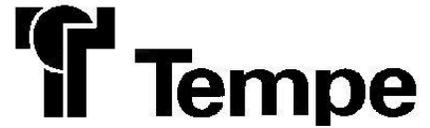


Staff Summary Report



Development Review Commission Date: 05/10/11

Agenda Item Number: ___

SUBJECT: This is a request for a Preliminary Subdivision Plat for SAN MARQUIS APARTMENTS located at 577 East Baseline Road.

DOCUMENT NAME: DRCr_SanMarquisPlat_051011 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **SAN MARQUIS APARTMENTS (PL100035)** (Mark-Taylor Inc. property owner; Rob Orme, applicant) consisting of a new 224 unit residential apartment complex within 132,000 sf. total building area, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

SBD11005 – Preliminary Subdivision Plat for one (1) lot on 10.09 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

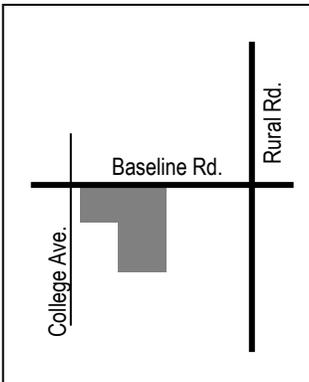
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO:
Gross/Net site area 10.09 acres (Lot 1)
Total Building area 131,565 s.f.



This application will satisfy the previous conditions of approval for the apartment development to consolidate two existing properties into one lot.

PAGES:

1. List of Attachments
2. Comments / Conditions of Approval
2. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Subdivision Plat

COMMENTS:

This site is located at the southeast corner of Baseline Road and College Avenue. The property is an “L-shape” configuration abutting the new Lowe’s and other retail shops to the east. Adjacent to the south of the property are single-family homes with a public alley, and a few abutting townhomes along the southeast corner.

This application will satisfy the previous conditions of approval for the apartment development to consolidate two existing properties into one lot. *“A Preliminary and Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.”*

REASONS FOR APPROVAL:

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

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

- 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 Community Development Department on or before June 2, 2012. Failure to record the plat on or before June 2, 2012, within one year of City Council approval, shall make the plat null and void.
- 2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

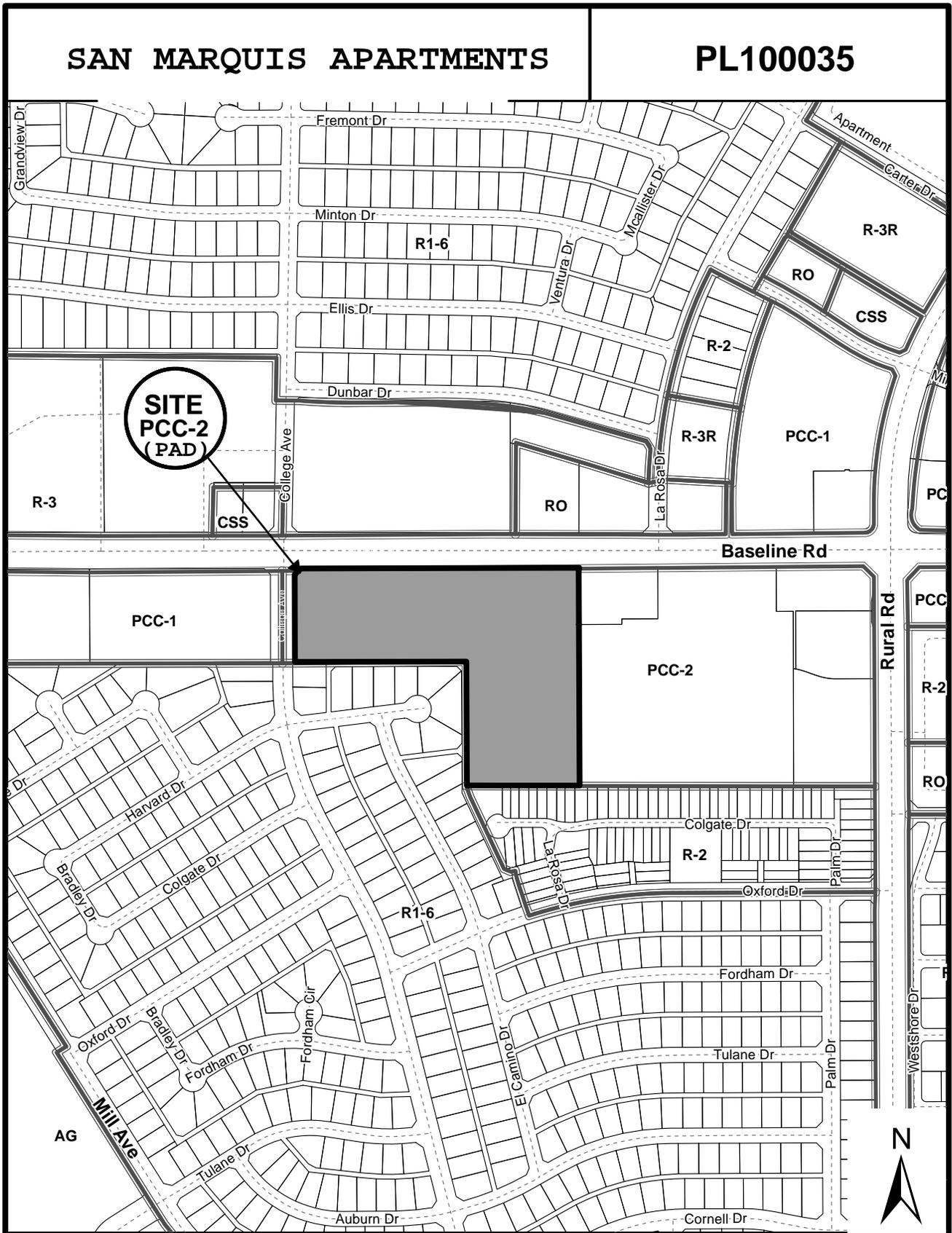
May 10, 2010	Neighborhood Meeting conducted by the applicant for this request. Meeting located at 750 West Baseline Road at the San Palmilla Apartments at 6 p.m.
May 25, 2010	Development Review Commission approved Use Permits to allow Residential and Tandem Parking, a Development Plan Review (except the Landscape plan), and recommended approval of the General Plan Amendment and Planned Area Development Overlay for this request. The Commission stipulated that the project come back to the Commission to review modifications of the landscape perimeter to address screening.
June 8, 2010	Development Review Commission approved the landscape plan for this request, which included modified conditions to provide an additional row of trees in order to create a screening hedge and other landscape.
June 24, 2010	City Council approved the request for a General Plan Amendment and Planned Area Development Overlay for THE APARTMENTS AT LAKES TOWNE CENTER located at 577 East Baseline Road.
November 16, 2010	Community Development, Planning staff administratively approved an alternative landscape buffer bordering the alley, as conditioned by City Council on June 24, 2010.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments
Tempe City Code, Chapter 30, Subdivisions

SAN MARQUIS APARTMENTS

PL100035



Location Map



SAN MARQUIS APARTMENTS (PL100035)

SAN MARQUIS APARTMENT COMMUNITY

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT RURAL BASELINE APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HERETO UNDEVELOPED THIS PLAT THIS _____ DAY OF _____, 2011. BY MT RURAL & BASELINE L.L.C., AN ARIZONA CORPORATION, MANAGER OF MT RURAL & BASELINE APARTMENTS, L.L.C.

IN WITNESS WHEREOF: RURAL BASELINE APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HERETO EXECUTED THIS PLAT THIS _____ DAY OF _____, 2011.

BY MT RURAL & BASELINE L.L.C., AN ARIZONA CORPORATION, MANAGER OF MT RURAL & BASELINE APARTMENTS, L.L.C.

BY: _____ SCOTT TAYLOR, PRESIDENT MARK-TAYLOR, INC.

ACKNOWLEDGEMENT: THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011 BY SCOTT TAYLOR, PRESIDENT OF MARK-TAYLOR, INC.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL. _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTES:

1. THIS SUBDIVISION 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. R.L.S. #26409.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

DRAINAGE STATEMENT:

THE UNDERGROUND RETENTION SYSTEM AND DRYWELLS AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATERS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE ENFORCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" (DOTTED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 0401SC2170G, DATED SEPTEMBER 30, 2005. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL 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.

OWNER:

RURAL BASELINE APARTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY
C/O MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA, 85250
CONTACT: SCOTT TAYLOR
PHONE: 480-991-9111

DEVELOPER:

MARK-TAYLOR, INC.
6623 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA, 85250
CONTACT: SCOTT TAYLOR
PHONE: 480-991-9111

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST.
CITY OF TEMPE DATUM POINT 122
ELEVATION: 1175.93

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS S00°15'53"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, ALSO BEING THE MONUMENT LINE OF RURAL ROAD TAKEN FROM MARICOPA COUNTY GEODETIC AND CADASTRAL SURVEY, BOOK 673, PAGE 25, M.C.R.

APPROVALS:

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS _____ DAY OF _____, 2011.

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

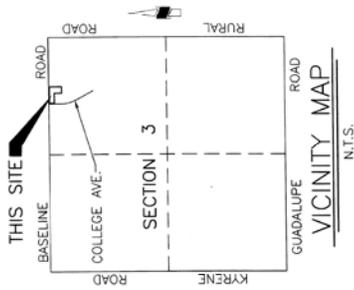
CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



STEVEN C. BURFORD, R.L.S.
ARIZONA NO. 26409

"PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING"
DS100147 SBD
REC10014



SITE ADDRESS:

SAN MARQUIS APARTMENT COMMUNITY
577 EAST BASELINE ROAD
TEMPE, ARIZONA, 85283

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)

A PORTION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3;

THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST, ALONG THE LINE OF SAID SECTION 3, A DISTANCE OF 636.44 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 604.57 FEET;
THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF 61.06 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL NO. 1 IN THE QUIT CLAIM DEED RECORDED IN DOCKET 11560, PAGE 543, RECORDS OF MARICOPA COUNTY, MARKING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 1, A DISTANCE OF 373.61 FEET;
THENCE SOUTH 08 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 14.26 FEET;
THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF 702.95 FEET TO THE NORTHERLY BOUNDARY LINE OF UNIVERSITY ROYAL GARDEN HOMES AS RECORDED IN BOOK 167 OF MAPS, PAGE 19 OF MARICOPA COUNTY RECORDS;

THENCE NORTH 00 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 371.51 FEET TO THE BOUNDARY LINE OF UNIVERSITY ROYAL AS RECORDED IN BOOK 143 OF MAPS, PAGE 44 OF MARICOPA COUNTY RECORDS;
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES:
NORTH 00 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 408.95 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 565.28 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 11 SECONDS WEST, A DISTANCE OF 287.00 FEET;
THENCE NORTH 44 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 28.26 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 544.98 FEET TO THE POINT OF BEGINNING.

AREA:

NET: 10.09 ACRES
GROSS: 11.61 ACRES

SAN MARQUIS APARTMENT COMMUNITY

SHEET 1 OF 3



REGISTERED BY: 45948
DATE PREPARED: FEB 2011

SEWER EASEMENT LINE TABLE

Course	Bearing	Distance
S1	N 89°48'42" E	6.00'
S2	S 00°11'18" E	12.00'
S3	S 89°48'42" W	6.00'

WATER EASEMENT LINE TABLE

Course	Bearing	Distance	Course	Bearing	Distance
W1	N 89°52'17" E	9.46'	W53	N 00°15'53" W	1.39 84'
W2	N 00°07'43" W	9.75'	W54	N 20°06'29" W	7.63'
W3	N 89°52'17" E	6.00'	W55	S 69°53'31" W	13.73'
W4	S 00°07'43" E	9.75'	W56	N 20°06'29" W	6.00'
W5	N 89°52'17" E	17.03'	W57	N 69°53'31" E	13.73'
W6	S 45°07'43" E	33.18'	W58	N 20°06'29" W	6.01'
W7	N 00°07'43" E	57.10'	W59	N 00°15'53" W	296.13'
W8	N 89°52'17" E	13.18'	W60	S 89°52'20" W	102.19'
W9	S 00°07'43" E	6.00'	W61	S 00°07'43" E	77.89'
W10	S 89°52'17" W	13.18'	W62	S 89°52'17" W	207.44'
W11	S 00°07'43" E	18.90'	W63	S 00°07'43" E	13.00'
W12	N 89°52'17" E	218.45'	W64	S 89°52'17" W	6.00'
W13	N 00°07'43" W	11.75'	W65	N 00°07'43" W	13.00'
W14	N 89°52'17" E	6.00'	W66	S 89°52'17" W	239.50'
W15	S 00°07'43" E	11.75'	W67	N 00°07'43" W	89.03'
W16	N 89°52'17" E	181.99'	W68	N 45°07'43" W	23.24'
W17	N 00°07'43" W	14.23'	W69	S 89°52'17" W	27.51'
W18	N 89°52'17" E	6.00'	W70	N 00°11'18" W	12.00'
W19	S 00°07'43" E	14.23'	W71	N 89°52'20" E	12.00'
W20	N 89°52'17" E	16.50'	W72	N 89°52'20" E	19.26'
W21	N 00°07'43" W	85.13'	W73	S 00°07'40" E	13.69'
W22	N 32°52'43" W	63.95'	W74	N 89°52'20" E	6.00'
W23	N 57°07'17" E	12.00'	W75	N 00°07'40" W	13.09'
W24	S 32°52'43" E	67.47'	W76	N 89°52'20" E	247.61'
W25	S 00°07'43" E	10.76'	W77	S 00°15'53" E	17.47'
W26	N 89°52'20" E	245.20'	W78	S 89°44'07" W	14.14'
W27	N 00°07'40" W	165.25'	W79	S 00°15'53" E	6.00'
W28	N 89°52'20" E	25.51'	W80	N 89°44'07" E	14.14'
W29	S 00°07'40" E	12.00'	W81	S 00°15'53" E	6.63'
W30	S 89°52'20" W	13.51'	W82	S 89°44'07" W	13.22'
W31	S 00°07'40" E	153.25'	W83	S 00°15'53" E	6.00'
W32	N 89°52'20" E	14.18'	W84	N 89°44'07" E	13.22'
W33	N 00°07'40" W	17.76'	W85	S 00°15'53" E	249.29'
W34	N 89°52'20" E	6.00'	W86	S 89°44'07" W	11.75'
W35	S 00°07'40" E	17.76'	W87	S 00°15'53" E	6.00'
W36	N 89°52'20" E	121.65'	W88	N 89°44'07" E	11.75'
W37	S 00°15'53" E	135.23'	W89	S 00°15'53" E	164.90'
W38	N 89°44'07" E	40.72'	W90	S 45°02'31" W	22.69'
W39	S 00°15'43" E	12.00'	W91	N 89°57'29" W	227.82'
W40	S 89°44'07" W	40.72'	W92	N 45°15'53" W	31.47'
W41	S 00°15'53" E	179.99'	W93	N 89°44'07" W	1.50'
W42	N 89°44'07" E	1.24'	W94	N 89°44'07" E	11.97'
W43	S 00°15'53" E	6.00'	W95	N 00°15'53" W	6.00'
W44	S 89°44'07" W	12.24'	W96	S 89°44'07" W	11.97'
W45	S 00°15'53" E	32.67'	W97	N 00°15'53" W	129.47'
W46	S 45°02'31" W	86.83'	W98	N 20°06'29" W	19.64'
W47	N 89°57'29" W	12.75'	W99	N 00°15'53" W	267.12'
W48	S 00°02'31" W	12.75'	W100	N 89°44'07" E	14.34'
W49	N 89°57'29" W	6.00'	W101	N 00°15'53" W	6.00'
W50	N 00°02'31" E	12.75'	W102	S 89°44'07" W	14.34'
W51	N 89°57'29" W	144.89'	W103	N 00°15'53" W	20.86'
W52	N 45°15'53" W	41.37'			

