

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/27/2018
Agenda Item: 5**

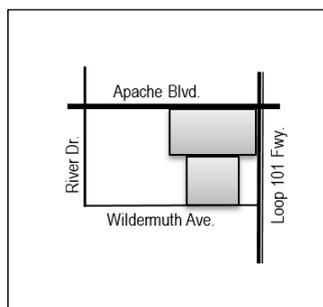
ACTION: Request a Zoning Map Amendment from R-4 to MU-4 and a Planned Area Development Overlay on approximately 1.59 acres; an Amended Planned Area Development Overlay on approximately 4.31 acres; and a Development Plan Review for a new 5.9 acre, three- and four-story, mixed-use development to include 259 dwelling units and commercial uses for METRO 101, located at 2177 East Apache Boulevard. The applicant is Huellmantel & Affiliates.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: METRO 101 (PL170300) includes both a previously approved development on 4.31 acres (Phase I) and a 1.59-acre addition to the project (Phase II). Phase I, which was approved by the City Council on January 26, 2017, included 202 dwelling units and 2,269 square feet of commercial space. In February 2018, the Planning Division approved a Minor Planned Area Development Amendment and a Minor Development Plan Review that, among other modifications, eliminated the fifth floor of Building 1 and reduced the number of dwelling units from 202 to 199. The applicant now wishes to amend the existing development plan to add the 1.59-acre area of Phase II and add a total of 60 dwelling units. The commercial area originally approved in Phase I will remain and be the only commercial portion of the project. The request includes the following:

- ZON180014 Zoning Map Amendment from R-4 TOD (Multi-Family Residential General, Transportation Overlay District) to MU-4 (Mixed-Use, High Density) on 1.59 acres.
- PAD180006 Amended Planned Area Development Overlay for a total of 5.9 acres to establish development standards for a new mixed-use project with a density of 44 du/ac, a maximum building height of 62 feet to penthouse in Phase I and 40 feet in Phase II, maximum lot coverage of 29%, minimum landscape area of 20%, defined building setbacks, and reduced parking.
- DPR180034 Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	Mero 101, LP Apache Leap, Inc. Win Win Companies, LLC Apache Partners 3, LLC
Future Owner Applicant	Metro 101, LP Charles Huellmantel, Huellmantel & Affiliates
Zoning District (current/proposed)	Phase I: MU-4 PAD TOD (no change) Phase II: R-4 TOD / MU-4 PAD
Net site area	5.9 acres
Density / Number of Units	44 du/ac / 259 units
Unit Types	26 studio 116 one bedroom 117 two bedroom
Total Building Area	270,919 s.f.
Lot Coverage	29% (no standard)
Building Height	Phase I: 55' to parapet, 62' to penthouse (no standard) Phase II: 40' (no standard)

Building Setbacks	Phase I: 8'-3" front (Apache), 9" west side, 127'-8" street side (Price) (8'-3" front, 138'-8" west min.) Phase II: 74'-8" west, 13'-5" east, 92' rear (Wildermuth) (10' west, 10' east, 20' south min.)
Landscape area	20% (no standard)
Vehicle Parking	366 spaces through PAD Overlay (371 min. required by ZDC)
Bicycle Parking	250 spaces (250 min. required)

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This 5.9-acre site is located at the southwest corner of Price Road and Apache Boulevard and is adjacent to the light rail line running along Apache. The site is surrounded on the north (across Apache) by commercial and mixed-use development, to the south (across Wildermuth) by industrial uses, to the west by commercial and a single-family use, and to the east by the Loop 101 Freeway and multi-family development.

The north portion of the project (Phase I) is 4.31 acres in size and was rezoned from R-4 and CSS to MU-4 in January 2017. A PAD Overlay and DPR were also approved for the site. The approved plans showed three (3) new four- and five-story buildings with 202 units and 2,269 square feet of commercial space.

In February 2018, the applicant received approval of a Minor PAD amendment and Minor DPR to modify the 2017 approval to reduce construction costs and satisfy Salt River Project (SRP) and Arizona Department of Transportation (ADOT) requirements. Through this request, the plans were modified to:

- a. Reduce the fascia height for parking canopy structures from 8" to 4".
- b. Eliminate the 5th floor of Building 1, thereby reducing the building height of Building 1 from 60' to parapet (67' to staircase) to 55' to parapet (62' to penthouse). This resulted in a reduction of the number of dwelling units from 202 to 199.
- c. Replace synthetic stucco with cementitious stucco finish.
- d. Revise the main entry and location of the vehicular gate west of Building 1.
- e. Relocate several parking canopies to avoid conflicts with SRP access to service entry sections.
- f. Revise location of two switching cabinets, as required by SRP.
- g. Provide an access gate between buildings 1 and 3, as required for SRP access.
- h. Revise landscaping between buildings 2 and 3, as required for SRP access.
- i. Revise pedestrian access to commercial space in Building 3 at the northeast corner of the property.
- j. Modify length of taper and turn lane for right-turn lane on Price Road, as required by ADOT.
- k. Modification to awnings on buildings 1, 2, and 3, which permitted the elimination of many awnings, added two awnings (to accompany window modifications), and replace several steel awnings with fabric. More specifically:
 - Building 1 north elevation: 3 steel originally approved, modified to 2 steel
 - Building 1 west elevation: 0 steel originally approved, modified to 2 steel
 - Building 2 north elevation: 44 fabric originally approved, modified to 22 fabric
 - Building 2 east elevation: 12 fabric originally approved, modified to 6 fabric
 - Building 3 east elevation: 30 steel originally approved, modified to 24 steel (removal of awnings at ground floor)
 - Building 3 west elevation: 40 fabric originally approved, modified to 30 fabric

- Building 3 south elevation: 4 steel and 20 fabric originally approved, modified to 4 steel and 15 fabric (removal of awnings at ground floor).

The applicant's current request to modify Phase I would incorporate two carriage buildings containing six (6) units and further modify the site plan and building elevations. This request also includes the addition of Phase II to the project, which is a 1.59-acre area of land directly south of Phase I that would include 54 units.

This request includes the following:

- ZON180014 Zoning Map Amendment for Phase II from R-4 TOD (Multi-Family Residential General, Transportation Overlay District) to MU-4 (Mixed-Use, High Density) on 1.59 acres.
- PAD180006 Amended Planned Area Development Overlay for Phases I and II on a total of 5.9 acres to establish development standards for a new mixed-use project with a density of 44 du/ac, a maximum building height of 62 feet to penthouse in Phase I and 40 feet in Phase II, maximum lot coverage of 29%, minimum landscape area of 20%, defined building setbacks, and reduced parking.
- DPR180034 Development Plan Review which includes six buildings, 259 dwelling units, and 2,269 square feet of commercial space on 5.9 acres.

The applicant is requesting the Development Review Commission provide recommendations to City Council for items one through three listed above.

For further processing, the applicant will need approval of an Amended Subdivision Plat, to combine the 11 individual parcels into one.

SITE PLAN REVIEW

A Preliminary Site Plan Review occurred in June 2017, which included only the Phase II site plan. Staff comments pertained to the need for the site plan to comply with the TOD design standards; provide a minimum six-foot buffer adjacent to the single-family residential use to the west; and provide a refuse enclosure for Phase II on the Phase II site instead of sharing with Phase I.

Formal reviews occurred in September and December 2017 and January 2018. Phase I was submitted as a minor amendment to the existing PAD and minor DPR. The DPR request was approved at a staff level excluding the two carriage buildings, site modifications that tied Phase I to the new Phase II, and building elevation modifications that staff believes would reduce the quality of the development. The modifications to Phase I that were not approved at a staff-level are now part of this request. These are the additions of Buildings 5 and 6, the removal of window awnings, and the replacement of steel awnings with fabric awnings.

Applicant modified the request for Phase II to eliminate the TOD overlay for the Phase II portion of the development. Significant comments from staff for Phase II included: recommendation to construct a 4-story instead of 3-story building to provide more ground-level open space; provide a pedestrian route to the building from Wildermuth; add trees on the west side of the open space; recommendation to add open space on the east side of the building; provide a 3' high parking lot screen wall along Wildermuth (not all view fencing) and stagger the wall; use metal instead of fabric awnings on south and west elevations; incorporate masonry veneer, at a minimum, at south and west elevations to match building design of Phase I; provide minimum 6'x6'x8' private open space at balconies; provide a minimum six-foot landscape buffer adjacent to the single-family residential use to the west; and provide refuse for Phase II on the Phase II site instead of sharing with Phase I. The applicant modified the plans to add a pedestrian route from the street; provide trees adjacent to the open space; stagger the parking screen wall; provide steel awnings at windows on south and west elevations (fabric on north and east); add masonry to south elevation (not to west); dimension patios and most meet the minimum requested size; and provide the landscape buffer along the west property line. A refuse enclosure was not provided in Phase II. Following the third review, the applicant removed several awnings from the first floor windows on the west and south elevations.

PUBLIC INPUT

- Neighborhood meeting required
- Neighborhood meeting was held October 4, 2017 at 5:30 p.m. at Hatton Hall, 34 East 7th Street.
- Community Development staff attended the meeting.
- One member of the public attended and expressed support for the project. See attached summary of meeting provided by the applicant.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This project site is located within the boundaries of the Apache Character Area Plan. The plan encourages projects that recognize the diversity of the community, are unique, incorporate public art, provide appropriate transitions between existing neighborhoods and new developments, engage pedestrians, and create destinations through mixed-use design and public amenities. The proposed development will comply with the following Character Area principles:

- *Landscape Treatments:* plans incorporate plants listed in the Historic Plant Palette, including Chinese Evergreen Elm, Chaste Tree, Sweet Acacia, Arizona Ash, and Texas Sage. Trees interior to the site include Japanese Loquat, Citrus, and Crape Myrtle
- *Shade:* buildings incorporate metal and fabric shade canopies above windows and balconies. A portion of the sidewalk along Apache, north of Building 3, will be detached from the curb, allowing the sidewalk to be shaded by both the building and trees. The applicant's shade study shows that 86% shade will be provided on the sidewalk along Wildermuth.
- *Streetscapes:* Apache right-of-way permits pedestrian, bicyclist, transit and motorist use; detached sidewalk zone along a portion of Apache separates vehicle/pedestrian traffic, complies with minimum 8-foot clear path requirement, and includes landscaping in pots and seating to soften building edges at entrances. Along Wildermuth, the street frontage is lined with shade trees.
- *Pedestrian Scale:* ground floor commercial opportunities promote street activity and shade is provided by landscaping along most of the Apache street frontage.

ZONING

Phase I of the development, adjacent to Apache, is currently zoned MU-4 TOD (corridor area). Phase II, adjacent to Wildermuth, is currently zoned R-4 TOD, which permits a residential density up to 25 dwelling units per acre (du/ac). The applicant is requesting that Phase II be rezoned from R-4 TOD to MU-4. The proposed MU-4 zoning district has no maximum density; the density is set by the associated PAD. The proposal would allow 34 du/ac in Phase II and 44 du/ac for the overall project (Phase I and II combined).

The current General Plan land use and density categories for Phase II of Mixed-Use, High Density (up to 65 du/ac) indicate that this area of the city is expected to intensify to allow increased residential density along a public transit corridor. The existing R-4 zoning district does not permit a mix of land uses or densities that comply with the current General Plan density category. A Zoning Map Amendment to MU-4 is required to comply, and the proposal will conform to the existing General Plan land use and density map designations.

This proposal includes a request to remove the TOD overlay from the 1.59-acre area of Phase II. Phase II is adjacent to Wildermuth, which, in this area of the TOD, is the southern boundary for the overlay. Properties on the south side of Wildermuth are zoned GID, developed with industrial land uses, and do not front Wildermuth. Elimination of the TOD overlay from this phase of the project can be supported, due to the physical conditions and land uses south of Phase II.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest*, because it will permit an increase in residential density along the public transit corridor while recognizing the existing conditions of the development along Wildermuth.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan*, as it is necessary to implement an increased residential density and mixed land uses as indicated in the plan.

PLANNED AREA DEVELOPMENT

The applicant requests an Amended Planned Area Development (PAD) Overlay consisting of 259 apartment units and 2,269 square feet of commercial area with a maximum building height of 62 feet to penthouse in Phase I and 40' in Phase II, including all roof structures. The combined building area is 270,919 square feet. The table below shows a comparison of the development standards for the existing MU-4 PAD TOD (Phase I), the proposed MU-4 TOD PAD (Phase I amended) and MU-4 PAD (Phase II).

PROJECT NAME – PAD Overlay			
Standard	APPROVED (Phase I) 1st Amended MU-4 PAD TOD 4.31 acres / 199 units	PROPOSED (Phases I & II) 2nd Amended MU-4 PAD TOD & MU-4 PAD 5.9 acres / 259 units	Change
Residential Density (du/ac)	47 du/ac	44 du/ac	Decrease
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	55' (62' to penthouse)	Phase I - 55' (62' to penthouse) Phase II - 40'	--
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	--
Maximum Lot Coverage (% of net site area)	27%	29%	Increase
Minimum Landscape Area (% of net site area)	19%	20%	Increase
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front (Apache Blvd.)	8'	8'	--
Parking	20'	20'	--
Street Side (Price Rd.)	127'	127'	--
Parking	22'	22'	--
Interior Side (east)	--	13'	--
Interior Side (west)	138'	0'	Decrease
Rear (Wildermuth Ave.)	--	92'	--
Parking	--	22'	--
Parking at northeast corner of site	15'	15'	--

The proposed density, building height, lot coverage, and landscape area are appropriate for the site. The 62-foot building height in Phase I and 40-foot building height in Phase II will exceed the heights of existing buildings on adjacent properties but should be expected for higher density developments along the light rail corridor. Adequate ground-level open space is designed into the project. The zero-foot setback along the west property line of Phase I is suitable for the proposed building location adjacent to the parking lot of an existing commercial use.

Parking

The tables below summarize the required and proposed *vehicle* parking for Phases I and II of the project.

Phase I				
Unit Type	Phase I Unit Quantity / SF	Phase I Ratio (TOD)	Parking Required per ZDC	Proposed Parking
Studio	20	.75 space / bedroom	15	
1-bedroom	92	.75 space / bedroom	69	
2-bedroom	93	.75 space / bedroom	139.5	
Guest	--	.2 per unit	41	
Office/Retail	2,269 s.f.	.75 x 1/300 SF	6	
TOTAL	205 units		270.5	254

Phase II				
Unit Type	Phase II Unit Quantity	Phase II Ratio	Parking Required per ZDC	Proposed Parking
Studio	6	1 per unit	6	
1-bedroom	24	1.5 per unit	36	
2-bedroom	24	2 per unit	48	
Guest	--	.2 per unit	10.8	
Office/Retail	--	--		
TOTAL	54 units		100.8	112

The proposed PAD amendment does not meet the vehicle parking requirement of the Zoning and Development Code, and the letter of explanation submitted by the applicant includes a request to reduce the required parking by five (5) spaces. Because the rezoning request includes the removal of Phase II from the TOD, Phase II may not utilize the reduced parking ratios of the TOD. The project provides 366 (254+112) vehicle parking spaces where 371 (270.5+10.8) are required. Due to the site's proximity to the light rail line on Apache, staff can support a parking reduction of five (5) vehicle spaces.

Traffic

A traffic impact study (TIS) for Phase I was provided by the applicant and approved by the Public Works Department. An update of the TIS was not required for the addition of Phase II.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development fulfills the goals of the General Plan by increasing the residential density through the development standards to comply with the projected residential density. The project incorporates commercial components to satisfy the mixed-use land use designation. Several of the Apache Character Area design principles have been addressed. The applicant intends for this project to qualify as Workforce Housing. This addresses Housing Goal 7 of the Housing Element of the Land Use and Development Chapter of the General Plan 2040: Support affordable housing initiatives and work with other public and private non-profit agencies through site acquisition and development activities.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The requested development standards take the site context into consideration. Sufficient setbacks are provided along perimeter property lines to buffer the proposed residential uses but also encourage a more pedestrian-friendly atmosphere along the Apache street frontage. Phase II of the site takes into consideration the industrial land uses across Wildermuth, with a 92' setback for Building 4 from the street. The request to reduce the required vehicle parking spaces by five (5) relies on the site's proximity to the light rail.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* Reasonable building setbacks are provided adjacent to the existing residential uses west and east of Phase II.

DEVELOPMENT PLAN REVIEW

Site Plan

The 5.9-acre site is located at the southwest corner of Price Road and Apache Boulevard. The plans for Phase I identify three (3) four-story buildings (Buildings 1, 2, and 3), as previously approved, and the addition of two (2) two-story carriage buildings (Buildings 5 and 6). Vehicular access is provided by one driveway off of Apache and one off of Price. Two hundred and thirty (230) vehicle parking spaces are within surface parking lots, with the remaining 24 spaces in the first floors of the two carriage buildings. Most parking spaces are covered with shade canopies and accessed by vehicular gates. With this revised site plan, the western-most refuse enclosure is relocated to the east, close to the drive aisle leading to Phase II.

Phase II includes one three-story building with 112 vehicle parking spaces in surface lots. Eleven (11) of these 112 spaces will be used to satisfy the required parking for Phase I. Vehicular and pedestrian access occurs at one point off Wildermuth as

well as by a drive aisle and pedestrian path that lead to Phase I to the north

Building Elevations

The building design is contemporary with flat roofs and parapets to screen rooftop mechanical equipment. Most of the buildings are finished with medium sand finished stucco that is painted in shades of gray, brown, and off-white. The ground-level commercial portions of Buildings 1 and 3 have storefront windows with either translucent glass or divided window panes to provide visual interest at the pedestrian level. On Buildings 1, 2, and 3, ground face concrete block veneer is used up to the second or third levels of all elevations visible from the street frontages. On Building 4, this veneer is only used on the south elevation, facing Wildermuth. No veneer is proposed on Buildings 5 and 6. Conditions are included to add block veneer to Buildings 5 and 6 to provide consistent design elements among the six buildings throughout the project and protect the base of these two buildings, which are directly adjacent to vehicle parking spaces, from damage.

The elevations show lines that are noted as one-quarter of an inch (1/4") control joints. To guarantee that these lines are visible wall details, a stipulation is included to require that these lines are also reveals.

Both steel and fabric awnings are proposed to provide window shade. Conditions of approval are included to require that:

- a) Large dwelling unit windows on the south and west elevations of all buildings have exterior solar controls to reduce heat gain. Where the landscape plan shows trees directly adjacent to first floor windows, awnings are not required.
- b) Where awnings are provided on the south and west elevations, steel awnings, which will better withstand the intense heat of the summer sun, are used instead of fabric.

Stipulations of the previous approval required that parking canopy fascias be a minimum eight inches (8") high, which is typical. The applicant is requesting that parking canopy fascias be a minimum 4" high. A stipulation is included to permit this as long as all electrical conduit can be properly concealed.

The previous Development Plan Review approval permitted exterior rooftop drain pipes only interior to the courtyard created in the center of Buildings 1, 2, and 3. The elevations for Buildings 5 and 6 show exterior drain pipes. A condition is included to require that all rooftop drains, excluding those at walls facing the courtyard, be internally piped.

The balcony railing is proposed to be woven wire mesh painted Wild Mustang (dark brown). To ensure the durability of the railing, a condition was included in the previous approval to require powder coating of the wire instead of painting. The applicant requests that both the steel pipe and wire mesh of the railings be painted.

Landscape Plan

On-site landscaping totals 20 percent. The design incorporates a comfortable pedestrian environment at the perimeter of the buildings along Apache, as required by the Transportation Overlay District. This includes a landscape buffer with shade trees and detached sidewalk along approximately half of the Apache street frontage. Benches and bike racks are also included along Apache, near the commercial entrances. Within the area surrounded by Buildings 1, 2, and 3, the plans show a landscaped courtyard and pool. Along Wildermuth, the surface parking lot is set more than 22 feet north of the property line. The street frontage is lined with Evergreen Elm trees, which, once mature, will provide shade for pedestrians. North and west of Building 4, a large turf area is proposed for active open space. A condition of approval requires that this area remain live turf so as not to be replaced with artificial turf or decomposed granite. North of Building 4, plans show a fenced dog run. Proposed plant types are appropriate for the desert and include many of the plants from the Historical Plant Palette in the Apache Character Area Plan, including Chinese Evergreen Elm, Sweet Acacia, and Chaste Tree.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; buildings are designed with variation in materials, colors, fenestration, and wall planes. The design provides variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; canopies and balcony overhangs provide shade for windows and balconies. Landscaping adjacent to sidewalks and building locations will provide shade for human comfort.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* conditions of approval are included in the recommendation to modify building elevations in order to add masonry to Buildings 5 and 6, add steel awnings, and replace some fabric awnings with steel awnings. These conditions will increase the quality of materials and provide materials that are appropriate with their location and function.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* although higher than other buildings directly adjacent to the site, new developments in this area of the light rail corridor are encouraged to incorporate increased building heights to accomplish increased residential density. Significant setbacks are provided from adjacent developments. The building design and landscaping along Apache are appropriate relative to the expected pedestrian use of Apache. In order to create usable outdoor open space for the 259 new dwelling units, a condition of approval requires the open space area at the northwest corner of Building 4 to be live turf, as shown on the plan. This will prevent the future replacement of live turf with artificial turf or decomposed granite.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* building design consists of a well-defined base and top with enhanced details at the pedestrian level. Variation is provided in wall planes, materials, colors, and building height to relieve monotony.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* architectural details are appropriate to the scale and context of the development. Design elements include ground face block veneer and architectural details shade windows, balconies, and entrances.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* along Apache, the project conforms to the pedestrian oriented design standards of the Transportation Overlay District, including maximum/minimum building setbacks, location of building entrances, ground floor windows, street-facing façades, pedestrian amenities, and sidewalk, landscape, open space, and shade standards. This design will support transit patronage.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular and pedestrian circulation routes are clearly delineated and separated from one another.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design complies with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* areas are delineated with the required landscape for the project, identifying usable pedestrian areas and paths.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* not applicable.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* All lighting will comply with code requirements.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. With the exception of the project design along Price Road, it will meet the development standards required under the Zoning and Development Code. The project previously received approval to deviate from the TOD Chapter through Option B and Phase II otherwise meets the intent of the overlay. Conditions are included in the recommendation of approval to increase the quality of building design.

3. The PAD overlay process was specifically created to allow for greater flexibility, including flexible building heights, lot coverage, landscaping, setbacks, and parking.
4. The proposed project meets the approval criteria for a Zoning Amendment, Planned Area Development Overlay, and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment, Planned Area Development, and Development Plan Review. This request meets the required criteria and will conform to the conditions.

ZON180014 & PAD180006

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

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 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 who earn under 120% AMI and will work with City of Tempe staff to insure the initial lease up is consistent with these goals.

DPR180034

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plans dated March 15, 2018, landscape plans dated February 15, 2018, and building elevations dated as follows:
 - Building 1 - March 15, 2018 (colored dated February 15, 2018)
 - Building 2 - February 15, 2018
 - Building 3 - February 15, 2018
 - Building 4 - January 19, 2018 and February 16, 2018 (colored dated February 15, 2018)
 - Buildings 5 & 6 - February 16, 2018 (colored dated February 15, 2018)

Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.
3. The development shall prepare, at the time of initial building permits, gray shell commercial space for tenant leasing for Phase I. The permit submittal shall include: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC).

Site Plan

4. Provide service locations as shown on the site plan submitted March 15, 2018, for both refuse and recycling collection and pick-up on the property. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.
5. If a service yard or mechanical (cooling tower/generator) yard is incorporated in the design, walls shall be at least 8'-0" tall as measured from adjacent grade and at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
7. Provide upgraded paving at each driveway, as shown on the site plans, consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

10. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

11. The materials and colors are approved as presented:

Building 1

Primary stucco – Dunn Edwards – Muslin DE6227

Secondary stucco – Dunn Edwards – Calico Rock DE6229

Accent stucco – Dunn Edwards – Abstract White DE6232

Accent stucco – Dunn Edwards – Carrot Cake DE5230

Accent stucco – Dunn Edwards – Deepest Sea DE5825

Accent stucco – Dunn Edwards – Calico Rock DE6229

Steel awnings – Dunn Edwards – Spirit Mountain DE5795

Top steel awning – Dunn Edwards – Carrot Cake DE5230

Building 2

Primary stucco – Dunn Edwards – Calico Rock DE6229
Secondary stucco – Dunn Edwards – Deepest Sea DE5825
Tertiary stucco – Dunn Edwards – Abstract White DE6232
Accent stucco – Dunn Edwards – Wild Mustang DEA161
Accent stucco – Dunn Edwards – Muslin DE6227
Steel awnings – Dunn Edwards – Carrot Cake DE5230
Steel awnings – Dunn Edwards – Spirit Mountain DE5795
Fabric awnings – Sunbrella – Tresco Ginger 4697-0000
Fabric awnings – Sunbrella – Sapphire Blue 4641-0000
Top steel awning – Dunn Edwards – Wild Mustang DEA161

Building 3

Primary stucco – Dunn Edwards – Calico Rock DE6229
Secondary stucco – Dunn Edwards – Muslin DE6227
Tertiary stucco – Dunn Edwards – Wild Mustang DEA161
Accent stucco – Dunn Edwards – Abstract White DE6232
Accent stucco – Dunn Edwards – Deepest Sea DE5825
Steel awnings – Dunn Edwards – Spirit Mountain DE5795
Steel awnings – Dunn Edwards – Carrot Cake DE5230
Fabric awnings – Sunbrella – Tresco Ginger 4697-0000
Fabric awnings – Sunbrella – Sapphire Blue 4641-0000
Top steel awning – Dunn Edwards – Spirit Mountain DE5795
Top steel awning – Dunn Edwards – Carrot Cake DE5230
Windows at commercial storefront, noted as “Translucent Glass” – Light grey tint

Building 4

Primary stucco – Dunn Edwards – Wild Mustang DEA161
Secondary stucco – Dunn Edwards – Abstract White DE6232
Tertiary stucco – Dunn Edwards – Muslin DE6227
Accent stucco – Dunn Edwards – Calico Rock DE6229
Accent stucco – Dunn Edwards – Deepest Sea DE5825
Ground face CMU – Trendstone – Black Mountain
Steel awning – Dunn Edwards – Deepest Sea DE5825
Fabric awnings – Sunbrella – Tresco ginger 4697-0000
Steel awning – Dunn Edwards – Deepest Sea DE5825
Wood framed stucco overhangs – Dunn Edwards – Deepest Sea, Calico Rock, and Wild Mustang

Buildings 5 & 6

Primary stucco – Dunn Edwards – Calico Rock DE6229
Secondary stucco – Dunn Edwards – Muslin DE6227
Tertiary stucco – Dunn Edwards – Spirit Mountain DE5795
Garage doors – Dunn Edwards – Calico rock DE6229
Fabric awnings – Sunbrella – Tresco Sapphire Blue 4641-0000
Steel awning – Dunn Edwards – Spirit Mountain DE5795
Wood framed stucco overhangs – Dunn Edwards – Wild Mustang DEA161

Buildings 1 through 6

Cementitious stucco – medium sand finish
Ground face CMU – Trendstone – Black Mountain (proposed only on Buildings 1-4)
Balcony railing – 1” x 1” woven wire mesh – Dunn Edwards – Wild Mustang DEA161
Window frames – anodized bronze

Glazing – clear

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

12. For all steel awnings, the colors Spirit Mountain shall be replaced with Pacific Palisade (DE5787) and Carrot Cake shall be replaced with Energy Orange (DE5223).
13. On Building 2, fabric awnings shown on the second, third, and fourth floors shall be replaced with steel awnings.
14. On Building 4, steel awnings shall be added to first floor windows on the west and south elevations.
15. On the west elevation of Building 6, replace the fabric awning with a steel awning.
16. On the south elevation of Building 6, add steel awnings above the three second floor windows.
17. On Building 5, provide a three-foot (3') high ground face CMU (Trendstone – Black Mountain) wainscot on the north, south, and east elevations.
18. On Building 6, provide a three-foot (3') high ground face CMU (Trendstone – Black Mountain) wainscot on all four elevations.
19. Shade canopies for parking areas:
 - a. Provide a minimum 4" fascia for canopy structures.
 - b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
 - c. Relate canopy in color and architectural detailing to the buildings.
 - d. Conceal lighting or other electrical conduit in the canopy structure and finish conduit to match. If necessary, canopy fascia shall be increased above 4" in height to completely conceal conduit.
20. The stucco control joints (elevation note L) shall also be reveals. Reveals shall be a minimum of one-quarter of an inch (1/4") deep and a minimum of one-quarter of an inch (1/4") wide.
21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
22. Conceal roof drainage system within the interior of the buildings. On interior, courtyard facing walls of Buildings 1, 2, and 3, external drainage systems are permitted.
23. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
24. Locate the electrical service entrance section (S.E.S.) inside the building or in a location not visible from public right-of-way.

Lighting

25. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
26. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

27. The open space north west of Building 4 shall be landscaped with live turf and may not be planted with artificial turf.
28. The parking lot screen wall on the west side of the driveway on Apache Boulevard shall be extended to the east

to fully screen the surface parking.

29. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
30. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
31. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
32. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

33. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address number on the roof of the buildings. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the

time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

2151 E. Apache Boulevard

- 1958-1986 Property record cards show various permits and inspections for Motel Collett motel and trailer park.
- July 23, 1986 Occupancy changed from R-3 Residence to B-2 Office.
- November 22, 2004 Board of Adjustment approved a Use Permit to allow a vehicle sales and rental business for TRISON (BA040211), located at 2151 E. Apache Blvd.

2163 E. Apache Boulevard

- 1962-1963 Property record cards show various permits issued for Painted Desert Mobile Homes, Inc. and Shake & Steak, located at 2163 and 2177 E. Apache Blvd.

2165-2169 E. Apache Boulevard

- November 11, 1981 Board of Adjustment approved a Use Permit to allow a used car sales/auction facility for TRI CITY AUTO CENTER (A-81-11.6), located at 2165 E. Apache Blvd.
- July 25, 1984 Board of Adjustment approved a Use Permit to operate a motor vehicle sales facility for LONE STAR AUTO SALES (A-81-11.6), located at 2165 E. Apache Blvd.

- April 24, 1985 Board of Adjustment approved the request to modify a condition stipulated as part of the Board of approval of a Use Permit approved on July 25, 1984 for LONE STAR AUTO SALES (A-81-11.6), located at 2165 E. Apache Blvd.
- April 1, 1987 Design Review Board approved the request for signage by G AND G AUTO BROKERS (DR-87.52), located at 2165 E. Apache Blvd.
- April 23, 1987 City Council approved the request to appeal the Design Review Board conditions #7 and #9 for G AND G AUTO BROKERS (DR-87.52), located at 2165 E. Apache Blvd.
- February 24, 1988 Board of Adjustment approved a Use Permit to allow an automobile car auction facility for G AND G AUTO BROKERS (A-87.11-11), located at 2165 E. Apache Blvd.
- August 19, 2003 Hearing Officer approved a Use Permit to allow the sale of recreational vehicles, trailers, and automobiles for THE AUTO OUTLET OF ARIZONA INC. d.b.a. ACTION AUTO BUYERS INC. (BA030185), located at 2165 E. Apache Blvd.

2177 E. Apache Boulevard

- October 6, 1971 Design Review Board approved a sign for LUVIES MEXICAN KITCHEN (DR-71.81), located at 2177 E. Apache Blvd.
- February 7, 1973 Design Review Board approved a sign for ROSITA'S MEXICAN KITCHEN (DR-71.81(a)), located at 2177 E. Apache Blvd.

2181-2183 E. Apache Boulevard

- 1958-1968 Property record card shows permits issued for RIVERS BOAT MART – MCDONALD CAMPER KITS.
- December 16, 1968 Board of Adjustment approved a variance to extend a non-conforming use to construct a service shop and showroom addition (A-68.12.3) at 2183 E. Apache Blvd.
- November 18, 1971 Board of Adjustment approved a variance to extend a non-conforming use at 2181-2183 E. Apache Blvd.

Current Project

- December 13, 2016 Development Review Commission recommended approval of a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review for a new four- and five-story, mixed-use development containing 202 units and commercial uses for METRO 101 (PL160362), located at 2177 East Apache Boulevard.
- January 12, 2017 City Council introduced and heard the first public hearing for a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review for a new four- and five-story, mixed-use development containing 202 units and commercial uses for METRO 101 (PL160362), located at 2177 East Apache Boulevard.
- January 26, 2017 City Council approved a Zoning Map Amendment from CSS TOD and R-4 TOD to MU-4 TOD, a Planned Area Development Overlay, and a Development Plan Review for a new four- and five-story, mixed-use development containing 202 units and commercial uses for METRO 101 (PL160362), located at 2177 East Apache Boulevard.
- February 1, 2018 Community Development Planning Division approved a Development Plan Review request for site and building elevation modifications for METRO 101 (Phase I) (PL170398), located at 2177 East

Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development (PAD) Overlay districts

Section 6-306, Development Plan Review



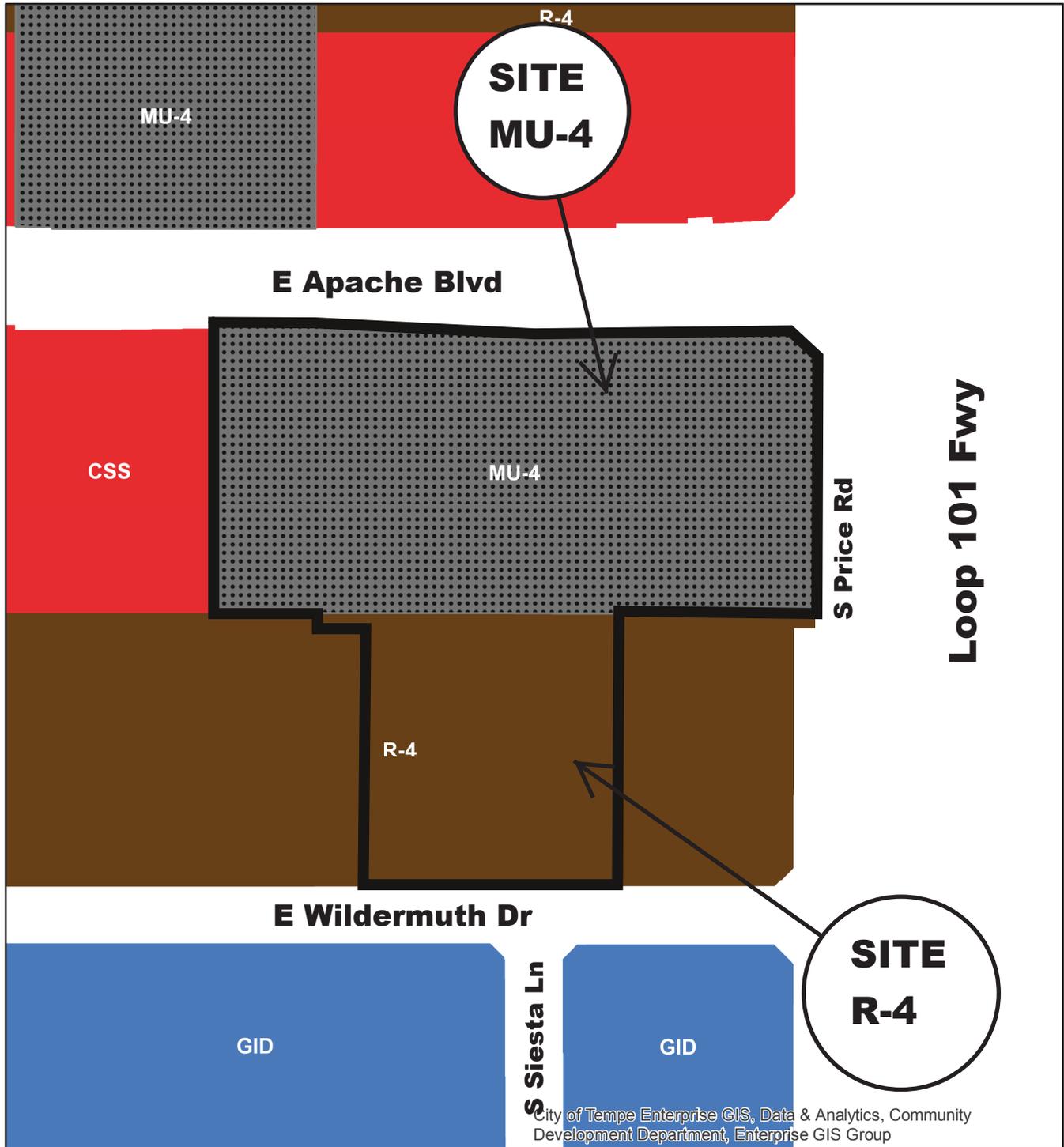
DEVELOPMENT PROJECT FILE

for
METRO 101
(PL170300)

ATTACHMENTS:

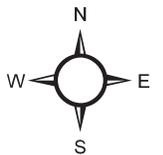
1. Location Map
2. Aerial
- 3-16. Letter of Explanation
17. Context site plan with aerial overlay
- 18-20. Existing 1st Amended Planned Area Development Overlay for Metro 101
- 21-22. Proposed 2nd Amended Planned Area Development Overlay for Metro 101
23. Phase I overall site plan
24. Phase I site plan
25. Phase I refuse plan
26. Phase I Landscape plan
27. Phase I underground utility plan with tree locations
28. Phase I shade study
- 29-31. Building 1 blackline and colored elevations
- 32-33. Building 2 colored elevations
- 34-35. Building 3 colored elevations
- 36-38. Buildings 5 and 6 blackline and colored elevations
39. Buildings 5 and 6 building sections

- 40-41. Buildings 5 and 6 floor and roof plans
42. Buildings 5 and 6 unit plan
43. Phase I solar study
- 44-45. Phase I photometrics and site lighting plan
46. Phase I street view
47. Phase I rendering
48. Phase II overall site plan
49. Phase II site plan
50. Phase II site details
51. Phase II Landscape plan
52. Phase II underground utility plan with tree locations
53. Phase II shade study
- 54-57. Building 4 blackline and colored elevations
58. Building 4 building sections
59. Buildings 4 floor plan
60. Buildings 4 unit plans
- 61-62. Phase II photometrics and site lighting plan
63. Phase II street view
64. Phase II street section
- 65-66. Phase II renderings
67. Neighborhood Meeting Summary
68. Site Context Photos



-  General Industrial District (GID)
-  Mixed Use High (MU-4)
-  Commercial Shopping and Services (CSS)

-  Multi-Family Residential General (R-4)





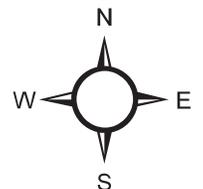
Tempe.

PL 170300

Metro 101



Aerial Map





METRO 101 PHASE I & II

ZONING MAP AMENDMENT, 2ND AMENDMENT TO PAD OVERLAY AND DEVELOPMENT PLAN REVIEW

LETTER OF EXPLANATION

2177 EAST APACHE BLVD.
PL170300



HUELLMANTEL
AFFILIATES

P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

March 15, 2018

ATTACHMENT 3

SUMMARY

Meyer Development & Construction Services, Ltd was approved to develop Metro 101 (PL160362), a multi-family, mixed-use development on the southwest corner of Apache Boulevard and Price Road in January of 2017.

We are proud that Metro 101 was unanimously approved by both the Development Review Commission and Tempe City Council. Councilmembers voiced approval of the development based on the fact that it would be one of the only Workforce Housing projects built within the City of Tempe recently and that the project was appropriate for the location.

Meyer Development would like to expand the Metro 101 project and build a Phase II expansion of the development as well as make a few changes to the approved Phase I, as shown below:

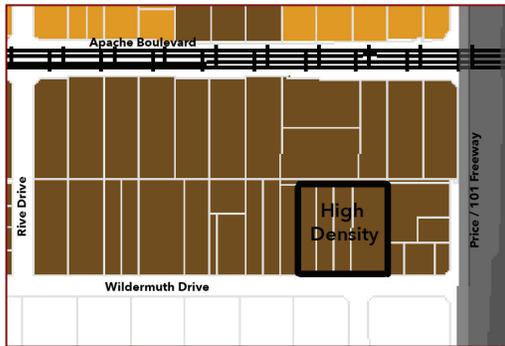


The Phase II site consists of four underutilized parcels (APNs: 133-02-020, 133-02-018C, 133-02-017 and 133-02-021) in the Multi-Family Residential General (R-4) zoning district and within the TOD Overlay (Corridor Area). The existing General Plan 2040 Projected Density is High Density (up to 65 du/ac) and the General Plan 2040 Projected Use is Mixed-Use. The maps below show the relationship of the site's zoning and General Plan designations to its surroundings:

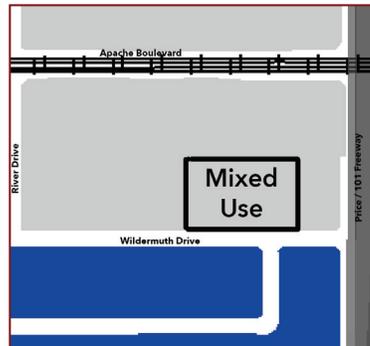
ZONING DISTRICT: COMMERCIAL SHOPPING AND SERVICES (CSS) (TOD)



GENERAL PLAN 2040 DENSITY: HIGH



GENERAL PLAN 2040 USE: MIXED-USE



As part of Phase II, Meyer Development would like to construct one building with 3 stories containing 54 units on 1.59 acres. The requested density is 34 du/ac and this portion of the development will consist of studios, one- and two-bedroom units, in keeping with the unit mix of the Metro 101 Phase I project.

To construct Metro 101 Phase II, Meyer Development is requesting a Zoning Map Amendment from R-4 (TOD) to MU-4 PAD, an Amendment to the Planned Area Development Overlay in order to set the development standards in the MU-4 District, as well as make a few changes to the Phase I approved standards and Development Plan Review. We are also requesting an amendment to the approved DPR for Phase I to allow some changes in materials as well as a new DPR for two new carriage unit buildings on Phase I's northwestern side.

As part of the PAD Overlay request, the site will require a reduction in the required parking from a total required of 371 to 366. By removing Phase II from the TOD, we are required to provide 101 vehicular parking spaces. Metro 101 Phase II will provide 112 vehicular parking spaces. Metro 101 Phase I is required to provide 270 vehicular spaces and will provide 254 spaces, a deficit of 16 spaces. By providing the excess 11 spaces from Phase II to Phase I, the site will only have a deficit of 5 vehicular parking

spaces. Additional changes to the PAD are to increase the number of units on Phase I to 205 units, increase the building height from 55 feet to 62 feet and to add the development standards for Phase II.

ZONING MAP AMENDMENT

Meyer Development is requesting a Zoning Map Amendment for Metro 101 Phase II from Multi-Family Residential General (R-4) to High Density Mixed-Use (MU-4). This is in keeping with the zoning now in place for Phase I. Additionally, we would like to rezone to remove Phase II from the TOD Corridor zoning district. We believe that this is an appropriate zoning request as Phase II of the development will technically be considered the back / south portion of the existing Metro 101 site and Meyer Development will consider Phase II an addition to the previously approved project. The two phases are anticipated to be built at the same time. Additionally, the south location of Metro 101 Phase II, on Wildermuth Avenue, is located along an industrial access street. The frontage along Apache will continue to meet TOD standards.

The rezoning request for Metro 101 Phase II parcels will conform to the General Plan 2040 Projected Land Use of Mixed-Use and the General Plan 2040 Projected Density of High (up to 65 dwelling units per acre). The rezoning request is necessary for Phase II in order to achieve the proposed density of 34 dwelling units per acre. This will create an overall density of 44 dwelling units per acre for the entire Metro 101 site.

LAND USE AND DEVELOPMENT

LAND USE GOALS

Metro 101 will fulfill some of the Land Use and Development goals set in the General Plan 2040 as follows:

LU₁: Establish development of multiple hubs with higher density cores serving the surrounding neighborhoods as its mixed-use urban activity center.

The Metro 101 Phase II development will meet this Land Use goal by providing high density housing in an underdeveloped part of the city on underutilized lots in an area projected to have high density. The location of Metro 101 Phase II will provide new residents access to the Valley Metro light rail and the location is also convenient for residents who will need to access the Price 101 Freeway.

LU₂: Promote land use patterns that encourage long-term sustainability.

The development is located along the light rail on Apache Boulevard and will promote long-term sustainability by encouraging residents to use the Valley Metro light rail. The addition of Phase II to the Metro 101 PAD Overlay will intensify the density of the overall project, providing more Workforce Housing options for Tempe residents.

LU₆: Promote compact, efficient infill development.

The development of Metro 101 Phase II fulfills this Land Use Strategy by allowing for an infill development which provides much needed housing at the essential location of Apache Boulevard and the 101 Freeway. The density proposed is what is allowed by the General Plan 2040 Density Map and puts residents close to multi-model transportation options.

LU₉: *Promote neighborhood enhancement and livability.*

Phase II of Metro 101 will help enhance this section of the Apache Boulevard Redevelopment corridor by creating a new residential and commercial opportunity as well as placing new residents in walking distance of alternative transportation options. The proposed Phase II of Metro 101 will place additional residents near rail transit in workforce housing product.

LU₁₀: *Ensure that new development will be consistent with general plan goals and objectives.*

The proposed Metro 101 Phase II development is consistent with both the General Plan 2040 Land Use and Density. Additionally, the expansion of Metro 101 will help the City of Tempe achieve many goals and objectives in the General Plan 2040.

COMMUNITY DESIGN GOALS

CD₁: *Create recognizable and usable “places”.*

Phase II of Metro 101 will ensure this goal by using landscaping, shading and building design to make Apache Boulevard a more walkable and bikable urban environment. The expansion of the approved project will allow for more people to enjoy this usable space in a workforce housing environment. The proposed landscaping and shade structures will enhance what is now an under-landscaped section of Apache Boulevard and Wildermuth Avenue by providing much needed shade for alternative transportation users.

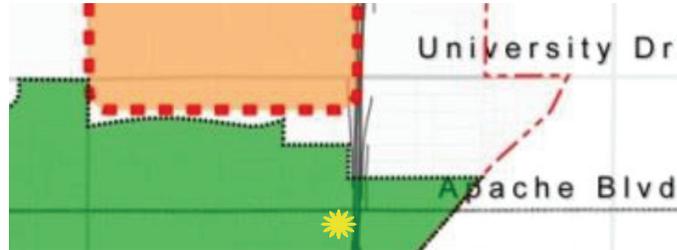
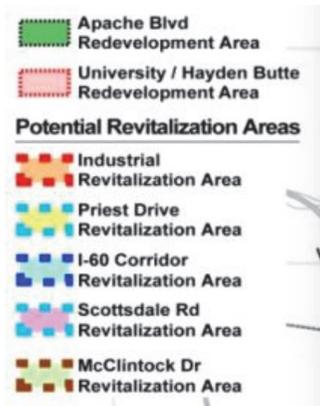
CD₇: *Encourage mixed-use designs.*

The Metro 101 development will be a mixed-use development, consistent with the General Plan 2040 Land Use map. The project features a mixture of residential and retail uses appropriate for the area.

NEIGHBORHOOD PRESERVATION AND REVITALIZATION GOALS

NP₃: *Promote neighborhood maintenance and enhancement.*

The proposed Metro 101 development will be located in the Apache Boulevard Redevelopment Plan Area as shown below as a yellow star on the map:



Phase II of Metro 101 is consistent with the goals set forth in the Apache Boulevard Redevelopment Plan. The Metro 101 development will house new residents and the expansion of Metro 101 with the construction of Phase II will continue this goal.

Metro 101 will directly follow the initiatives and objectives set by the Apache Boulevard Redevelopment Plan. The Metro 101 project is located in ZONE TWO of the Redevelopment Area, north of Wildermuth Avenue, west of Price Road. As prescribed by the Redevelopment Plan, many parcels along Apache Boulevard are vacant and should "...be combined with adjacent property to create more developable parcels of land." Metro 101 Phase I & II do just that - combine multiple parcels in order to assemble a larger, more usable lot. Additionally, the site is in the "MULTI-FAMILY ZONE" which calls for additional residential units on Apache Boulevard and the creation of pedestrian corridors. Phase II of Metro 101 will provide this by expanding the already approved Metro 101 development, and it is important to note that Metro 101 will be workforce housing.

ECONOMIC DEVELOPMENT

GROWTH AREA ELEMENT

RC₁: Focus mixed use development near rail investments to support reduced transportation costs for residents and, in turn, produce increased transit ridership.

The development of the Metro 101 mixed-use project is appropriate for this location and helps the City meet this objective by being located on the Valley Metro light rail, less than 1,000 feet from the Apache Boulevard and Price Road rail station.

COST OF DEVELOPMENT ELEMENT

COD₁: *Encourage development that does not exceed planned infrastructure or service capacity.*

The development of Metro 101 Phase I and Phase II will not require a General Plan Use or Density amendment - this indicates that the density of Metro 101, 44 dwelling units per acre, has been expected on these parcels.

TRAVELWAYS ELEMENT

TW₃: *Establish guidelines that enhance the land use and transportation connection.*

Metro 101 Phase II will help the city meet the Travelways Goal by helping to revitalize Apache Boulevard with residential and commercial uses, pedestrian traffic and landscaping. Apache Boulevard is also an arterial street and an entryway to the City of Tempe from the 101 Freeway. The General Plan 2040 suggests that the entryways/gateways to the City be improved with landscaping and streetscape aesthetics, which Metro 101 has proposed to do. The addition of Phase II to the previously approved Metro 101 development will provide more options for Tempe residents and allow for more opportunities for workforce housing on the light rail.

APACHE CHARACTER AREA PLAN

The Metro 101 Phase II building and site have been envisioned with the Apache Character Area Principles in mind. The goal of the project is to provide workforce housing, which will not be marketed at luxury prices. In order for this to be viable, some items suggested in the Apache Character Area Plan have not been implemented due to pricing concerns. The following Apache Character Area Plan Principles are being met and considered for Metro 101 Phase II:

2: Landscape Treatment

The Meyer Development team used the suggested Historic Plant Palette in the Apache Character Area Plan to guide the landscaping decisions in both the interior and exterior of the site. The plantings on Apache Boulevard include the Chinese Evergreen Elm and the Chaste Tree - both which will provide visual variation and interest but also, and more importantly, shade. The site will also feature the Japanese Loquat, various Citrus species and the Sweet Acacia, all suggested trees for the Apache Character Area Plan. Additionally, the proposed shrubs include Bougainvillea, Agave, Japanese Privet, Queen's Wreath, Boxwood, Daisies and Rosemary. These plant palette choices, along with other plants that will be on the Metro 101 Phase II site, can help promote plant biodiversity through landscaping. The plant palette as a whole will be consistent and contain flowering trees, shrubs and ground cover which the Apache Character Plan suggests will foster community identity in the Apache area.

3: Shade [Natural + Structural]

Phase II of the Metro 101 development will be in conformance with this Apache Character Area Plan principle. The building has been designed with shade structures in both metal and fabric over the residential windows and the landscaping as described above will also provide shade. The current landscaping on the parcels is in need of improvement and the expansion of the Metro 101 development will greatly improve the pedestrian experience.

11: Pedestrian Scale

Metro 101 Phase II has been designed to welcome and create interest for pedestrians. The architecture team has taken the southern position of Phase II into consideration and designed Phase II to feature only three stories, as opposed to the four and five stories approved for Metro 101 Phase I. The Phase II development will have balconies with metal railings with wire mesh and some of the residential windows will be shaded with metal awnings. The Metro 101 development will contain commercial space that will open to, and front, Apache Boulevard. These design elements support uses that will energize street activity, ground floor activity and shade pedestrians, which will invite more interest and pedestrian movement.

CONFORMANCE WITH TOD

We believe that Phase II of Metro 101 should be removed from the TOD Overlay Zoning District due to its location, on the north side of Wildermuth Avenue and as Phase II will be an extension of Phase I of Metro 101. The site is attached to Phase I of Metro 101, which does conform to the TOD Overlay Zoning District along Apache Boulevard and Phase II of Metro 101 is a continuation of Phase I. Given that Apache Boulevard will be considered the main entry and front of the project, the TOD conformance in that location is appropriate, unlike for the south portion of the project, Phase II. Additionally, Phase II of Metro 101 fronts Wildermuth Avenue, which is industrial in nature. The south side of Wildermuth Avenue, from Price Road extending to approximately Los Feliz Drive, is zoned GID and has industrial uses. This industrial nature of the street does not foster a pedestrian environment, and does not support TOD design.

2ND AMENDMENT TO PAD OVERLAY

A 1st Amendment to the Planned Area Development Overlay was approved administratively for Phase I. Because we are adding Phase II and making a few changes to Phase I, the following request is for the 2nd Amendment to the PAD.

1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;

The standards proposed for the Metro 101 Phase II development are in conformance with both the General Plan 2040 Land Use and Density. The General Plan 2040 Projected Land Use is Mixed-Use and the General Plan 2040 Projected Density is High, which allows for up to 65 dwelling units per acre. Metro 101 Phase II will conform to both of these standards. Metro 101 Phase II will add 54 dwelling units (78 bedrooms) on approximately 1.59 acres, creating a density of 34 dwelling units per acre for Phase II and a total density of 44 dwelling units per acre for the entire Metro 101 development. The proposed density with this unit mix is well below the General Plan 2040 allowed density of 65 dwelling units per acre.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed;

The standards proposed for the Metro 101 Phase II development are in conformance with both the General Plan 2040 Use and Density maps. The requested standards are appropriate for the site's location. The Apache Boulevard Redevelopment Plan suggests that development tie together underutilized, vacant lots into larger site, which is what the expansion of Metro 101 is proposing to do. The height, density, number of units and proposed vehicular and bicycle parking are also appropriate due to the site's location on the Valley Metro light rail and the Loop 101 Freeway.

3. The development appropriately mitigates transitional impacts on the immediate surroundings.

Metro 101 Phase II is located south of the approved Metro 101 project (PL160362). The parcels located directly to the west of the proposed site are residential / industrial uses and directly to the east sits a multi-family residential development. South of Phase II, across Wildermuth Avenue, are industrial uses. In order to mitigate any impacts Phase II would have on the surrounding parcels, we have located the building on the east side of the site. The combination of the tree line proposed for the east side of Metro 101 Phase II and the lower building height will create an appropriate buffer between developments.

DEVELOPMENT PLAN REVIEW

Phase II of Metro 101 will conform to the following standards of the Zoning and Development Code Criteria, Section 6-306D as follows:

We are asking for a new DPR for Phase II and an amended DPR for portions of Phase I. The amendment to the Phase I approved DPR will include the following: to provide two carriage unit buildings (identified as buildings 5 and 6), a total of 6 additional units, on the south and west sides of the site, to provide a driveway on the south side of the site to connect Phase I and Phase II, to remove the powder coating requirement for the balconies, to relocate the trash enclosure on the south side of Phase I to allow for the driveway between Phase I and Phase II and carriage unit buildings, and to remove many steel awnings and convert to fabric and to reduce the total number of awnings proposed.

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

The placement of the buildings on the site provides variety in the entire site design. The four buildings of the Metro 101 development are of different heights ranging from fronting 60-feet along Apache Boulevard to approximately 49 feet tall. Instead of one massive building, Metro 101, both Phase I and Phase II, features four buildings that allow for variety, enclosure for the central resident amenity space and to accommodate the limited vehicular circulation access points on the site. The resulting effect creates form and articulation variety in the streetscape. These elements, along with varied materials, colors and extensive landscaping will create an interesting and attractive presence which will be seen along both Apache Boulevard and Price Road. Due to the neighborhood design of Wildermuth Avenue, the back of Metro 101, Phase II, will provide a landscape and parking lot buffer. This buffer enfolds Phase II into the Phase I Metro101 development and reduces the impact of Phase II on the neighborhood.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

The development has been oriented to maximize the building frontage along Apache Boulevard while also providing appropriate separation from the freeway and neighborhood on Wildermuth Avenue. The northern and southern faces of the Metro 101 Phase I building are larger and longer and consequently will have less sun exposure than the eastern and western sides of the building, which are shorter in part due to the site's shallow depth. The eastern and southern facades of the Metro 101 Phase II building will be shaded by Desert Willow trees and Fan Tex Ash trees, both of which will help block direct sun and heat. These trees have been pulled from the original Metro 101 landscape design, creating continuity throughout the

development. The buildings will also feature energy efficient dual pane, low-e tinted windows with awnings to reduce heat gain from the afternoon sun as well as to add visual interest.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;

The project's architecture incorporates accent materials such as honed ground faced masonry and features such as floor to ceiling storefront glazing, two story windows and architectural metal elements along with changes in planes and coloration to create variation and interest. The Metro 101 Phase I masonry alternates between the glass in columns of varying widths and of varying heights to create rhythm and additional horizontal bands of masonry interspersed with the residential balconies create negative space and relief within the buildings' facades. Phase II will incorporate metal balcony railings and window awnings with accent colors.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

The Metro 101 Phase I buildings are proposed to be four and five stories in height. Phase II has been proposed at three stories. The surrounding uses are varied yet going through change. A large four story affordable housing complex is under construction on the north side of Apache Boulevard at 2148 East Apache Boulevard and last year, the Tempe City Council approved the Eastline Village complex - a seven story mixed-use development on the same side of Apache Boulevard as Metro 101, at 2025 East Apache Boulevard. The Price 101 Freeway and the uses directly south are single family residential along Wildermuth Drive, although some of these residences are currently vacant. The orientation of Metro 101 Phase II will still provide separation from the single family uses to the west but to also still provide residents easy access to the Valley Metro light rail and Apache Boulevard.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;

Metro 101 will use a variety of colors including blue, brown, tan, white and gold to create a detailed and interesting building. The ground floor on the northern elevation of Phase I will also feature floor to ceiling glass windows at the mixed-use retail/office portion of the building and regular windows on every floor of the building to relieve monotony and help define the base and top of the building. Metro 101 Phase II will continue the tradition of Phase I by featuring balconies on the second, and third floors with brown railings and different color setback walls in brown, tan, blue and white. The façade of the Phase II building, facing west towards the amenity area, will feature metal awning, Sunbrella awnings and the Tempe City Council approved colors that tie Phase II to Phase I.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

The building façade of Metro 101 Phase II will face the second amenity area proposed for the development. The building moves in and out in a variety of frontages and setbacks on sides and features balconies, windows, window shades and awnings. The materials for Phase II have been proposed to match Metro 101 Phase I. The scale of Phase II is appropriate for Wildermuth Avenue. Building 4 of the Metro 101 site will only be three stories as opposed to the previously approved four and five stories of Metro 101 Phase I.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The Metro 101 site is located at the corner of Apache Boulevard and Price Road/101 Freeway on the Valley Metro light rail line in the Transportation Overlay District Corridor Area. The construction of the site will include a variety of street improvements along Apache Boulevard including detaching a significant section of the sidewalk along Apache Boulevard to allow for an extensive landscape buffer that will increase the comfort of pedestrians and bicyclists along Apache Boulevard both to and from the light rail stop, less than 1,000 feet from the development. These improvements on the northern portion of the site will also include building entries off of Apache Boulevard for the mixed use elements that will be enhanced with added shade, hardscape materials and pedestrian amenities such as potted plants, benches and bicycle parking.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

The vehicle circulation has been planned as to minimize conflicts with pedestrians and cyclists. Vehicles can only access the site from one right-in, right-out entrance on Apache Boulevard and one right-in and right out entrance on Price Road. In addition, the landscape buffer created by the detached sidewalk will create a greater sense of safety for pedestrians using the sidewalk along Apache Boulevard. This entrance leads vehicles through the site to Phase II, where the residents can access Building 4. A new proposed driveway will be installed off of Wildermuth Drive, which will only allow for resident access.

In a coordinated effort with ADOT, the property's Price Road frontage will include a new sidewalk and right turn lane to reduce vehicular conflicts with the high-speed traffic using the freeway frontage road as well as minimizing potential conflicts with the driveway that services the adjacent property to the south. From those three access points, cars can only drive on the perimeter of the property, keeping vehicles and pedestrians separated.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;

The landscape and building plans will appropriately integrate Crime Prevention Through Environmental Design principles. The building will feature ground floor windows to provide surveillance opportunities. Access control will be provided at all entrances for the entire Metro 101 development.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

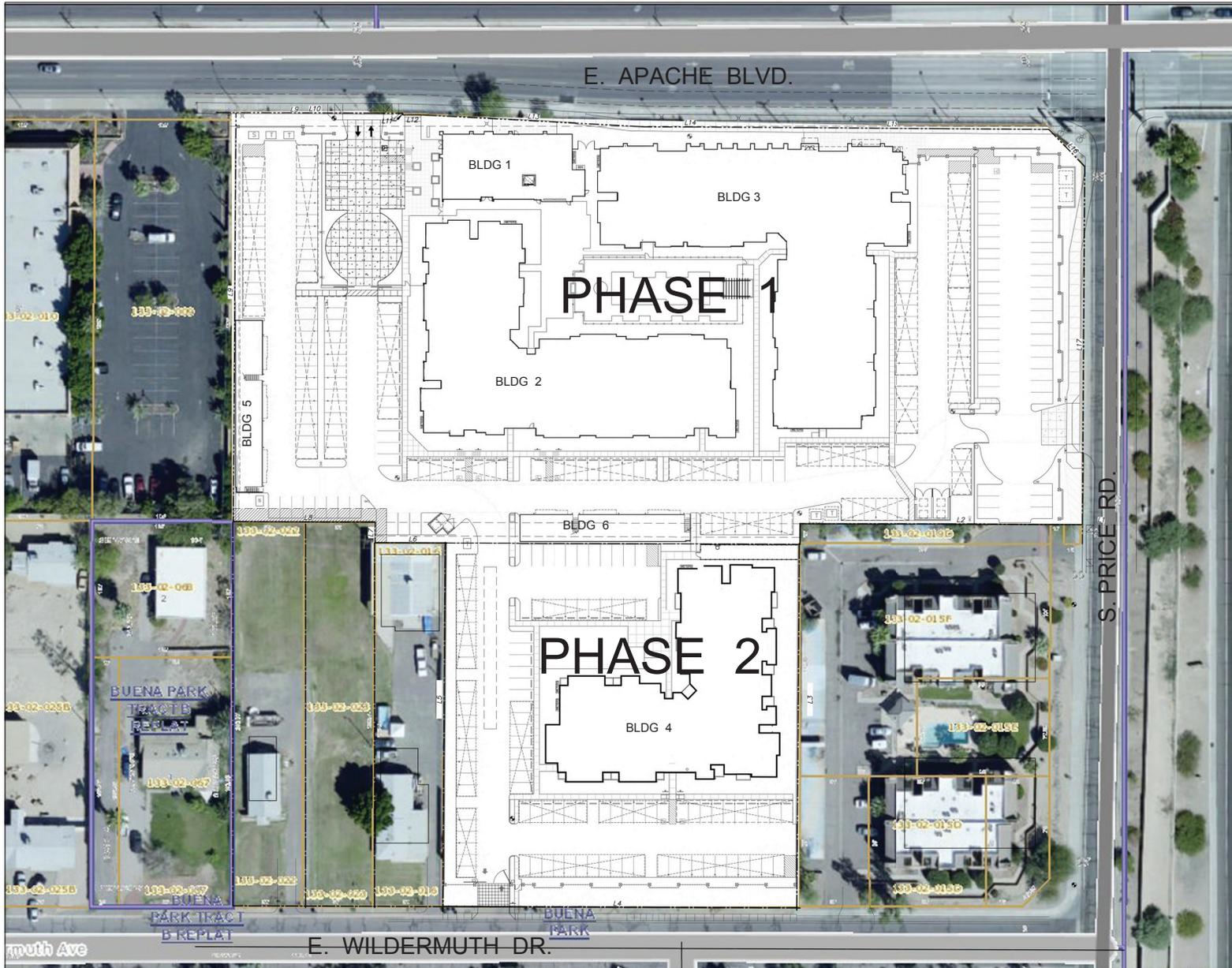
The proposed landscaping for Metro 101 Phase II integrates the approved landscape palate from Metro 101 Phase I. This includes Chinese Elm, Sweet Acacia, Desert Willow, Texas Fan Ash, Ghost Gum, Chaste Tree and Japanese Loquat. Many of the various plant species have been pulled from the Apache Boulevard Character Area Plan and will provide shade, continuity with the neighborhood, and a pleasing aesthetic for residents and neighbors.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and

The signs for the building will be of similar design and color to the building and will have scale and location appropriate for the location on Apache Boulevard.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

The lighting will be compatible with the proposed buildings and adjoining uses. The lighting will not create any negative effects.



CONTEXT AERIAL SITE PLAN - 2177 E. APACHE BLVD.

N.T.S.

SIESTA LANE



ISSUE	
DATE	REV
SEPT. 13, 2017	FOR
FEB. 16, 2018	OR SUBMITTAL
	OR SUBMITTAL

Drawn	RS
Checked	RS
Job Number	1623
Drawing	CONTEXT AERIAL PLAN

Sheet

Z2

1st 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

ACKNOWLEDGEMENT

METRO 101, LP
 BY: JOSEPH E. MEYER DATE _____
 ITS: GENERAL PARTNER

ON THIS _____ DAY OF _____, 2017 BEFORE ME, THE OVERSIGNED, PERSONALLY APPEARED _____, OWNER / DEVELOPER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

OWNER

METRO 101, LP an Arizona Limited Partnership
 11811 N. TATUM BLVD., SUITE 1051
 PHOENIX, ARIZONA 85028

DEVELOPER

Meyer Development and Construction Services, LTD.
 11811 N. TATUM BLVD., SUITE 1051
 PHOENIX, ARIZONA 85028
 Contact: Joseph Meyer
 602-315-7400

CONDITIONS OF APPROVAL: PL160362

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN IN 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 ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF THE PROPERTY VALUE UNDER A.R.S. 12-1104 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 ZONE MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
3. THE 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 IN QUALIFIED UNITS - A MINIMUM OF 20% LEASED AT THE RATE CONSISTENT WITH RESIDENTS EARNING 100-120% BASED ON THE ANNUAL MEDIAN INCOME (AMI) OF HUD'S ANNUAL PUBLISHED AMI IN THE PHOENIX-MESA-SCOTTSDALE OR A MINIMUM OF 10% LEASED AT THE RATE CONSISTENT WITH RESIDENTS EARNING 80-100% AMI. THE APPLICANT INTENDS TO LEASE OVER 50% OF THE UNITS AT RATES CONSISTENT WITH RESIDENTS WHO EARN UNDER 120% OF THE AMI AND WILL WORK WITH THE CITY OF TEMPE STAFF TO INSURE THE INITIAL LEASE UP IS CONSISTENT WITH THESE GOALS.

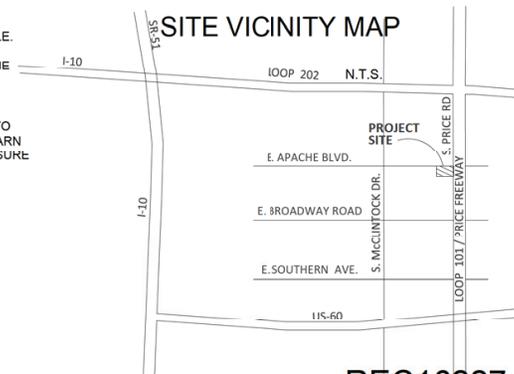
APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2017.

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAYS (TABLE 4-203(B))	12/1/2017	
	PHASE I (PL 160362) (Approved Jan. 2017) METRO 101 PROVIDED	PHASE I PROVIDED 1st AMENDMENT
GENERAL PLAN LAND USE	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY	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
DWELLING QUANTITY	202 units (291 bedrooms)	205 units (298 bedrooms)
DENSITY	47 du/ac	48 du/ac
BUILDING HEIGHT	60'	55'
BUILDING LOT COVERAGE	27%	31%
LANDSCAPE COVERAGE	19%	19%
SETBACKS		
Front (Apache Blvd)	8'	8'
Street Frontage Parking	20' (Apache Blvd) 22' (Price Rd)	20' (Apache Blvd) 22' (Price Rd)
Side Street (Price Road)	127'	127'
Interior Side (East)	-	-
Interior Side (West)	138'	0'
Rear (Wildermuth Ave)	-	-
VEHICLE PARKING QUANTITY		
Residential	268	247
Studio	26	
b2c		
guest		
Office/Retail	6	6
TOTAL Vehicle Parking	274	253
BICYCLE PARKING QUANTITY		
Residential	192	195
Office/Retail	4	4
TOTAL Bicycle Parking	196	199
Units (Building Area)		
Residential	201,341 sq. ft.	216,312 sq. ft.
Commercial	2,269 sq. ft.	2,269 sq. ft.
Total	203,610 sq. ft.	218,581 sq. ft.

SITE VICINITY MAP



LEGAL DESCRIPTION

PARCEL NO. 1:
 LOTS 1 AND 2, OF BUENA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 45;

EXCEPT THAT PORTION DEEDED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20051141766.

PARCEL NO. 2:
 LOT 3, BUENA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 45;

EXCEPT THE WEST 22 FEET; AND

EXCEPT THAT PORTION DEEDED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20051141766.

PARCEL NO. 3:
 THAT PART OF TRACT "A" OF BUENA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 45, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A" RUNNING WEST ALONG THE NORTH BOUNDARY LINE OF TRACT "A" TO THE SOUTHWEST CORNER OF LOT 5, BUENA PARK;
 THENCE SOUTH 15 FEET;
 THENCE EAST TO THE EAST BOUNDARY LINE OF TRACT "A" TO AN IRON STAKE 15 FEET SOUTH OF THE NORTHEAST CORNER OF TRACT "A";
 THENCE NORTH ALONG THE EAST BOUNDARY LINE OF TRACT "A" TO THE PLACE OF BEGINNING;

EXCEPT THE EAST 208 FEET THEREOF.

PARCEL NO. 4:
 LOTS 4, 5 AND THE WEST 22 FEET OF LOT 3, OF BUENA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 45;

EXCEPT THAT PORTION DEEDED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20050632381

PARCEL NO. 5:

LOT 6, OF BUENA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 45;

DS160539

PL160362

REC16227



REC16227

PL160362

PLANNED AREA DEVELOPMENT OVERLAY FOR

METRO 101
 2177 E. APACHE BLVD.

TEMPE, AZ 85281



Drawn RS
 Checked RS
 Job Number 1623
 Drawing PAD 1 PAD COVER SHEET
 Sheet

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR METRO 101 PROJECT DATA



12/1/2017

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	MU-4TOD	Phase I (PL160362) (approved Jan.2017) MU-4 PAD TOD	PHASE I PROVIDED 1st AMENDMENT
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
DWELLING QUANTITY	—	202 units (291 bedrooms)	205 units (298 bedrooms)
DENSITY	25 du/ac	47 du/ac	48 du/ac
BUILDING HEIGHT	4'	60'	55'
BUILDING LOT COVERAGE	60%	27%	31%
LANDSCAPE COVERAGE	25%	19%	19%
SETBACKS			
Front (Apache)	—	8'	8'
Street Frontage Parking	2'	20' (Apache) 22' (Price)	20' (Apache Blvd) 22' (Price Rd)
Street Side (Price)	—	127"	127"
Interior Side (East)	1'	—	—
Interior Side (West)	1'	138'	0'
Rear (Wildermuth)	1'	—	—
VEHICLE PARKING QUANTITY			
Residential			
Studios	.75 x 20 Beds = 15	.75 x 20 beds = 15	.75 x 20 beds = 15
1-Bedrooms	.75 x 92 Beds = 69	.75 x 93 beds = 69.75	.75 x 92 Beds = 69
2-Bedrooms	.75 x 186 Beds = 139.5	.75 x 178 beds = 133.5	.75 x 186 Beds = 139.5
Guest	.2 x 205 Units = 41	.2 x 202 units = 40.4	.2 x 205 units = 41
Total Residential	264.5	258.65	264.5
Office/Retail (2,269 sq. ft. * .75 = 1,701.75 sq. ft.)	1,701.75 / 300 = 5.67	1,701.75 / 300 = 5.67	1,701.75 / 300 = 5.67
TOTAL Parking Required	270	204	270
TOTAL Parking Provided	—	274	253
BICYCLE PARKING QUANTITY			
Residential			
Studios	.75 x 20 Units = 15	.75 x 20 Units = 15	.75 x 20 Units = 15
1-Bedrooms	.75 x 92 Units = 69	.75 x 93 Units = 69.75	.75 x 92 Units = 69
2-Bedrooms	.75 x 93 Units = 69.75	.75 x 89 units = 66.75	.75 x 93 Units = 69.75
Guest	.2 x 205 units = 41	.2 x 202 Units = 40.4	.2 x 205 units = 41
Total Residential	194.75	191.9	195
Office/Retail (2,269 sq. ft.)	4 (1/7,500 sq. ft., min. 4)	4 (1/7,500 sq. ft., min. 4)	4
TOTAL Parking Required	199	196	199
TOTAL Parking Provided	—	196	199
USES			
Residential	—	52,338 sq. ft.	216,312 sq. ft.
Commercial	—	—	2,269 sq. ft.
TOTAL	—	52,338 sq. ft.	218,581 sq. ft.

PLANNED AREA DEVELOPMENT OVERLAY FOR
METRO 101
2177 E. APACHE BLVD.
TEMPE, AZ 85281

ISSUE
DATE REV FOR
12-1-2017

Drawn
SP
Checked
SW
Job Number
1623
Drawing
PROJECT DATA

Sheet

PAD 2

DS160539

PL160362

REC16227

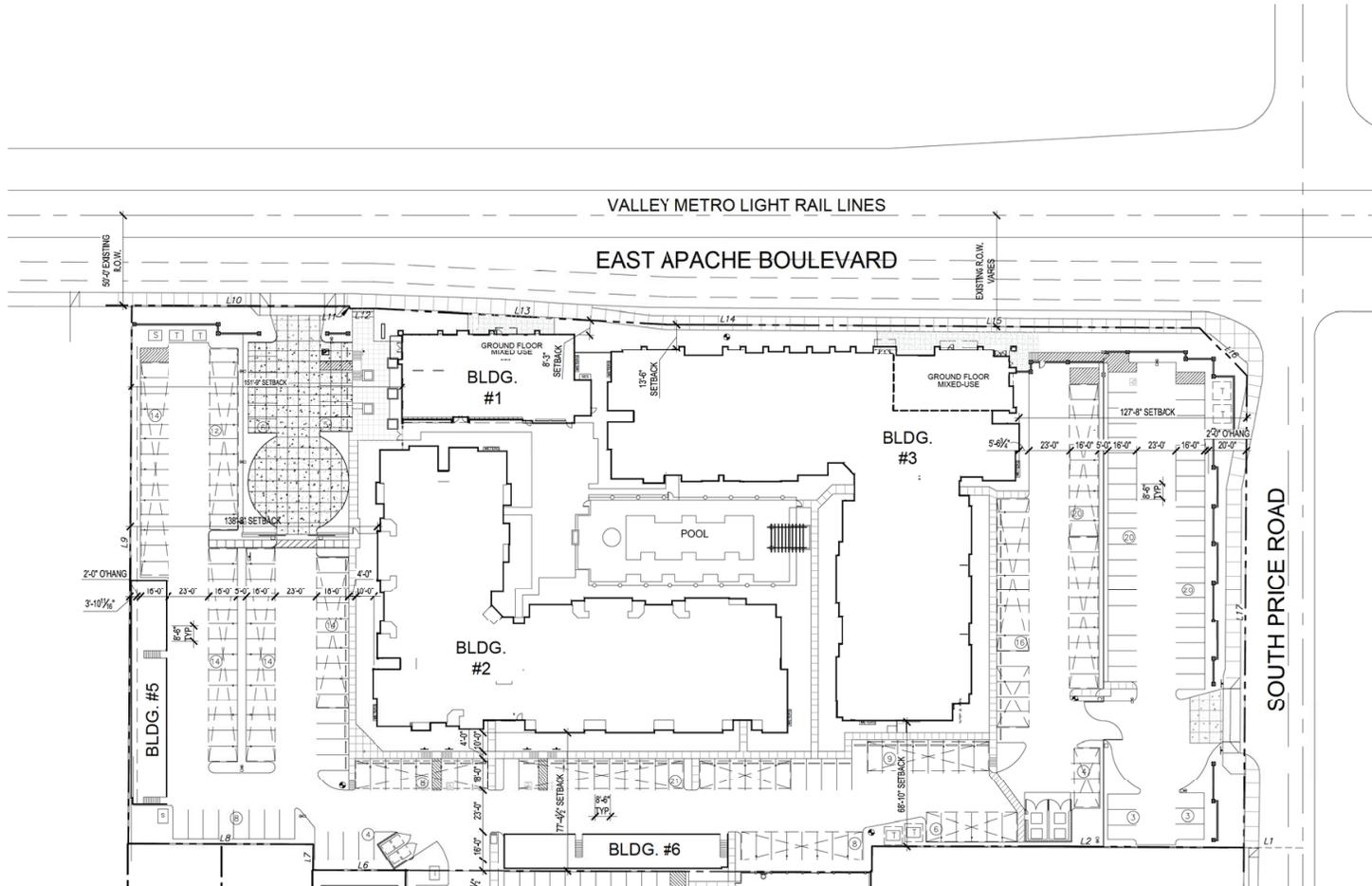
1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR METRO 101 SITE PLAN



REC16227

PL160362

DS160539



PLANNED AREA DEVELOPMENT OVERLAY FOR
METRO 101
2177 E. APACHE BLVD.
TEMPE, AZ 85281



ISSUE		
DATE	REV	FOR
10-1-17		

Drawn	SP
Checked	RS
Job Number	1623
Drawing	PAD SITE PLAN

Sheet
PAD 3

DS160539

PL160362

REC16227

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

ITS: GENERAL PARTNER

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, 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 HERETO SET MY HAND AND OFFICAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

METRO 101, LP

BY: _____
JOSEPH MEYER DATE
ITS: GENERAL PARTNER

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.

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

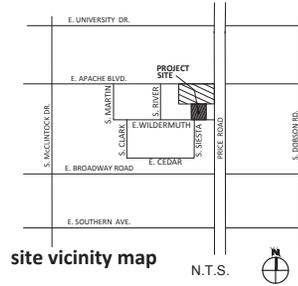
PROJECT DATA

ZONING DISTRICT(S) AND OVERLAYS (TABLE 4-202(B))	PHASE I 1st AMENDED PAD (approved Jan. 2018)	PHASE II MU-4 PAD TOD PROVIDED	Phase I (PL160362) 2nd AMENDED PAD MU-4 PAD TOD	TOTAL 2nd AMENDED PAD (PHASE I & II) 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	69,255 sq. ft. / 1.59 acres	187,587 sq. ft. / 4.31 acres	256,842 sq. ft. / 5.9 acres
DWELLING QUANTITY	199 Units (286 Bedrooms)	54 Units (78 Bedrooms)	205 Units (298 Bedrooms)	259 Units (376 Bedrooms)
DENSITY	47 du/ac	34 du/ac	48 du/ac	44 du/ac
BUILDING HEIGHT	55'	40'	55'	54'
BUILDING LOT COVERAGE	27%	26%	31%	29%
LANDSCAPE COVERAGE	19%	23%	19%	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'	22'
Interior Side (East)	-	13'	-	13'
Interior Side (West)	138'	74'	0'	0'
Rear (Wildermuth Ave)	-	92'	0'	92'
VEHICLE PARKING QUANTITY				
Residential	268	112	248	380
Office/Retail	6	-	6	6
TOTAL Vehicle Parking	274	112	254	386
BICYCLE PARKING QUANTITY				
Residential	192	51	195	246
Office/Retail	4	-	4	4
TOTAL Bicycle Parking	196	51	199	250
USES (Building Area)				
Residential	196,425 sq. ft.	52,338 sq. ft.	216,312 sq. ft.	268,650 sq. ft.
Commercial	2,269 sq. ft.	0 sq. ft.	2,269 sq. ft.	2,269 sq. ft.
Total	198,694 sq. ft.	52,338 sq. ft.	218,581 sq. ft.	270,919 sq. ft.

APPROVAL

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

SITE VICINITY MAP



site vicinity map

PREVIOUS APPROVALS

PL160362 JAN. 26, 2017
PL170398 FEB. 1, 2018

CONDITIONS OF APPROVAL

PL170300

CCBG

Architects, Inc.
PHOENIX SAN DIEGO
102 E. BUCHANAN PHOENIX, AZ 85009
P: 602.338.3211 F: 602.335.0909



REC17162

PL170300

DS160539

METRO 101 Phase 2 - Bldg. 4
2177 E. APACHE BLVD.
TEMPE, AZ 85281

DATE	REV	FOR
SEPT. 13, 2017		CR SUBMITTAL
DEC. 8, 2017		CR 2nd SUBMITTAL
JAN. 19, 2018		CR 3rd SUBMITTAL
FEB. 16, 2018		CR 4th SUBMITTAL

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

Sheet

PAD 1

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DS160539

PL170300

REC17162

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

CCBG

Architects, Inc.
PHOENIX SAN DIEGO
192 E BUCHANAN PHOENIX, AZ 85001
P.492.258.2211 F.492.255.6799



REC17162

PL170300

METRO 101 Phase 2 - Bldg. 4
2177 E. APACHE BLVD.

TEMPE, AZ 85281

ISSUE

DATE	REVISION	FOR
SEPT. 13, 2017	DR SUBMITTAL	
DEC. 8, 2017	DR 2nd SUBMITTAL	
JAN. 18, 2018	DR 3rd SUBMITTAL	
FEB. 15, 2018	DR 4th SUBMITTAL	
MAR. 15, 2018	REVISION TO 4TH	

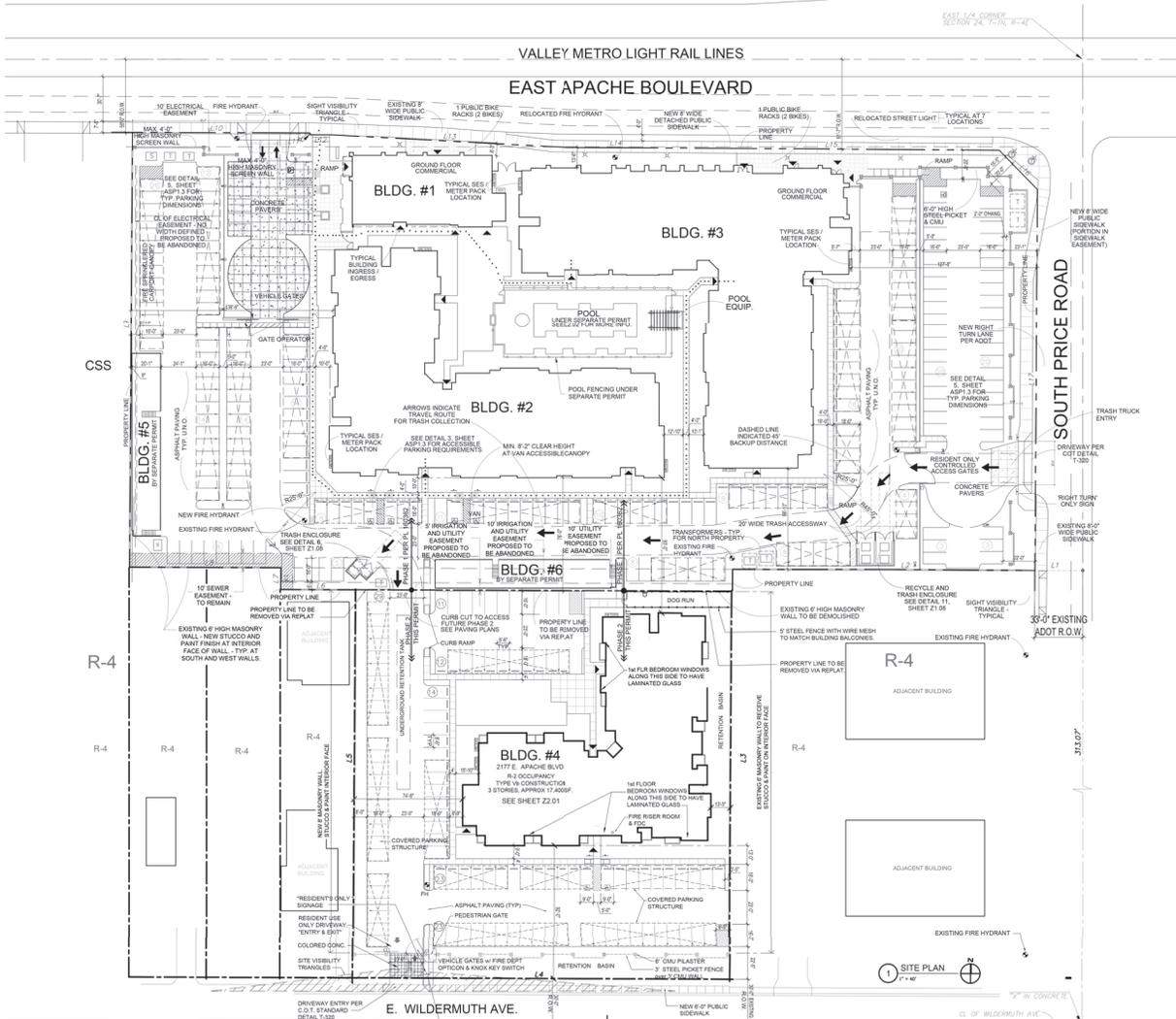
DS160539

Drawn
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Checked
RS
Job Number
1623
Drawing
SITE PLAN PHASE 2

Sheet

PAD 2

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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) PAD PROPOSED MU-4 PAD TOD & MU-4 PAD
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'	62'	62'
BUILDING LOT COVERAGE	27%	27%	29%
LANDSCAPE COVERAGE	19%	19%	20%
SETBACKS			
Front (Apache Blvd.)	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'	22'
Interior Side (East)	138'	—	13'
Interior Side (West)	—	138'	0'
Rear (Wildermuth)	—	—	92'
VEHICLE PARKING QUANTITY			
Residential			
Studios	75 x 20 Beds = 15	75 x 20 Beds = 15	15 (Phase I) + 6 (Phase II) = 21
1-Bedrooms	75 x 93 Beds = 69.75	75 x 92 Beds = 69	69 (Phase I) + 36 (Phase II) = 105
2-Bedrooms	75 x 178 Beds = 133.5	75 x 174 Beds = 130.5	138.5 (Phase I) + 48 (Phase II) = 187.5
Guest	2 x 202 Units = 40.4	2 x 199 Units = 39.8	2 x 259 Units = 51.8
Total Residential	258.65	255	365
Office/Retail (2,269 sq. ft./300*75)	(2,269 sq. ft./300*75) = 6	(2,269 sq. ft./300*75) = 6	(2,269 sq. ft./300*75) = 6
TOTAL Parking Required	264	261	371
TOTAL Parking Provided	274	274	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 178 Units = 66.75	75 x 177 Units = 65.35	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	246.05
Office/Retail (2,269 sq. ft.)	4 (117,500 sq. ft. min. 4)	4 (117,500 sq. ft. min. 4)	4
TOTAL Parking Required	195	193	250
TOTAL Parking Provided	196	193	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.

DS160539

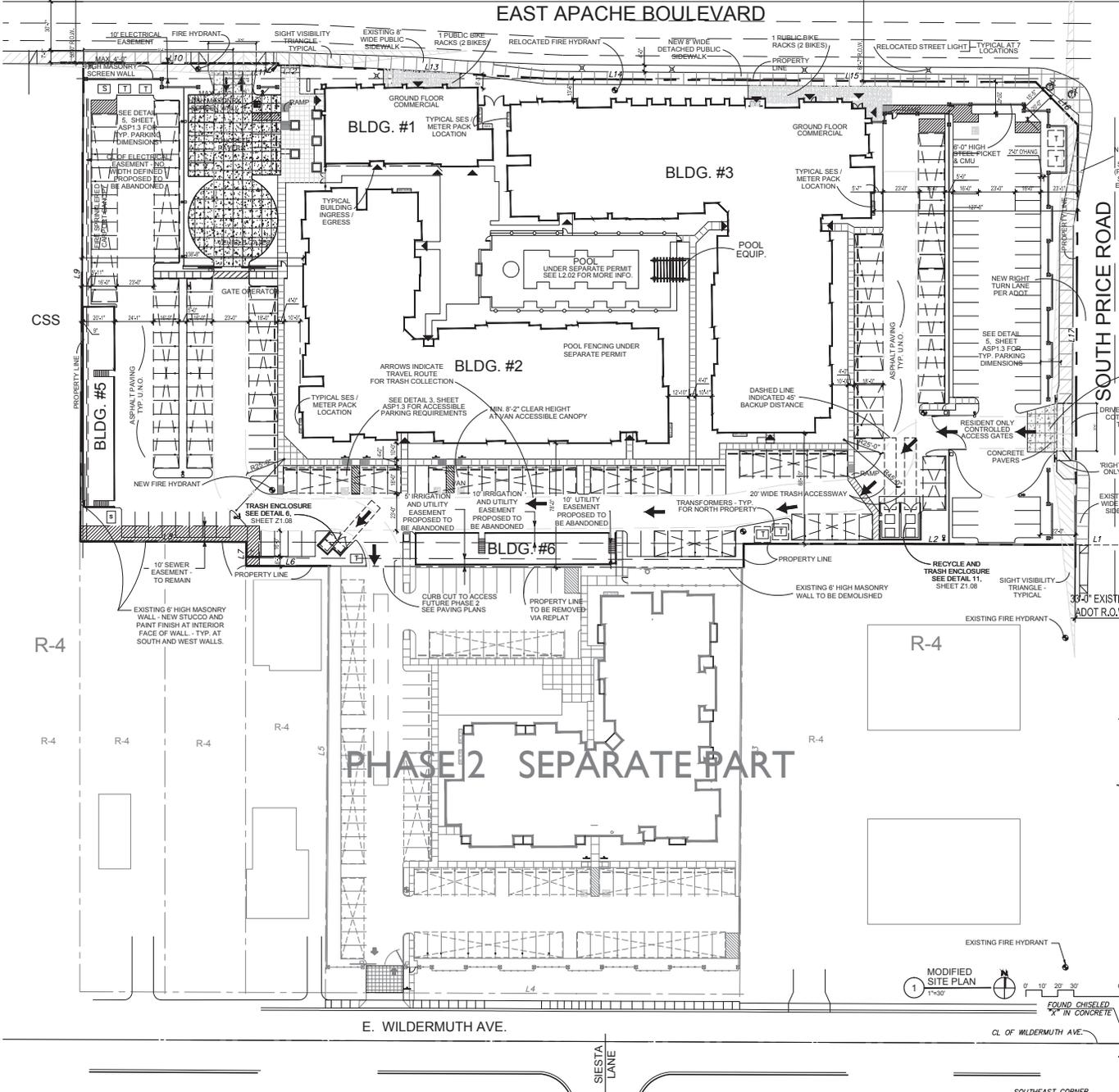
ATTACHMENT 22

REC17162



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

EAST APACHE BOULEVARD



LINE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	33.00	S89°47'45"E	L10	122.26	N89°48'00"W
L2	208.04	S89°47'45"E	L11	1.21	N0°12'01"E
L3	282.43	N0°22'20"E	L12	14.74	N89°42'12"W
L4	260.00	N89°47'00"W	L13	163.02	N86°56'22"W
L5	267.37	S0°22'20"W	L14	63.33	N89°48'36"W
L6	52.06	S89°47'45"E	L15	234.06	N89°34'57"W
L7	15.00	S0°22'10"W	L16	37.99	N44°43'38"W
L8	104.02	S89°47'45"E	L17	263.00	N0°22'27"E
L9	300.09	N0°22'06"E			

project data

APPLICANT:
FruitMouth & Affiliates
P.O. Box 1833
Tempe, AZ 85280-1833
480.921.2800
Contact: Travis Huellmantel

PROJECT ADDRESS:
1777 EAST APACHE BLVD.

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 plot 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 Plot 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 feet 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;

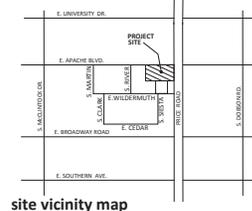
Thence continuing along said right-of-way line South 89° 48' 36" East 63.33 feet to a right-of-way angle point;

Thence continuing along said right-of-way line South 89° 34' 57" West 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;

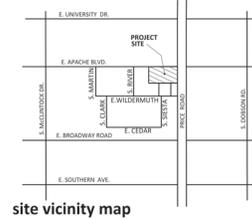
Said described parcel containing 257,111 square feet or 5.9025 acres of land, more or less.



ISSUE		
DATE	REV	FOR
JAN 19, 2018		
FEB 16, 2018		

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

Z2.09



site vicinity map

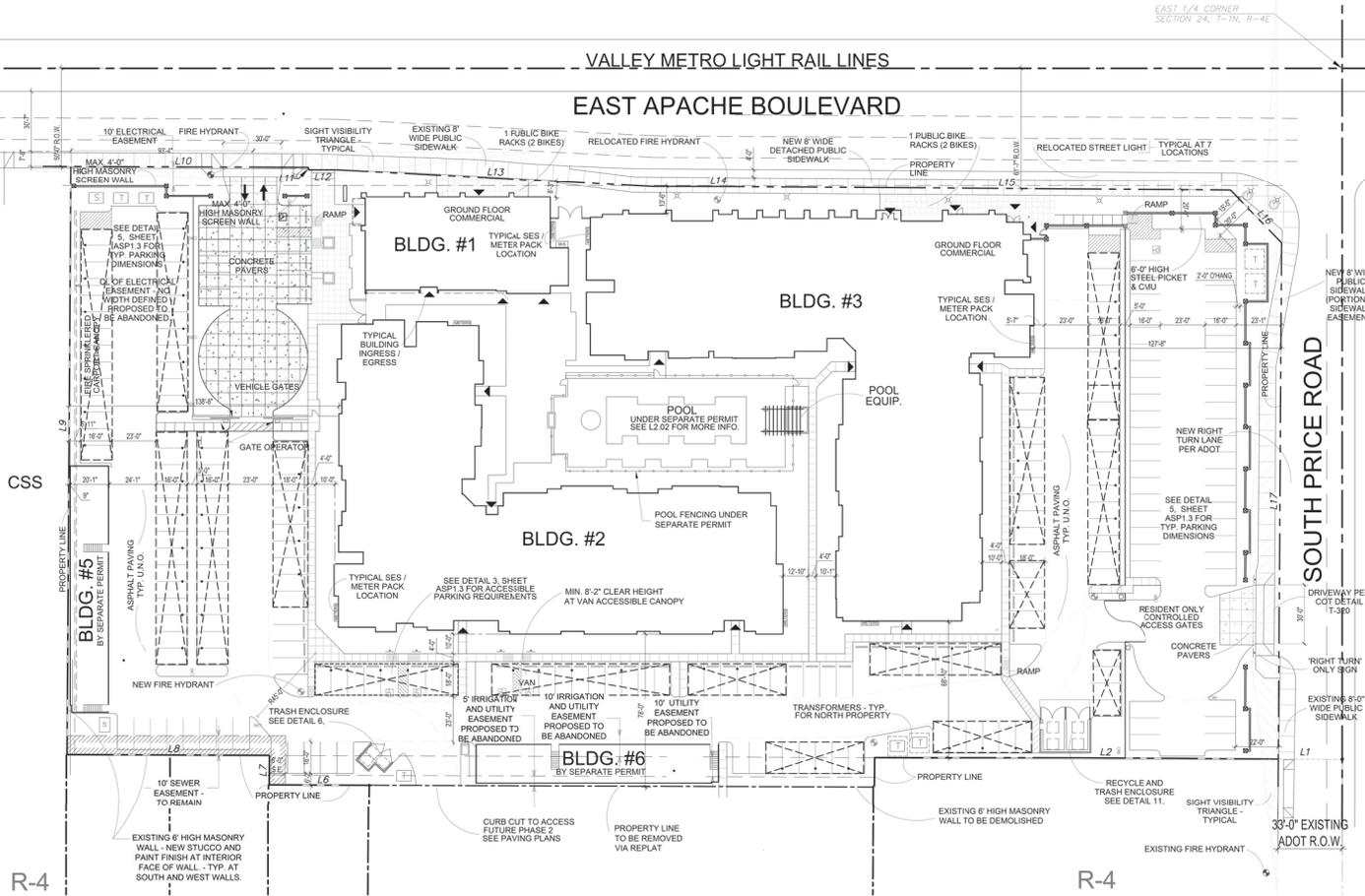
LINE	BEARINGS	LENGTH
L9	S 89°48'00" E	104.00' (R)
L10	S 89°48'00" E	18.24'
L11	S 00°21'00" W	1.21'
L12	S 89°42'12" E	14.74'
L13	S 86°56'22" E	163.02'
L14	S 89°48'36" E	63.33'

LINE	BEARINGS	LENGTH
L15	S 85°34'57" E	234.06'
L16	S 44°43'36" E	37.69'
L17	S 00°21'00" W (R) S 00°22'27" W (M)	263.00'
L18	N 85°47'45" W	208.00' (R) 208.04' (M)
L19	S 02°27'20" W	15.00'
L20	N 85°47'45" W	312.06'
L21	N 06°22'10" E	15.00'
L22	N 85°47'45" W	104.00' (R) 104.02' (M)
L23	N 06°22'06" E	300.09' (R) 300.09' (M)

MU4

CSS

ADOT ROW



SOUTH PRICE ROAD

DRIVEWAY PER COT DETAIL 11-09

EXISTING 8'-0" WIDE PUBLIC SIDEWALK



0' 15' 30' 60'

	Phase I MU-4 TOU PAD Required	Phase I MU-4 TOU PAD Provided
GENERAL PLAN LAND USE	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	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
DWELLING QUANTITY	205 Units (298 Bedrooms)	205 Units (298 Bedrooms)
DENSITY	48 du/ac	48 du/ac
BUILDING HEIGHT	62'	61'-0"
BUILDING LOT COVERAGE	31%	30.6%
LANDSCAPE COVERAGE	19%	19.4%
SETBACKS		
Front (Apache Blvd.)	6'	6'-3"
Parking - Front (Apache Blvd.)	20'	20'
Street Side (Price Road)	127'	127'-8"
Parking - Side (Price Road)	22'	22'
Interior Side (Vias)	0'	0'-0"
VEHICLE PARKING QUANTITY		
Residential		
Studios	75 x 20 Beds = 15	75 x 20 Beds = 15
1-Bedrooms	75 x 92 Beds = 69	75 x 92 Beds = 69
2-Bedrooms	75 x 196 Beds = 139.5	75 x 196 Beds = 139.5
Guest	2 x 205 Units = 41	2 x 205 Units = 41
Total Residential	264.5	264.5
Office/Retail (2,269 sq. ft.)	(2,269 sq. ft. / 300'75) = 6	(2,269 sq. ft. / 300'75) = 6
TOTAL Parking Required	270	270
TOTAL Parking Provided	254 (plus 11 provided on Phase II)	254 (plus 11 provided on Phase II)
BICYCLE PARKING QUANTITY		
Residential		
Studios	75 x 20 Units = 15	75 x 20 Units = 15
1-Bedrooms	75 x 92 Units = 69	75 x 92 Units = 69
2-Bedrooms	75 x 93 Units = 69.75	75 x 93 Units = 69.75
Guest	2 x 205 Units = 41	2 x 205 Units = 41
Total Residential	195	195
Office/Retail (2,269 sq. ft.)	4 (17,500 sq. ft. min. 4)	4 (17,500 sq. ft. min. 4)
TOTAL Parking Required	199	199
TOTAL Parking Provided	199	199
USES		
Residential	216,312 sq. ft.	216,312 sq. ft.
Commercial	2,269 sq. ft.	2,269 sq. ft.
TOTAL	218,581 sq. ft.	218,581 sq. ft.

METRO 101
2177 E. APACHE BLVD.

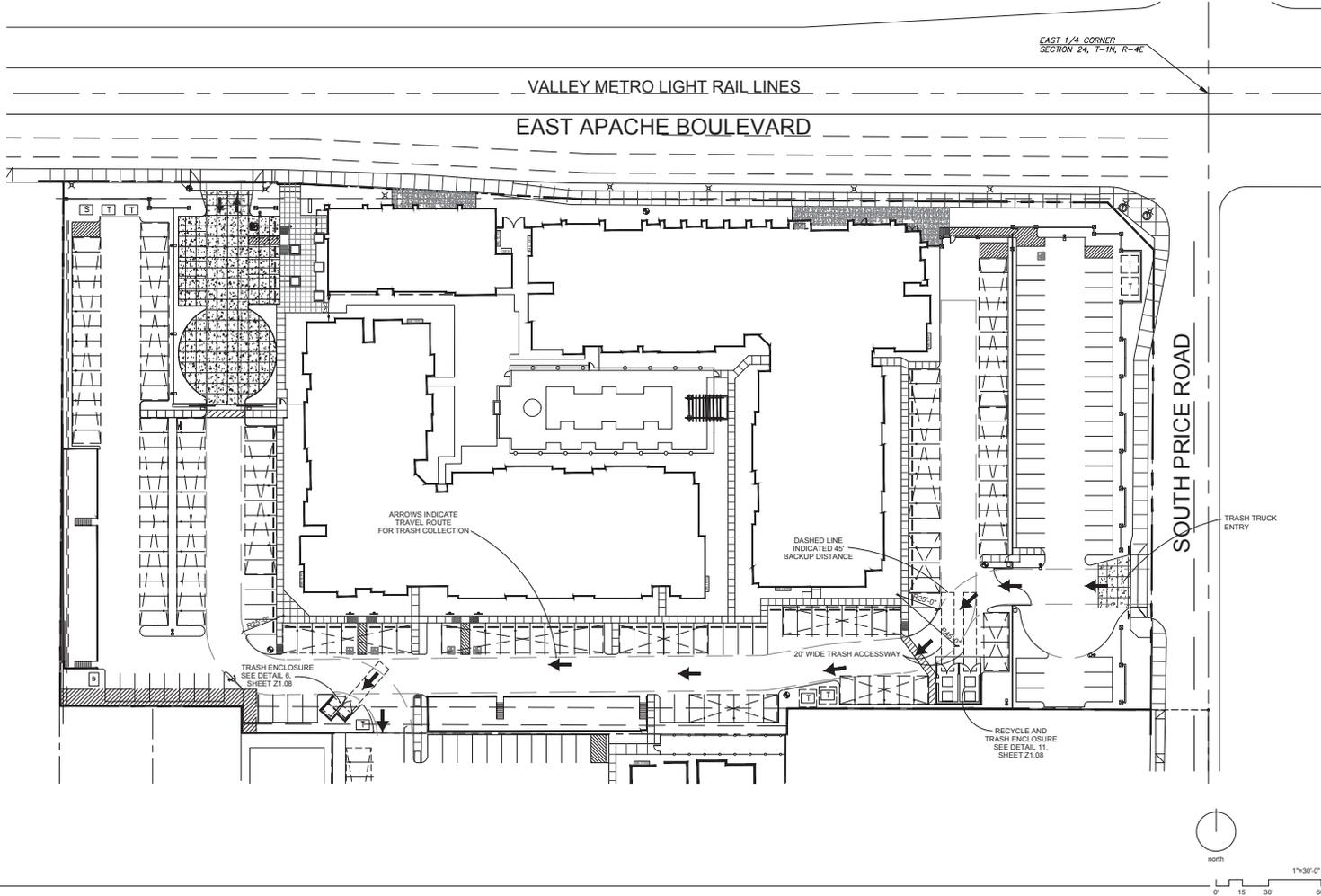
TEMPE, AZ 85281

DATE	REV	FOR	ISSUE
10/05/2016		SITE COMMENTS	ISSUE
11/10/16		CITY COMMENTS	ISSUE
11/01/17		OWNER REVISION	ISSUE
11/01/18		PHASE I MODIFIED SITE PLAN	ISSUE
2/16/18		PHASE I MODIFIED SITE PLAN	ISSUE
3/15/18		PHASE I MODIFIED SITE PLAN	ISSUE

Drawn
SP
Checked
RS
Job Number
1623
Drawing
PHASE I
MODIFIED SITE PLAN
Sheet

Z1.01

PHASE I MODIFIED SITE PLAN
11-18-18



REFUSE SITE PLAN
1"=30'-0"

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

DATE	REV	FOR
10/05/2018		SITE SUBMITTAL
11/15/18		CITY COMMENTS
11/16/17		OWNER REVISION
FEB. 16, 2018		48' SUBMITTAL

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Sheet	

Z1.12

TEMPE LANDSCAPE/ GENERAL NOTES

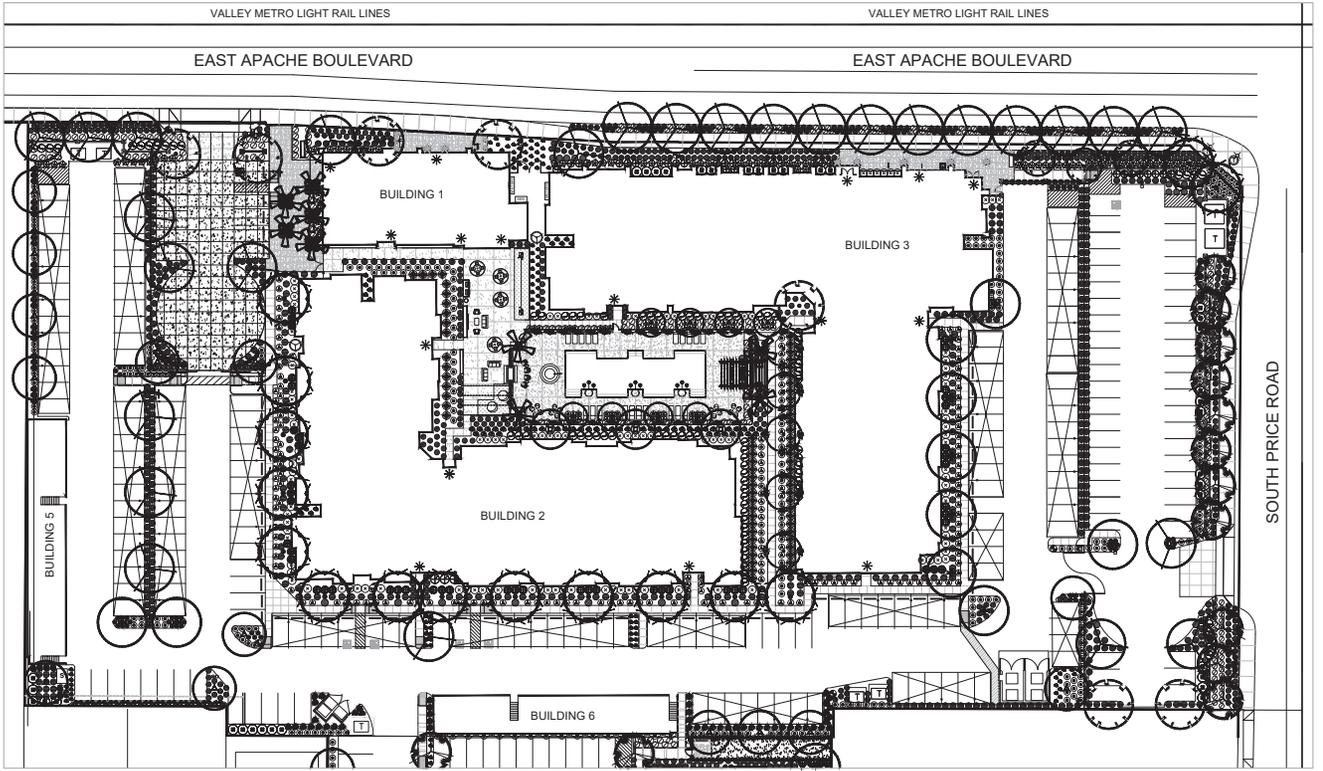
1. ALL PLANT MATERIAL EXCLUDING TREES WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE A MAXIMUM OF 24" IN HEIGHT PER THE CITY OF TEMPE CLEAR VISION REQUIREMENTS AND ALL TREES WITHIN THESE AREAS SHALL HAVE A MINIMUM CANOPY HEIGHT OF 7' OR AS APPROVED BY THE CITY OF TEMPE DESIGN REVIEW BOARD.
2. ALL LANDSCAPE INSTALLED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.
3. ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 2" DECOMPOSED GRANITE TOP DRESS OR OTHER APPROVED DUST CONTROL METHOD.
4. ALL TREES SHALL MEET SIZE REQUIREMENT PER ARIZONA NURSESRMAN ASSOCIATION PUBLISHED STANDARDS.
5. TREE TRUNK SHALL NOT BE PLACED CLOSER THAN TWENTY (20') FEET MEASURED HORIZONTALLY FROM A LIGHT SOURCE.
6. GROUNDCOVERS AND SHRUBS WITHIN 6' OF PATHWAYS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY. BETWEEN 6'-12" OF THE EDGE OF THE PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED 3' HEIGHT AT MATURITY.
7. CONTRACTOR TO DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
8. APPLY DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH THROUGHOUT THE SITE AND AT ADJACENT OFF-SITE LANDSCAPE AREA. CONTRACTOR TO APPLY PRE-EMERGENT AND DO NOT USE PLASTIC UNDERLAY.
9. CONTRACTOR TO COORDINATE THE LAYOUT OF TREES ON-SITE BURIED UTILITIES AND OTHER BURIED STRUCTURES INCLUDING DRYWELL TO MINIMUM 7' CLEARANCE.
10. REMOVE SOIL COMPACTION IN PLANTING AREAS. REMOVE CONSTRUCTION DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
11. TOP DRESS PLANTING AREAS WITH A DECOMPOSED GRANITE APPLICATION OF 2" UNIFORM THICKNESS. PROVIDE PRE-EMERGENT WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DECOMPOSED GRANITE APPLICATION WITH PLASTIC.

PROJECT DATA
 PROJECT ADDRESS: 2177 EAST APACHE BLVD.
 PROPOSED USE: MIXED USE
 GENERAL PLAN LAND USE: MIXED USE
 GENERAL PLAN DENSITY: HIGH DENSITY
 PROPOSED ZONING: M1U4-PAD TOD (CORRIDOR AREA)
 LOT AREA: 4,306 NET ACRES (187,587 SF)
 GROSS BUILDING AREA: 203,610 SF
 RETAIL SPACE AREA: 2,269 SF
 PROPOSED DENSITY: NS / F7 DUJAC (202 UNITS)
 PROPOSED LOT COVERAGE: 49,740 SF (26.52%)
 LANDSCAPE ONLY AREA: 36,100 s.f. / 0.83 acres (19.2%)

RIGHT-OF-WAY LANDSCAPE: 4,712 s.f. / 0.12 acres
 Minimum: None
 Proposed: 8% (16,878 s.f. / 220,896 sq.ft.)

LANDSCAPE NOTES

- ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.
- THE CONTRACTOR IS TO PROVIDE A 2 LB SAMPLE OF THE PROPOSED MULCH FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE CONTRACTOR SHALL PROVIDE 10% COVERAGE OF NON PAVED AREAS WITHIN THE LIMITS OF CONSTRUCTION.
- FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN ALLEGE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INFORM THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL CONCERNS ON THE PLANTING SEASON. (E.G. SUMMER VS WINTER)
- MATERIAL DUE TO HEAT OR FROST EXPOSURE, THE INSTALLER SHALL REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, ALL PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
- ALL DECIDUOUS TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS DURING THE FINISH GRADING PROCESS. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPE AREAS.
- UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 6' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS AND FIRE HYDRANTS.
- SHRUBS MUST BE AT MATURITY, 6' FROM THE REAR OF A FIRE HYDRANT. NO MATERIAL OTHER THAN GROUNDCOVERS MAY BE PLACED BETWEEN A FIRE HYDRANT AND THE STREET OR ROADWAY OR 6' ON EITHER SIDE. FIELD VERIFY ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE MINIMUM CANOPY CLEARANCE OF 6'8".
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS. INSURE POSITIVE DRAINAGE OFF LANDSCAPE BERMS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLAN WILL TAKE PRECEDENCE.
- GROUND COVER, WHEN USED, SHOULD EXTEND UNDER SHRUBS AND TREES.
- ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS./1000 SF OF 10-10-10 FERTILIZER.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- FIELD ADJUSTMENTS MAY BE REQUIRED TO AVOID CONFLICTS WITH PROPOSED UTILITIES OR OTHER SITE APPURTENANCES. NOTIFY LANDSCAPE ARCHITECT PRIOR TO FIELD ADJUSTMENTS.
- ALL VEGETATIVE MATERIAL MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSESRMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI).
- ALL NEW LANDSCAPE WILL BE IN CONFORMANCE WITH THE STANDARDS OF THE CITY ORDINANCE.
- ALL PLANTINGS SHALL BE IRRIGATED.
- ALL LANDSCAPE ISLANDS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24 INCHES.



PLANT LEGEND
 Note: All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". See Section 1903(6)(a) Zoning Code. See link: <http://azna.org/tree-spec/>

TREES	NAME	SIZE/QUANTITY
(Circle with star)	Ulmus parvifolia CHINESE ELM (EVERGREEN)*	36" Box/2' Cal./ Single Trunk Qty: 27
(Circle with star)	Yuccella fastenosa SWEET ACACIA*	36" Box/2' Cal./ Single Trunk Qty: 11
(Circle with star)	Chilopsis linearis 'Warren Jones' DESERT WILLOW (CULTIVAR)*	36" Box/1.5' Cal./ Single Trunk Qty: 15
(Circle with star)	Franklinia velutina 'Fan Tex' FAN TEX ASH*	36" Box/2' Cal./ Single Trunk Qty: 10
(Circle with star)	Corymbia aparnerpia GHOST GUM*	24" Box/2' Cal./ Single Trunk Qty: 14
(Circle with star)	Vitex agnus-castus CHASTE TREE*	36" Box/2' Cal./ Single Trunk Qty: 10
(Circle with star)	Lagerstroemia indica CREEPER WILDE*	24" Box/1.5' Cal./ Single Trunk Qty: 08
(Circle with star)	Citrus sp. CITRUS (Various)	24" Box/1.5' Cal./ Single Trunk Qty: 05
(Circle with star)	Eriobotrya japonica JAPANESE LOQUAT	24" Box/1.5' Cal./ Single Trunk Qty: 03
(Circle with star)	Phoenix dactylifera DATE PALM	18-20" HT. Qty: 09

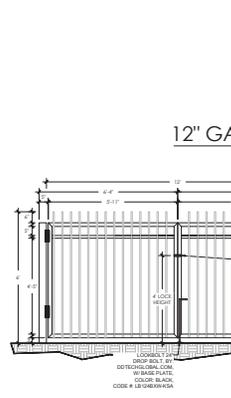
SHRUBS	NAME	SIZE/QUANTITY
(Circle with star)	Conocarpus pulcherrima RED BIRD OF PARADISE	5 Gal. Qty: 02
(Circle with star)	Calliandra eriophylla PINK FAIRY DUSTER	5 Gal. Qty: 31
(Circle with star)	Leucophyllum fulvescens 'Green Cloud' SAGE	5 Gal. Qty: 36
(Circle with star)	L. candidum 'Thunder Cloud' THUNDER CLOUD TEXAS SAGE	5 Gal. Qty: 88
(Circle with star)	Justicia candelaria CORAL FOUNTAIN GRASS	5 Gal. Qty: 116
(Circle with star)	Ruellia equisetiformis CORAL FOUNTAIN GRASS	5 Gal. Qty: 67
(Circle with star)	Muhlenbergia capillaris 'Regal Mist' REGAL MIST GULF MURDER	5 Gal. Qty: 69
(Circle with star)	Pennisetum setaceum 'Tulum' PURPLE FOUNTAIN GRASS	5 Gal. Qty: 75
(Circle with star)	Lantana montevidensis PURPLE TRAILING LANTANA	1 Gal. Qty: 238
(Circle with star)	Scaevola aemula PURPLE HEART	1 Gal. Qty: 08
(Circle with star)	Callisia grandiflora Sawwood Beauty	1 Gal. Qty: 184
(Circle with star)	Bowditchia beauty NATAL FLUM	1 Gal. Qty: 69
(Circle with star)	Chrysanthemum mexicanum DANAMERA Daisy	1 Gal. Qty: 56
(Circle with star)	Convolvulus oneoramus GROUND MORNING-GLOOMY	1 Gal. Qty: 80
(Circle with star)	Dalmanella gracilis TRAILING GROUND BUSH	1 Gal. Qty: 255
(Circle with star)	Guara lindheimeri GUARA	1 Gal. Qty: 187
(Circle with star)	Myoporum parviflorum TRAILING MYOPORIUM	1 Gal. Qty: 54
(Circle with star)	Pennisetum setaceum FIRECRACKER PENSTEMON	1 Gal. Qty: 277
(Circle with star)	Rosmarinus officinalis 'Prostratus' TRAILING ROSEMARY	1 Gal. Qty: 266
(Circle with star)	Salvia greggii QUEEN'S WREATH	1 Gal. Qty: 31
(Circle with star)	Antigonon leptopus QUEEN'S WREATH	1 Gal. Qty: 31
(Circle with star)	Parthenocissus sp. HANGING GREEFER	1 Gal. Qty: 68

LANDSCAPE PLAN

0' 15' 30' 60' SCALE: 1" = 30'-0"

SURFACE MATERIALS
 # SCREENED DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS | COLOR: APACHE BROWN
 2" MIN. DEPTH

12" GATE CROSS SECTION
 SCALE 3/8" = 1'-0"



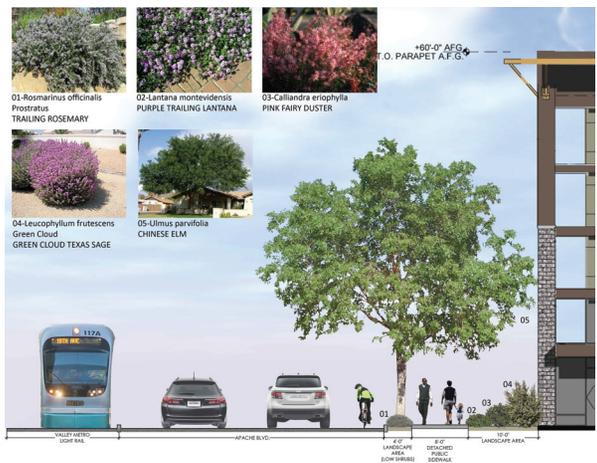
PARKING LOT SHADE CALCULATIONS
 TOTAL PARKING AREA: 77,945 s.f.
 TOTAL COVERED PARKING: 28,108 s.f. (36%)
 TOTAL TREE COVERAGE (8' UNCOVERED SPOTS ONLY): 6,500 s.f. (8%)
 TOTAL SHADED AREA REQUIRED: 15,589 s.f. (20%)
 TOTAL SHADED AREA PROVIDED: 34,608 s.f. (44%)

STREETSCAPE SHADE CALCULATIONS
 APACHE BOULEVARD
 TOTAL FRONTAGE: 560 f.f.
 TREES PROVIDED: 22
 TOTAL SIDEWALK AREA: 4,800 s.f.
 TOTAL SHADE PROVIDED (of sidewalk area): 2,815 s.f. (59%)

PRICE ROAD
 TOTAL FRONTAGE: 265 f.f.
 TREES PROVIDED: 11
 TOTAL SIDEWALK AREA: 2,215 s.f.
 TOTAL SHADE PROVIDED (of sidewalk area): 565 s.f. (26%)

CROSS SECTION A - APACHE BLVD.

NOT TO SCALE



REV:

METRO 101 - PHASE I
 2177 East Apache Blvd.
 Tempe, Arizona 85281

ARCHITECT:
 CBG Architects Inc.
 102 E. Buchanan St.
 Phoenix, AZ 85004
 P: 602.258.2211

LANDSCAPE ARCHITECT:
 Studio Sprawl
 Daniel R. Erickson
 7633 E. Acoma Dr. # 209
 Scottsdale, AZ 85260
 P: 480.361.9281

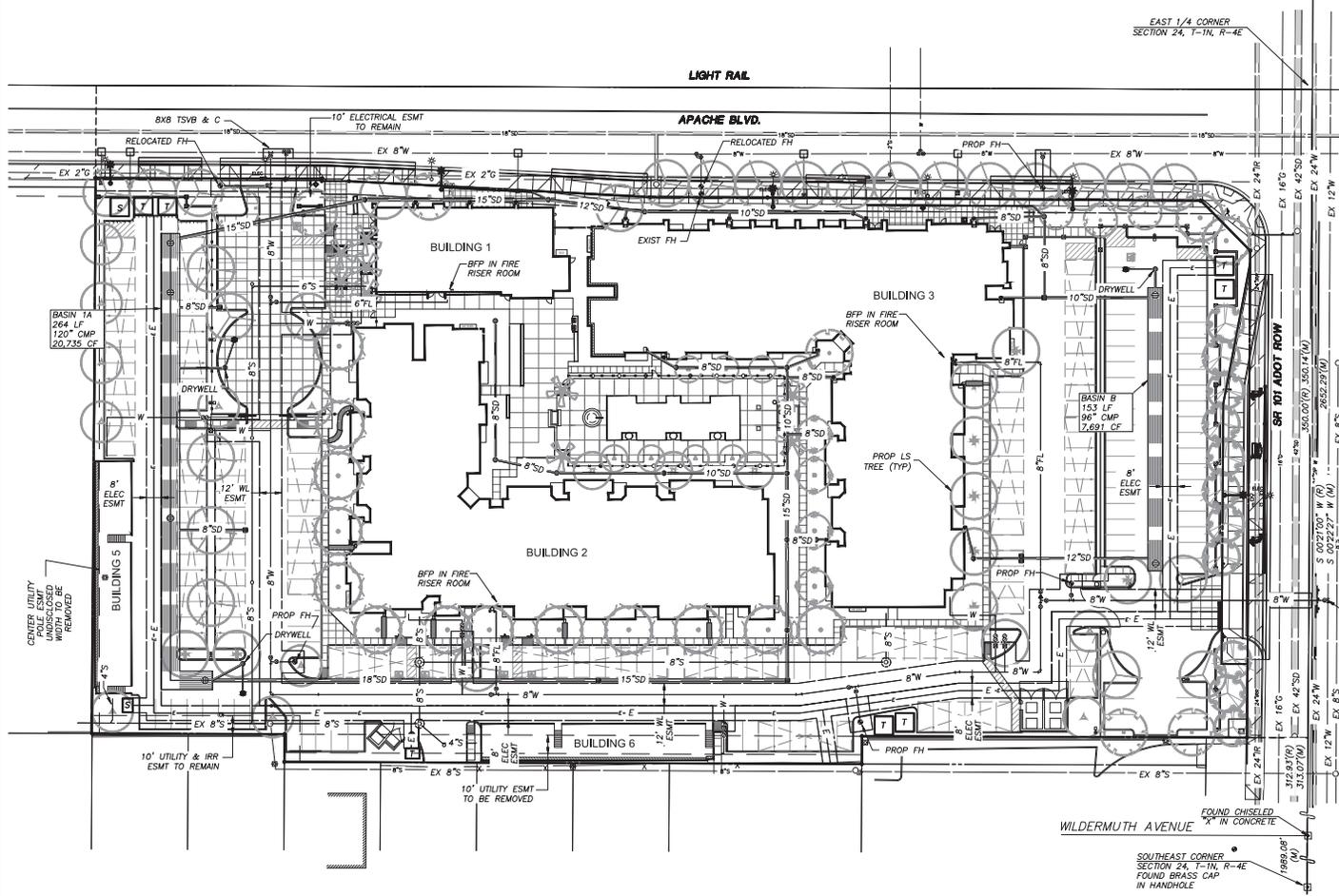
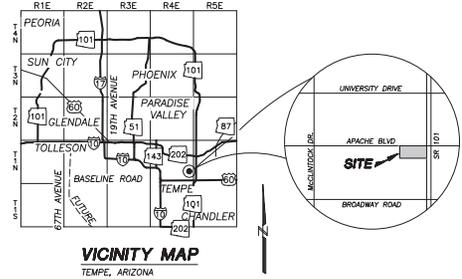
project: 316-113
 date: 02.15.2018
 preliminary landscape plan
L1.00

PRELIMINARY UNDERGROUND UTILITY PLAN

METRO 101 SWC APACHE BLVD. & SR 101, TEMPE, ARIZONA

LEGEND

--- CENTERLINE	⊙ NEW MANHOLE
--- RIGHT-OF-WAY	○ NEW CLEANOUT
--- PROPERTY LINE	○ NEW DRYWELL
--- EASEMENT	■ NEW CATCH BASIN
— EX S EXISTING SANITARY SEWER	⊕ NEW (BFP) BACK FLOW PREVENTION DEVICE
— EX W EXISTING WATER	⊕ NEW FIRE HYDRANT
— S NEW SANITARY SEWER	⊕ NEW WATER METER
— SD NEW STORMDRAIN	⊕ NEW WATER VALVE
— W NEW WATER	⊕ NEW TAPPING SLEEVE & VALVE
— FL NEW FIRE LINE	⊕ NEW ELECTRICAL TRANSFORMER

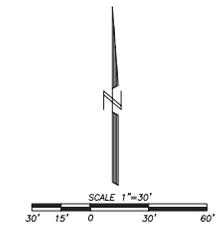


OWNER
METRO 101, LP
1811 N. TATUM BLVD, SUITE 1051
PHOENIX, ARIZONA 85028

ENGINEER
JMA ENGINEERING CORPORATION
531 E. BETHANY HOME ROAD, GARDEN SUITE
PHOENIX, ARIZONA 85012
PHONE: (602) 248-0288
CONTACT: JAY MURKIN, P.E., RLS

DEVELOPER
MEYER DEVELOPMENT & CONSTRUCTION SERVICES, LTD
1811 N. TATUM BLVD., SUITE 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 315-7400
CONTACT: JOSEPH MEYER
EMAIL: JMEYER@MEYERDEVCO.COM

ARCHITECT
CCBG ARCHITECTS, INC
102 E. BUCHANAN
PHOENIX, ARIZONA 85004
PHONE: (602) 258-2211
CONTACT: RICK SERRANO
EMAIL: RSERRANO@CCBG-ARCH.COM



ASSESSOR PARCEL NO.
APN 133-02-001A APN 133-02-004B
APN 133-02-002A APN 133-02-005A
APN 133-02-003B APN 133-02-008

JMA ENGINEERING CORPORATION
531 E. Bethany Home Road, Garden Suite
Phoenix, Arizona 85012
Voice 602-248-0288
Fax 602-248-0978

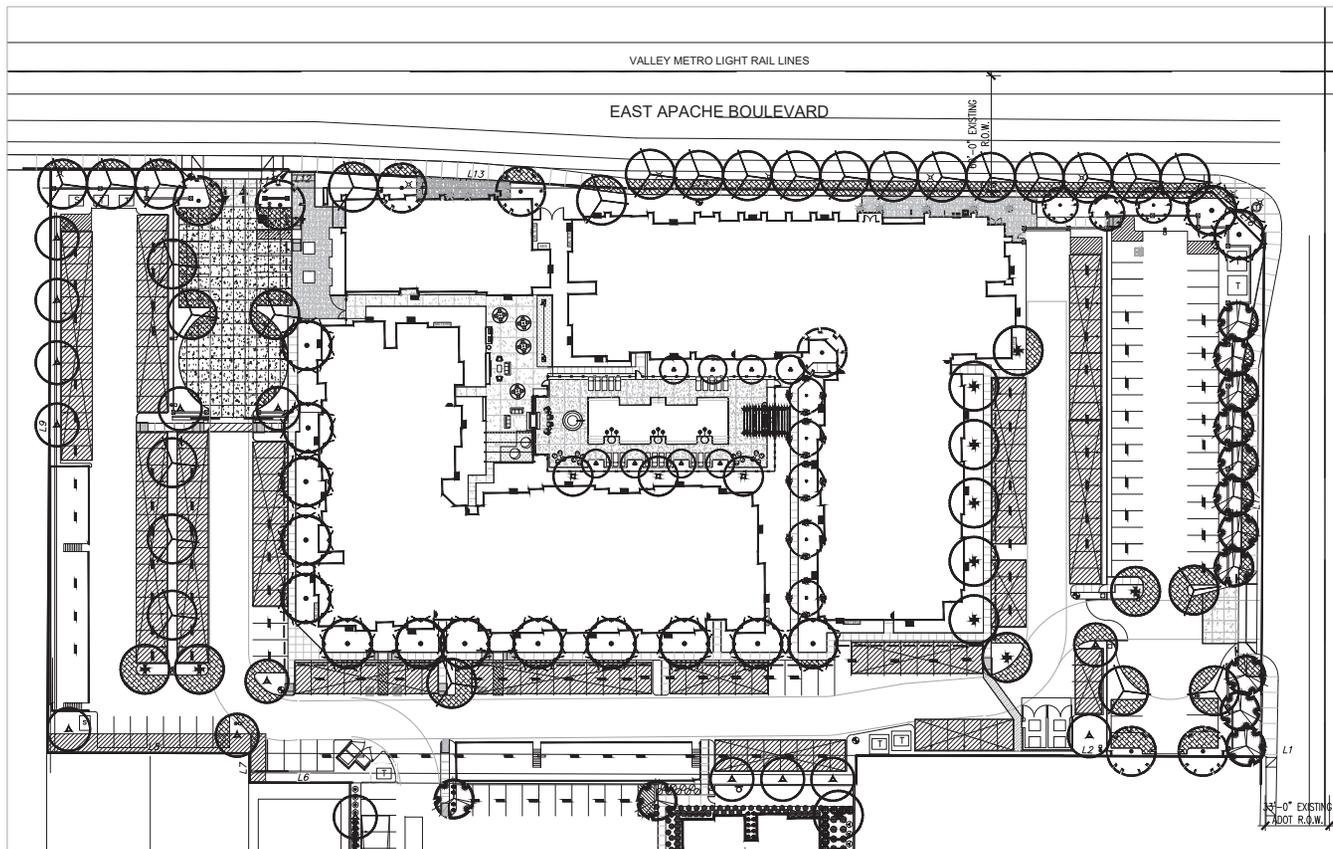
PRELIMINARY UNDERGROUND UTILITY PLAN METRO 101 SWC APACHE BLVD. & SR101

Manager	FDM
Checked	JM
Job No.	1615



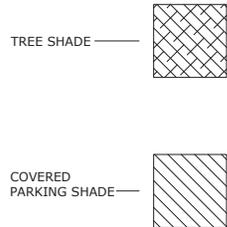
1988 - 2018
Celebrating 30 Years

SHEET
1
OF 1



SITE PARKING & SIDEWALK SHADE STUDY

0' 15' 30' 60'
SCALE: 1" = 30'-0"



STREETSCAPE SHADE CALCULATIONS

APACHE BOULEVARD
 TOTAL FRONTAGE: 560 l.f.
 TREES REQUIRED: 22
 TOTAL SIDEWALK AREA: 4,800 s.f.
 TOTAL SHADE PROVIDED
 (of sidewalk area): 2,775 s.f. (58%)

PRICE ROAD
 TOTAL FRONTAGE: 265 l.f.
 TREES REQUIRED: 11
 TREES PROVIDED: 11
 TOTAL SIDEWALK AREA: 2,215 s.f.
 TOTAL SHADE PROVIDED
 (of sidewalk area): 795 s.f. (36%)

PARKING LOT SHADE CALCULATIONS

TOTAL PARKING AREA: 72,470 s.f.
 TOTAL COVERED PARKING: 20,495 s.f. (28%)
 TOTAL TREE COVERAGE
 (@ UNCOVERED SPOTS ONLY): 4,850 s.f. (7%)
 TOTAL SHADED AREA REQUIRED: 14,495 s.f. (20%)
 TOTAL SHADED AREA PROVIDED: 25,345 s.f. (35%)

site vicinity map



REV:

METRO 101 - PHASE I
 2177 East Apache Blvd.
 Tempe, Arizona 85281



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project: s16-113
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 site parking/sidewalk
 shade study
L1.1
 sheet 1 of 1