Staff Summary Report

Tempe

City Council Meeting Date: **May 7, 2009** **Agenda Item Number:** 17

SUBJECT: Request for an Amended Subdivision plat for EATON UNIVERSITY INDUSTRIAL PARK, located at 207 East Siesta Lane.

DOCUMENT NAME: 20090507dsjc01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **EATON UNIVERSITY INDUSTRIAL PARK (PL080354)** (Realco Properties LLC, Charles Realmonte, property owner, Charles Realmonte, applicant), located at 207 East Siesta Lane in the GID, General Industrial District. The request includes the following:

SBD08030 – Amended subdivision plat, consisting of a line adjustment on a 1.124 net acres.

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

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

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

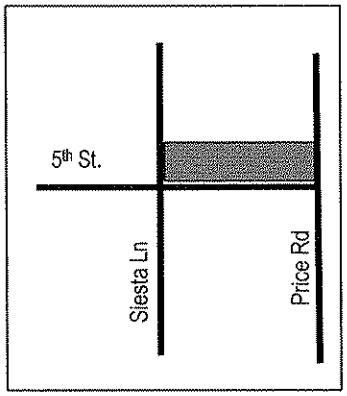
DEPARTMENT REVIEW BY: Chris Anaradian, Development Services Manager (480-858-2204)

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval , subject to condition**

ADDITIONAL INFO:

Net site area	1.124 acres
Number of lots	2



The subject site is located on the east side of Siesta Lane, along 5th Street east to Price Road. The applicant is requesting to do a lot line adjustment between two (2) lots consisting of 1.124 acres. The proposed lot line adjustment will correct a building encroachment on the east side of lot 105.

PAGES:

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

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent

4-5 Subdivision plan

COMMENTS:

The request is for an amended subdivision plat for a lot line adjustment of lot 105 and lot 112. The project will consist of the realignment of an existing property line between two (2) lots (lot 105 and Lot 112). The purpose for the line adjustment is the existing property to the east (lot 105) has a building encroachment of the property line to the west. The applicant must make this line adjustment before selling the building in lot 105. After line adjustment is made, all ordinance requirements are met on each lot. Staff recommends approval of this request with a condition.

REASON FOR APPROVAL:

1. The Amended Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITION 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 May 7, 2010. Failure to record the plat by May 7, 2010, which is one (1) year from the date of City Council approval, shall make the approval of the plat null and void.

HISTORY & FACTS:

April 11, 2007 — The Development Services Department Development Review staff has administratively approved a request to remove and replace the twelve (12) panel cellular antennas on the existing sixty-five (65) foot monopole located at 207 South Siesta Lane in the GID, General Industrial District.

October 16, 1985 — Tempe Design Review Board approved the request for a new building (Clark Warehouse) located at 202 South Price in I-2, Light and General Industrial District. The new building was approved subject to eleven (11) conditions. The following approved subject to the following conditions:

1. That additional architectural treatment be wrapped on the street frontage side elevations. Details to be approved by staff prior to issuance of building permits.
2. That 7' offset be given between the Price Road alignment of buildings 1 and 2. Details to be approved by staff prior to issuance of building permits.
3. That the landscape plan be modified to reflect 50% at street frontage trees to be 24" box or larger. Details to be approved by staff prior to issuance of building permits.
4. That all street frontage landscaping be installed with the first phase of development. Details to be approved by staff prior to issuance of building permits.
5. Those details of parking lot lighting be reviewed by staff prior to issuance of building permits.
6. That permanent vehicular cross easement agreement for circulation and public service be recorded prior to issuance of building permits.
7. That, if on site water retention is proposed along street frontages, they be a maximum 5-1 slope. Details to be approved by staff prior to issuance of building permits.
8. That the landscape plan as submitted to be approved in concept with final landscape plans to be approved by staff prior to issuance of building permits.
9. The sign package be developed for and approved by Deign Review for the entire site prior to issuance of sign permits.
10. That 30% of landscape areas proposed for granite be planted in vegetative ground cover. Details to be approved by staff prior to issuance of building permits.
11. That modifications to approval landscape plans be approved by staff prior to installation.

DESCRIPTION:

Owner – Realco Properties LLC
Applicant – Charles Realmonte
Land Surveyor – John M. Ware / R.V.R. Surveys, INC.

Zoning

Existing Zoning	GID, General Industrial District.

Site Data

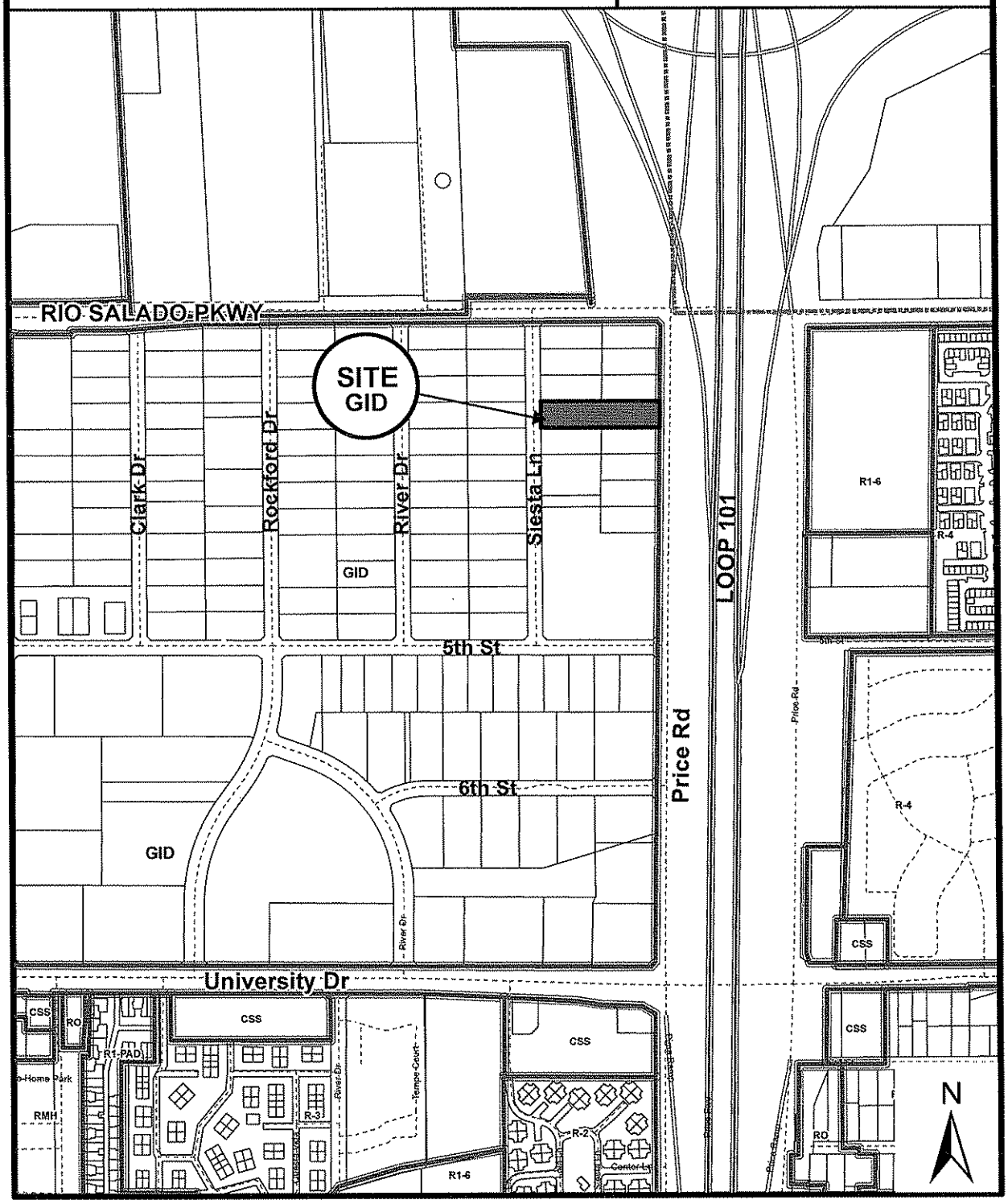
Lot 105	5680 ac (24,741 s.f.)
Lot 112	5565 ac (24,240 s.f.)
Total Net Site Area:	1,124 ac / 48,981 s.f.

ZONING AND DEVELOPMENT CODE REFERENCE:

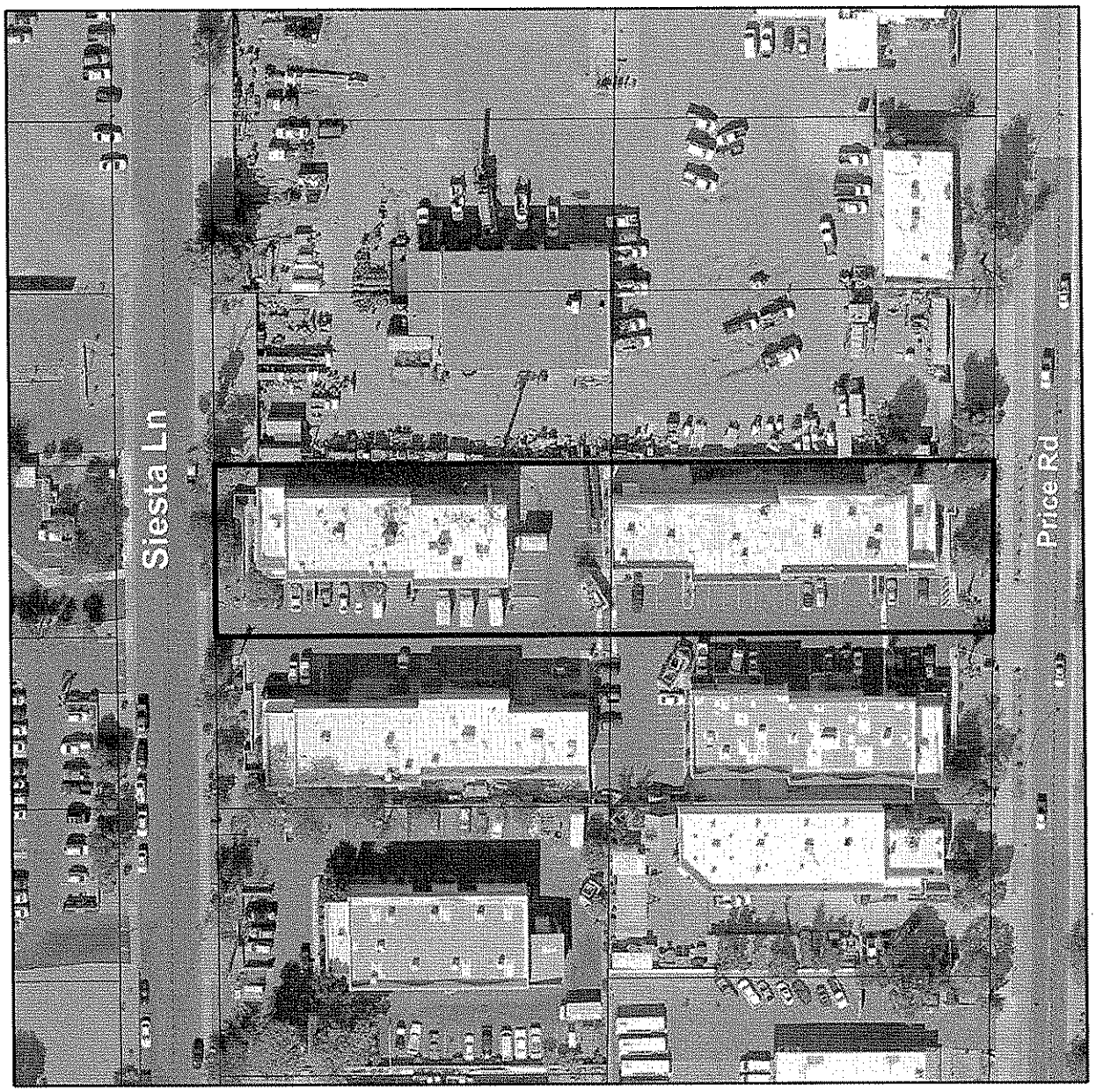
Section 6-307, Subdivisions, Lot Splits and Adjustments

Tempe

EATON UNIVERSITY INDUSTRIAL PARK	PL080354



Location Map



EATON UNIVERSITY INDUSTRIAL PARK (PL080354)

ADVANCED LAND SURVEY

Ph. 480.234.1341 Fax. 480.452.1950
Construction Staking & Land Surveying Services

Tuesday September 24, 2008

City of Tempe Planning Department
31 E. Fifth Street
Tempe, AZ 85281

PROJECT NARRATIVE

RE: Re-plat of Lot 105 and Lot 112 of Eaton University Industrial Park at 207 S. Siesta Lane and 202 S. Price Road, respectively, Tempe, AZ

APPLICANT STATEMENT

Sometime early August, 2008, Charles Realmonte, the owner of Lot 105 of Eaton University Industrial Park, contacted Advanced Land Survey concerning a building encroachment issue along the east line of his lot common and adjacent to the west line of Lot 112 of the same subdivision. Charles expressed to us that He Intends to sell the property, and as a condition of the sale, the encroachment issue must be resolved. Moreover, He explained that he had spoken to a representative of the City of Tempe Planning Department and been directed by said representative to contact a Surveyor to assist him in resolving the encroachment issue. He also stated that he wanted to adjust said common line by means of a Re-Plat. I encouraged Charles to consider other options because of the additional time and effort involved in preparing a re-plat, but He insisted we prepare one due to a specific request for re-plat by the city. From there, we performed a boundary control survey to establish property lines and to provide means by which to measure the magnitude of the building encroachment. We used the measurements related to the building and boundary to adust the lot line on the re-plat.

These relationships are the basis of this re-plat.....period. There isn't going to be any building construction and/or land/site development related to this project. The sole purpose of this re-plat is to adjust the lot line location between the Lot 105 and Lot 112, so resolving the building encroachment issue.

If you should have any questions, please do not hesitate to give us a call.

Sincerely,
Advanced Land Survey, L.L.C.

Shawn Hollander
Registered Land Surveyor

EATON UNIVERSITY INDUSTRIAL PARK AMENDED

A REPLAT OF LOTS 105 AND 112, EATON UNIVERSITY INDUSTRIAL PARK AMENDED, AS RECORDED IN BOOK 174 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 1 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT REALCO PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND PRICE 202 PROPERTY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "EATON UNIVERSITY INDUSTRIAL PARK AMENDED," LOTS 105 AND 112 OF EATON UNIVERSITY INDUSTRIAL PARK, RECORDED IN BOOK 174, PAGE 48, MAP RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF SAID "EATON UNIVERSITY INDUSTRIAL PARK AMENDED," AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

BEFORE ME THIS _____ DAY OF _____, 2009, CHARLES REALMONTE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF REALCO PROPERTIES, L.L.C., THE LEGAL OWNER OF A PORTION OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY:_____
NOT PUBLIC

_____
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

BEFORE ME THIS _____ DAY OF _____, 2009, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF PRICE 202 PROPERTY, L.L.C., THE LEGAL OWNER OF A PORTION OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY:_____
NOT PUBLIC

_____
MY COMMISSION EXPIRES

LEGAL DESCRIPTION PRIOR TO SUBDIVISION

LOT 105, OF EATON UNIVERSITY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 174 OF MAPS, PAGE 48.

LOT 112, EATON UNIVERSITY INDUSTRIAL PARK, ACCORDING TO BOOK 174 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS

LOT 105
REALCO PROPERTIES, L.L.C.
10140 EAST GARY DRIVE
SCOTTSDALE, AZ 85260

LOT 112
PRICE 202 PROPERTY, L.L.C.
202 SOUTH PRICE ROAD #101
TEMPE, AZ 85281

DEVELOPERS

LOT 105
REALCO PROPERTIES, L.L.C.
10140 EAST GARY DRIVE
SCOTTSDALE, AZ 85260

LOT 112
PRICE 202 PROPERTY, L.L.C.
202 SOUTH PRICE ROAD #101
TEMPE, AZ 85281

BENCHMARK

CITY OF TEMPE SURVEY POINT # 312
ELEVATION = 1178.99, INTERSECTION
OF RIO SALADO & PRICE ROAD

BASIS OF BEARINGS

THE NORTH LINE OF EATON UNIVERSITY INDUSTRIAL PARK, BOOK 174 OF MAPS, PAGE 48, M.C.R.
BEARING NORTH 89 31' 07" EAST,
BASED UPON SHOWN FOUND MONUMENTS

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS _____ DAY OF _____, 2009.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

BY: _____ DATE: _____
CITY ENGINEER

BY: _____ DATE: _____
DEVELOPMENT SERVICES

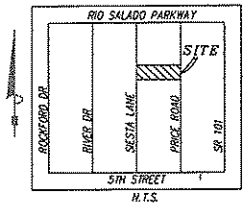
CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 2009; 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 THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

JOHN W. WARE RLS 37937

REGISTERED LAND SURVEYOR CERTIFICATE NO. 37937 JOHN W. WARE ARIZONA U.S.A.

EXPIRES 06/30/2011



LEGEND:

EASEMENT LINE	
MONUMENT LINE	
PROPERTY LINE	
RIGHT OF WAY LINE	
FOUND 1/2" REBAR W/CAP RLS 39236 PROPERTY CORNER PIN	●
FOUND PK. NAIL W/TAG RLS 39236	⊕
FOUND BRASS CAP IN HAND HOLE	◘
FOUND BRASS CAP FLUSH OR STONE	⊠
MARICOPA COUNTY RECORDER	M.C.R.
RECORDED	(R)
MEASURED	(M)
CALCULATED	(C)

FLOOD ZONE 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, AND DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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.

R.J.R. SURVEYS, INC.
11259 EAST VIA LINDA SUITE 100-938
SCOTTSDALE, ARIZONA 85259
PHONE (480) 816-8773 FAX (480) 816-8735
E-MAIL
info@rjrsurveysinc.com
WEB SITE
www.rjrsurveysinc.com

EATON UNIVERSITY INDUSTRIAL PARK

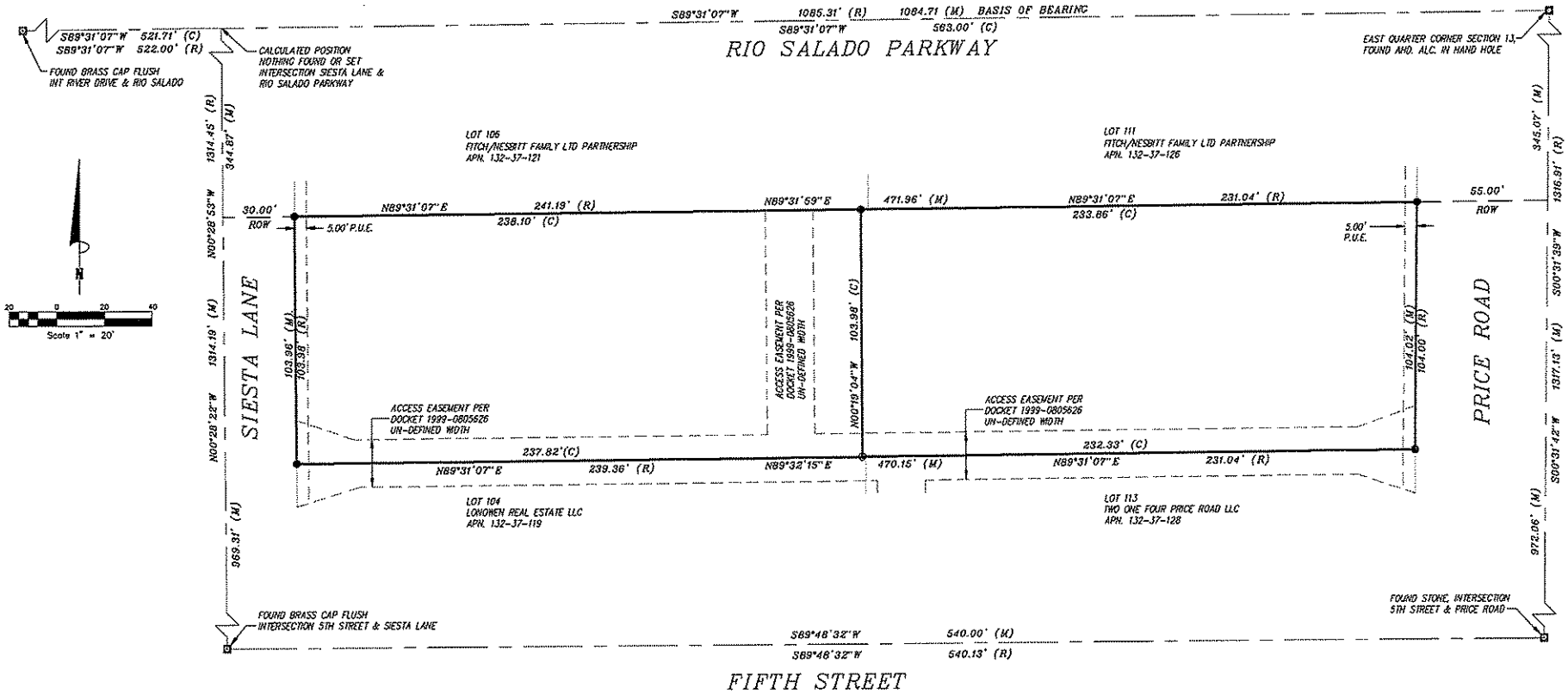
DESIGN:	-	DATE:	04/15/2009	REVISIONS:	
DRAWN:	JMW	JOB NO:	0984	1	1ST SUBMITTAL
CHECK:	JWW	SURVEYOR:	REX	2	03/16/09 2ND SUB.
SCALE:	1" = 20'	SHEET	1 OF 2	3	04/06/09 3RD SUB.

DS081099 SBD08032 REC08049

REC08049 SBD08032 DS081099

ATTACHMENT 4

EATON UNIVERSITY INDUSTRIAL PARK AMENDED



SURVEYOR / PLAT NOTES

1. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE LOT LINE BETWEEN ORIGINAL LOT 105 AND ORIGINAL LOT 112, DUE TO A BUILDING LOCATED ON ORIGINAL LOT 112 ENCROACHING INTO THE BOUNDARY OF ORIGINAL LOT 105.
2. LOT CORNERS ARE MARKED WITH A 1/2" REBAR, RLS 39236 OR A PK NAIL WITH SHINER STAMPED 39236.

*SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

CITY NOTES

1. THIS REPLAT IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR, CAPPED R.L.S. 37937
3. ALL NEW AS WELL AS ON-SITE AND OFFSITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

LIEN HOLDER RATIFICATION

_____, AS LIEN HOLDER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED TO SAID PLAT AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2009.

R.J.R. SURVEYS, INC.
11259 EAST VIA LINDA SUITE 100-638
SCOTTSDALE, ARIZONA 85259
PHONE (480) 619-9773 FAX (480) 619-9735
E-MAIL
info@rjrsurveysinc.com
WEB SITE
www.rjrsurveysinc.com
EXPIRES 09/30/2011

EATON UNIVERSITY INDUSTRIAL PARK

DESIGN: -	DATE: 04/06/2009	REVISIONS:	
DRAWN: JMW	JOB NO: 0984	1	1ST SUBMITTAL
CHECK: JMW	SURVEYOR: RSK	2	03/18/09 2ND SUB.
SCALE: 1" = 20'	SHEET 2 OF 2	3	04/06/09 3RD SUB.

DS081099 SBD08032 REC08049

ATTACHMENT 5

REC08049 SBD08032 DS081099