

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

6/29/2018
DATE

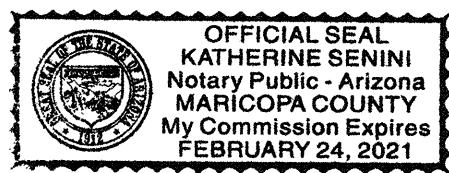
ITS: GENERAL PARTNER

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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL

BY: Katherine L. Unruh 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 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 29 DAY OF June, 2018.

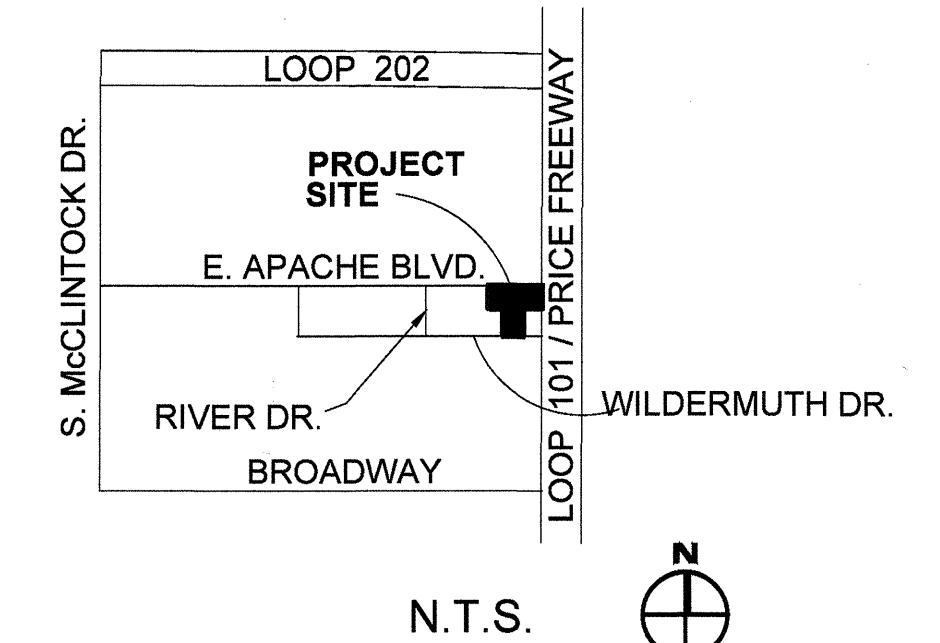
OWNER / DEVELOPER

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

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	PHASE I 1st AMENDED PAD PL170398	PHASE I 2ND AMENDED MU-4 PAD PROVIDED	PHASE II 2ND AMENDED MU-4 PAD PROVIDED	TOTAL 2ND AMENDED (PHASE I & II) MU-4 PAD TOD & MU-4 PAD PROVIDED
GENERAL PLAN LAND USE	Mixed-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)	High (up to 65 du/ac)
SITE AREA	187,587 sq. ft. / 4.31 acres	187,587 sq. ft. / 4.31 acres	69,255 sq. ft. / 1.59 acres	256,842 sq. ft. / 5.9 acres
DWELLING QUANTITY	199 units (286 bedrooms)	205 Units (298 Bedrooms)	54 Units (78 Bedrooms)	259 units (376 bedrooms)
Studio	20	20	6	26
1-Bedroom	92	92	24	116
2-Bedroom	87	93	24	117
DENSITY	47 du/ac	48 du/ac	34 du/ac	44 du/ac
BUILDING HEIGHT	55'	55'	40'	54'
BUILDING LOT COVERAGE	27%	31%	26%	29%
LANDSCAPE COVERAGE	19%	19%	23%	20%
SETBACKS				
Front (Apache Blvd)	8'	8'	-	8'
Front - Parking (Apache Blvd.)	20'	20'	-	20'
Side Street (Price Road)	127'	127'	-	127'
Side - Parking (Price Road)		22'	-	22'
Interior Side (East)	-	-	13'	13'
Interior Side (West)	138'	0'	74'	0'
Rear (Wildermuth Ave)	-	-	92'	92'
VEHICLE PARKING QUANTITY				
Residential		248	112	360
Office/Retail		6	-	6
TOTAL Vehicle Parking	267	254	112	366
BICYCLE PARKING QUANTITY				
Residential	195	195	51	246
Office/Retail	4	4	0	4
TOTAL Bicycle Parking	199	199	51	250
USES (Building Area)				
Residential	198,694 sq. ft.	52,338 sq. ft.	209,318 sq. ft.	268,650 sq. ft.
Commercial	2,269 sq. ft.	0 sq. ft.	2,269 sq. ft.	2,269 sq. ft.
Total	200,963 sq. ft.	52,338 sq. ft.	211,614 sq. ft.	270,919 sq. ft.

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 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 12'21 foot 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.

ISSUE
DATE JUN. 19, 2018
REV. FOR

85281

PL170300
METRO 101
2177 E. APACHE BLVD.
TEMPE, AZ

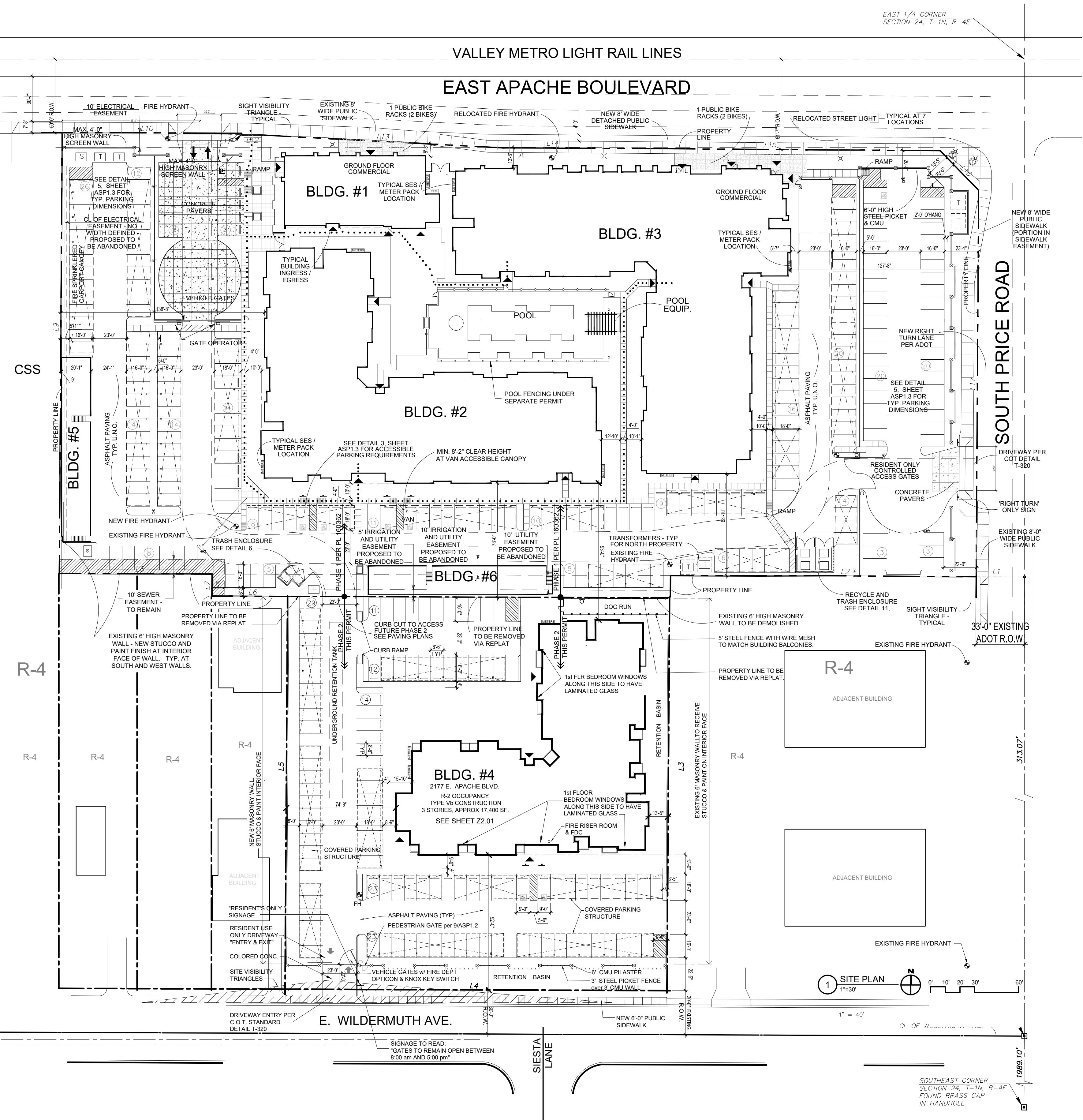
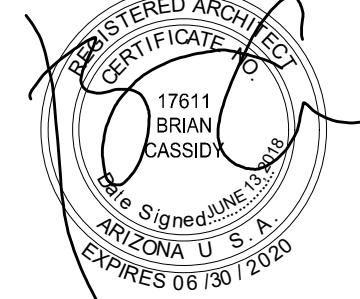
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RS
Checked
RS
Job Number
1623
Drawing
COVER SHEET PHASE 2

Sheet
PAD 1

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

CCBG

Architects,
In c. PHOENIX
SAN DIEGO 102 E
BUCHANAN PHOENIX, AZ 85002
P.602.258.2211
F.602.255.0909



DS160539

PL170300

REC17162

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	Phase I (PL160362) (approved Jan. 2017) MU-4 PAD TOD	Phase I (PL170398) 1st AMENDED PAD (approved Jan. 2018) MU-4 PAD TOD	Phases I & II (PL170300) 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 units (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 (17,500 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.

REC17162

PL170300

METRO 101
2177 E. APACHE BLVD.
TEMPE, AZ 85281

ISSUE
DATE: JUN. 19, 2018
REV: FOR

DS160539

PAD 2

Drawn
RS
Checked
RS
Job Number
1623
Drawing
SITE PLAN PHASE 2

Sheet