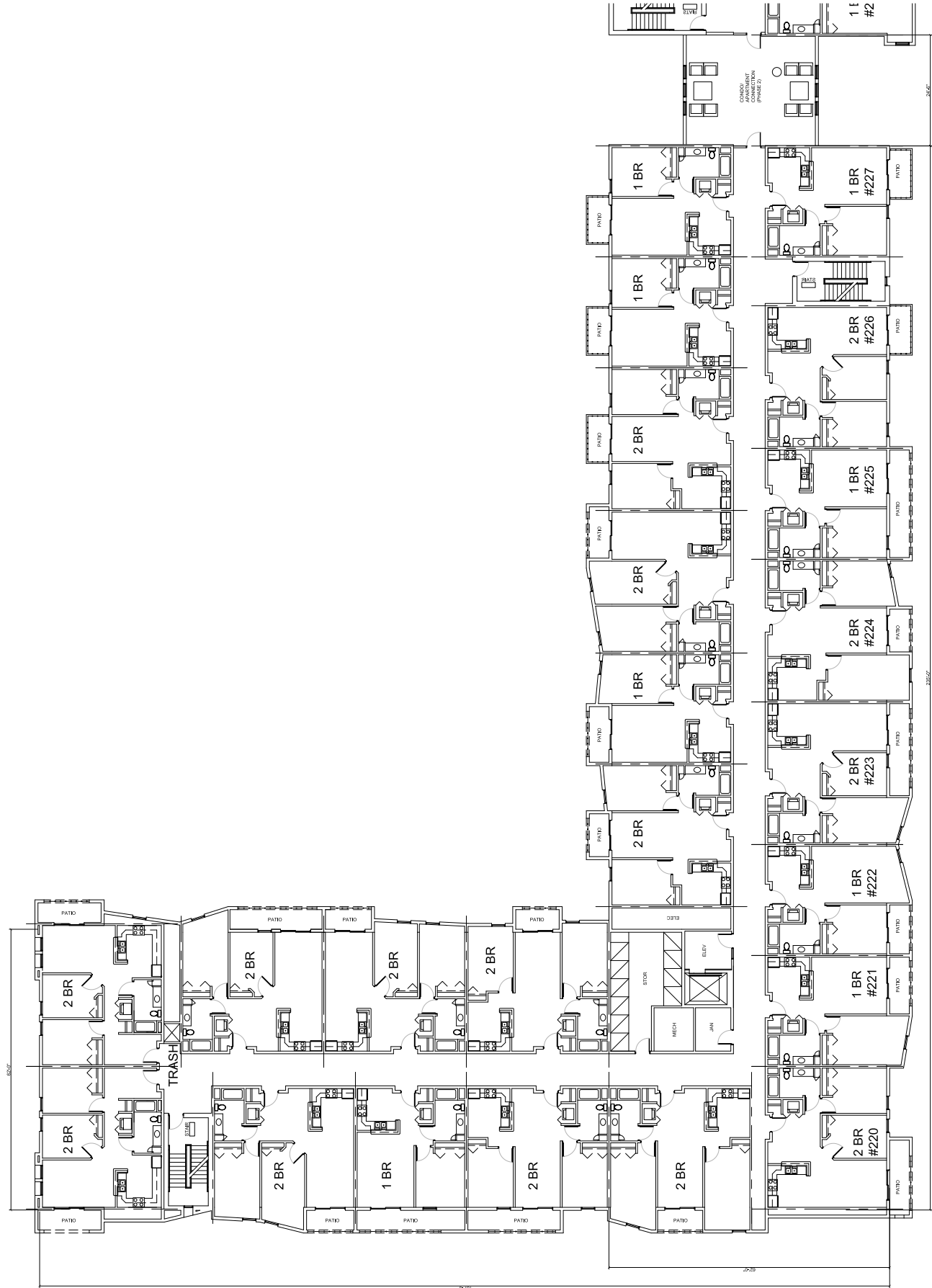
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FIRST FLOOR  
PLAN - WEST

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PROJECT: 142000 110424.A01  
SHEET NO. 1  
A2.0



1 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
x:\ss02.dwg



WELMAN SPEDER MICHEBERG  
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4320 NORTH CAMPBELL AVE  
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WWW.WSMARCH.COM

PROJECT: 00000000000000000000

APACHE ASL TRAILS  
2428 EAST APACHE BLVD.  
TEMPE, ARIZONA 85281

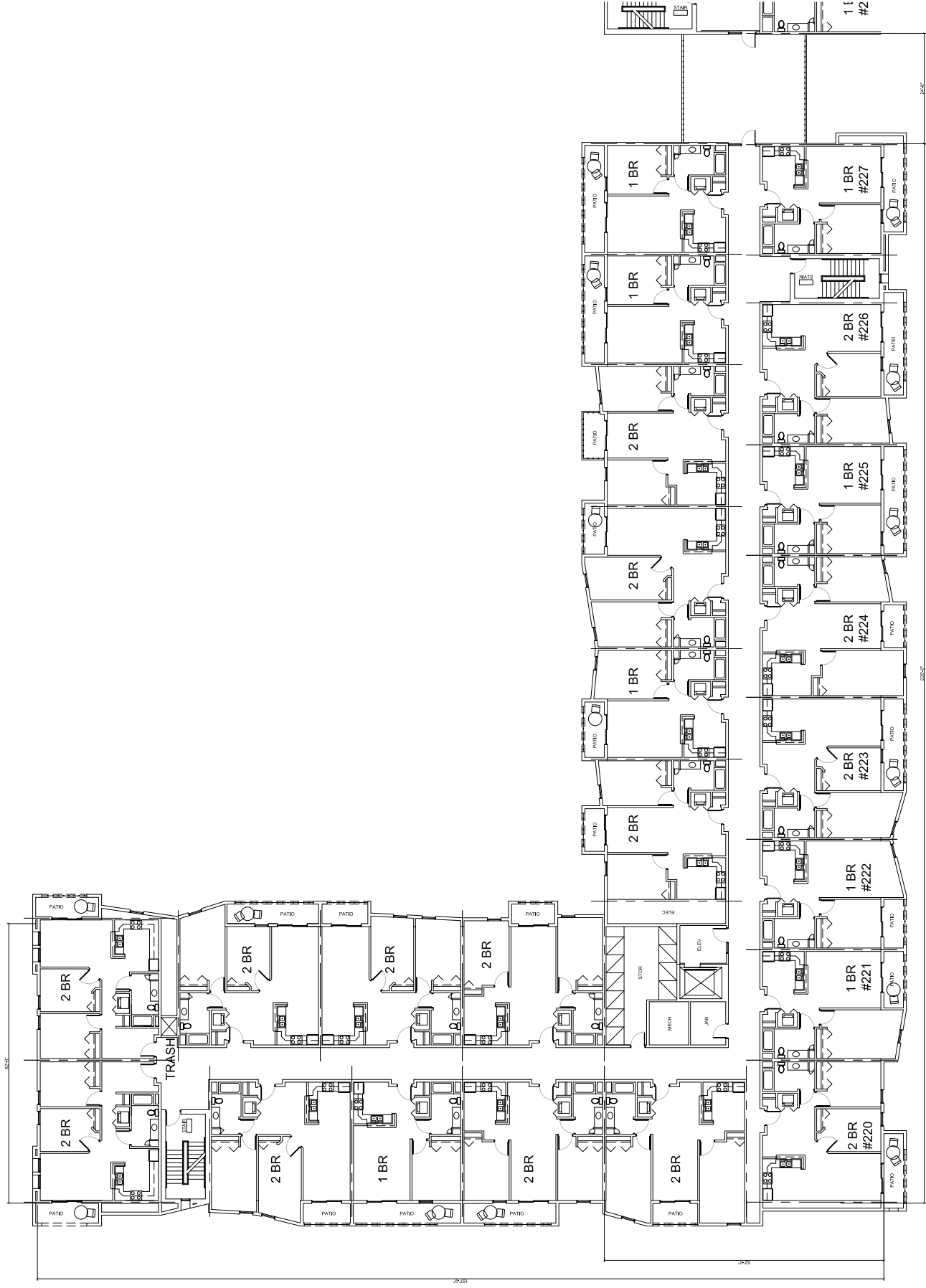
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THIRD FLOOR  
PLAN- WEST

DATE: JANUARY 2, 2008  
PROJECT: 14200010013001  
SHEET NO. 1

A2.2





WELMAN SPEDER MICHEBERG  
ARCHITECTS

4330 NORTH CAMPBELL AVE  
TUCSON, ARIZONA 85718  
TEL 520-408-1044  
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PROJECT: CONDO ENTRY ABOVE

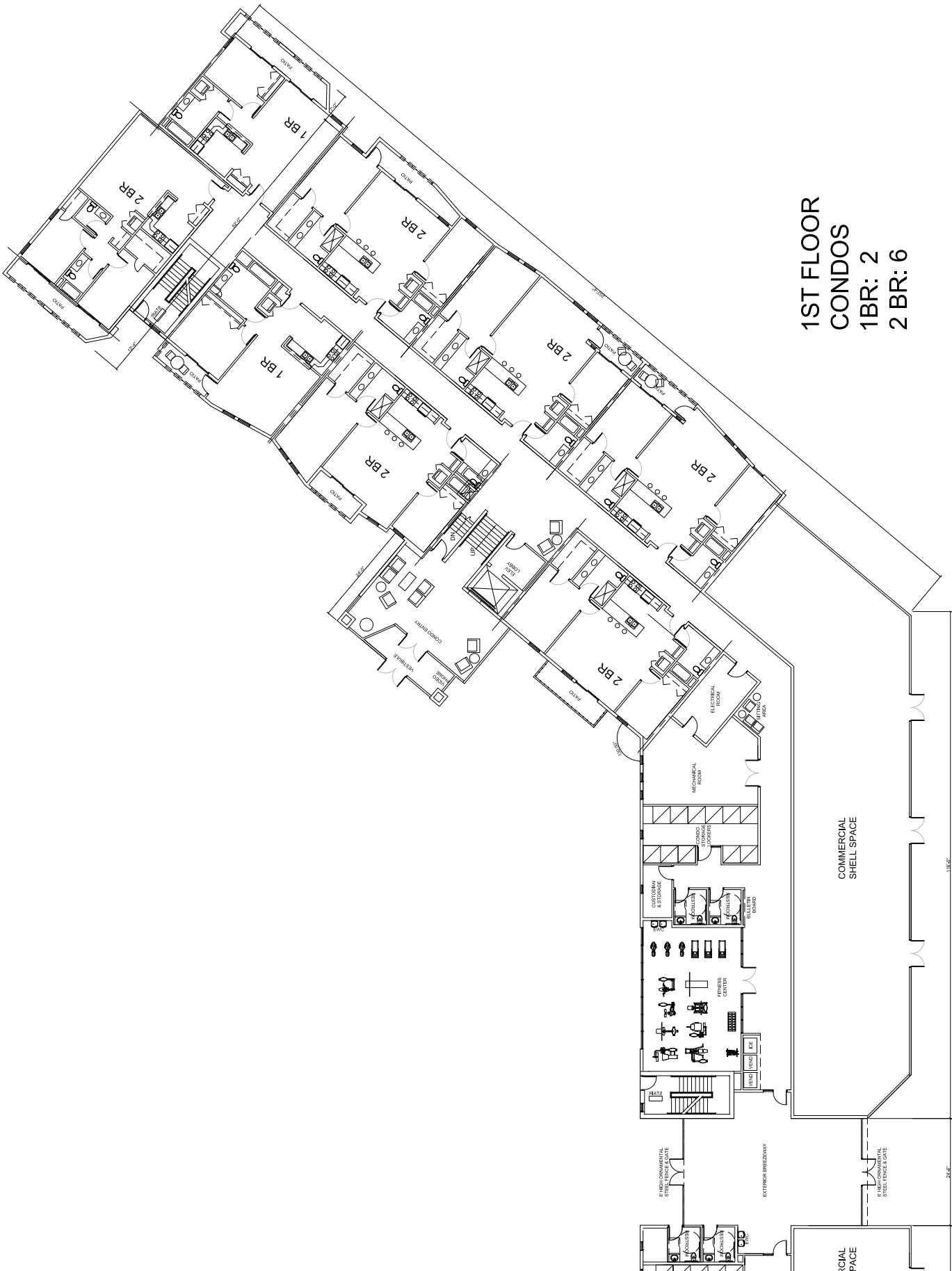
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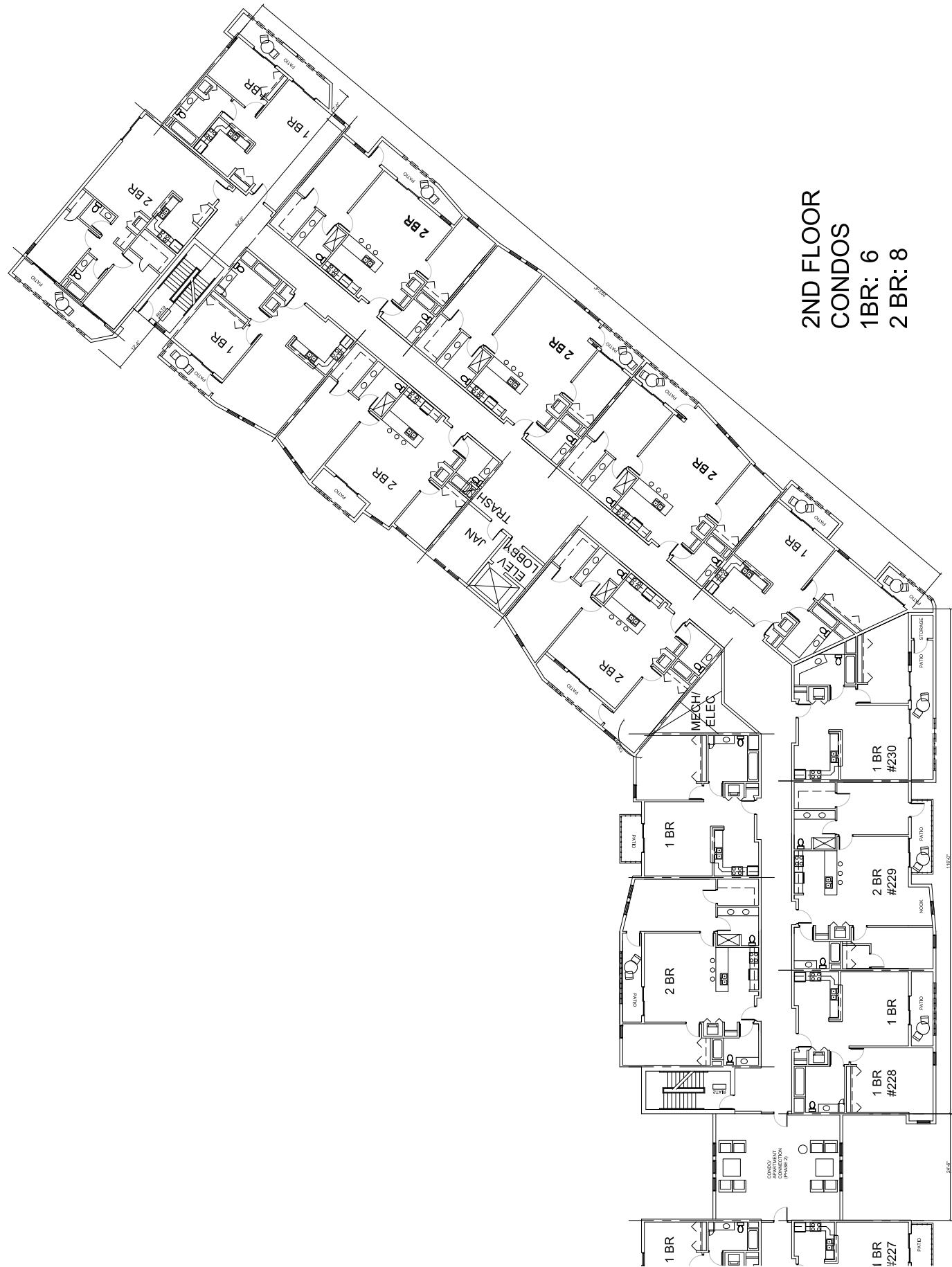
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WELMAN SPODES MICBERG  
ARCHITECTS

4320 NORTH CAMPBELL AVE  
TUCSON, ARIZONA 85718  
TEL 520-408-1044  
FAX 520-408-1045  
WWW.WSMARCH.COM

PROJECT: 14-00000000-00000000-0000

APACHE ASI TRAILS

2428 EAST APACHE BLVD.  
TEMPE, ARIZONA 85281

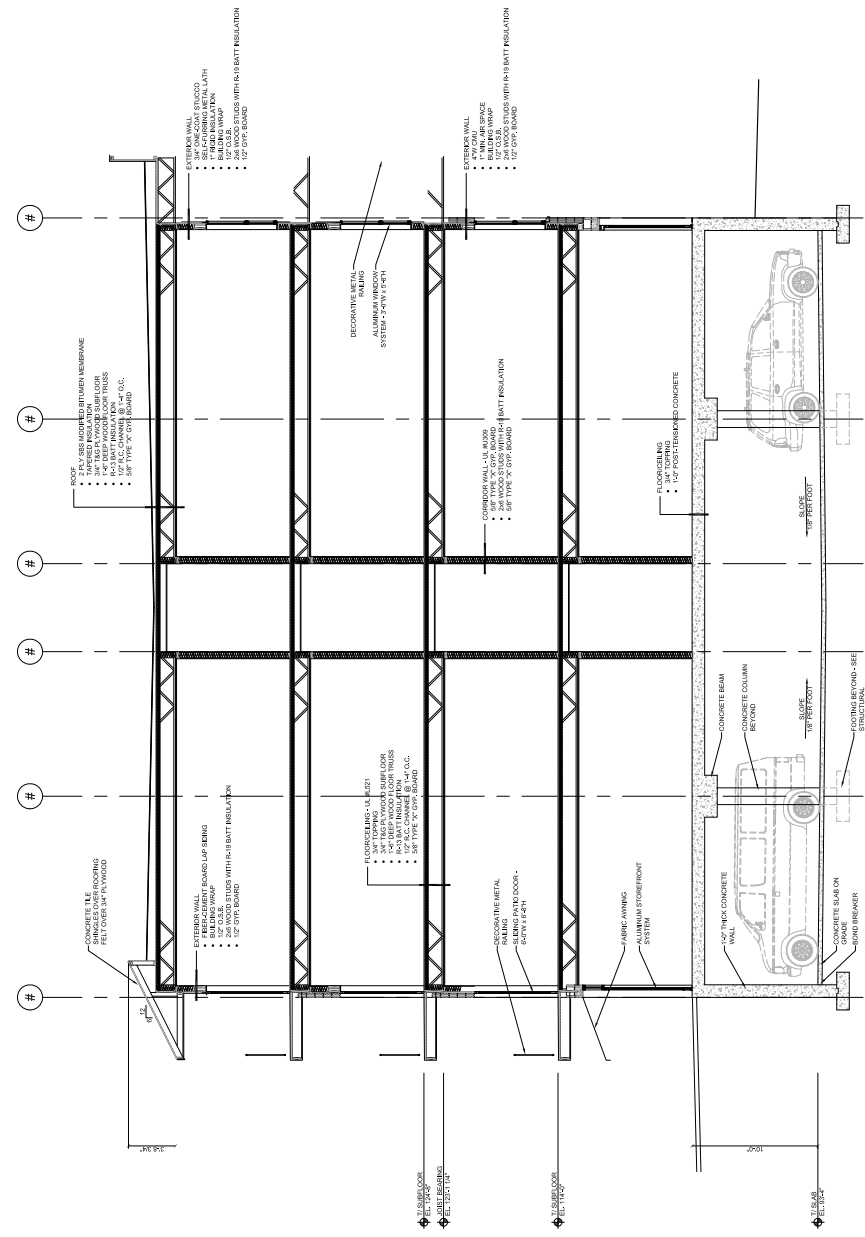
SCHEMATIC  
DESIGN  
SUBMITTAL  
PRELIMINARY  
NOT FOR CONSTRUCTION

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PROJECT NO.	01-0000
DATE	JANUARY 2, 2020
PROJECT NAME	APACHE ASI TRAILS
PROJECT LOCATION	2428 EAST APACHE BLVD., TEMPE, AZ 85281
PROJECT OWNER	ASI TRAILS
PROJECT ARCHITECT	WSM ARCHITECTS
PROJECT ENGINEER	WSM ARCHITECTS
PROJECT LANDSCAPE ARCHITECT	WSM ARCHITECTS
PROJECT INTERIOR ARCHITECT	WSM ARCHITECTS
PROJECT MECHANICAL ENGINEER	WSM ARCHITECTS
PROJECT ELECTRICAL ENGINEER	WSM ARCHITECTS
PROJECT CIVIL ENGINEER	WSM ARCHITECTS
PROJECT STRUCTURAL ENGINEER	WSM ARCHITECTS
PROJECT HISTORIC ARCHITECT	WSM ARCHITECTS
PROJECT ENVIRONMENTAL ENGINEER	WSM ARCHITECTS
PROJECT TRANSPORTATION ENGINEER	WSM ARCHITECTS
PROJECT WATER RESOURCES ENGINEER	WSM ARCHITECTS
PROJECT ENERGY ENGINEER	WSM ARCHITECTS
PROJECT SAFETY ENGINEER	WSM ARCHITECTS
PROJECT QUALITY ASSURANCE ENGINEER	WSM ARCHITECTS
PROJECT CONSTRUCTION MANAGEMENT	WSM ARCHITECTS
PROJECT GENERAL CONTRACTOR	WSM ARCHITECTS
PROJECT SUBMITTAL	WSM ARCHITECTS
PROJECT PRELIMINARY	WSM ARCHITECTS
PROJECT NOT FOR CONSTRUCTION	WSM ARCHITECTS

BUILDING SECTION

SHEET NO. 1  
SCALE: 1/4" = 1'-0"  
A4.0



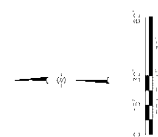
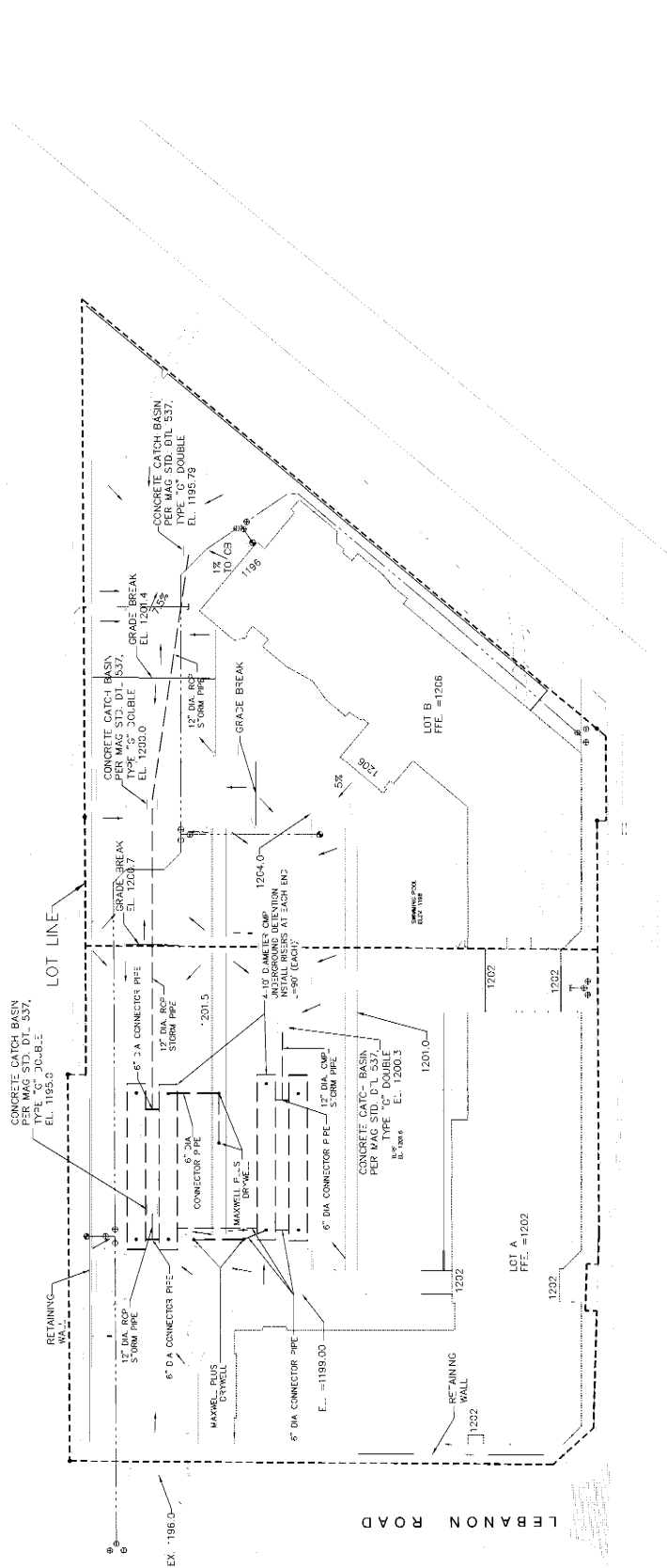
1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"





## CONCEPTUAL GRADING AND DRAINAGE PLAN

CO.1

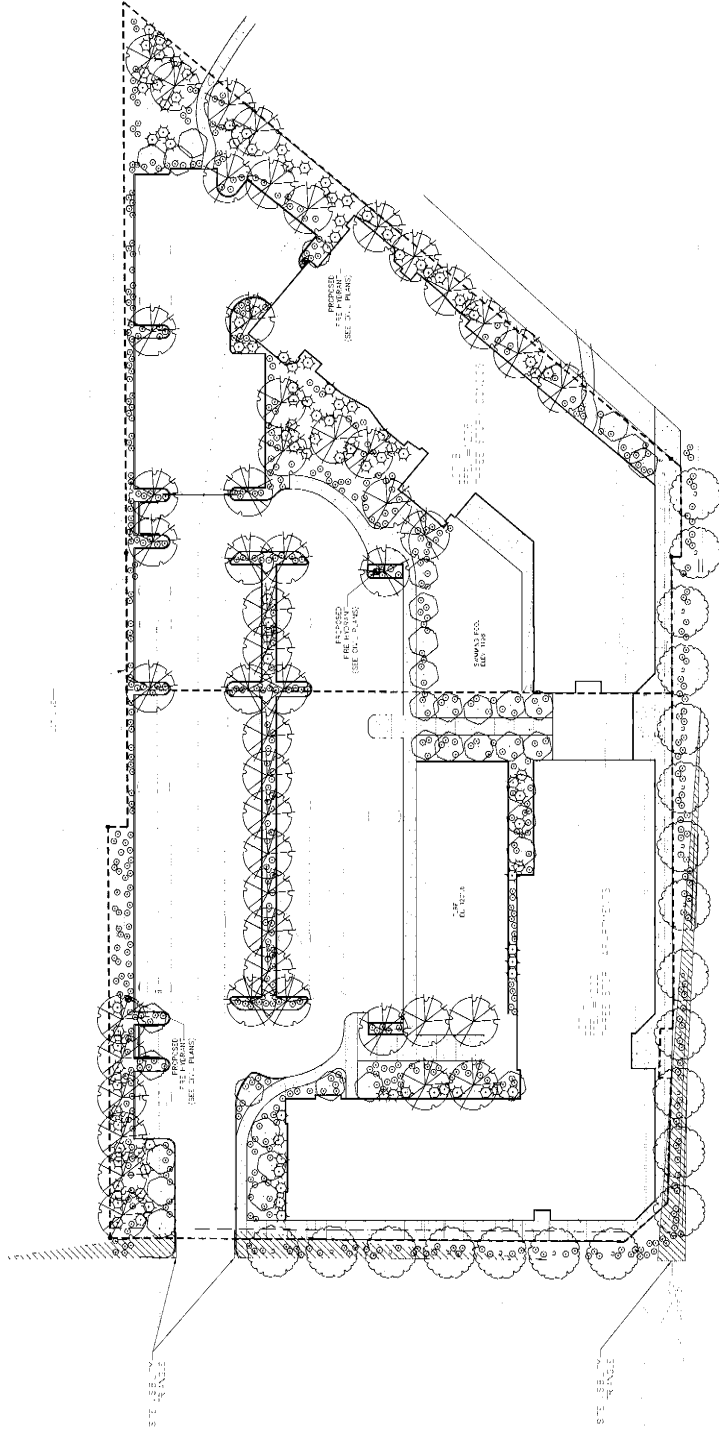
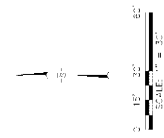


## LEGEND

- [illegible]



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PRELIMINARY  
LANDSCAPE PLAN[illegible][illegible]