

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 01/12/2016
Agenda Item: 3

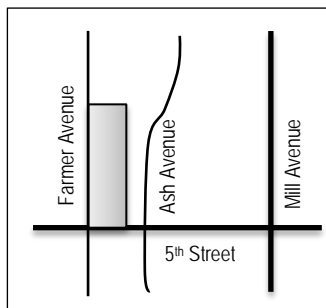
ACTION: Request for Preliminary Subdivision Plat for **FARMER ARTS DISTRICT – PARCEL 2 (PL150504)**, located at 401 South Farmer Avenue. The applicant is Charles Huellmantel, Huellmantel and Affiliates.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **FARMER ARTS DISTRICT – PARCEL 2 (PL150504)** will consist of a future development on Lot 1 of this plat and Tract A will be used for open space and landscaping. The Final Subdivision Plat is tentatively scheduled to be heard by City Council on January 28, 2016. The request includes the following:

1. Preliminary Subdivision Plat consisting of one (1) lot and a tract.



Property Owner
Developer
Applicant
Zoning District

Lot 1
Tract A

City of Tempe
Urban Development Partners, LLC
Charles Huellmantel, Huellmantel & Affiliates
MU-4 / PAD / TOD - Corridor (Mixed-Use, Planned Area Development, within the Transportation Overlay District – Corridor)
+/- 2.956 acres (128,770 SF)
+/- 0.362 acres (15,779 SF)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II, Planner I (480) 858-2394

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Obenia Kingsby II, Planner I

COMMENTS:

This site is located on the northeast corner of Farmer Avenue and 5th Street, which is approximately a quarter mile west of Mill Avenue.

CONCLUSION:

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS 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 Tempe Development Services Department on or before one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision plat one year from date of City Council approval shall make the plat null and void.

HISTORY & FACTS:

November 9, 2007 City Council approved Farmer Arts District (PL070353) for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments for a mixed-use development consisting of several buildings including residential, retail, public spaces (library) on 8.81 net acres located at 280 West University Drive in the GID, General Industrial District.

This approval granted a Planned Area Development Overlay for Farmer Arts District – Parcel 2 (PAD07024), to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/work up to 5 floors on approximately +/- 3.51 acres.

September 21, 2009 Planning Director of the Development Services Department administratively approved a time extension and modified condition of Approval No.1 for PL070353 to read as follows:

A building permit shall be obtained and substantial construction commenced on or before November 8, 2011 or the property shall revert to a previous zoning designation – subject to a formal hearing.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



DEVELOPMENT PROJECT FILE
for
FARMER ARTS DISTRICT – PARCEL 2
(PL150504)

ATTACHMENTS:

1. Aerial
- 2-4. Letter of Explanation
- 5-6. Subdivision Plat

**FARMER ARTS DISTRICT -
PARCEL 2**

PL150504



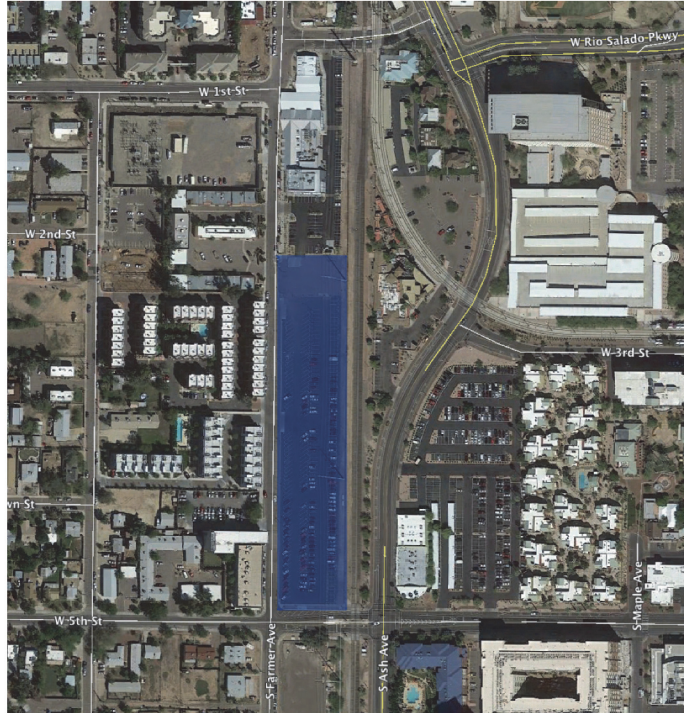
AERIAL MAP

LETTER OF EXPLANATION

PRELIMINARY PLAT

PARCEL: 124-33-145B

LOCATED ON THE EAST SIDE OF FARMER AVENUE AND NORTH OF 5TH STREET



URBAN
DEVELOPMENT
PARTNERS



APPLICANT:

HUELLMANTEL
AFFILIATES

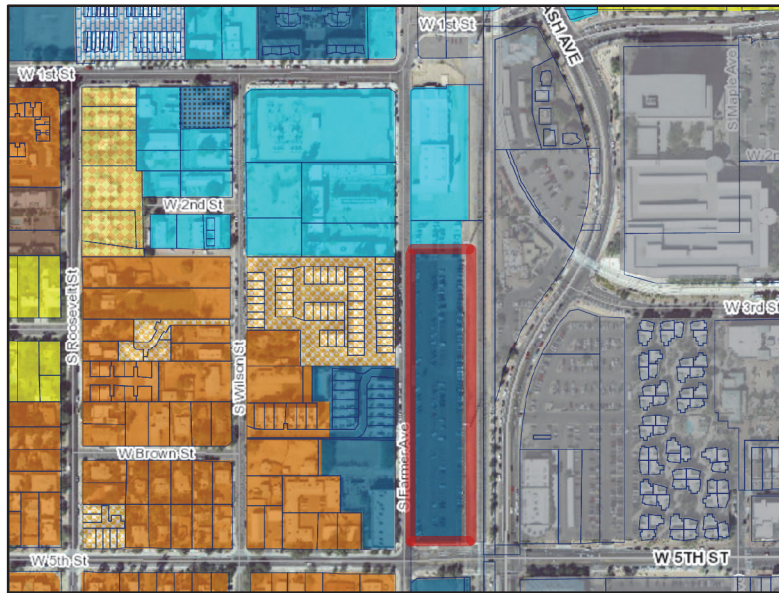
Charles Huellmantel

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

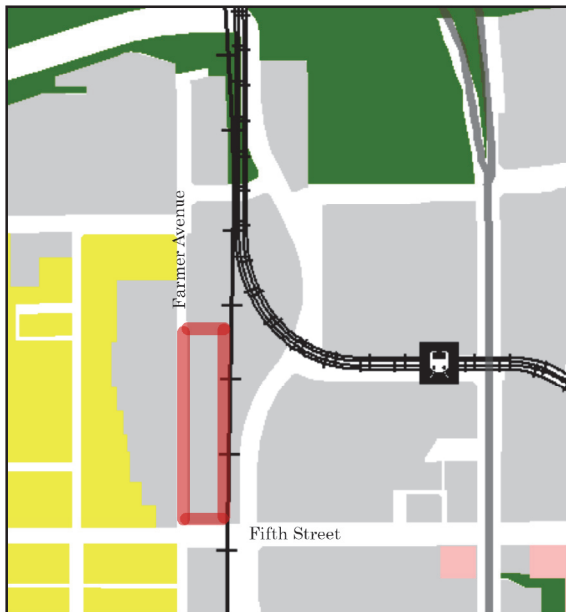
SUMMARY

Urban Development Partners, owner of the Parcel 2, Lot 1 land at the northeast corner of Farmer Avenue and 5th Street, are requesting a plat of the vacant parking lot in order to develop the parcel in the future. The parcel is currently zoned Mixed-Use High Density (MU-4) and has a General Plan 2040 Projected Land Use of Mixed-Use and a Projected Density of High (up to 65 dwelling units per acre).

Zoning Map: MU-4



General Plan Use: Mixed-Use



General Plan Density: High (up to 65 du/ac)



PLAT JUSTIFICATION

The proposed plat is appropriate for this location as it conforms to the Tempe Zoning and Development Code and the following justifications:

a. Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.
The request for this plat allows for the development of the land in conformance with the General Plan 2040 Projected Use and in conformance with the City of Tempe Zoning Map.

b. Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.

This request is for a plat. We have not filed for a development. If the land is developed in the future, the development will conform to the requirements of the Zoning and Development Code, Tempe City ordinances and Arizona Revised Statutes.

c. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.

This land is not subject to flooding and is currently used as a parking lot.

A SUBDIVISION PLAT
FOR
FARMER ARTS DISTRICT - PARCEL 2

A PLAT LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

CITY OF TEMPE AS OWNER HAS PLATTED UNDER THE NAME OF "FARMER ARTS DISTRICT - PARCEL 2" A PORTION OF THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "FARMER ARTS DISTRICT - PARCEL 2" 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 AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

CITY OF TEMPE

BY: _____ DATE: _____

ITS: _____

ON THIS _____ DAY OF _____, 20____ 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: _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:
A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE EAST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF STATE PLAT 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38 OF RECORDS OF MARICOPA COUNTY;
THENCE NORTH 00 DEGREES 17 MINUTES 11 SECONDS WEST (RECORDED NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 16, ALSO BEING THE CENTERLINE OF THE UNION PACIFIC RAILROAD MAIN TRACK, A DISTANCE OF 1307.91 FEET TO THE CENTERLINE OF 5TH STREET, AS RECORDED IN DOCKET 7324, PAGE 437, MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST ALONG SAID CENTERLINE 199.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF FARMERS AVENUE AS SHOWN ON SAID STATE PLAT;
THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS WEST (RECORDED NORTH 00 DEGREES 16 MINUTES 40 SECONDS WEST), ALONG THE EAST RIGHT-OF-WAY LINE, 927.18 FEET TO THE SOUTH LINE OF PATENT NO. 6898;
THENCE NORTH 89 DEGREES 27 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF PATENT NO. 6898, A DISTANCE OF 199.70 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 16;
THENCE SOUTH 00 DEGREES 17 MINUTES 11 SECONDS EAST (RECORDED SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST), ALONG SAID EAST LINE AND THE CENTERLINE OF THE UNION PACIFIC RAILROAD MAIN TRACK, 925.82 FEET TO THE POINT OF BEGINNING.
EXCEPT THE EAST 35.00 FEET THEREOF; AND
SUBJECT TO RIGHT-OF-WAY OVER AND ACROSS THE SOUTH 49.50 FEET THEREOF.

OWNER

CITY OF TEMPE
31 E. 5TH STREET
TEMPE, AZ 85281

DEVELOPER

URBAN DEVELOPMENT PARTNERS, LLC
CONTACT: TODD MARSHALL
EMAIL: TMARSHALL@MARSHALLCOMPANY.COM

BENCHMARK

TOP OF BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND HARDY DRIVE. ELEVATION = 1149.69 FEET (CITY OF TEMPE DATUM)

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 00 DEGREES 17 MINUTES 11 SECONDS WEST. (CITY OF TEMPE DATUM= NORTH 00 DEGREES 03 MINUTES 17 SECONDS WEST)

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

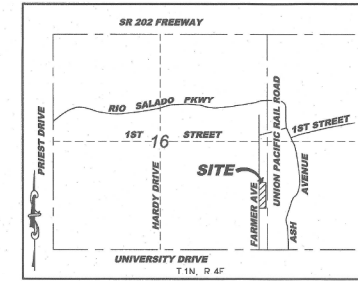
BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

12/31/15
DATE

JASON SEGNERI RLS# 35833
JASONS@SIGSURVEYAZ.COM



VICINITY MAP
N.T.S.

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35833.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM 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 WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2240 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

7501 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE: (480) 822-0781
FAX: (480) 822-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

**FARMER ARTS DISTRICT - PARCEL 2
TEMPE, ARIZONA**

REC15145

PL150504

DS151107



DRAWING NAME:
10-085PLAT P2.DWG
JOB NO. 2010-085
DRAWN: JAS
CHECKED: RMH
DATE: 10/30/15
SCALE: NTS
SHEET: 1 OF 2

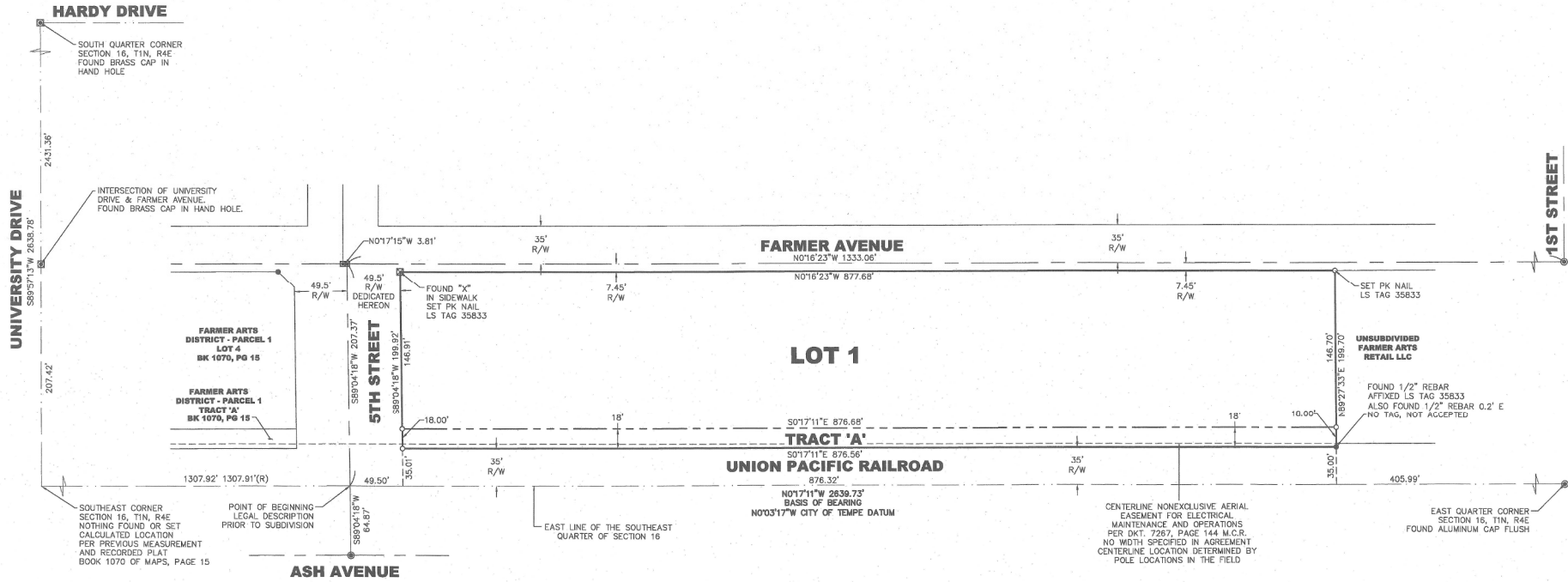
DS151107

PL150504

REC15145

FARMER ARTS DISTRICT - PARCEL 2

A PLAT LOCATED IN THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

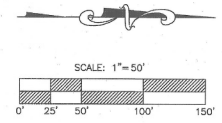


LEGEND

- FOUND BRASS CAP FLUSH UNLESS NOTED
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR LS TAG 35833 UNLESS OTHERWISE NOTED
 - ⊗ FOUND CHISELED 'X'
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - R/W RIGHT OF WAY
 - (R) RECORD DATA PER LEGAL DESCRIPTION
-
- PROPERTY LINE
 - - - LOT/TRACT LINE
 - CENTER LINE
 - - - ADJACENT BOUNDARY LINE
 - - - SECTION LINE
 - - - EASEMENT LINE

AREA TABLE

LOT 1: 128,770 SQ FT OR 2.9562 ACRES NET
 TRACT 'A': 15,779 SQ FT OR 0.3622 ACRES NET
 (TRACT USE: OPEN SPACE AND LANDSCAPE)
 TOTAL: 144,549 SQ FT OR 3.3184 ACRES NET



7301 EAST EVANS ROAD
 SCOTTSDALE, AZ 85260
 PHOENIX OFFICE
 FAX (480) 822-0788
 WWW.SIGSURVEYAZ.COM



SIG
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 GROUP, INC.
Land Surveying Services

FARMER ARTS DISTRICT - PARCEL 2
TEMPE, ARIZONA

REC15145

PL150504

DS151107



DRAWING NAME:
 10-085PLAT P2.DWG
 JOB NO. 2010-085
 DRAWN: JAS
 CHECKED: RMH
 DATE: 10/30/15
 SCALE: 1"=50'
 SHEET: 2 OF 2

DS151107

PL150504

REC15145