

2nd AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR METRO 101

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

OWNER AUTHORIZATION

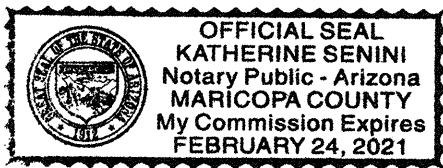
METRO 101, LP
BY: [Signature] DATE: 6/21/2018
ITS: GENERAL PARTNER

OWNER / DEVELOPER

METRO 101, LP
JOSEPH MEYER, REPRESENTATIVE
MEYER DEVELOPMENT & CONSTRUCTION SERVICES, LTD.
11811 N. TATUM BLVD., SUITE 1051
PHOENIX, ARIZONA 85028
(602) 315-7400

ACKNOWLEDGEMENT

ON THIS 29 DAY OF June, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Joseph Meyer, OWNER / DEVELOPER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.



IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL
BY: [Signature] February 24, 2021
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION
PHASE 1

That part of the Southeast Quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian and contained within Lots 1, 2, 3, 4, 5, 6, and Tract A of "Buena Park," a subdivision plat recorded in Map 32, Page 45 of Maricopa County Records, Arizona, and more particularly described as follows:

Beginning at the Southeast Corner of said Section 24 from which the East Quarter Corner of said section measures 2649.78 feet along an assumed bearing of North 00° 22' 27" East; Thence North 00° 22' 27" East along the East line of said South East Quarter 2302.17 feet to a point; Thence leaving said East line North 89° 47' 45" West 33.00 feet to a point on the West right-of-way line of Price Road, also being the True Point of Beginning;

Thence leaving said right-of-way line and along the south lines of Lots 1 and 2 of said Plat North 89° 47' 45" West 208.04 feet; Thence leaving the South line of said Lot 2 along the East line of the West 104.00 feet of the East half of said Tract A South 00° 22' 20" West 282.43 feet to the North 30-foot right-of-way line of Wildermuth Avenue; Thence along said line North 89° 47' 00" West 260.00 feet to the West line of the East half of the West 208.00 feet of said Tract A; Thence leaving said right-of-way line and along said West line North 00° 22' 20" East 267.37 feet; Thence leaving said West line North 89° 47' 45" West 52.06 feet; Thence North 00° 22' 10" East 15.00 feet to the Southeast corner of said Lot 6; Thence along the South line of said Lot 6 North 89° 47' 45" West 104.02 feet to the Southwest corner thereof; Thence along the West line of said Lot 6 North 00° 22' 06" East 300.09 feet to the South 50.00 foot right-of-way line of Apache Boulevard; Thence leaving said West line and along said right-of-way line South 89° 48' 00" East 122.26 feet to a right-of-way angle point; Thence continuing along said right-of-way line South 00° 12' 01" West 1.21 feet to a right-of-way; Thence continuing along said right-of-way line South 89° 42' 12" East 14.74 feet to a right-of-way angle point; Thence continuing along said right-of-way line South 86° 56' 22" East 163.02 feet to a right-of-way angle point; Thence continuing along said right-of-way line South 89° 48' 36" East 63.33 feet to a right-of-way angle point; Thence continuing along said right-of-way line South 89° 34' 57" East 234.06 feet to a right-of-way angle point; Thence South 44° 43' 38" East 37.99 feet to said West right-of-way line of Price Road; Thence continuing along said West right-of-way line South 00° 22' 27" West 263.00 feet to the True Point of Beginning; Said described parcel containing 257,111 square feet or 5.9025 acres of land, more or less.

LEGAL DESCRIPTION
PHASE 2

Parcel No. 1: The east half of the east 104 feet of the west 208 feet of tract 'A', of Buena Park, according to book 32 of maps, page 45, records of Maricopa County, Arizona; except the north 15 feet.
Parcel No. 2: The east 52 feet of the west half of tract 'A', of Buena Park, according to book 32 of maps, page 45, records of Maricopa County, Arizona; except the north 15 feet thereof.
Parcel No. 3: The west 52 feet of the east 416 feet of tract 'A', of Buena Park, according to book 32 of maps, page 45, records of Maricopa County, Arizona; except the north 15 feet thereof.
Parcel No. 4: The west 104 feet of the east half of tract 'A', of Buena Park, according to book 32 of maps, page 45, records of Maricopa County, Arizona; except the north 15 feet thereof.

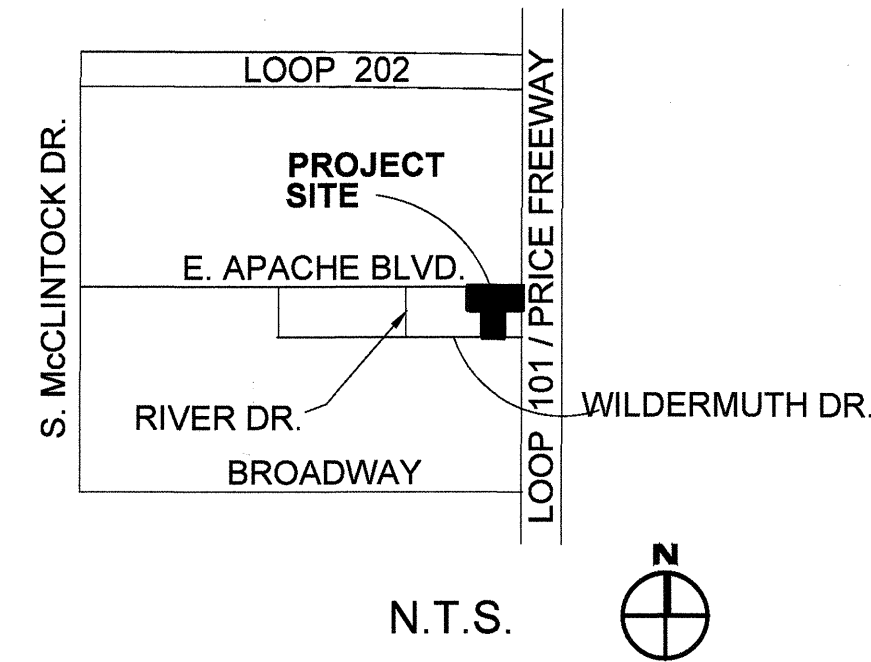
APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS DAY OF , 2018.

PROJECT DATA

Table with 5 columns: Zoning District(s) and Overlay(s), Phase I 2nd Amended, Phase I 2nd Amended, Phase II 2nd Amended, and Total 2nd Amended. Rows include General Plan Land Use, General Plan Density, Site Area, Dwelling Quantity, Density, Building Height, Building Lot Coverage, Landscape Coverage, Setbacks, Vehicle Parking Quantity, Bicycle Parking Quantity, and Uses.

SITE VICINITY MAP

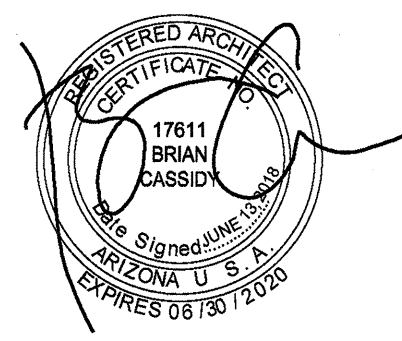


PREVIOUS APPROVALS

Original PAD PL160362 Jan. 26, 2017
1st Amended PL170398 June 14, 2018

CONDITIONS OF APPROVAL: PL170300

- 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 and Planned Area development approval shall be null and void.
3. The 2nd Amended Planned Area Development Overlay for Metro 101 shall be put into proper engineered format 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. The developer shall work with the City of Tempe staff to develop and finalize an appropriate "Workforce Housing" agreement in order to receive reduced development fees within the Apache Boulevard Redevelopment Area, as outlined in the City Code's zoning fee schedule. Parameters for the agreement shall include, but is not limited to, specifying the amount of qualified units - a minimum of 20% leased at rates consistent with residents earning 100-120% based on an Annual Median Income (AMI) of HUD's annual published AMI for Phoenix-Mesa-Scottsdale or a minimum of 10% leased at rates consistent with residents earning 80-100% AMI. The applicant intends to lease over 50% of the units at rates consistent with residents who earn 120% AMI and will work with the City of Tempe Staff to insure the initial lease up is consistent with these goals.



REC17162

PL170300

METRO 101
2177 E. APACHE BLVD.

TEMPE, AZ 85281

ISSUE

DATE REV FOR
JUN. 19, 2018

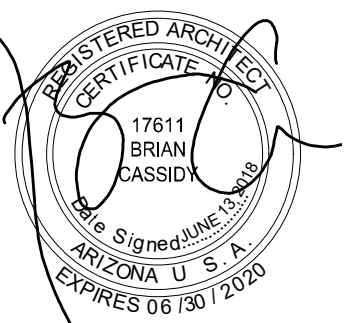
DS160539

Drawn RS
Checked RS
Job Number 1623
Drawing
COVER SHEET PHASE 2

Sheet

PAD 1

2nd AMENDED PLANNED AREA DEVELOPMENT OVERLAY  
FOR METRO 101  
SITE PLAN



REC17162

PL170300

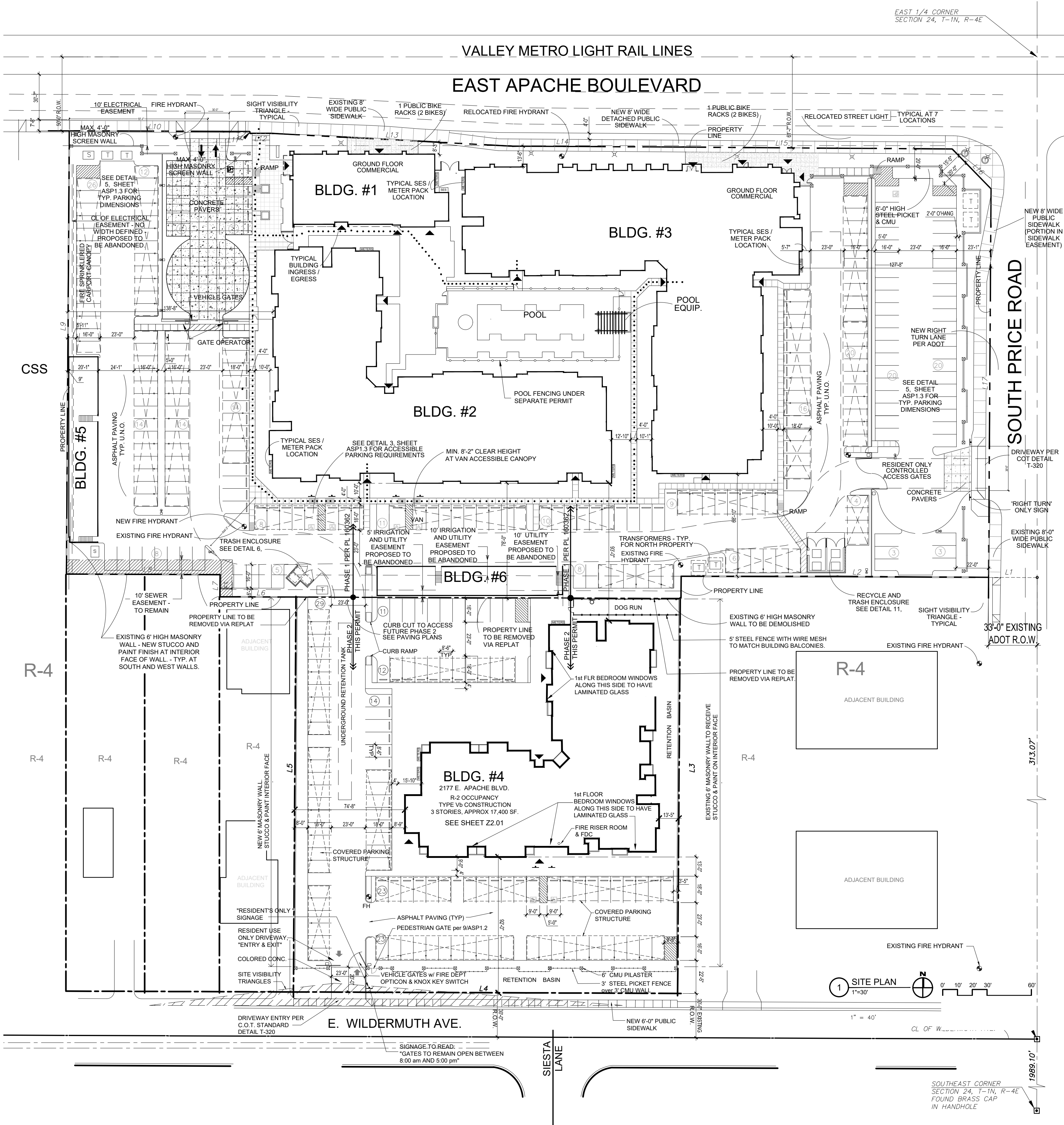
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SITE PLAN PHASE 2

Sheet  
PAD 2



| ZONING DISTRICT(S) AND<br>OVERLAY(S) TABLE 4-203(B) | Phase I (PL160362)<br>(approved Jan. 2017)<br>MU-4 PAD TOD | PHASE I (PL170398)<br>1st AMENDED PAD<br>(approved Jan. 2018)<br>MU-4 PAD TOD | Phases I & II (PL170300)<br>MU-4 PAD TOD & MU-4 PAD PROPOSED          |
|---|--|---|---|
| GENERAL PLAN LAND USE                               | Mixed-Use  | Mixed-Use   | Mixed-Use   |
| GENERAL PLAN DENSITY                                | High (up to 65 du/ac)                                      | High (up to 65 du/ac)   | High (up to 65 du/ac)   |
| SITE AREA   | 187,587 sq. ft. / 4.31 acres                               | 187,587 sq. ft. / 4.31 acres  | 256,842 sq. ft. / 5.9 acres   |
| DWELLING QUANTITY                                   | 202 units (291 bedrooms)                                   | 199 units (286 bedrooms)  | 259 du (376 Bedrooms)   |
| DENSITY   | 47 du/ac   | 47 du/ac  | 44 du/ac  |
| BUILDING HEIGHT                                     | 60'  | 55'   | 62'   |
| BUILDING LOT COVERAGE                               | 27%  | 27%   | 29%   |
| LANDSCAPE COVERAGE                                  | 19%  | 19%   | 20%   |
| SETBACKS  |  |   |   |
| Front (Apache)                                      | 8'   | 8'  | 8'  |
| Parking - Front (Apache Blvd.)                      | 20' (Apache) 22' (Price)                                   | 20'   | 20'   |
| Street Side (Price Road)                            | 127'   | 127'  | 127'  |
| Side - Parking (Price Road)                         | —  | 22'   | 22'   |
| Interior Side (East)                                | 138'   | —   | 13'   |
| Interior Side (West)                                | —  | 138'  | 0'  |
| Rear (Wildermuth)                                   | —  | —   | 92'   |
| VEHICLE PARKING QUANTITY                            |  |   |   |
| Residential   |  |   |   |
| Studios (Phase I: 20, Phase II: 6)                  |  |   | 15 (Phase I: 20 beds x .75) + 6 (Phase II: 6 units x 1) = 21          |
| 1-Bedrooms (Phase I: 92, Phase II: 24)              |  |   | 69 (Phase I: 92 beds x .75) + 36 (Phase II: 24 units x 1.5) = 105     |
| 2-Bedrooms (Phase I: 93, Phase II: 24)              |  |   | 139.5 (Phase I: 186 beds x .75) + 48 (Phase II: 24 units x 2) = 187.5 |
| Guest   |  |   | 2 x 259 Units = 51.8  |
| Total Residential                                   |  |   | 365   |
| Office/Retail (2,269 sq. ft./300*.75)               |  |   | (2,269 sq. ft./300*.75) = 6   |
| TOTAL Parking Required                              |  |   | 371 (minus 5, per PAD request)  |
| TOTAL Parking Provided                              |  |   | 366   |
| BICYCLE PARKING QUANTITY                            |  |   |   |
| Residential   |  |   |   |
| Studios   | .75 x 20 Units = 15  | .75 x 20 Units = 15   | .75 x 26 Units = 19.5   |
| 1-Bedrooms  | .75 x 93 Units = 69.75                                     | .75 x 92 Units = 69   | .75 x 116 Units = 87  |
| 2-Bedrooms  | .75 x 89 units = 66.75                                     | .75 x 87 Units = 65.25  | .75 x 117 units = 87.75   |
| Guest   | 2 x 202 Units = 40.4                                       | 2 x 199 units = 39.8  | 2 x 259 Units = 51.8  |
| Total Residential                                   | 191.9  | 189.1   | 246.05  |
| Office/Retail (2,269 sq. ft.)                       | 4 (1/7,500 sq. ft., min. 4)                                | 4   | 4   |
| TOTAL Parking Required                              | 196  | 193.1   | 250   |
| TOTAL Parking Provided                              | 196  | 199   | 250   |
| USES  |  |   |   |
| Residential   | 201,341 sq. ft.  | 196,425 sq. ft.   | 268,650 sq. ft.   |
| Commercial  | 2,269 sq. ft.  | 2,269 sq. ft.   | 2,269 sq. ft.   |
| TOTAL   | 203,610 sq. ft.  | 198,694 sq. ft.   | 270,919 sq. ft.   |