

Staff Summary Report

City Council Meeting Date: May 7, 2009

Agenda Item Number: 18

SUBJECT: Request for a Final Subdivision Plat for CHURCH ON MILL located at 1300 South Mill Avenue.

DOCUMENT NAME: 20090507dsjc03 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **CHURCH ON MILL (PL070066)** (First Southern Baptist Church of Tempe, Owner; Don Surface, Surface Engineering Company, Applicant) located at 1300 South Mill Avenue for a final subdivision plat on 3.898 acres in the R-2 Multi-Family Residential District. The request includes the following:

SBD09006 – Final Subdivision Plat consisting of one (1) lot.

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)

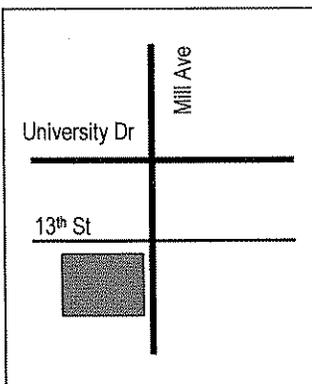
DEPARTMENT REVIEW BY: Chris Anaradian, Development Services Manager (480-858-2204)

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval , subject to conditions

ADDITIONAL INFO:

Net site area	3.898
Number of lots	1



The final plat combines twelve (12) different parcels into one (1) lot.

PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval/Condition(s) of Approval
- 2-3. History & Facts
3. Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
- 4 -5 Subdivision Plat Plan

COMMENTS:

The site of the Church on Mill is located south of University Drive at the southwest corner of 13th Street and Mill Avenue. The purpose of this request for a Final Subdivision Plat is to create a single lot from twelve (12) different parcels. There are currently a few older buildings on some of the parcels that will be demolished during site renovation. The existing sites (twelve parcels) have a total of 3.8977 acres. The applicant has indicated that all existing overhead and underground utilities serving the old buildings will be removed, and new utilities serving the new buildings will be placed underground. Sidewalk improvements will be made on both the Hudson Lane and Mill Avenue frontages. All the Development Plan Review conditions of approval and site design requirements will be addressed during site renovation and construction of the new buildings and parking areas.

REASON(S) FOR

APPROVAL:

1. The Final Subdivision Plat fulfills condition number one of the November 13, 2007 Development Plan approval.
2. The Final Subdivision Plat conforms to the technical standards of 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 May 7, 2010. Failure to record the plat on or before 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:

The following property inventories are excerpted from the March 1997 Final Report of the Multiple Resource Area Update by Ryden Architects.

- 1945 The property addressed as 26 W. Hudson is located in the College View subdivision in Tempe and was first platted in January of 1945 by W. E. and May F. Hudson and Byrns L. and Anna Belle Darden.
- 1945-1947 Properties addressed as 6, 12 and 22 W. Hudson and properties addressed as 29 and 31 W. 13th Street were all platted by W.E. Hudson.
- September 4, 1972 Design Review Board approved two buildings and a landscape plan for the site.
- January 21, 1976 Design Review Board approved the building for a student center to be located at the north west corner of Mill Avenue and Hudson Lane.
- June 7, 1978 Design Review Board approved a request for building elevations, revised site plan, landscape plan and signage.
- April 15, 1999 Administrative approval of modifications to building elevations, site plan and landscape plan for First Southern Baptist Church on Mill.
- December 11, 2001 Zoning Administrator administratively denied a request to allow the Church on Mill to charge ASU students for permits to park in the parking lot.
- January 23, 2002 Board of Adjustment approved an appeal of the denial of the request to charge money for student parking within the church parking lot.
- August 14, 2007 Development Review Commission took public comment, discussed the project and continued the request.

August 28, 2007 Development Review Commission took public comment, discussed the project and continued the request.

September 25, 2007 Development Review Commission continued the request.

October 9, 2007 Development Review Commission continued the request.

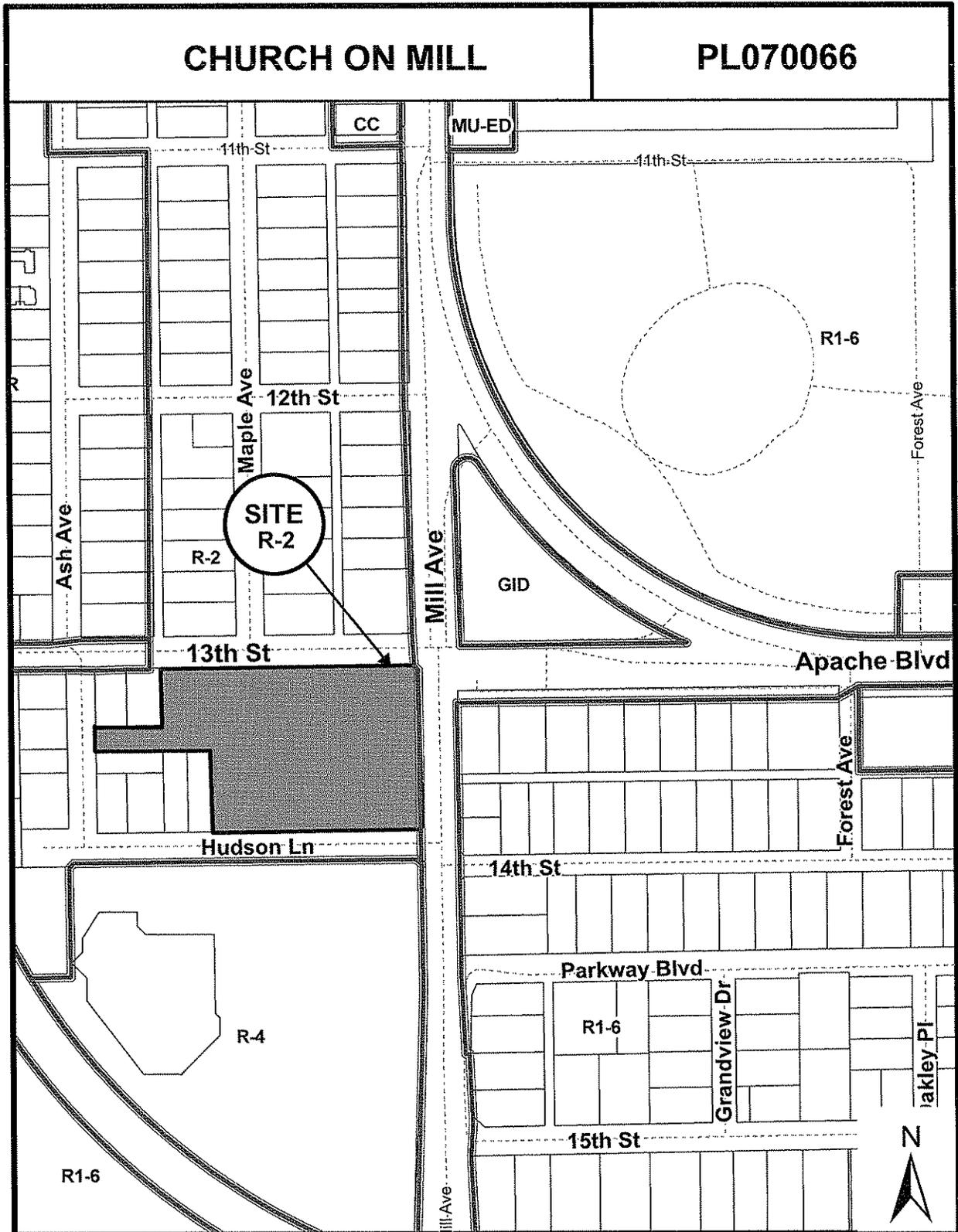
November 13, 2007 Development Review Commission voted to approve the requested Development Plan Review for new offices and classroom space with conditions, including the requirement to plat all separate parcels into one lot.

DESCRIPTION:

Owner – First Baptist Church on Mill
Applicant – Don Surface, Surface Engineering
Existing zoning – R-2, Multi-family
Total site area – 3.898 acres
Total bldg. area – 28,532 s.f. (new bldg 14,600 s.f; existing bldg)

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-307 Subdivisions, Lot Splits and Adjustments



Location Map



CHURCH ON MILL (PL070066)

**SURFACE ENGINEERING CO.
1646 EAST RUNION DRIVE
PHOENIX, ARIZONA 85024
TEL. (602) 717 - 2135 FAX. (623) 580 - 9688**

SEC

MAR. 22, 2009

**CITY OF TEMPE
31 EAST 5TH STREET
TEMPE, ARIZONA 85281**

**RE: CHURCH ON MILL
1300 SOUTH MILL AVENUE**

GENTLEMEN:

THE "CHURCH ON MILL" IS PROCEEDING WITH THEIR PLANNED BUILDING ADDITION AT THE REFERENCE SITE. THE CHURCH PROPERTY CURRENTLY CONSISTS OF TWELVE DIFFERENT PARCELS THAT HAVE BEEN ACQUIRED OVER A NUMBER OF YEARS. THE PROPOSED NEW EDUCATION BUILDING WILL BE LOCATED ON THE SOUTH SIDE OF THE PROPERTY AND IT WILL FRONT ON HUDSON LANE. THIS NEW BUILDING WILL EXTEND ACROSS THREE EXISTING PARCEL LINES. THE TWO NEWER BUILDINGS FRONTING ON 13TH STREET WILL REMAIN IN USE. THE TWO EXISTING DRIVEWAYS WILL REMAIN IN USE WITH A NEW DRIVEWAY ADDED ON HUDSON LANE. THE PARKING LOT WILL BE ENLARGED AND THE SITE DRAINAGE AND STORM WATER RETENTION FOR THE ENTIRE PROPERTY WILL BE UPDATED TO MEET THE CURRENT CITY OF TEMPE ENGINEERING REQUIREMENTS.

THERE ARE OLD RESIDENCES ON SEVERAL OF THOSE ORIGINAL LAND PARCELS WHICH WILL BE DEMOLISHED DURING THE SITE RENOVATION ACTIVITY. ALL OF THE EXISTING OVERHEAD AND UNDERGROUND UTILITIES SERVING THE OLD RESIDENCES WILL BE REMOVED. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. SIDEWALK WIDENING WILL BE INSTALLED ON BOTH THE HUDSON LANE AND THE MILL AVENUE FRONTAGES. SOME NEW LOW MASONRY SCREEN WALLS WILL BE INSTALLED TO SHIELD THE NEW AND EXISTING PARKING AREAS.

AS A RESULT OF THAT EXTENSIVE SITE ACTIVITY IT BECOMES MUCH SIMPLER TO COMBINE ALL OF THE OLD PARCELS INTO ONE LOT AND ELIMINATE THE ORIGINAL PARCEL LINES. THE NET AREA OF THIS NEW SINGLE LOT WILL BE 3.8977 ACRES. A ONE LOT PLAT HAS BEEN PREPARED AND HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

SINCERELY,


DONALD E. SURFACE, P.E.
SURFACE ENGINEERING CO.

FINAL PLAT FOR "CHURCH ON MILL"

A REPLAT OF LOT 2, LOT 3, AND PORTIONS OF LOTS 9 AND 12 OF "COLLEGE VIEW", RECORDED IN BOOK 90 OF MAPS, PAGE 4, BLOCK 9, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, T.10N., R.47E., CO. GILAND SOIL WATER-BEARING, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA } SS COUNTY OF MARICOPA }

I, JAMES W. BERRY, Surveyor, do hereby certify that the above described property is being dedicated to the public for the purpose of a park and recreation area. The dedication is made in accordance with the provisions of the Arizona Constitution and the laws of the State of Arizona.

IN WITNESS WHEREOF:

I, JAMES W. BERRY, Surveyor, do hereby certify that the above described property is being dedicated to the public for the purpose of a park and recreation area. The dedication is made in accordance with the provisions of the Arizona Constitution and the laws of the State of Arizona.

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS COUNTY OF MARICOPA }

I, JAMES W. BERRY, Surveyor, do hereby certify that the above described property is being dedicated to the public for the purpose of a park and recreation area. The dedication is made in accordance with the provisions of the Arizona Constitution and the laws of the State of Arizona.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: JAMES W. BERRY, Surveyor

FINAL PLAT "CHURCH ON MILL" SHEET #1 OF 2

CONDITIONS OF FINAL PLAT APPROVAL

- 1. NO EXISTING PROPERTY LINES MAY BE CREATED WITHIN LOT 3 WITHOUT THE APPROVAL OF THE CITY OF TOLSON.
2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE CORRECTION OF ANY ERRORS.
3. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE CORRECTION OF ANY ERRORS.
5. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE CORRECTION OF ANY ERRORS.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD PLAIN AS SHOWN ON THE FLOOD PLAIN MAPS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. The property is located in an area that is not subject to flooding.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GREAT-EST CURVE IN A CURVE OF 41° 27' 00" N 27° 00' 00" W.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE FIELD IN ACCORDANCE WITH THE PROVISIONS OF THE ARIZONA CONSTITUTION AND THE LAWS OF THE STATE OF ARIZONA. I am a duly licensed surveyor in the State of Arizona.



JAMES W. BERRY, Surveyor 1234 WEST HILL AVENUE TOLSON, ARIZONA

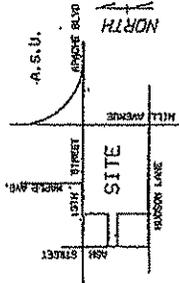
APPROVED BY THE MAJOR AND CITY COUNCIL OF THE CITY OF TOLSON, ARIZONA ON THIS DAY OF 2009.

BY: MAJOR, CITY OF TOLSON DATE

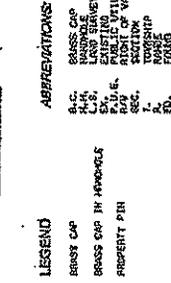
ATTESTED: CITY CLERK DATE

BY: CITY CLERK DATE

BY: PLANNING DEPARTMENT DATE



VICINITY MAP



LEGEND

- BRASS CAP
BRASS CAP IN ANKLE
PROPERTY PIN
PROPERTY

APPRECIATIONS

- R.C. BERRY
L.S. BERRY
L.S. BERRY
L.S. BERRY

OWNER

FIRST CHURCH CHURCH OWNERS 1234 WEST HILL AVENUE TOLSON, ARIZONA 86301 TEL: (602) 977-2323

CIVIL ENGINEER

JAMES W. BERRY 1234 WEST HILL AVENUE TOLSON, ARIZONA 86301 TEL: (602) 977-2323

EXISTING LEGAL DESCRIPTION (PRIOR TO REPORT)

THEY BEING OF THE COUNTY OF MARICOPA, STATE OF ARIZONA, TRACT 1, LOT 2, LOT 3, AND PORTIONS OF LOTS 9 AND 12 OF "COLLEGE VIEW", RECORDED IN BOOK 90 OF MAPS, PAGE 4, BLOCK 9, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, T.10N., R.47E., CO. GILAND SOIL WATER-BEARING, MARICOPA COUNTY, ARIZONA.

