

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2013
Agenda Item: 4**

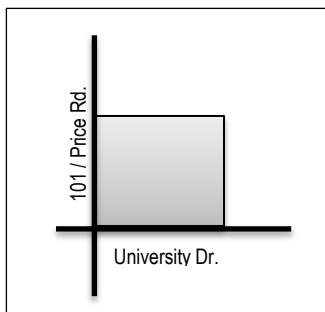
ACTION: Request for a Preliminary Subdivision Plat for TEMPE CASCADE, located at 2340 East University Drive. The applicant is Huellmantel & Affiliates.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE CASCADE (PL130064) consists of combining three existing parcels within the subdivision. The request includes the following:

SBD13004 Preliminary Subdivision lot consisting of three (3) lots and five (5) tracts.



Property Owner	Interstate Ventures V LTD Partnership
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning Districts	GID, General Industrial District; R-4, Multi-Family Residential General District and CSS, Commercial Shopping and Services District
Total Site Area	36.762 acres
Lot 1	8.792 acres
Lot 2	10.414 acres
Lot 3	12.413 acres
Tract "A"	1.356 acres
Tract "B"	1.735 acres
Tract "C"	0.818 acres
Tract "D"	0.634 acres
Tract "E"	0.600 acres

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner



COMMENTS:

This site is located at the northeast corner of University Drive and Price Road frontage, just east of the Loop 101 Freeway. The subdivision site consists vacant directly at the corner, with GID and CSS zoning districts, and the remaining property consisting of the Tempe Cascade Mobile Home Community. This portion of the property is currently zoned R-4, Multi-Family Residential General District.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The site has access to a public street and meets the technical standards identified in the Tempe City Code, Chapter 30, Subdivision.

CONDITIONS OF APPROVAL:

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

1. An approval of a Final Subdivision plat is required for this request.
2. 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 April 23, 2014. Failure to record the plat on or before April 23, 2014, or within one year of City Council approval, shall make the plat null and void.
3. 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:

June 1, 2006	City Council approved the request for TEMPE CASCADE (CC060028) (Interstate Ventures V Limited Partnership, property owner / Charles Huellmantel, applicant) ZON-2006.02 ORD NO. 2006.29 for a Zoning Map Amendment for 34.64 net acres from the RMH, Mobile Home Residence to R-4, Multi-Family Residential General, for the property located at 2340 East University Drive.
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TBD	City Council meeting for the Final Subdivision Plat for this request.
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ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments



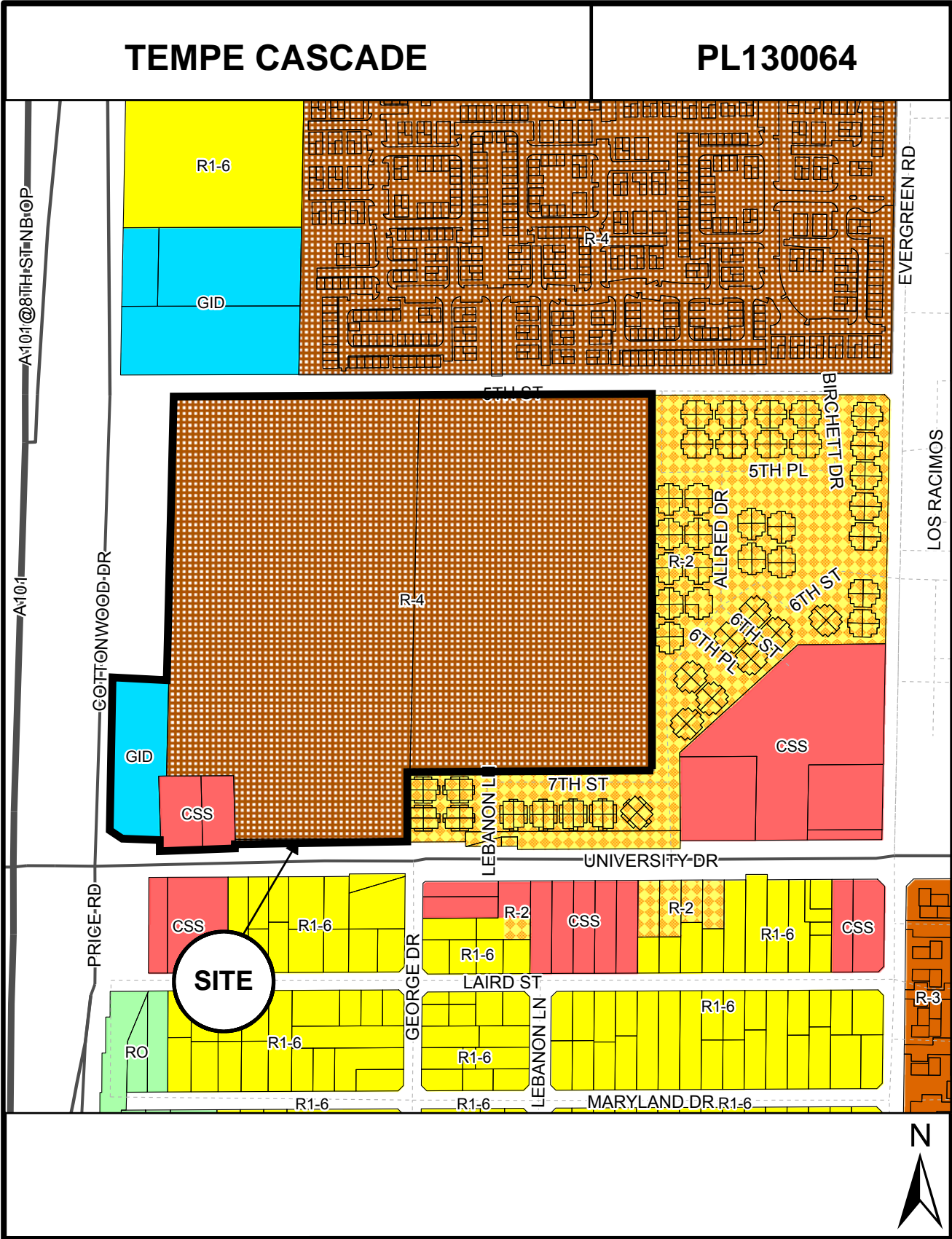
DEVELOPMENT PROJECT FILE
for
TEMPE CASCADE

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Letter of Explanation
- 6-8. Subdivision Plat

TEMPE CASCADE

PL130064



Location Map



TEMPE CASCADE (PL130064)

LETTER OF EXPLANATION

PRELIMINARY SUBDIVISION PLAT

ADDRESS: 2340 EAST UNIVERSITY DRIVE
PARCELS: 135-39-014G, 135-39-016C, 135-39-001G,
135-39-001H, 135-39-015E

LOCATED ON THE EAST SIDE OF PRICE ROAD AND NORTH OF UNIVERSITY DRIVE



APPLICANT:

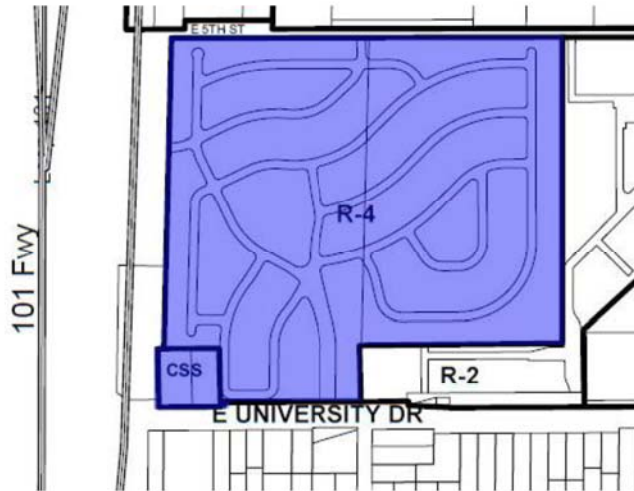
HUELLMANTEL
AFFILIATES

Charles Huellmantel

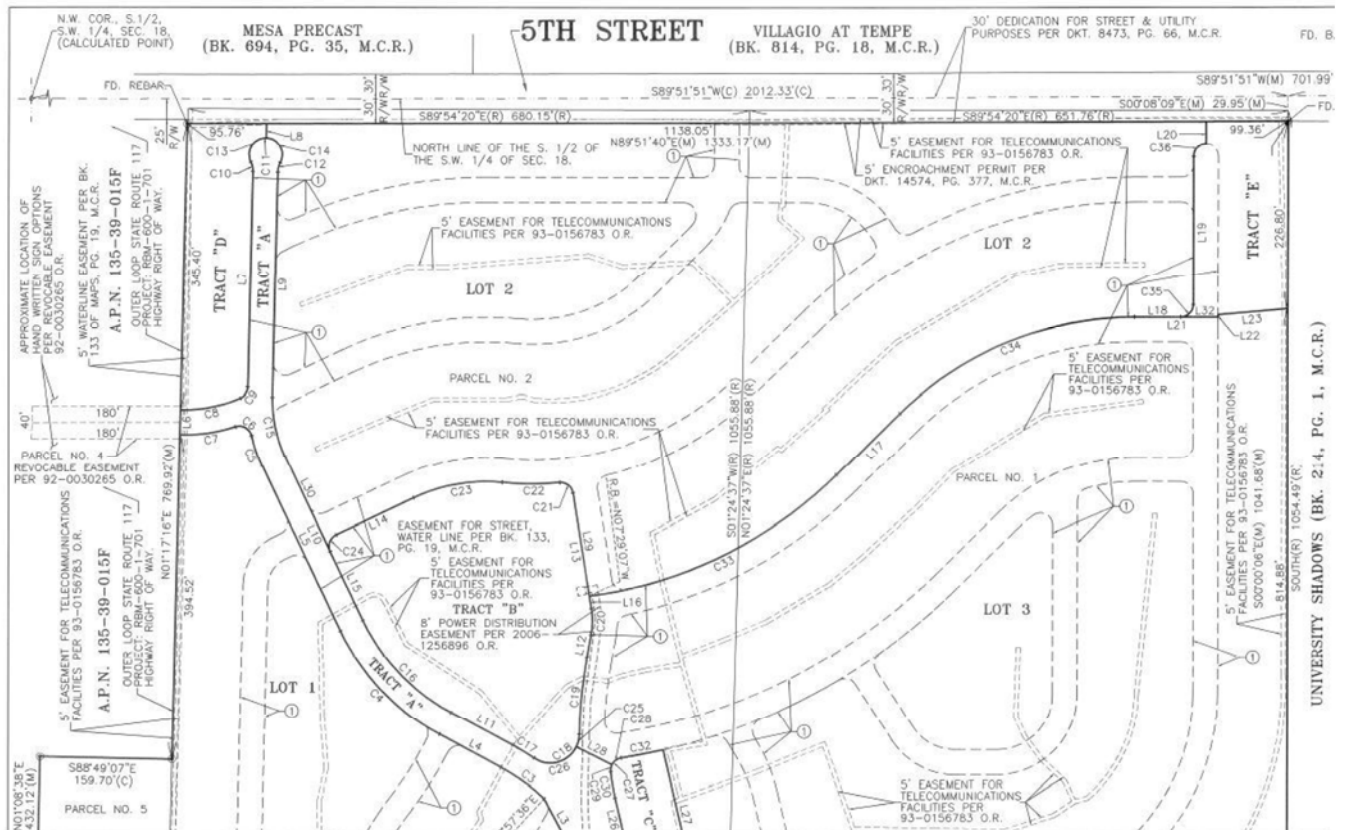
PO Box 1833 - Tempe, Arizona 85280-1833 - 480.921.2800 - charles@huellmantel.com

SUMMARY

Interstate Ventures V LTD Partnership, owner of the Tempe Cascade mobile home park, are requesting a replat of the existing mobile home park located at 2340 East University Drive. The parcels are currently zoned Multi-Family Residential (R-4) and Commercial Shopping and Services (CSS) and have a projected land use of Residential and Mixed-Use and a projected density of Medium-High.



Interstate Ventures is proposing a lot split. The proposed plat will contain three lots and five tracts shown below:



PLAT JUSTIFICATION

- a. This proposed plat will conform to the General Plan 2030. The proposed uses of the subject parcels are both Mixed-Use and Residential.
- b. The Tempe Cascade plat will conform to the zoning designations it has been assigned. The plat will contain uses that are allowed in the CSS and R-4 zoning districts.
- c. It has been certified that the parcels of land within this plat are part of areas with .2% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 1% annual chance flood.

TEMPE CASCADE

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP HAS PLATTED UNDER THE NAME OF TEMPE CASCADE A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISH THIS PLAT OF TEMPE CASCADE AND DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ACKNOWLEDGMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013 BY AL LACANNE, MANAGER OF INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF:

INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP HAS HEREBY EXECUTED THIS PLAT THIS _____ DAY OF _____ 2013.

BY: INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

BY: _____ AL LACANNE, MANAGER OF INTERSTATE VENTURES V LIMITED PARTNERSHIP _____

LEGAL DESCRIPTION:

SEE SHEET 3 OF 3

OWNER:

INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
2127 E. KNOX ROAD
TEMPE, ARIZONA, 85284
CONTACT: AL LACANNE
PHONE: (480) 345-1922

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST.
CITY OF TEMPE DATUM POINT 227
ELEVATION: 1186.38

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS PLAT IS N90°00'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST, ALSO BEING THE MONUMENT LINE OF UNIVERSITY DRIVE.

APPROVALS:

APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS _____ DAY OF _____, 2013.

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

AREA:

NET: 36.762 ACRES
GROSS: 38.550 ACRES
0.870 ACRES (UNIVERSITY DR. 55' R/W)
0.918 ACRES (5TH STREET 30' R/W)
LOT 1: 8.792 ACRES
LOT 2: 10.414 ACRES
LOT 3: 12.413 ACRES
TRACT "A": 1.356 ACRES
TRACT "B": 1.735 ACRES
TRACT "C": 0.818 ACRES
TRACT "D": 0.634 ACRES
TRACT "E": 0.600 ACRES

SITE ADDRESS:

TEMPE CASCADE M.H.P.
2340 E. UNIVERSITY DRIVE
TEMPE, ARIZONA, 85281

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 OR "P.K." NAIL WITH TAG R.L.S. #26409.
3. PARCEL NUMBERS SHOWN HEREIN ARE TAKEN FROM THE LEGAL DESCRIPTION.
4. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
5. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM AT ALL TIMES TO PREVENT OVERFLOW.
 STORE AND DISPERSE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT 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 04013C2170G, 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.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE NUMBERS SHOWING ACTUAL EXISTOR WILL BE SET AS SHOWN; THAT THE POSITIONS OF CORNERS AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



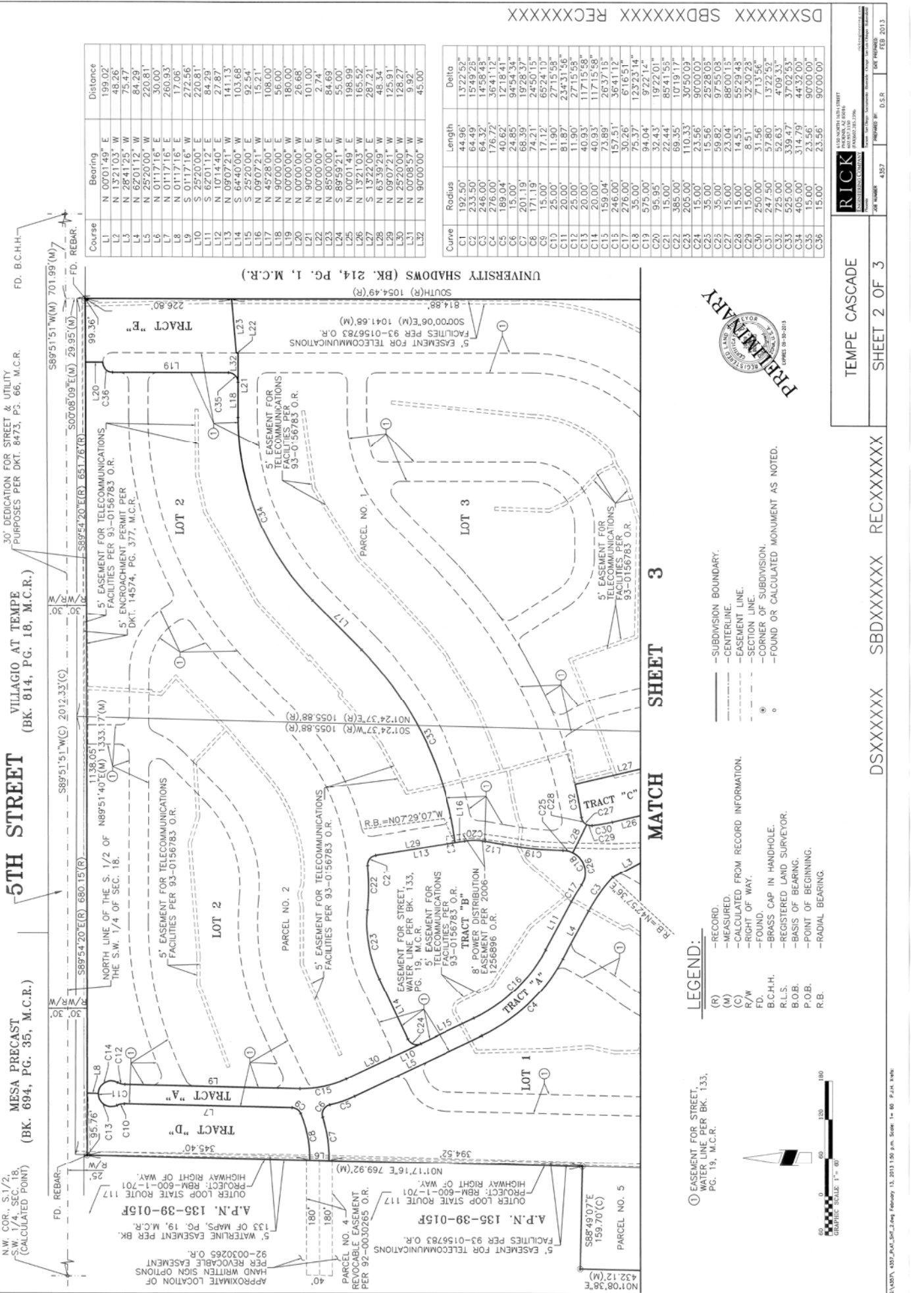
STEVEN C. BURFORD, R.L.S.
ARIZONA NO. 26409



TEMPE CASCADE
SHEET 1 OF 3

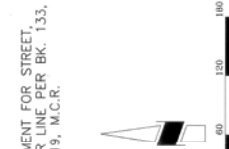
DSXXXXXX SBDXXXXXX RECXXXXXX

RICK
REGISTERED PROFESSIONAL ENGINEER
NO. 4557
DATE PREPARED: FEB 2013



Curve	Radius	Length	Delta
C1	192.50'	13'22.52"	44.96'
C2	233.50'	64.49'	15'49.25"
C3	246.00'	64.32'	14'58.43"
C4	276.00'	176.72'	36'41.12"
C5	189.04'	40.62'	12'18.41"
C6	15.00'	24.85'	94'54.34"
C7	201.19'	68.39'	19'28.37"
C8	15.00'	17.12'	65'24.13"
C9	25.00'	11.90'	27'15.58"
C10	25.00'	11.90'	27'15.58"
C11	25.00'	11.90'	27'15.58"
C12	25.00'	11.90'	27'15.58"
C13	20.00'	40.93'	117'15.38"
C14	159.04'	70.93'	267'15.38"
C15	276.00'	157.89'	367'31.15"
C16	276.00'	30.26'	87'15.11"
C17	276.00'	30.26'	87'15.11"
C18	35.00'	75.57'	13'23.14"
C19	575.00'	94.04'	9'27.14"
C20	95.95'	32.43'	19'22.01"
C21	15.00'	22.44'	85'41.55"
C22	385.00'	69.35'	10'19.17"
C23	205.00'	110.33'	30'50.03"
C24	15.00'	23.56'	90'00.03"
C25	35.00'	15.56'	25'28.03"
C26	35.00'	59.82'	97'55.03"
C27	15.00'	23.04'	88'00.13"
C28	15.00'	8.51'	55'29.43"
C29	15.00'	8.51'	32'30.23"
C30	250.00'	31.56'	7'13.56"
C31	247.50'	57.80'	13'22.52"
C32	725.00'	52.63'	4'09.33"
C33	525.00'	339.47'	37'02.53"
C34	405.00'	314.79'	44'32.09"
C35	15.00'	23.56'	90'00.09"
C36	15.00'	23.56'	90'00.09"

- LEGEND:**
- (R) --RECORD.
 - (M) --MEASURED.
 - (C) --CALCULATED FROM RECORD INFORMATION.
 - R/W --RIGHT OF WAY.
 - FD. --FOUND.
 - B.C.H.H. --BRASS CAP IN HANDHOLE.
 - R.L.S. --REGISTERED LAND SURVEYOR.
 - B.O.B. --BASIS OF BEARING.
 - P.O.B. --POINT OF BEGINNING.
 - R.B. --RADIAL BEARING.



① EASEMENT FOR STREET, WATER LINE PER BK. 133, PG. 19, M.C.R.

① EASEMENT FOR TELECOMMUNICATIONS FACILITIES PER 93-0156783 O.R.

① EASEMENT FOR TELECOMMUNICATIONS FACILITIES PER 93-0156783 O.R.

RICK
REGISTERED PROFESSIONAL SURVEYOR
EXPIRES 12/31/2016
1000 N.W. 10th Avenue, Suite 1000, Ft. Lauderdale, FL 33309
PHONE: 954-561-1111 FAX: 954-561-1112
WWW.RICKSURVEYING.COM

PROJECT NO. 4357
DRAWN BY: D.S.R.
CHECKED BY: D.S.R.
DATE PLOTTED: FEB 2013

TEMPE CASCADE

SHEET 2 OF 3

DSXXXXX SBDXXXXX RECXXXXX

DSXXXXX SBDXXXXX RECXXXXX

