

Staff Summary Report

City Council Meeting Date: May 28, 2009

Agenda Item Number: _____

SUBJECT: Request for a Subdivision Plat for FISHER'S TOOLS AND HANDLES, located at 1990 East 3rd Street.

DOCUMENT NAME: 20090528dsjc03 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **FISHER'S TOOLS AND HANDLES (PL080360)** (Greg Fisher / Fisher's Tools & Handles, Inc., Owner, Timothy O'Neill, O'Neill Engineering, LLC, applicant) for a subdivision plat on 4.22 net acres, located at 1990 East 3rd Street in the GID, General Industrial District. The request includes the following:

SBD09003 – A Subdivision Plat consisting of three (3) lots.

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

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

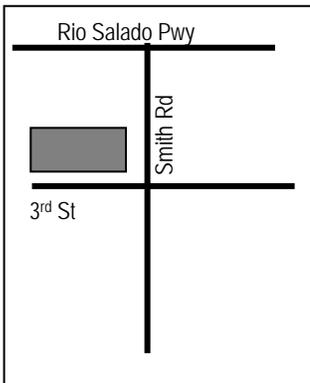
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

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 4.22 acres
Number of lots 3



A subdivision plat is being undertaken to create three (3) lots from one (1) lot. The proposed plat will consist of lot one (1) and lot two (2) for proposed development for Fisher's Tools and Handles. Lot three (3) is the existing development.

PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
- 4-6. Subdivision plat

COMMENTS:

The site of Fisher Tools is located just north of 3rd Street and west from Smith Road. The applicant is requesting to divide the existing one (1) lot into three (3) proposed lots. In the proposed lot one (1), there will be a vacant parcel for future development, lot two (2) is proposed for 2009 development and lot 3 will be an existing development. The proposed three (3) lots are 4.22 acres zoned GID, General Industrial District. Staff recommends approval of this request with a condition.

REASON(S) FOR APPROVAL:

- 1. The 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 Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before May 28, 2010. Failure to record the plat on or before May 28, 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:

December 09, 2008 The Development Review Commission approved the request by Fisher's Tools and Handles for a new 14,691 s.f. office and warehouse building as a third phase to an existing development with two buildings of 8,034 s.f. and 8,241 s.f. for a total of 31,866 s.f., on 4.22 net acres, located at 1990 East Third Street in the GID, General Industrial District. The request includes the following:

DPR08240 – Development Plan Review including site plan, building elevations and landscape plan.

DESCRIPTION:

Owner – Greg Fisher / Fisher's Tools & Handles, Inc.
 Applicant – Timothy O'Neill / O'Neill Engineering, LLC

Existing zoning – GID

Site Data:

Lot 1	2.0154 ac (87,789 s.f.)
Lot 2	1.0476 ac (45,632 s.f.)
<u>Lot 3</u>	<u>1, 1583 ac (50,453 s.f.)</u>
Total Net Site area	4.2213 ac (183,874 s.f.)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments