

Staff Summary Report

Development Review Commission Date: 05/26/09

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for TERRACE LOTS, located at 903 South Rural Road.

DOCUMENT NAME: DRcr_Terrace Lots_052609 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **TERRACE LOTS (PL090027)** (City of Tempe, Arizona Board of Regents, Kenneth L. Olmstead and Steve L. Nielsen, property owner; John Scott, RLS, applicant) for Preliminary Subdivision Plat on 3.89 acres, located at 903 South Rural Road in the CSS, Commercial Shopping and Services District, R-4, Multi-Family Residential General District and R/O, Residential/Office District. The request includes the following:

SBD09001 – Preliminary subdivision plat for lot lines adjustment (three (3) lots and one (1) tract).

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

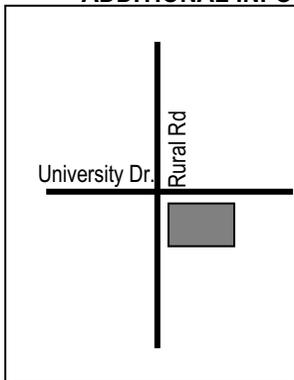
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO:

Gross/Net site area	3.89 acres
Number of Lots	3
Number of Tracts	1



The applicant's site is located south of University Drive and east of Rural Road along the Metro Light Rail Transit alignment (Terrace Road). The preliminary subdivision plat is to make lines adjustments to three (3) lots.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-6. Subdivision plat

COMMENTS:

The site includes property south of University Drive and just east of Rural Road along the Metro Light Rail Transit (Terrace Road) alignment. The final subdivision plat will dedicate a new right of way for the Terrace Road re-alignment for the Metro Light Rail Transit System on the behalf of the City of Tempe and Arizona Board of Regents. The adjustment would also abandon a portion the current right way for Terrace Road and the remaining portion of the plat would create one new developable parcel.

REASONS FOR APPROVAL:

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

CONDITIONS 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 26, 2010. Failure to record the plat 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:

- June 27, 1990 The Board of adjustment of City of Tempe approved request by Pepper and Salt Game Room for two use permits. One use permit to allow a pool hall and the other use permit is to allow operate a video arcade. The project is located at 903 South Rural in the C-2 (existing now CSS), General Commercial District.
- August 02, 1994 The Hearing Officer of the City of Tempe approved a use permit request by Mail Boxes, Etc # 2440 to allow a postal station and mail box rental facility at 903 South Rural Road in the C-2 (existing now CSS), General Commercial District.
- August 17, 1994 The Hearing Officer of the City of Tempe approved a use permit request by Heartland Mini – Mart to allow a convenience store in the C-2 (now CSS), General Commercial District.
- April 05, 1999 The Tempe Development Services Department Services Design Review Board Staff has approved request for a building elevation modification for Cinnamon Tree Center located at 903 South Rural Road.
- December 07, 1999 The Hearing Officer of the City of Tempe approved a use permit request by the Sound Factory to allow the sales of clothing and compact discs in a 1,512 s.f. retail area at 903 South Rural, suite 105 in the C-2 (existing now CSS), General Commercial District.
- September 04, 2001 The Hearing Officer of the City of Tempe approved a variance request by Sierra Plaza to eliminate two (2) required parking lot landscape islands along the east property line of the site. This is to allow the installation of two (2) additional parking spaces. This site is located at 903 South Rural Road, in the C-2 (existing now CSS), General Commercial District.
- October 02, 2001 The Hearing Officer of the City of Tempe approved a variance request by Sierra Plaza to reduce the required off-street parking from 63 to 40 spaces located at 903 South Rural Road in the C-2 (existing now CSS), General Commercial District.
- June 15, 2004 The Hearing Officer of the City of Tempe approved a use permit request by Sierra Plaza – Praia Indian Cuisine LLC to allow an Indian cuisine restaurant located at 903 South Rural Road, Suite 108 in C-2 (existing now CSS), General Commercial District.

DESCRIPTION: Owners – City of Tempe / Arizona Board of Regents
Applicant – Kenneth L. Olmstead

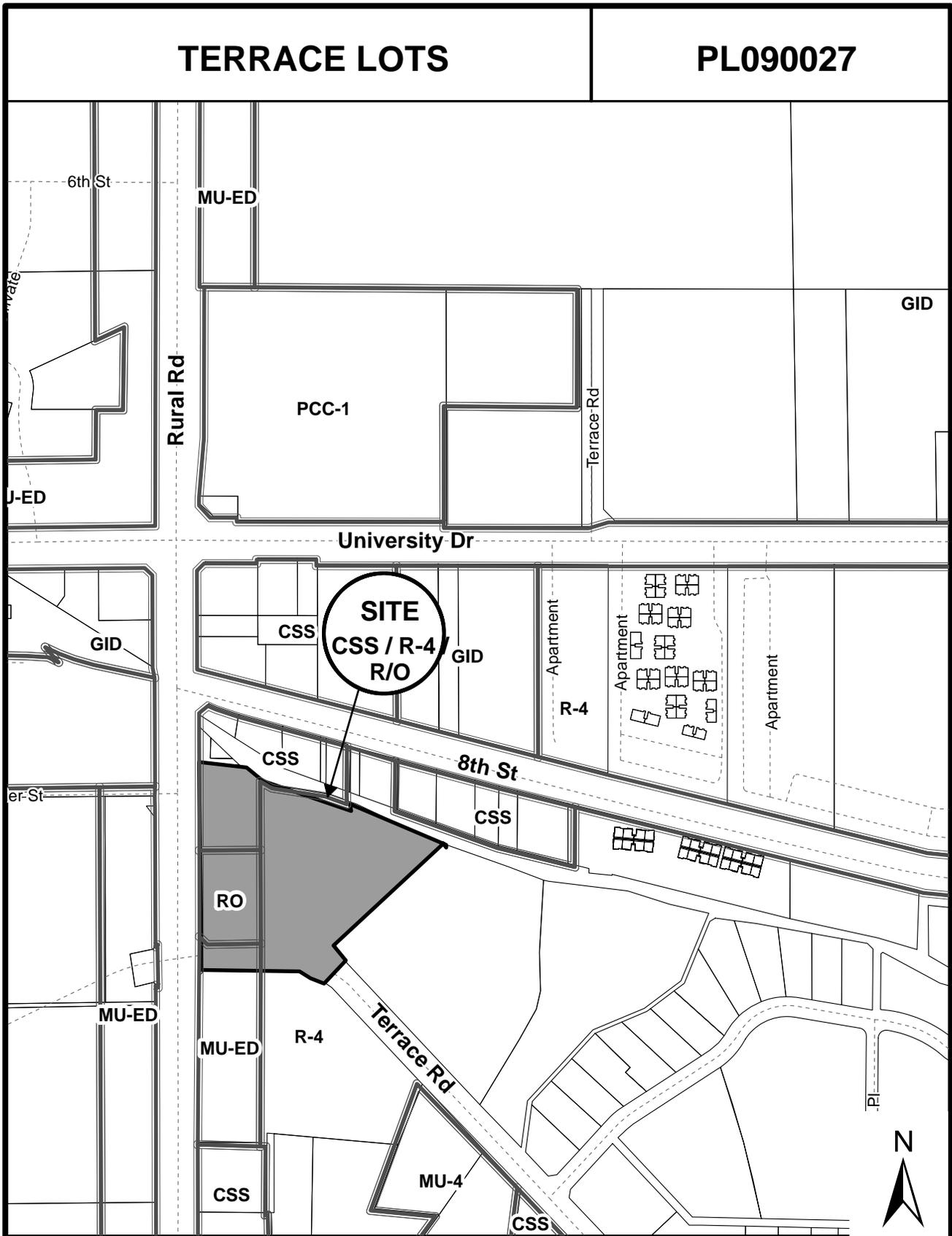
Zoning
Existing zoning – CSS, R-4, R/O

Site Data:

Lot 1	1.07 ac (4,661 s.f.)
Lot 2	1.70 ac (7,402 s.f.)
Lot 3	0.98 ac (4,289 s.f.)
<u>Tract</u>	<u>0.14 ac (610 s.f.)</u>
Total Net Site area	3.89 acres (16,962 s.f.)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments



Location Map



TERRACE LOTS (PL090027)

SINCE 1945



ARIZONA
ENGINEERING
COMPANY

Civil Engineering • Land Surveying
Water & Wastewater Operations and Maintenance

January 22, 2009

Mr. Jon Christopher
City of Tempe
Development Services Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

Project Number: 08TEMPE03
Project Name: Terrace Lots

Jon,

The parcels of land associated with this project are located south of University Drive and just east of Rural Road along the new Metro Light Rail Transit System alignment and the new alignment of Terrace Road. Arizona Engineering working on the behalf of the City of Tempe and the Arizona Board of Regents has prepared the attached subdivision plat.

The intent of the attached plat is to create an instrument which will dedicate a new right of way for Terrace Road and the Metro Light Rail Transit System, abandon a portion of the current right of way for Terrace Road, and to reappportion the remaining acreage of the existing parcels land into new developable parcels. This plat will also provide continuous ownership and right of way to operate the Metro Light Rail Transit System.

The attached subdivision/survey plat shows the location of the new right of way for Terrace Road and the Metro Light Rail Transit System and the location of the proposed reappportioned parcels to be owned by the City of Tempe and the Arizona Board of Regents.

Please let me know as soon as possible if you have any question or comments.

Very truly yours,

ARIZONA ENGINEERING COMPANY

John J. Scott, R.L.S.
jscott@arizonaengineering.com

1501 South Yale Street, Suite 101 • Flagstaff AZ 86001 • 928-774-7179 • Fax 928-779-1041
706 East Bell Road, Suite 201 • Phoenix AZ 85022 • 602-493-1009 • Fax 602-493-0099
www.arizonaengineering.com

TERRACE LOTS

A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CITY OF TEMPE, A MUNICIPAL CORPORATION, AND THE ARIZONA BOARD OF REGENTS, AS OWNERS, HAVE PLATTED UNDER THE NAME OF "TERRACE LOTS" A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "TERRACE LOTS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH TEMPE AND THE ARIZONA BOARD OF REGENTS FOR PUBLIC USE AS SUCH THE STREETS, PUBLIC UTILITIES, DRAINAGE AND RETENTION EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
 THE CITY OF TEMPE, A MUNICIPAL CORPORATION
 ITS: MAYOR
 DATE: _____

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
 ARIZONA BOARD OF REGENTS
 ITS: _____
 DATE: _____

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)
 SEE PAGE 2

OWNERS/DEVELOPERS:

CITY OF TEMPE
 31 EAST FIFTH STREET
 TEMPE, ARIZONA 85281

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND RURAL ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 22, ELEVATION 1166.36 (CITY OF TEMPE DATUM # 150)

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°18'41" EAST ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 22, MONUMENTED WITH A BRASS CAP IN HANDHOLE (CITY OF TEMPE BENCHMARK # 143), AT THE INTERSECTION OF UNIVERSITY DRIVE AND COLLEGE AVENUE, TO THE NORTHEAST CORNER OF SECTION 22, MONUMENTED WITH A BRASS CAP IN HANDHOLE (CITY OF TEMPE BENCHMARK # 150), AT THE INTERSECTION OF UNIVERSITY DRIVE AND RURAL ROAD).

APPROVALS:

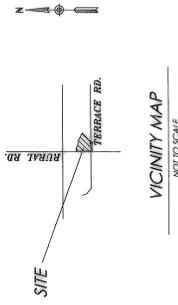
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2009.

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

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2008; 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 SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN J. SCOTT, R.L.S. R.L.S.#37496 DATE _____



VICINITY MAP
 NOT TO SCALE

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- SECTION LINE
- MONUMENT LINE
- FOUND BRASS CORNER PIN TO BE SET
- FOUND BRASS CAP IN HAND HOLE
- PROPERTY CORNER PIN TO BE SET
- CALCULATED POSITION
- MARICOPA COUNTY RECORDER
- M.C.R.

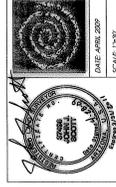
NOTES:

- 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 5/8" REBAR WITH ALUMINUM CAP MARKED "ARIZONA L&NG CO. LS18010, LS37496"; UNLESS OTHERWISE NOTED ON THE PLAT.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X," AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% 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.

SHEET 1 OF 3



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 Land Surveying
 101 North 11th Street,
 Suite 101
 Phoenix, Arizona 85001-6039
 Phone: (602) 259-4601
 Fax: (602) 259-4601
 Telephone: (800) 4 ARIZONA

TERRACE LOTS
 DATE: APRIL 2009
 SCALE: 1"=40'
 DRAWN BY: JJS
 CHECKED BY: JJS
 DESIGNED BY: JJS

REC09002

SBD09001

DS090078

REC09002

SBD09001

DS090078

