

Staff Summary Report

Development Review Commission Date: 03/25/08

Agenda Item Number: _____

SUBJECT: This is a public meeting for a Preliminary Subdivision Plat for **CAMPUS SUITES ON THE RAIL** located at 1900 E Apache Boulevard.

DOCUMENT NAME: DRCr_CampusSuites_032508

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner /Brian Hensley, Coe & Van Loo, applicant), on +/- 6.7 net acres within the MU-4 Mixed-Use High Density Zoning District within the Transportation Overlay District, located at 1900 E. Apache Boulevard. The request includes the following:

SBD08004 – Preliminary Subdivision Plat to combine four parcels into one +/-6.7 net acre lot.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

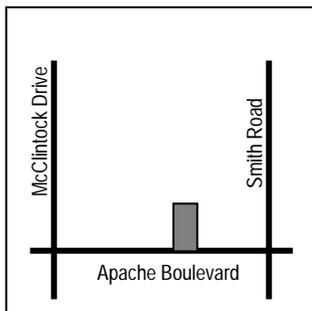
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition 1

ADDITIONAL INFO:



Gross/Net site area 7.34 / 6.82 acres
Lot 1 Proposed Lot
Building area 143,440 s.f.

The requested Subdivision Plat is required by conditions five and six of the approved Planned Area Development, approved by the City Council on January 10, 2008.

PAGES:

1. List of Attachments
2. Comments
3. Reason for Approval/Conditions of Approval
4. History & Facts/Description

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Site Plan
4. Letter of Intent
- 5-6. Plat

COMMENTS:

The applicant is requesting approval for a Preliminary Subdivision Plat for Campus Suites on the Rail, a new student housing development. The proposed development consists of four existing vacant properties that have not been previously subdivided. This request would combine the four lots into one lot, and dedicate right-of-way along Apache Boulevard. The Development Review Commission approved a Development Plan Review for site plan, building elevations, and landscape plan on December 11, 2007. For further processing, a Final Subdivision Plat must be approved by the City Council and recorded with Maricopa County. The Subdivision Plat will conclude the planning entitlements for this project, pending building permit review. Staff recommends approval of the request subject to conditions.

REASONS FOR APPROVAL:

1. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.
2. The Subdivision Plat fulfills conditions five and six of the approved Planned Area Development.

CONDITIONS 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 April 17, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

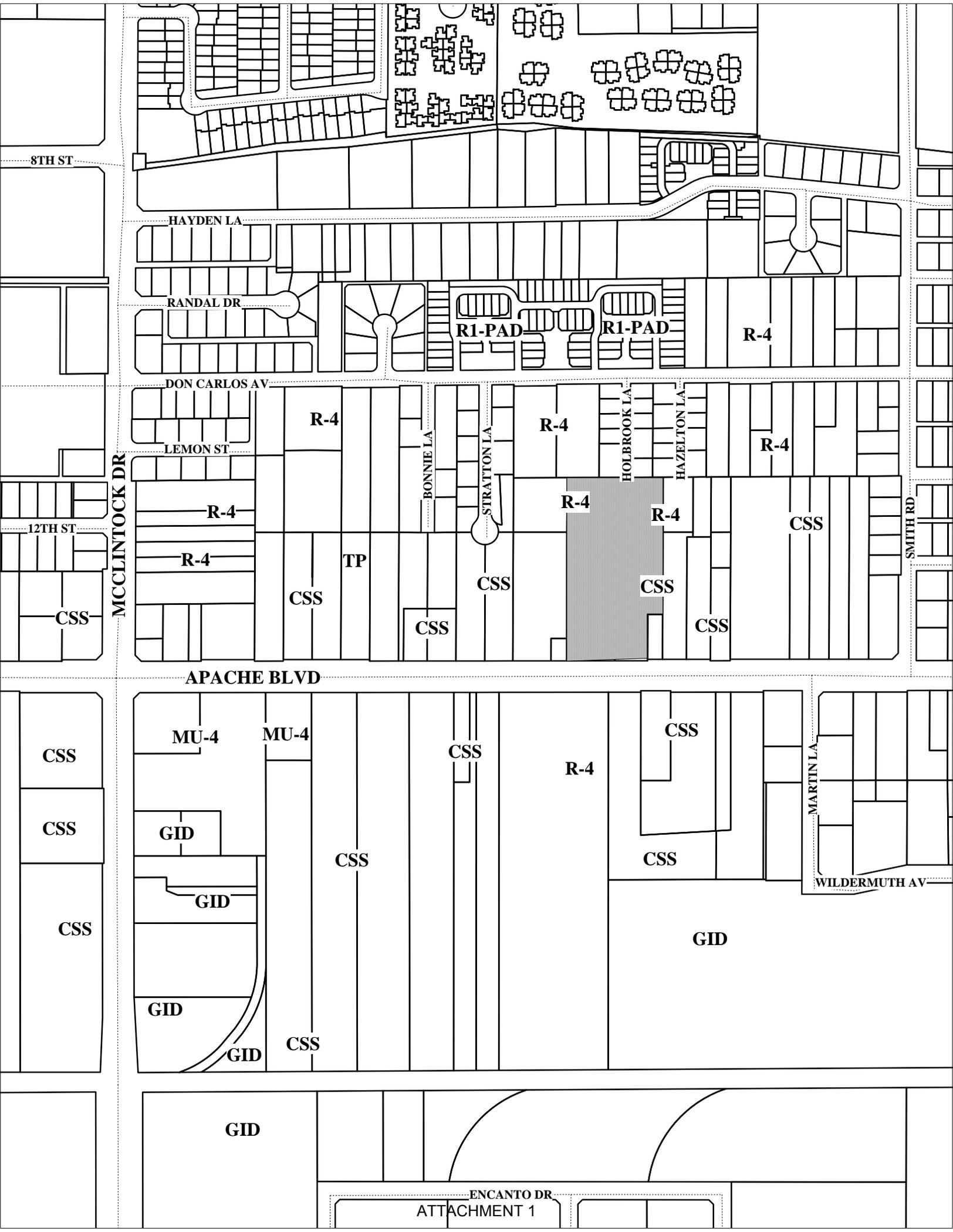
HISTORY & FACTS:

May 1959	Building permits for repair of building for Denny's Tavern, operating as The Happy Hour at 1890 E. Apache Boulevard
September 1959	Building permits issued for Trade Winds Motel, located at 1900 E. Apache Boulevard
November 1959	Building permits issued for Richard Lynch of Michigan Trailer Court, for the installation of utilities for trailer spaces and repair and additions to duplexes at 1912 E. Apache Boulevard.
November 1961-1964	Building permits issued for installation of utilities for trailer spaces at 1900 E Apache Boulevard
September 1963-1965	Building permits issued for Cliff Carroll, operating as Carrolls Trailer Park, for installation of utilities for trailer spaces at 1890 E. Apache Boulevard
May 6, 1981	Design Review Board approved the building elevations, site and landscape plan for a Motel and Apartment Complex.
November 27, 2007	Development Review Commission heard a request for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD and a Development Plan Review for a 619,756 s.f. new student housing development on +/- 6.8 net acres. The Commission recommended approval of the Zoning Amendment and PAD, and continued the Development Plan Review to 12/11/07 for notification purposes.
December 11, 2007	Development Review Commission heard and approved a request for a Development Plan Review for site plan, building elevations and landscape plan for a new student housing development on +/-6.8 net acres.
December 13, 2007	City Council introduced and held a first public hearing for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a Planned Area Development Overlay.
January 10, 2007	City Council approved the above request.

No additional history is available on the entitlement of these properties.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



8TH ST

HAYDEN LA

RANDAL DR

DON CARLOS AV

LEMON ST

12TH ST

APACHE BLVD

ENCANTO DR
ATTACHMENT 1

MCCLINTOCK DR

BONNIE LA

STRATTON LA

HOLBROOK LA

HAZELTON LA

MARTIN LA

SMITH RD

WILDERMUTH AV

R1-PAD

R1-PAD

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

TP

CSS

MU-4

MU-4

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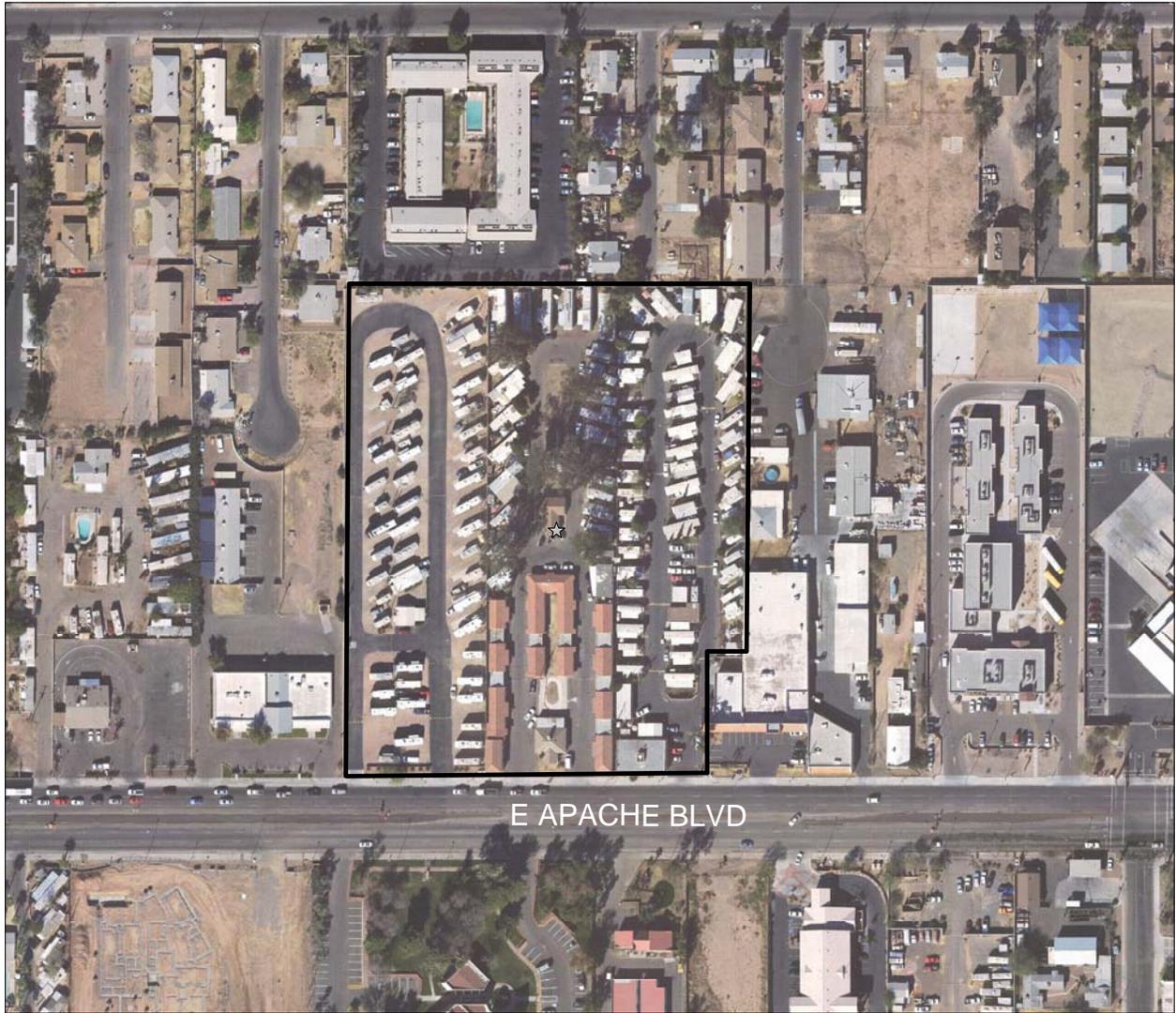
GID

GID

GID

CSS

GID



CAMPUS SUITES ON THE RAIL (PL070312)

Overall Site Project Data

FARCEL SIZE: 1339 GROSS ACRES, 6824 NET ACRES.
 ZONING: EXISTING C56 + R-4 PROPOSED MU-4 PAD WITH T.O.D. STANDARDS
 BLDG HEIGHT ALLOWED: NA
 BLDG HEIGHT PROVIDED: 10' TO PARAPET
 DENSITY ALLOWED: 76+ DENSITY PROVIDED: 40.74 DU / GROSS ACRES
 LANDSCAPING ON SITE: 54,375 SF 14% LANDSCAPING ON ROW: 1070 SF 4.2%
 LOT COVERAGE: 143,440 / 319,643.28 = 44.87%

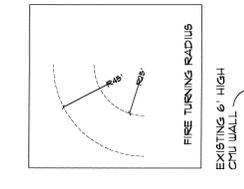
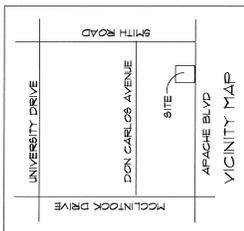
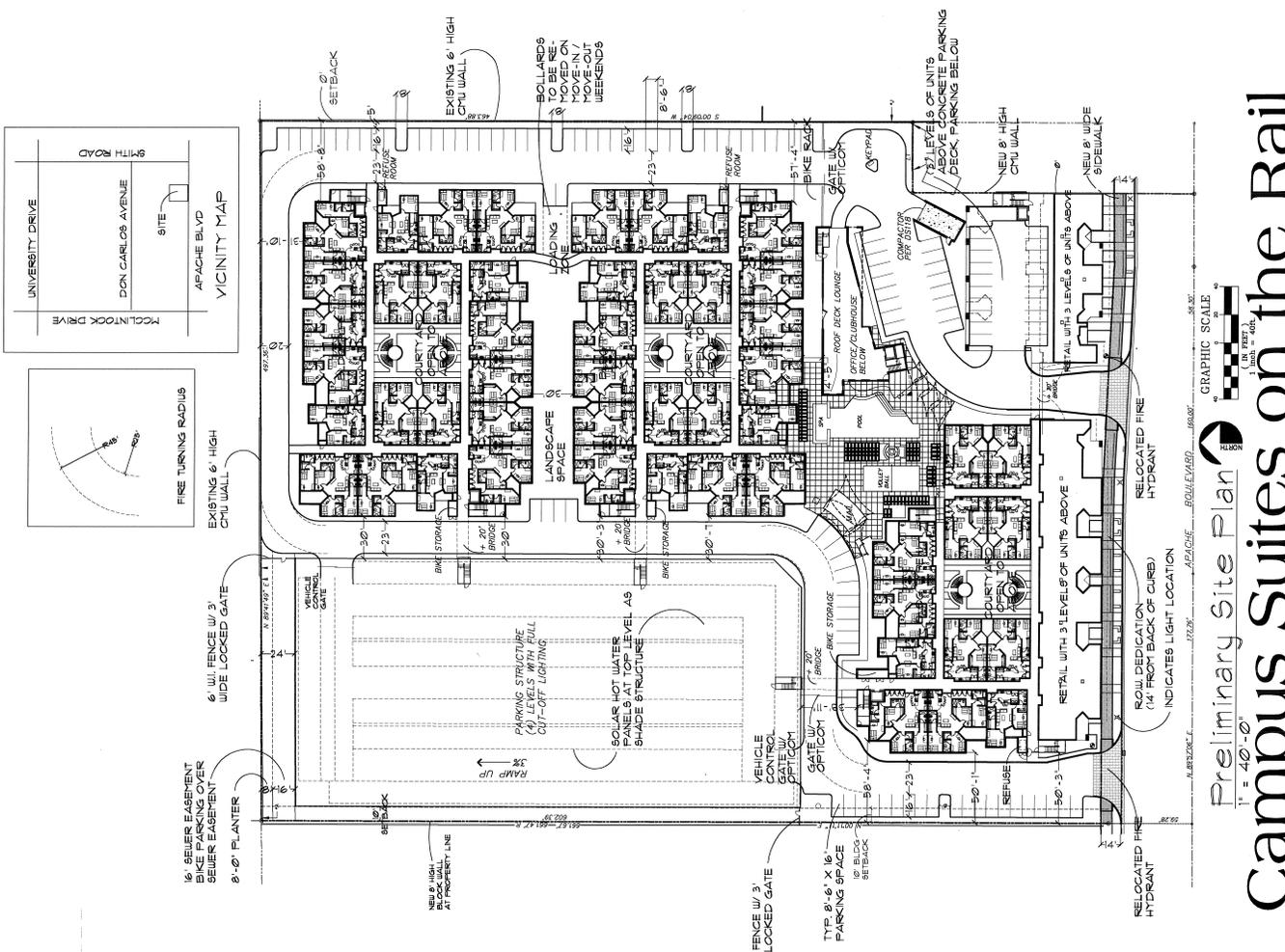
UNIT MIX	QUANTITY	%	GROSS SF	* OF BEDROOMS	GROSS X QUANTITY	9'FRNK	9'FRNK
B1 2 BED 2BA	52	11.38%	104	104	52320	13	13
C1 3 BED 3 BA	128	42.8%	384	384	166400	13	13
D1 4 BED 4 BA	94	31.45%	376	376	159330	13	13
D2 4 BED 4 BA	25	8.36%	100	100	40450	13	13
TOTALS	299	100%	964	964	412,100		

BUILDING TYPES	QUANTITY	* OF LEVELS	OCC. TYPE	CONST. TYPE	FOOTPRINT SF	GROSS 9'FRNK	GROSS BLDG SF
TYPE I	2	4 U/W	R-2	V-A	32569	13	162845 x 2 = 325690
TYPE II	1	4 U/W	R-2	V-A	41597	13	153053
OFF / CLUB	1	4 U/W	R-2	V-A	4412	13	18306
RETAIL BRIDGES	4	3	5-1	V-B	12,000 (in Type II)	13	SEE TYPE II
RETAIL GARAGE	1	1	5-2	I-B	4913	13	4913
GARAGE	1	4 1/2	5-2	I-B	69802	13	296,109
TOTAL BLDGS =	5				143,440		TOTAL PROJECT SF = 841,513

PARKING REQUIRED	QUANTITY MULTIPLIER	T.O.D. REQUIRED	PARKING TYPE	QUANTITY	MULTIPLIER	TOTAL
2 BD	52	2	BD	104	15	1572
3 BD	128	2.5	BD	320	12.5	4100
4 BD	119	3	BD	357	3	1071
GUEST	299	2	GUEST	598	2	1196
RETAIL	11,700 SF / 300 =	39	RETAIL	11,700 SF		20
RESTAURANT	2300 / 75 =	31	RESTAURANT	2300		16
BICYCLE SPACES	351		BICYCLE SPACES	351		351
TOTAL PARKING REQ'D =	911 (351 BICYCLE)		TOTAL PARKING REQ'D =	819 (351 BICYCLE)		

PARKING PROVIDED	QUANTITY	PER UNIT	BICYCLE COMMUTE AREA
ACCESSIBLE GARAGE	20	18	52 x 75
GARAGE	944	20	241 x 1
ACCESSIBLE SURFACE	2%	GUEST	299 x 2
SUBTOTAL	964	RETAIL	11,700 / 1000 = 11.7
BICYCLE STORAGE	60	BICYCLE RACKS	2300 / 500 = 4.6
TOTAL PARKING PROVIDED =	1078	TOTAL	351

(2300 SF OF INDOOR RESTAURANT SPACE MAX)
 90 BIKE RACK / 60 STORAGE PROVIDED, 207 OF THE BIKES TO BE STORED IN UNITS.



January 24, 2008

Mrs. Lisa Collins
City of Tempe
Planning Division
31 East 5th Street
Tempe, Arizona 85281

RE: Narrative for Final Plat for Campus Suites on the Rail
CVL Job No. 0182201

Dear Mrs. Collins

The Final Plat that is being submitted is for Campus Suites on the Rail. The project is located in portion of the northwest quarter of Section 24, Township 01 North, Range 04 East, Gila River and Salt River Meridian, Maricopa County, Tempe, Arizona.

We are proposing approximately 7.34 acres. This acreage includes a 6.44 ft to 5.46 ft of additional Right-of-Way along Apache Blvd. This will increase the existing width of 59.28 ft to 64.74 ft at West end and 50.00 ft to 56.44 ft at East end of the site.

This plat will combine the four existing parcels (Parcel Numbers 132-67-053C, 132-67-061A, 132-67-055A & 132-67-053D) together into Campus Suites on the Rail.

Sincerely,



COE & VAN LOO
Consultants, Inc.

Terry Lewis
Assistant Project Manager

CAMPUS SUITES ON THE RAIL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:
THAT CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP, AS OWNER HAS PLATTED UNDER THE NAME OF "CAMPUS SUITES ON THE RAIL" (IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES), OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA, HEREBY DEDICATES TO THE PUBLIC THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, TO BE KNOWN AS "CAMPUS SUITES ON THE RAIL", AND HEREBY DEDICATES TO THE PUBLIC THE LOCATION AND DIMENSIONS OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, TO BE KNOWN AS "CAMPUS SUITES ON THE RAIL", AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE, AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT
STATE OF ARIZONA)
COUNTY OF MARICOPA)
ON THIS _____ DAY OF _____, 2008, BEFORE ME, _____, WHO AM KNOWN AS _____, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.
BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____ DATE _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
ON THIS _____ DAY OF _____, 2008, BEFORE ME, _____, WHO AM KNOWN AS _____, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.
BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____ DATE _____

THAT CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP, AS OWNER HAS HEREBY CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED AND SIGNED BY THE UNDERSIGNED OFFICER THEREIN DULY AUTHORIZED ON THIS _____ DAY OF _____, 2008.
BY CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP.
BY: _____ DATE _____
ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 24, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 24 BEARS NORTH 88°56'05" EAST, A DISTANCE OF 2,626.72 FEET;
THENCE SOUTH 09°11'56" EAST, THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,626.82 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24;
THENCE NORTH 89°56'53" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, A DISTANCE OF 1,313.33 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 09°11'56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 661.45 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE NORTH 89°14'42" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 497.41 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, BEARING A BEARING AND ANGLE FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 00°09'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 463.65 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET NORTHERLY, AS SHOWN ON SAID PLAT, TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;
THENCE SOUTH 09°11'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 804.9 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET WESTERLY, AS SHOWN ON SAID PLAT, TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;
THENCE SOUTH 00°09'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;
THENCE SOUTH 89°56'53" WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 447.76 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 7.339 ACRES, MORE OR LESS.

OWNER

CAMPUS SUITES ON THE RAIL, L.L.P.,
8601 N. SCOTTSDALE ROAD, SUITE 125
SCOTTSDALE, ARIZONA 85253

DEVELOPER

CAMPUS SUITES ON THE RAIL, L.L.P.,
8601 N. SCOTTSDALE ROAD, SUITE 125
SCOTTSDALE, ARIZONA 85253
CONTACT: GARY JONES
PHONE: (480) 947-5335
FAX: (480) 947-5335

BENCHMARK

CITY OF TEMPE BRASS CAP IN A HANDHOLE AT INTERSECTION OF UNIVERSITY CITY OF TEMPE CORP. QUAD NUMBER 18, CORNER OF SECTION 24, T1, N, R4 E, ELEVATION 1181.76 CITY OF TEMPE DATUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°56'05" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, ACCORDING TO CITY OF TEMPE SURVEY CONTROL DATA AS SHOWN ON THE CITY WEBSITE AND LAST UPDATED ON JULY 9, 2007.

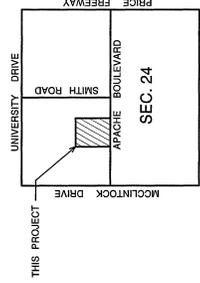
APPROVAL

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

BY: _____ MAYOR _____ DATE _____
CITY CLERK _____ DATE _____
BY: _____ CITY ENGINEER _____ DATE _____
BY: _____ DEVELOPMENT SERVICES _____ DATE _____

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT WHICH IS SHOWN ON THIS PLAT. THE CITY OF TEMPE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THE PROPERTY OWNERS HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TEMPE WILL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
- NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TEMPE WILL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- SECTION TYPE FENCING AND VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. LANDSCAPE ARCHITECTURE SHALL BE REQUIRED FOR ALL CONSTRUCTION PLANNING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, RECONSTRUCTION OR REPAIR.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW DIVERSITY EXHIBIT ON FILE WITH THE CITY OF TEMPE) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE.



VICINITY MAP
NOT TO SCALE

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS PROJECT - SET BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- 120-L TYPE "9" (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS PROJECT - SET SURVEY MARKER PER M.A.S. STD. DET. 120-1, TYPE "C" (UNLESS OTHERWISE NOTED).
- INDICATES RIGHT OF WAY LINE.
- INDICATES VEHICULAR NON-ACCESS EASEMENT.
- B.S.L. - INDICATES BUILDING SETBACK LINE.
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- S.W.E. - INDICATES SIDEWALK EASEMENT.
- M.C.R. - INDICATES MARICOPA COUNTY RECORDS.
- R.W. - INDICATES RIGHT OF WAY.
- C.O.T. - INDICATES CITY OF TEMPE.
- ESMT - INDICATES EASEMENT.

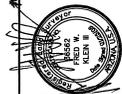
FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE SHAD-2 AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17000-01-0000, DATED 07/17/00, AND THAT THE PROPERTY IS NOT IN AN AREA OF 1% CHANGE 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.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2004, THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ARIZONA, AND THAT I 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.

FRED W. KLEIN, R.L.S. 35652 _____ DATE _____



COE & VAN LOO CONSULTANTS, INC.
4650 N. 12TH STREET PHOENIX, AZ 85014
(602) 264-6831

CHECKED BY: TL
DRAWN BY: SLS
PROJECT #: 0182201
SCALE: NONE
SHEET 1 OF 2

CAMPUS SUITES ON THE RAIL
TEMPE, ARIZONA

COVER

1.01

DS _____ SBD- _____ REC _____

