Staff Summary Report REVISED

Tempe

City Council Meeting Date: 02/19/09 **Agenda Item Number:** 24

SUBJECT: Request for a Final Subdivision Plat for 1435 SOUTH PRICE ROAD PARKING FACILITY located at 1435 South Price Road.

DOCUMENT NAME: 20090219dsjc01 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request by the **1435 SOUTH PRICE ROAD PARKING FACILITY (PL070484)** (City of Tempe, owner by Kenneth L. Olmstead; Kimberly J. Boyd, Premier Engineering Corporation, applicant), located at 1435 South Price Road in the GID, General Industrial District. The request includes the following:

SBD08021- A final subdivision plat combining five (5) parcels into a one (1).

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

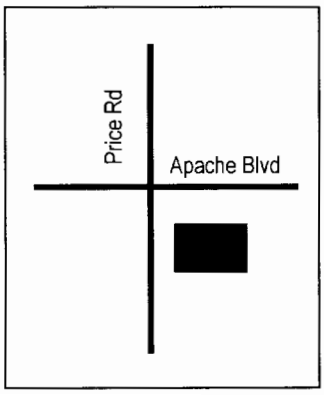
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval subject to conditions**

ADDITIONAL INFO: ***The 1435 South Price Road Parking Facility is located south of Apache Boulevard and just east of Price Road. The City of Tempe is requesting a final subdivision plat combining five (5) parcels into one (1) lot that consists of 3.03 acres. As a result, the proposed lot one (1) will be the 1435 South Price Road Parking Facility.***



Gross site area	3.03 acres
Number of lots	1
Zoning	GID

PAGES:

1. List of Attachments
2. Comments; Reason for Approval/Conditions of Approval; History & Facts/Description; Zoning and Development Code

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)

3-4. Letter of Intent

5-7. Subdivision Map

COMMENTS:

The City of Tempe proposed employee parking facility is located south of Apache Boulevard and just east of the Price Road Freeway northbound frontage. As the result of five (5) parcels combining into one (1) lot, the total one (1) lot will consist of 3.03 acres. The objective of this project is to encourage City of Tempe employees to use the parking facility and the Metro Light Rail Transit System. The 1435 S. Price Road Facility will provide approximately 275 automobile and four (4) motorcycle stalls.

The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30, subdivisions. Staff recommends approval of this request subject to one (1) condition of approval.

REASON(S) FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

CONDITION(S) OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before February 19, 2010. Failure to record the plan within one (1) year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

February 01, 2008	The Development Plan Review staff of Development Services Department has conditionally approved a request for a Development Plan Review for the City of Tempe Employee Parking Facility located at 1435 South Price road, within the GID, General Industrial district.
DESCRIPTION:	Owner – City of Tempe by Kenneth L. Olmstead Applicant – Kimberly J. Boyd, Premier Engineering Corporation Existing zoning – GID Total site area – 3.03 acres Total Number of proposed Lots - 1

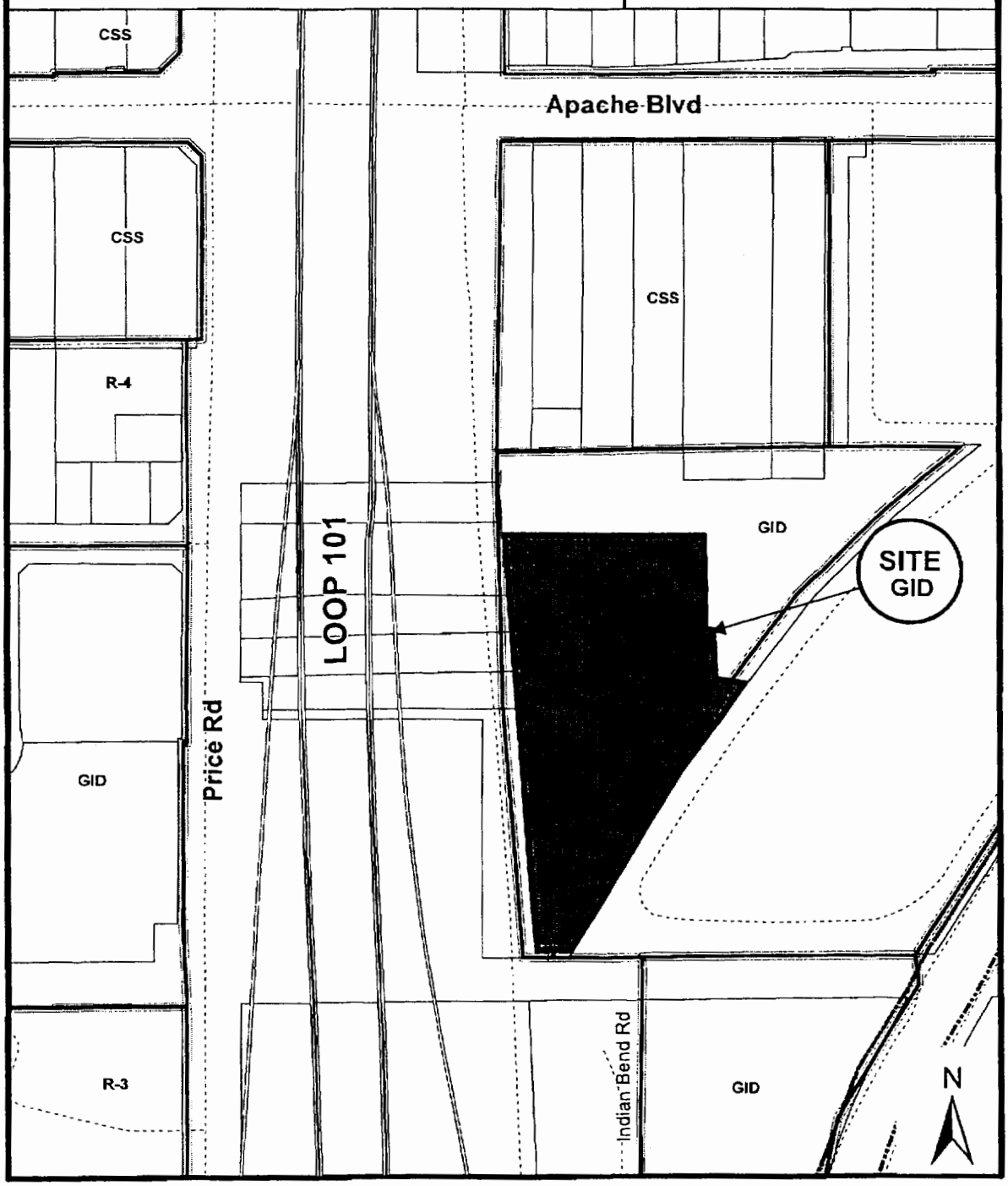
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments

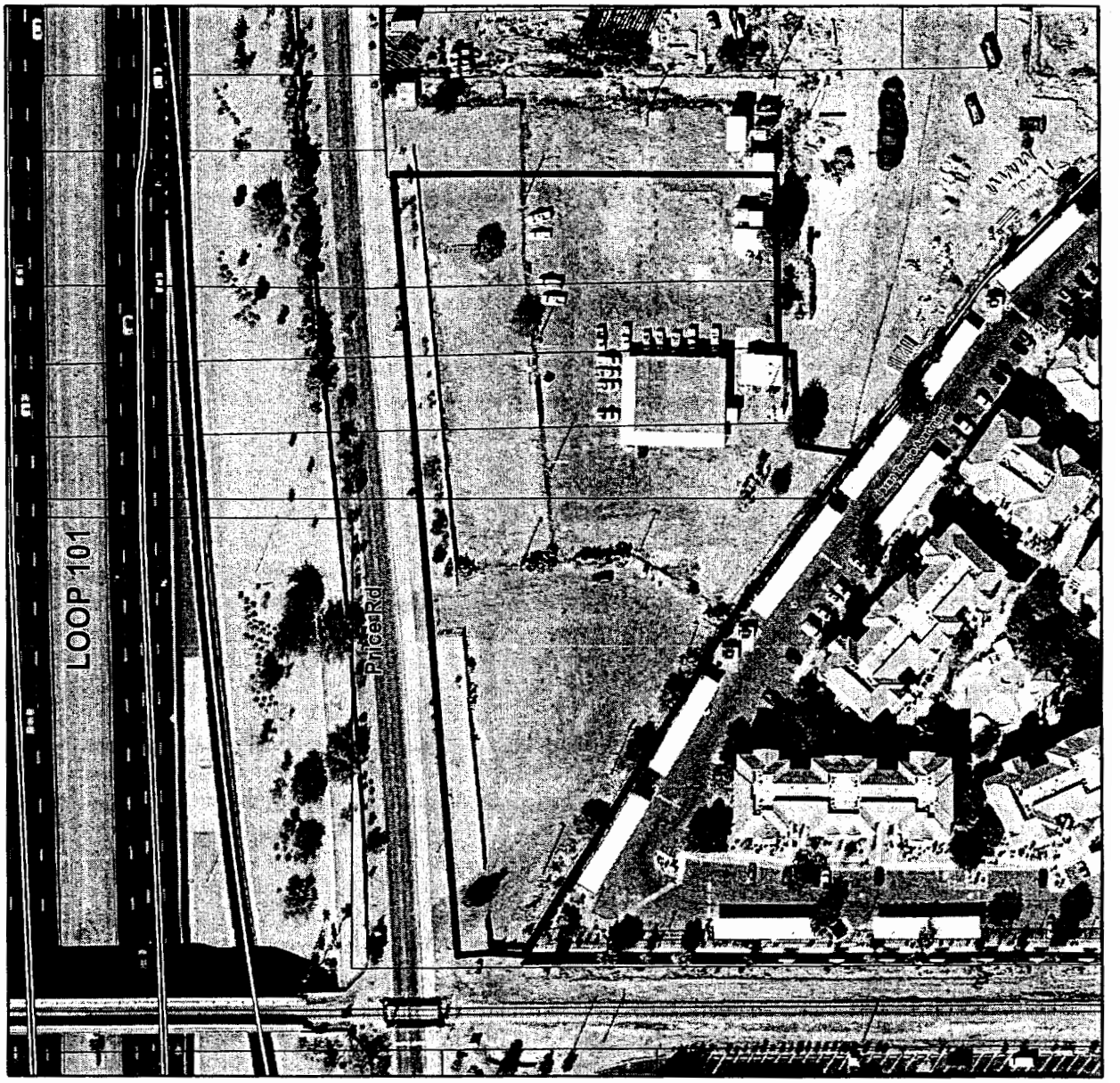
Tempe

1435 S. PRICE ROAD PARKING FACILITY

PL070484



Location Map



1435 S. PRICE ROAD PARKING FACILITY (PL070484)

CITY OF TEMPE EMPLOYEE PARKING FACILITY – CIP #6003021
DS#071443/SPR #07133

LETTER OF EXPLANATION

A. General Description

The City of Tempe Employee Parking Facility is located south of Apache Boulevard along the east side of the Price Freeway Northbound Frontage Road (1435 South Price Road) in Tempe, Arizona. The project site is approximately 3.03 acres. This site is currently developed including a parking area and an ADOT Complex.

The purpose of this project is to provide a park and ride facility for City of Tempe employees to commute using the Central Phoenix/East Valley Light Rail Transit System. This Park and Ride Facility will provide parking for approximately 275 automobiles and will include 4 motorcycle stalls.

B. Civil

1. Site Planning/Walls

The project site is zoned as I2, Overlay District.

The parking lot layout provides 275 standard parking stalls including 7 ADA accessible parking stalls and 4 motorcycle stalls. The dimensions for the standard parking stalls are 8.5' x 16' with a 2-foot overhang or 8.5' x 18' in accordance with City of Tempe zoning requirements.

There are two proposed drive entrances to this site. One is located near the northeast corner of the site and will connect to the Price Freeway/Apache Boulevard Park &Ride Facility (DS# 040021to be designed by others), which is scheduled to begin construction in early 2008. This driveway entrance will be gated with a swing arm style gate and include a card access reader for controlled entry. The other driveway is located along the west property line adjacent to the SR 101 Northbound Frontage Road, which will be improved by others as part of the Park and Ride facility. The driveway entrance adjacent to the SR 101 Northbound Frontage Road will be gated with an 8-foot wrought iron rolling gate. In addition, this entrance will be only used for emergency ingress and egress. Bus route circulation is not planned through this facility.

Pedestrian circulation will be towards the north and northeast in the direction of the Park & Ride Facility and the Light Rail Station Platform in Apache Boulevard. The proposed improvements include 5-foot wide (minimum) concrete sidewalks located within landscaped areas. ADA accessible pedestrian ramps are provided throughout the site as necessary. The proposed sidewalks will connect to the sidewalk pathways included as part of the Park & Ride Facility and continue across the Park & Ride Facility, providing a continuous path towards the Line Section Platform with minimal drive crossings. The Line Section 5 off-site improvements include a signalized crosswalk across Apache Boulevard at the northeast corner of the site for pedestrian access to and from the station platform.

There is an existing 8-foot block wall located along the western edge of the property, which establishes the boundary with the ADOT frontage road right-of-way. This wall will remain. There are two sections along this existing wall that need to be "filled in" as necessary to provide a continuous wall along the west property line. The proposed fence in these missing sections will be an 8-foot wrought iron security fence that will connect to the existing block wall.

There is also an existing 8-foot block wall located along the eastern boundary adjacent to the existing apartment complex, which will remain.

JAN . 2 200

1435 S. PRICE ROAD PARKING FACILITY

A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF TEMPE, AS OWNER, HAS PLATTED UNDER THE NAME OF "1435 S. PRICE ROAD PARKING FACILITY" BEING PART OF THE SW 1/4 OF SECTION 19, T.1.N., R.5.E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "1435 S. PRICE ROAD PARKING FACILITY" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS, AND EASEMENTS CONSTITUTING THE SAME; THAT THE LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2008 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED HUGH HALLMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

THE CITY OF TEMPE:

BY: _____ DATE: _____
HUGH HALLMAN.

ITS: MAYOR

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

SEE PAGE 3

OWNER/DEVELOPER

THE CITY OF TEMPE
31 E. FIFTH STREET
TEMPE, AZ 85281

BENCHMARK

ALL ELEVATIONS ARE BASED ON THE TEMPE, ARIZONA SURVEY CONTROL MAP, PREPARED BY THE CITY OF TEMPE, ARIZONA ENGINEERING/G.I.S. DIVISION DATED MARCH 6, 2006.

POINT 302 ELEVATION = 1197.34 (CITY OF TEMPE DATUM)

BASIS OF BEARING

ALL BEARINGS ARE BASED ON GRID NORTH OF THE ARIZONA COORDINATE SYSTEM, CENTRAL ZONE PER THE TEMPE, ARIZONA SURVEY CONTROL MAP PREPARED BY THE CITY OF TEMPE, ARIZONA ENGINEERING/G.I.S DIVISION DATED MARCH 6, 2006.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____, DAY OF _____, 2008.

BY: _____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

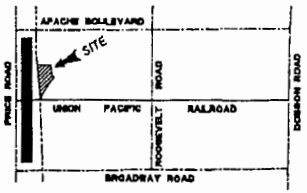
BY: _____ CITY ENGINEER _____ DATE

BY: _____ DEVELOPMENT SERVICES _____ DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
JESSE BOYD, RLS 42937 DATE



VICINITY MAP
NOT TO SCALE

LEGEND

RIGHT-OF-WAY LINE	
PROPERTY LINE	
EASEMENT LINE	
MONUMENT/SECTION LINE	
SUBDIVISION CORNER TO BE SET	⊡
SECTION CORNER (AS NOTED)	△
MARICOPA COUNTY RECORDER	MCR

NOTES:

1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2.) LOT CORNERS SET AS NOTED.
3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PREMIER ENGINEERING CORPORATION

DEPARTMENT OF PUBLIC WORKS
CITY OF TEMPE
DIVISION OF ENGINEERING
P.O. BOX 5002 TEMPE, ARIZONA 85280

SURVEYED:		DESCRIPTION	DATE 11/17/08
DESIGNED: MRC			PROJECT NO. 2007033
DRAWN: DC/MK/LB			
CHECKED: JB			
SCALE: N/A			SHT 1 OF 3

D8071443 SBD08021 REC08032

D8071443 SBD08021 REC08032

ATTACHMENT 5

1435 S. PRICE ROAD PARKING FACILITY

EXHIBIT "A"

THAT PORTION OF LOT 3, SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 19, BEING S89°35'49"W 2654.24 FEET FROM A MARICOPA COUNTY BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST RANGE LINE OF SAID TOWNSHIP 1 NORTH, RANGE 5 EAST, N00°06'52"E 1289.45 FEET (RECORD) [1289.72 FEET (S.P.)] TO THE EXISTING SOUTH RAILROAD RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD (NOW, UNION PACIFIC RAILROAD);

THENCE ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE, N89°39'22"E 455.91 FEET TO THE EAST 1989 NEW RIGHT OF WAY LINE OF STATE ROUTE 101L (PIMA FREEWAY) (FORMERLY, S.R. 117), AS SHOWN IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION PLAN LABELED NORTHEAST OUTER LOOP (S.R. 117), BPM-600-1-701, MCKELLIPS RD.-S.R. 360, SHEET 11 OF 29;

THENCE ALONG SAID EAST 1989 NEW RIGHT OF WAY LINE, N02°22'22"W 66.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RAILROAD RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD;

THENCE CONTINUING ALONG SAID EAST 1989 NEW RIGHT OF WAY LINE, N02°22'22"W 646.74 FEET TO THE MOST NORTHWEST POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 20060168154 (ELECTRONIC RECORDING DEED 150634189-4-2-2);

THENCE ALONG SAID SOUTHERLY LINE, N89°41'13"E 300.00 FEET TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S00°18'47"E 143.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N89°41'13"E 15.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S00°18'47"E 78.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N89°41'13"E 45.66 FEET;

THENCE S37°02'40"W 20.46 FEET;

THENCE S37°37'10"W 35.54 FEET;

THENCE S35°59'41"W 156.06 FEET;

THENCE S30°07'00"W 295.28 FEET TO SAID NORTH RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID NORTH RAILROAD RIGHT OF WAY LINE, S89°33'20"W 61.38 FEET TO THE POINT OF BEGINNING;

151,196 SQUARE FEET, MORE OR LESS

GRANTOR RESERVES UNTO THE PUBLIC AND VARIOUS UTILITY COMPANIES, EASEMENTS FOR EXISTING UTILITIES, IF ANY, WITHIN THE ABOVE DESCRIBED PROPERTY, IN ACCORDANCE WITH ARIZONA REVISED STATUTE 26-7210.

AND

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 19;

THENCE N00°06'17"E ALONG THE WEST LINE OF SAID SECTION 19, FOR A DISTANCE OF 1289.92 FEET TO A POINT ON THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N89°38'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 455.24 FEET TO A POINT ON THE 1989 EAST RIGHT-OF-WAY LINE OF THE NORTHEAST OUTER LOOP (S.R. 117) PER ADOT HIGHWAYS DIVISION RIGHT OF WAY PLAN (PROJECT NO. BPM-600-1-701;

THENCE N02°22'57"W ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 66.04 FEET TO A POINT ON THE NORTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N89°38'14"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 61.33 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN MCR 2007-748603 (ALSO KNOWN AS APN 134-35-017R), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N30°07'26"E ALONG SAID EAST LINE FOR A DISTANCE OF 295.37 FEET;

THENCE N36°00'07"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 156.06 FEET;

THENCE N37°37'36"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 35.54 FEET;

THENCE N37°03'06"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 13.60 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN MCR 2007-748603 (ALSO KNOWN AS APN 134-35-017R), SAID LINE ALSO BEING THE SOUTH LINE OF THE PARCEL DESCRIBED IN MCR 2006-168154 (ALSO KNOWN AS APN 134-35-025C);

THENCE N89°43'51"E ALONG SAID LINE FOR A DISTANCE OF 3.98 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN MCR 2006-168154 (ALSO KNOWN AS APN 134-35-025C);

THENCE N37°39'48"E ALONG SAID EAST LINE FOR A DISTANCE OF 4.85 FEET;

THENCE N37°05'18"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 77.69 FEET;

THENCE N37°22'35"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 65.40 FEET;

THENCE N46°04'47"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 22.09 FEET TO A POINT ON THE WEST LINE OF ALEXAN TEMPE APARTMENTS (FINAL PLAT RECORDED IN MCR BOOK 537, PAGE 18);

THENCE S36°46'17"W ALONG SAID WEST LINE FOR A DISTANCE OF 162.11 FEET;

THENCE S38°24'35"W CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 55.00 FEET;

THENCE S36°06'48"W CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 156.08 FEET;

THENCE S30°13'04"W CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 294.64 FEET TO A POINT ON THE NORTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S89°38'14"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 7.69 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL CONTAINS 4,116 SQUARE FEET (0.09 ACRES).

PREMIER ENGINEERING CORPORATION

DEPARTMENT OF PUBLIC WORKS
CITY OF TEMPE
DIVISION OF ENGINEERING
P.O. BOX 5002 TEMPE, ARIZONA 85280

SURVEYED: JJJ	DESCRIPTION	DATE: 11/17/08
DESIGNED: VRC		PROJECT NO. 2007023
DRAWN: DG/MK/LG		
CHECKED: JTB		SHT 3 OF 3
SCALE: N/A		

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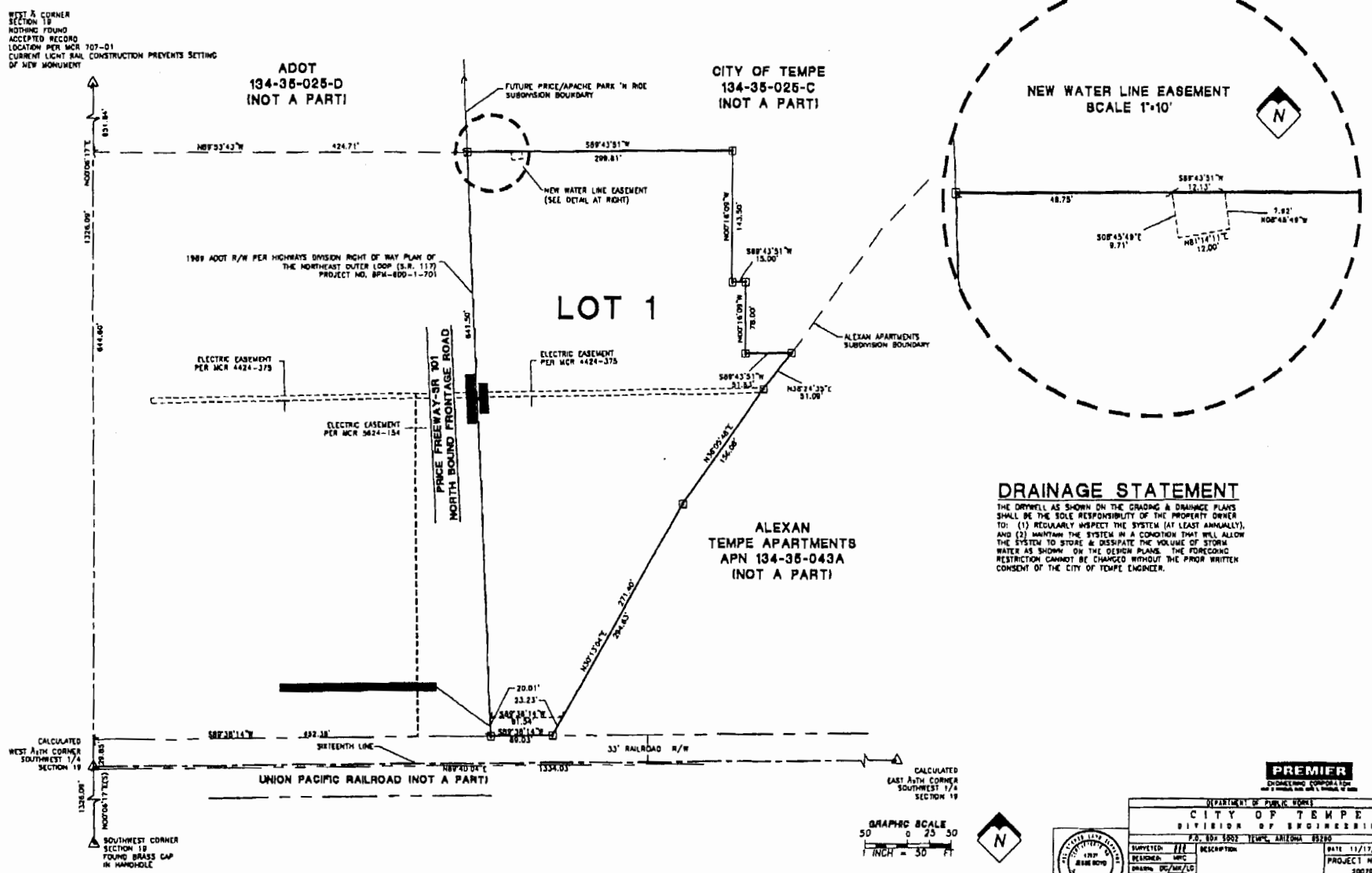
D8071443 SBD08021 REC08032

ATTACHMENT 6

1435 S. PRICE ROAD PARKING FACILITY



ATTACHMENT 7