

Staff Summary Report

Development Review Commission Date: 01/13/09

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for ELEMENTS ART CAMPUS – PHASE 2, located at 1102 West Rio Salado Parkway.

DOCUMENT NAME: DRCr_Element Art Campus – Phase 2_011309

PLANNED DEVELOPMENT

SUPPORTING DOCS: Yes

COMMENTS: Request for **ELEMENT ART CAMPUS – PHASE 2 (PL080239)** (City of Tempe, property owner, Blair C. Meggitt, Brady – Aulerich & Associates, Inc., applicant), located at 1202 West Rio Salado Parkway in the GID, General Industrial District, MU4 PAD, Mixed Use High Density, R1-6, and Single Family Residential. The request includes the following:

SBD08027- A preliminary subdivision plat, consisting of six (6) lots and one (1) tract on 58.37 net acres

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

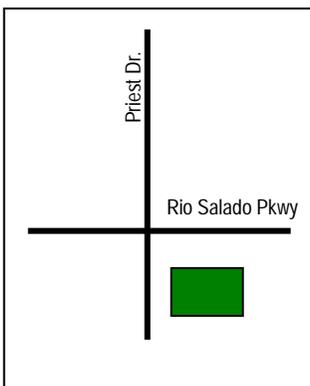
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1)

ADDITIONAL INFO: The Elements Art Campus - Phase 2 is located south of Rio Salado Parkway, just east of Priest Drive. The applicant (City of Tempe) is requesting to create six (6) lots and one (1) tract consisting of 58.37 acres.



Gross site area	58.37 acres
Number of lots	6
Number of Tracts	1
Zoning	GID/ MU4 / R1-6

PAGES:

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

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-7. Subdivision Map

COMMENTS:

The Elements Art Campus - Phase 2 is located south of Rio Salado Parkway, just east of Priest Drive. The proposed final subdivision plat will extend from Priest Drive to Ash Avenue and also to the borders of the Town Lake. The City of Tempe's purpose for this final subdivision plat is to transform vacant land by creating lots for new development. As a result of the Preliminary subdivision plat I, it would be six (6) lots and one (1) tract that would consist of 58.37 acres. 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 January 13, 2010. Failure to record the plan within one (1) year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

September 09, 2008 The City of Tempe's Development Review Commission recommended approval for Elements Art Campus which consists of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in R1-6, Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:

GEP08003 – (Resolution No. 2008.72) General Plan Major Land use Map Amendment to change 4.5 acres from Public Recreational / Cultural to Mixed – Use, 2.57 acres from Public Recreational / Cultural to Industrial 5.57 acres from Public Open Space to Industrial and 28 acres from Public Open to Commercial.

October 16, 2008 The City of Tempe's Development Review Commission recommended approval for Element Art Campus Phase 2 (PL080239) (Nancy Ryan, City of Tempe, Property owner and applicant) consisting of a General Plan Major Amendment of approximately 40.64 acres of land : 12.64 acres referred to as the Arts Park Phase 1 and 28 acres referred to as Phase 2 located at 1102 W. Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed –Use High Density and GID, General Industrial districts. The request includes the following:

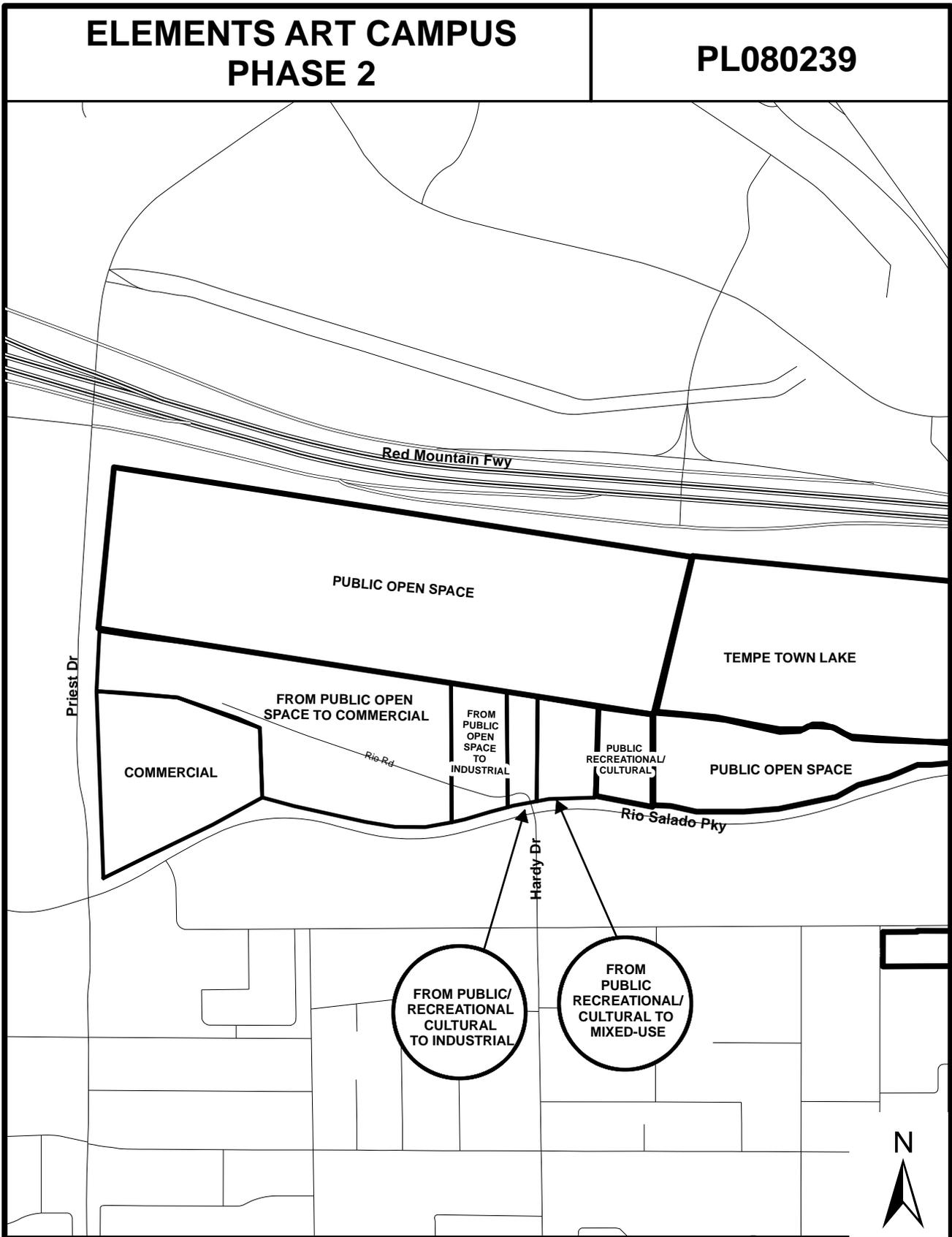
GEP08003 - (RES No 2008.72) General Plan Major Land Use Map Amendment to change:
4.5 acres from Public Recreational / Cultural to Mixed – Use (Phase 1)
2.57 acres from Public Recreation / Cultural to Industrial (Phase 1)
5.57 acres from Public Open Space to industrial (Phase 1)
28 acres from Public Open to Commercial (Phase 2)
This request also includes a Density Map Amendment to change 4.5 acres from 0 to up to 3 dwelling units per acre.

DESCRIPTION:

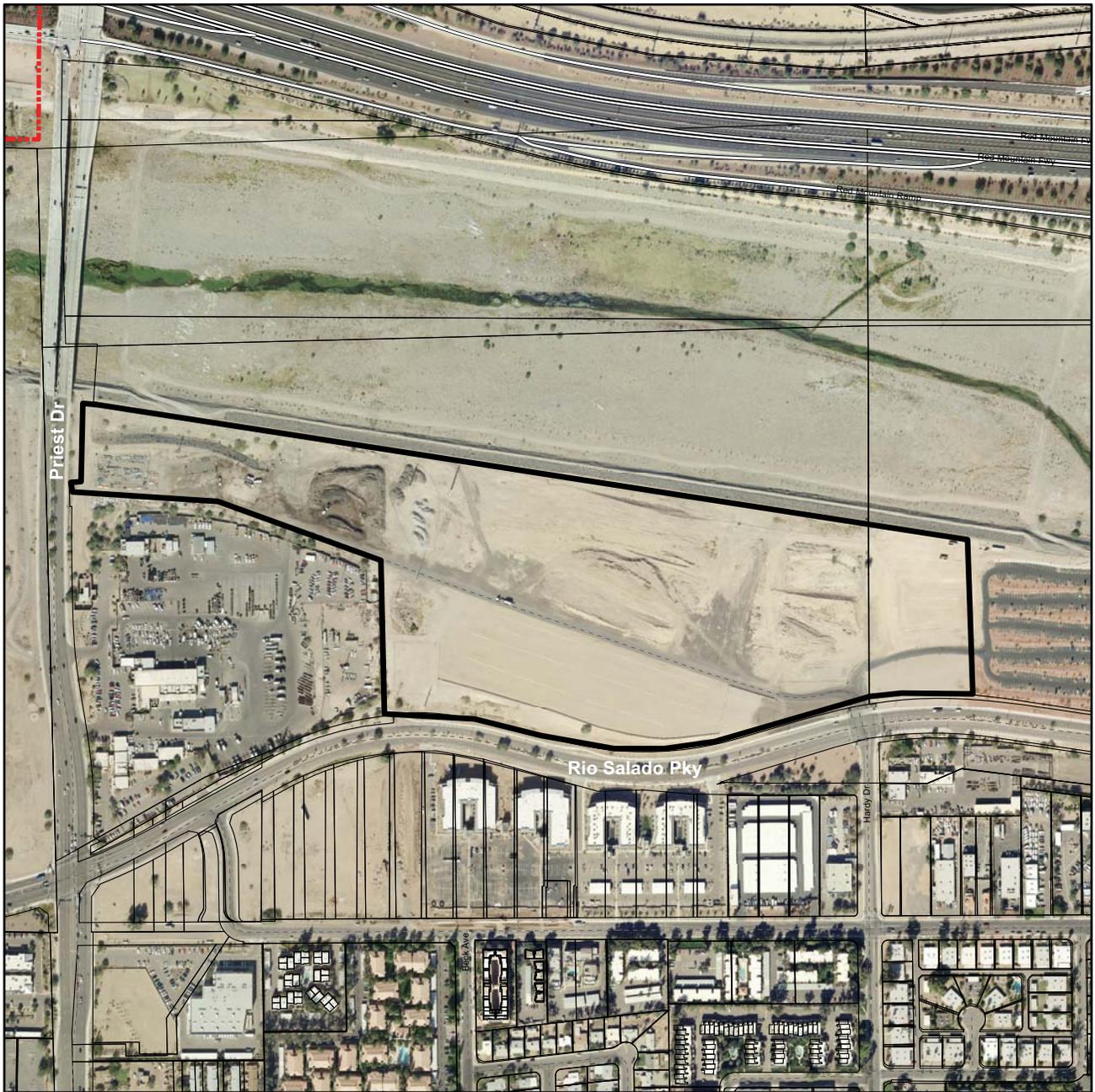
Owner – City of Tempe, Nancy Ryan
Applicant – Blair C. Meggit, Brady --, Arulerich and Associates, Inc.
Existing zoning – GID, MU4 / R1-6
Total site area – 58.37 acres
Total Number of proposed lots – 6
Total Number of proposed Tracts - 1

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



Location Map



ELEMENTS ARTS CAMPUS (PL080239)



BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	R.L.S.
Robert N. Hermon	P.E./R.L.S.
E. Terry Holbert	R.L.S.
Blair C. Meggitt	R.L.S.

August 8, 2008

Mr. Kevin O'Melia
CITY OF TEMPE
DEVELOPMENT SERVICES
31 East Fifth Street
Tempe, AZ 85281

RE: CITY OF TEMPE PROJECT NO. 6707021 – BRADY•AULERICH & ASSOCIATES, INC.
JOB NO. 08-01-06

Dear Mr. O'Melia:

The City of Tempe has requested a six (6) lot, one (1) tract subdivision located North of Rio Salado Parkway and East of Priest Drive for new development.

The original 58.37 acre parcel described prior to the subdivision is currently vacant except the City of Tempe Maintenance Facility at the northeast corner of Rio Salado Parkway and Priest Drive.

The purpose of the subdivision is to transform the land for the following proposed uses:

Lot 1 (21.70 acres) – define the area currently utilized as the City Maintenance Facility.

Lots 2 thru 6 (35.34 acres) accommodate the Artist Industry for Future Specialty Art Projects.

Tract "A" (0.15 acres) reserved for the exclusive use by the City.

New Right-of-Way – Rio Salado Parkway (0.57 acres)
Priest Drive (0.02 acres)
Hardy and Vista Del Lago Drives (0.59 acres)

Respectfully Submitted,
BRADY•AULERICH & ASSOCIATES, INC.

Blair C. Meggitt, R.L.S.

BCM:abc

ELEMENTS AT TEMPE CENTER FOR THE ARTS
 LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF
 SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 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, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "ELEMENTS AT TEMPE CENTER FOR THE ARTS" LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "ELEMENTS AT TEMPE CENTER FOR THE ARTS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHOWN SHALL BE HEREBY DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH. THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACT "A" IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF THE CITY OF TEMPE EASEMENT "A" IS GRANTED FOR THE PURPOSE OF INGRESS, EGRESS, PUBLIC UTILITIES AND PRIVATE DRIVE AND IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF LOT 4, LOT 5 AND THE TEMPE CENTER FOR THE ARTS THEIR HEIRS, INVITEES GUESTS OR ASSIGNEES. EASEMENT "B" IS HEREBY RESERVED FOR THE PURPOSE OF MULTI-USE PATH FOR THE EXCLUSIVE USE OF THE CITY OF TEMPE.

ACKNOWLEDGMENT:

STATE OF ARIZONA)
 COUNTY OF MARICOPA)
 ON THIS _____ DAY OF _____, 2008 BEFORE ME,
 UNDERSIGNED, PERSONALLY APPEARED _____
 WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERELY SET MY HAND AND OFFICIAL SEAL
 BY: _____ MY COMMISSION EXPIRES _____
 THE CITY OF TEMPE A MUNICIPAL CORPORATION
 HIGH HALLMAN ITS: MAYOR _____ DATE: _____

LEGAL DESCRIPTION: (Prior to Subdivision)

That portion of the Northwest quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being described as follows:
 Commencing at the West quarter corner of said Section 16 being a found City of Tempe brass cap;

Thence: North 89° 41' 31" East (Basis of Bearing) along the center West mid-section line of said Section 16, a distance of 52.45 feet to the monument line of Priest Drive being a found City of Tempe brass cap;

Thence: North 00° 08' 38" East along said monument line, 182.81 feet to the intersection with the construction monument line of Rio Salado Parkway being a found City of Tempe brass cap;

Thence: continuing North 00° 08' 38" East, 214.14 feet;

Thence: South 89° 51' 22" East, normal to the monument line of Priest Drive, 65.00 feet to the Point of Beginning which lies on the Easterly right-of-way line of said Priest Drive being a point of curvature of a curve to the left, concave to the West, having a radius of 157.32 feet, a central angle of 09° 02' 04" and a radial bearing of North 89° 51' 22" West;

(CONTINUED ON SHEET 2)

OWNER/DEVELOPER:

CITY OF TEMPE, 31 EAST FIFTH STREET
 TEMPE, ARIZONA, 85281

BENCH MARK:

CITY OF TEMPE BRASS CAP (FLUSH) IN THE INTERSECTION OF 1ST STREET AND PRIEST DRIVE, SAID POINT BEING THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, ELEVATION=1147.69 (CITY OF TEMPE DATUM) #104

BASIS OF BEARINGS:

THE CENTER WEST SECTION LINE BETWEEN THE WEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND SECTION 17 NORTH, RANGE 4 EAST, SAID LINE HAVING A BEARING OF NORTH 89°41'31" EAST PER CITY OF TEMPE SURVEY CONTROL DIAGRAM DATED MARCH 1, 1989.

APPROVALS:

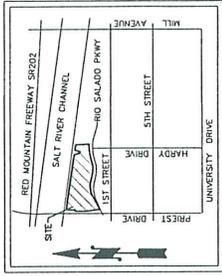
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2008.

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

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREIN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND 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 LOCATED; THAT THE MONUMENTS ARE SUFFICIENT TO EMERGE THE SURVEY TO BE RETRACED.

BLAIR C. MEGGITT, R.L.S.#18435 _____ DATE



VICINITY MAP
 N.T.S.

LEGEND

- RIGHT-OF-WAY LINE
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- NEW CENTERLINE MONUMENTS
- MONUMENT TO BE ESTABLISHED DURING ROADWAY CONSTRUCTION
- SUBDIVISION CORNER TO BE SET
- FOUND CITY OF TEMPE BRASS CAP
- PROPERTY CORNER PIN TO BE SET
- MONUMENT TO BE SET AFTER CONSTRUCTION BY OTHERS
- P.O.B.
- M.C.R.
- C
- A
- R
- RI
- △ RADIAL BEARING (SEE TABLE)

NOTES:

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

FLOOD PLAN CERTIFICATION:

THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL 2165 OF 4350, MAP NUMBER 04032010H, LAST REVISED SEPTEMBER 30, 2005. ZONE "X" IS DESIGNATED AS AN AREA OF SPECIAL FLOOD HAZARD AND IS SUBJECT TO ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AREAS PROTECTED BY LEASES, DEEDS OR OTHER INSTRUMENTS ARE SUBJECT TO FAIL DURING LARGER FLOODS, FROM AN ANNUAL CHANCE FLOOD.

SHEET 1 OF 4



BRADT-AULERICH & ASSOCIATES, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 14488 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85283
 PHONE: 602-944-0000 FAX: 602-944-1000
 DENNIS H. BRADT, P.E.
 CHRISTOPHER E. AUERICH, P.L.S.

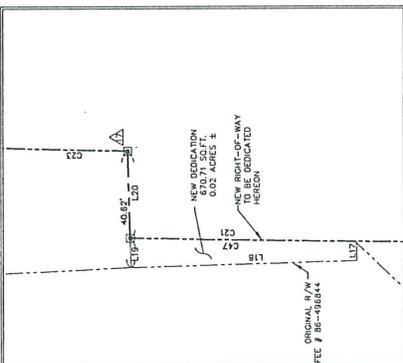
DATE: 10/08/08
 SCALE: N/A
 ELEMENTS AT TEMPE CENTER FOR THE ARTS
 DRAWN BY: RBD
 CHECKED BY: BSM
 JOB NO.: 081016

DS080764

SBD08027

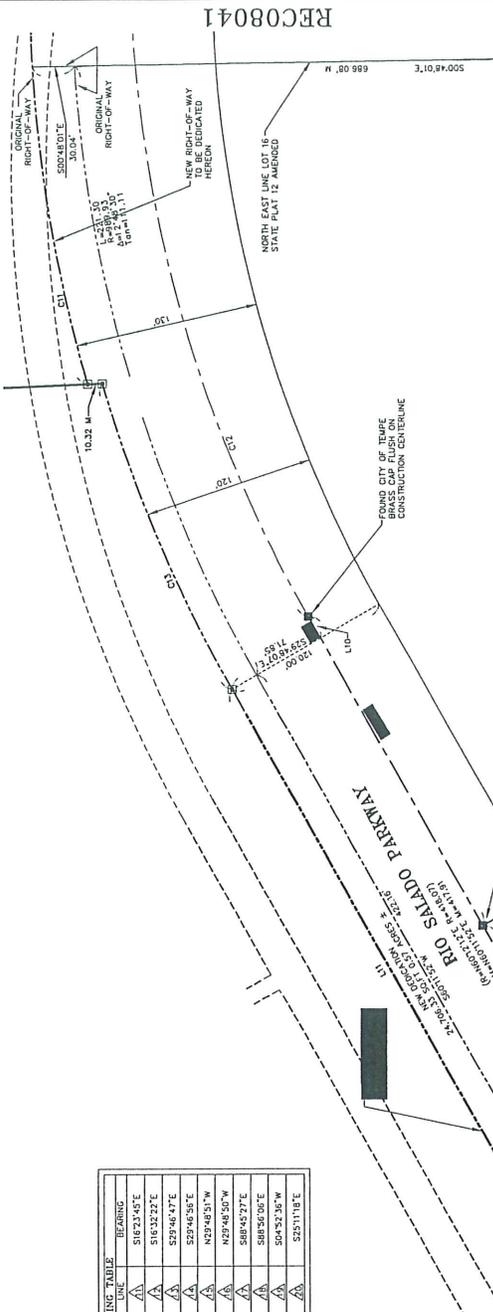
REC08041

ELEMENTS AT TEMPE CENTER FOR THE ARTS



LINE	BEARING	BEARING
L1	S77°39'28" W	S16°21'45" E
L2	S16°32'22" E	S16°32'22" E
L3	S29°46'47" E	S29°46'47" E
L4	S16°32'22" E	S29°46'55" E
L5	N16°33'07" W	N29°48'51" W
L6	N16°33'07" W	N29°48'50" W
L7	N16°33'07" W	S68°45'27" E
L8	N47°03'55" E	S68°56'00" E
L9	S41°18'20" W	S04°52'38" W
L10	S14°18'09" W	S29°11'18" E

DETAIL "A"
SCALE 1"=20'



CURVE NO.	DELTA	MP/RADIUS	MP/LENGTH	MP/DELTA	MP/RADIUS	MP/LENGTH	R PER
C1	170°11'	1492.39	316.76	1492.39	316.76	1492.39	1492.39
C2	170°11'	1492.39	316.76	1492.39	316.76	1492.39	1492.39
C3	23°42'11"	1432.39	592.57	23°42'11"	1432.39	592.57	1432.39
C4	173°44'	1432.39	439.57	173°44'	1432.39	439.57	1432.39
C5	173°44'	1432.39	439.57	173°44'	1432.39	439.57	1432.39
C6	03°58'17"	1492.39	95.08	03°58'17"	1492.39	95.08	1492.39
C7	04°53'06"	1080.92	82.16	04°53'06"	1080.92	82.16	1080.92
C8	25°59'53"	1080.92	481.04	25°59'53"	1080.92	481.04	1080.92
C9	25°59'53"	1080.92	481.04	25°59'53"	1080.92	481.04	1080.92
C10	302°32'02"	1453.92	669.68	302°32'02"	1453.92	669.68	1453.92
C11	302°32'02"	1453.92	669.68	302°32'02"	1453.92	669.68	1453.92
C12	4°09'04"	354.93	734.78	4°09'04"	354.93	734.78	354.93
C13	4°09'04"	354.93	734.78	4°09'04"	354.93	734.78	354.93
C14	09°48'09"	1832.02	223.93	09°48'09"	1832.02	223.93	1832.02
C15	09°48'09"	1832.02	223.93	09°48'09"	1832.02	223.93	1832.02
C16	06°11'50"	1582.00	171.11	06°11'50"	1582.00	171.11	1582.00
C17	06°11'50"	1582.00	171.11	06°11'50"	1582.00	171.11	1582.00
C18	09°32'04"	1432.39	225.86	09°32'04"	1432.39	225.86	1432.39
C19	06°42'16"	1362.39	160.00	06°42'16"	1362.39	160.00	1362.39
C20	06°42'16"	1362.39	160.00	06°42'16"	1362.39	160.00	1362.39
C21	06°42'16"	1362.39	160.00	06°42'16"	1362.39	160.00	1362.39
C22	06°42'16"	1362.39	160.00	06°42'16"	1362.39	160.00	1362.39
C23	01°48'21"	8004.23	254.61	01°48'21"	8004.23	254.61	8004.23
C24	23°42'20"	1497.39	619.52	23°42'20"	1497.39	619.52	1497.39

LINE NO.	LINE BEARING	LINE LENGTH	R PER
L1	N16°33'07" W	1492.39	1492.39
L2	N16°33'07" W	1492.39	1492.39
L3	N16°33'07" W	1492.39	1492.39
L4	N16°33'07" W	1492.39	1492.39
L5	N16°33'07" W	1492.39	1492.39
L6	N16°33'07" W	1492.39	1492.39
L7	N16°33'07" W	1492.39	1492.39
L8	N16°33'07" W	1492.39	1492.39
L9	N16°33'07" W	1492.39	1492.39
L10	N16°33'07" W	1492.39	1492.39
L11	N16°33'07" W	1492.39	1492.39
L12	N16°33'07" W	1492.39	1492.39
L13	N16°33'07" W	1492.39	1492.39
L14	N16°33'07" W	1492.39	1492.39
L15	N16°33'07" W	1492.39	1492.39
L16	N16°33'07" W	1492.39	1492.39
L17	N16°33'07" W	1492.39	1492.39
L18	N16°33'07" W	1492.39	1492.39
L19	N16°33'07" W	1492.39	1492.39
L20	N16°33'07" W	1492.39	1492.39
L21	N16°33'07" W	1492.39	1492.39
L22	N16°33'07" W	1492.39	1492.39
L23	N16°33'07" W	1492.39	1492.39
L24	N16°33'07" W	1492.39	1492.39
L25	N16°33'07" W	1492.39	1492.39
L26	N16°33'07" W	1492.39	1492.39
L27	N16°33'07" W	1492.39	1492.39
L28	N16°33'07" W	1492.39	1492.39
L29	N16°33'07" W	1492.39	1492.39
L30	N16°33'07" W	1492.39	1492.39

BRADY AULENCH & ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
1030 E. Camelback Road
Phoenix, AZ 85014
Phone: (602) 831-6000 Fax: (480) 345-9289
DEWIS H. BRADY P.L.L.C. ROBERT N. AULENCH P.L.L.C.

DATE: 07/29/08
SCALE: 1"=40'
DRAWN BY: BOM
CHECKED BY: BOM

REC08041

GRAPHIC SCALE
1 inch = 40 ft.

SHEET 4 OF 4

REC08041

DS080764

SBD08027