

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 11/26/2013
Agenda Item: 2

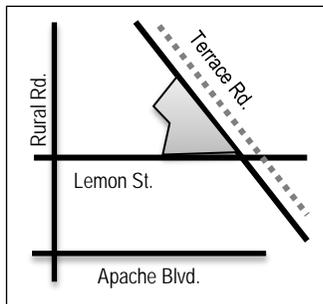
ACTION: Request for a Preliminary Subdivision Plat for 1010 LEMON, located at 1010 East Lemon Street. The applicant is Dibble Engineering.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 1010 LEMON (PL130034) consists of a subdivision plat to consolidating three existing parcels into one lot, as required in the conditions of approval for the mixed-use development with 220 units and ground floor commercial. The request includes the following:

SBD13022 Preliminary Subdivision Plat consisting of one (1) lot.



Property Owner
Land Surveyor
Current Zoning District

Oasis Indian Bend, LLC
C. Steve Duryea, Dibble Engineering
MU-4 (PAD), Mixed-Use High Density District with a
Planned Area Development Overlay and in the
Transportation Overlay District

Gross/Net site area

3.56 acres

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

The site is located at the northwest corner of Terrace Road and Lemon Street and is approximately one block east of Rural Road and the ASU main campus. The site is surrounded by residential developments with some single-story retail and restaurant uses along Terrace Road to the south of the site.

On May 28, 2013, the Development Review Commission approved the development plan review, and on June 27, 2013, City Council approved a general plan amendment, zoning map amendment, and planned area development overlay for 1010 LEMON consisting of a 220-unit development with ground floor commercial, totaling 76 feet in height.

The request for a consolidated subdivision plat for three parcels into one was part of the required conditions of approval for the development. Recording of the subdivision will allow the applicant to proceed with completion of building permits for this project.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. This request has access to a public street and meets the technical requirement of the Tempe City Code, Chapter 30, Subdivision, and will conform to the conditions as proposed.

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 November 26, 2014. Failure to record the plat 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:

April 17, 2013	Property Owner representatives for 1010 LEMON presented the concept to the Tempe Apache Boulevard Association.
May 01, 2013	Property Owner representatives for 1010 LEMON held a required neighborhood meeting for this request.
May 28, 2013	The Development Review Commission (by a 7-0 vote) approved the request for a Development Plan Review consisting of a mixed-use development including 220 units and 600 bedrooms for 1010 LEMON located at 1010 East Lemon Street and recommended approval to the City Council for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for the same project.
June 13, 2013	City Council introduction and first public hearing for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.

June 27, 2013

At the City Council second and final public hearing, the request was approved for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments

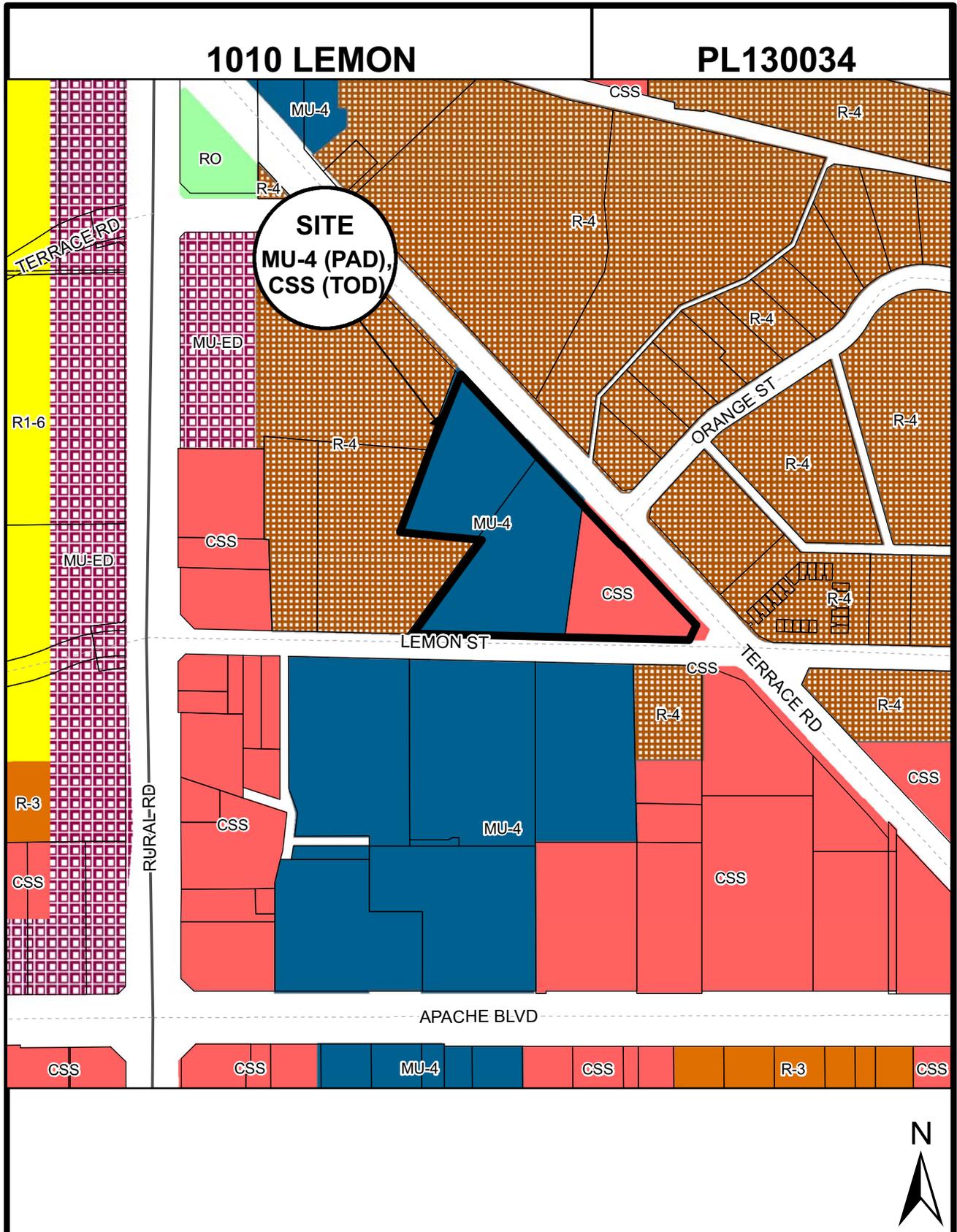


DEVELOPMENT PROJECT FILE

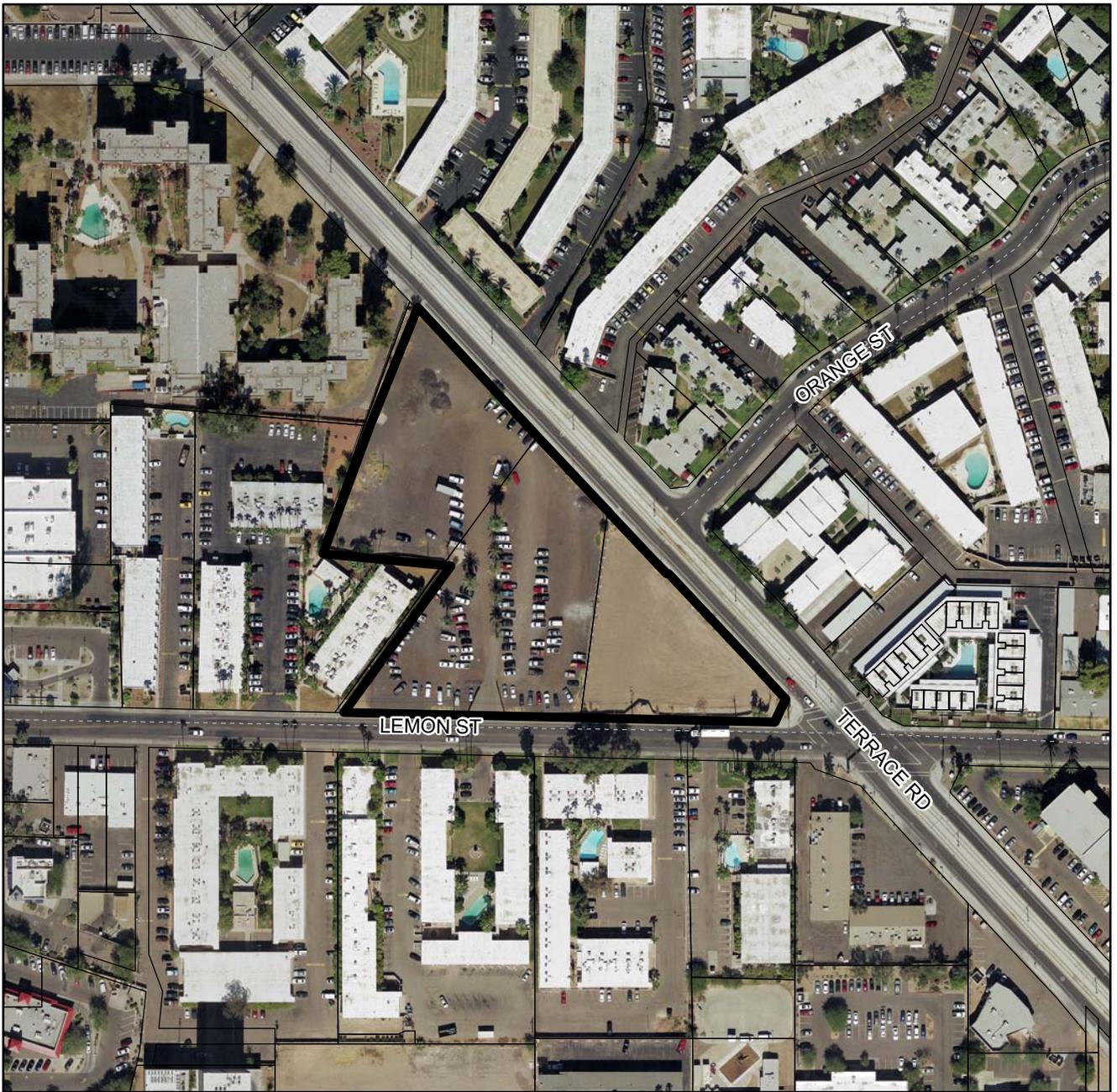
for
1010 LEMON

ATTACHMENTS:

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



Location Map



1010 LEMON - PL130034

1010 LEMON

370 S. 108TH EAST, SUITE 37
 TEMPE, ARIZONA 85281

PROJECT TEAM

ARCHITECT

65 LANSFORD ROAD, SUITE 100
 TEMPE, ARIZONA 85281
 480.961.1133
 www.dawson.com

MEP ENGINEER

7201 NORTH DEERWAY DRIVE, SUITE 200
 PHOENIX, AZ 85018
 602.940.2070
 www.phoenixair.com

STRUCTURAL ENGINEER

14000 N. GILBERT ROAD, SUITE 100
 SCOTTSDALE, ARIZONA 85266
 480.662.3770
 www.phoenixair.com

CIVIL ENGINEER

100 S. RICHARDSON ROAD, SUITE 100
 GARDEN CITY, ARIZONA 85884
 602.555.2881
 www.dawson.com

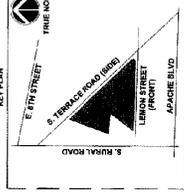
LANDSCAPE ARCHITECT

1400 N. GILBERT ROAD, SUITE 100
 PHOENIX, ARIZONA 85018
 480.961.1133
 www.dawson.com

DESIGN #

DESCRIPTION

DATE



DRAWING INFORMATION

SCALE DATE:	AS NOTED	06/20/2013
JOB NO.:	2128.00	
DRAWN BY:	KJB	

PROJECT DESIGN PHASE
 CONSTRUCTION DOCUMENTS

DRAWING NAME
 1010 LEMON REPLAT



LEGEND

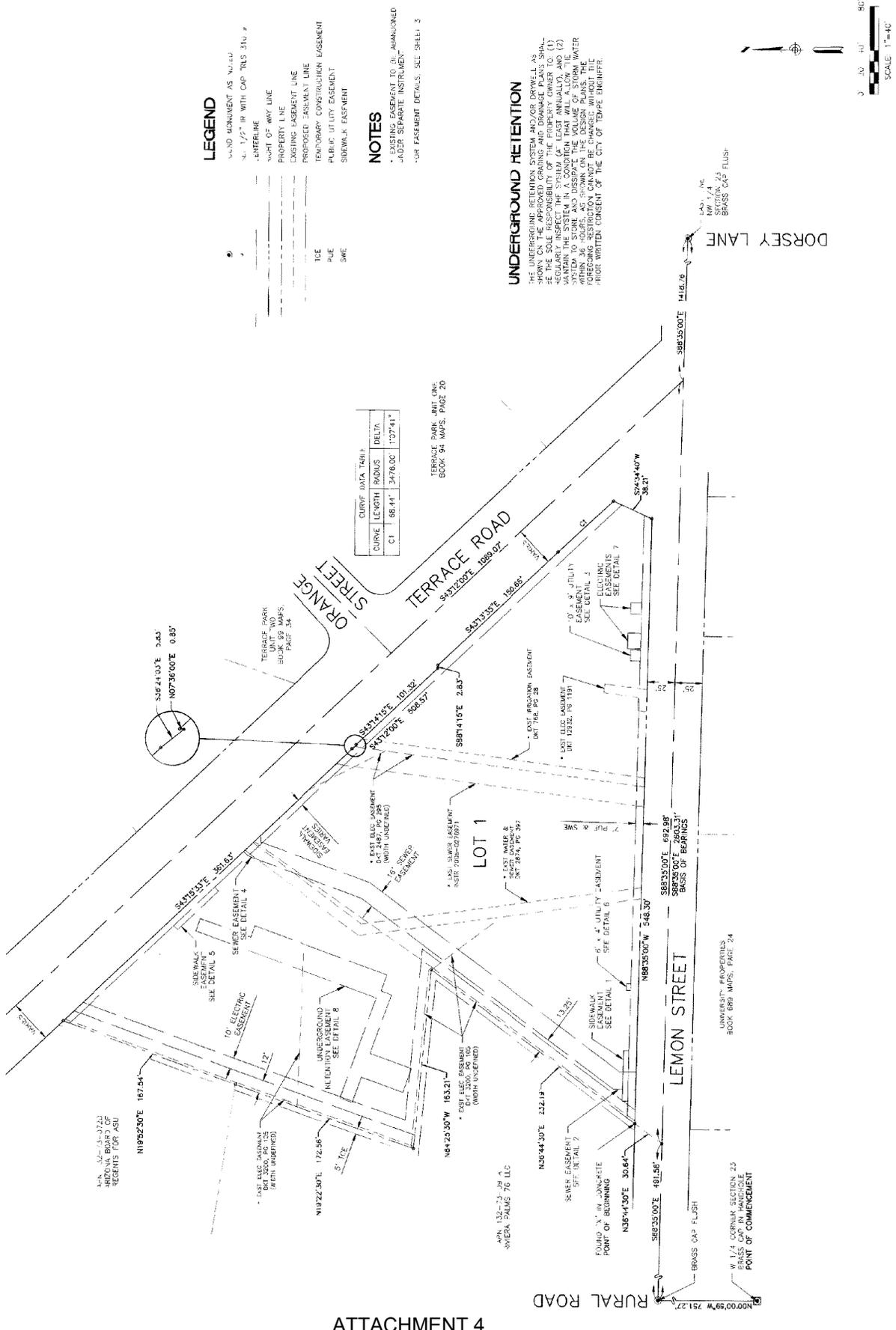
- LAND MONUMENT AS NOTED
- 1/2" IR WITH CAP TUBS 3/16"
- ENTERLINE
- W/OUT OF WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PUBLIC UTILITY EASEMENT
- SIDEWALK EASEMENT

NOTES

- * EXISTING EASEMENT TO BE ANNOUNCED
- * ADDR. SEPARATE INSTRUMENT
- * OR EASEMENT DETAILS, SEE SHEET 3

UNDERGROUND RETENTION

THE UNDERGROUND RETENTION SYSTEM AND/OR DRIVEWELL AS SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF TEMPE. THE USER 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 BE USED AS SHOWN ON THE DESIGN PLANS. THE WATER WITHIN 36 HOURS, AS SHOWN ON THE DESIGN PLANS, THE WATER FLOWING RESTRICTION CANNOT BE CHANGED WITHOUT THE WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	85.41'	3476.00'	107.41°

TERRACE PARK UNIT ONE
 BOOK 94 MAPS, PAGE 20

UNIVERSITY PROPERTIES
 BOOK 619 MAPS, PAGE 24

APN 132-73-JU-A
 QUERA PALMS 76 LLC

APN 132-66-3223
 ARIZONA BOARD OF
 REGENTS FOR ASU

