

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/12/2016
Agenda Item: 4

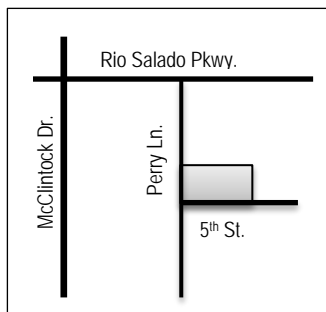
ACTION: Request for a Preliminary Subdivision Plat for TEMPE REAL ESTATE HOLDINGS (PL150056), located at 1900 East 5th Street. The applicant is Tempe Real Estate Holdings, LLC.

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

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE REAL ESTATE HOLDINGS (PL150056) consists of two existing buildings. The owner intends to split the parcel into two lots. The request includes the following:

1. Preliminary Subdivision Plat consisting of two (2) lots.



Owner/ Applicant
Zoning District
Gross / Net site area
Lot 1
Lot 2

Brad Reeves, Tempe Real Estate Holdings, LLC
GID (General Industrial District)
4.93 acres
2.85 acres (124,355 s.f.)
2.08 acres (90,433.31 s.f.)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located at the northeast corner of Perry Lane and 5th Street and is within the GID zoning district. The site has two existing buildings, and the applicant intends to split the parcel into two lots. Planning staff is administratively processing an application for Medical Marijuana cultivation on Lot 1. Lot 2 recently received approval of a Use Permit to allow a rehabilitation treatment facility.

PUBLIC INPUT

A neighborhood meeting was not required. Staff has not received any public input as of the completion of this report.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. This request meets the required criteria and will conform to the conditions.

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 no later than one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision 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 recordation of the final subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
3. Provide a legal description and exhibit for dedication of cross drainage agreements for lots 1 and 2.
4. Dedicate a cross access agreement for lots 1 and 2.

HISTORY & FACTS:

June 26, 1985	Board of Adjustment approved a Variance to increase the maximum building height from 35' to 40' for IMC MAGNETIC CORP. (A-85-7.24), located at 1900 E. 5 th Street.
July 24, 1985	Board of Adjustment approved a Variance to reduce the required number of on-site parking spaces from 86 to 46 for IMC MAGNETIC CORP. (A-85-7.24), located at 1900 E. 5 th Street.
September 4, 1985	Design Review Board approved building elevations, site and landscape plans for IMC (DR-85.205), located at 1900 E. 5 th Street.
June 4, 1986	Design Review Board approved building elevations, site and landscape plans for IMC, located at 1900 E. 5 th Street.
October 22, 1986	Board of Adjustment approved a Variance to reduce the required number of on-site parking spaces from 86 to 46 for IMC MAGNETIC CORP. (A-86-7.24), located at 1900 E. 5 th Street. This was a renewal of the variance granted in July 1985.
December 26, 1986	Certificate of Occupancy issued for 1920 E. 5 th Street.
January 19, 2016	Hearing Officer approved a Use Permit to allow a rehabilitation facility in the GID zoning district for LIFE OF PURPOSE (PL150519), located at 1920 East 5 th Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



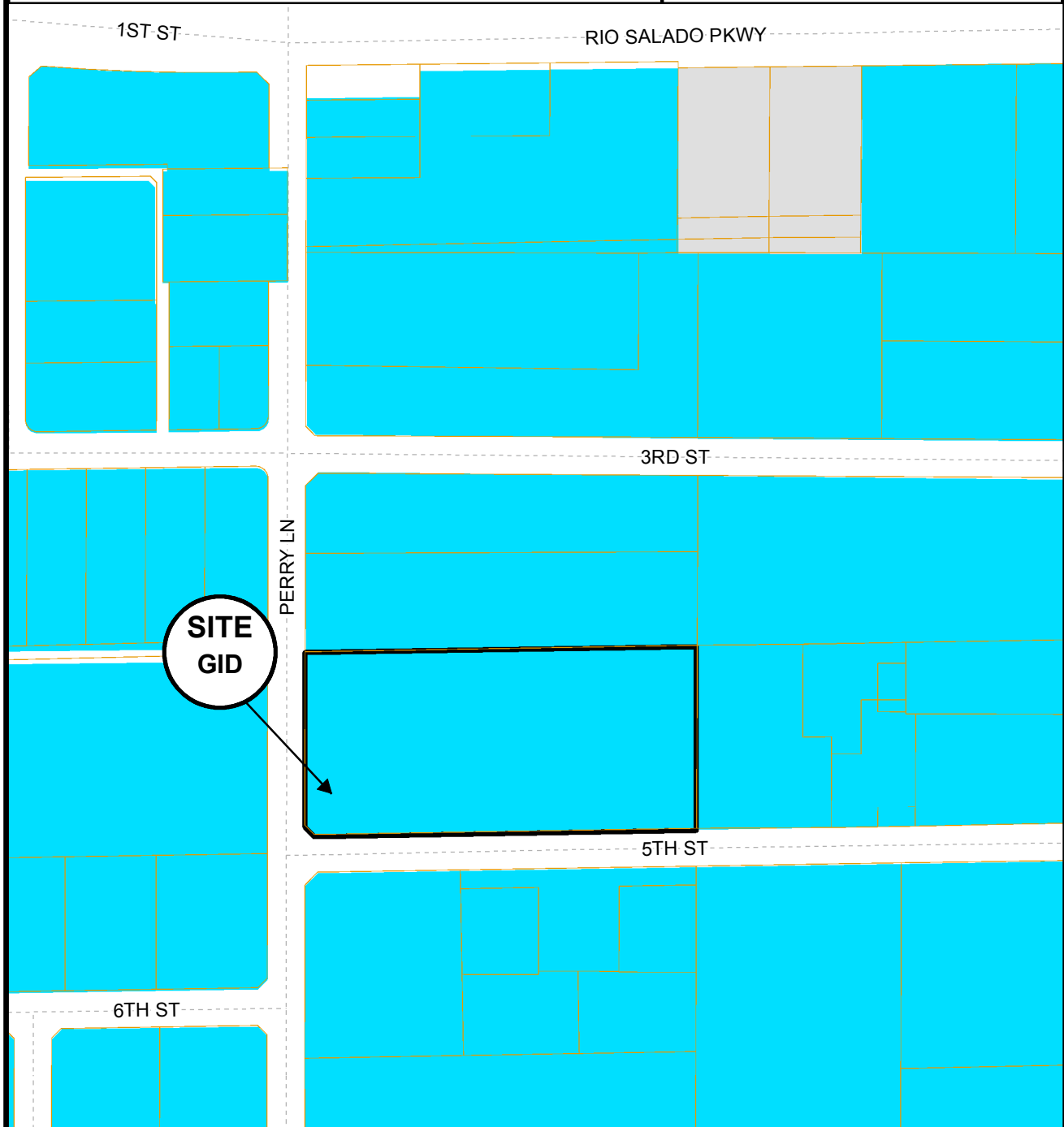
DEVELOPMENT PROJECT FILE
for
TEMPE REAL ESTATE HOLDINGS
(PL150056)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Subdivision Plat

TEMPE REAL ESTATE HOLDINGS

PL150056



Zoning
RCC
GID
AG



Location Map

TEMPE REAL ESTATE HOLDINGS**PL150056****Aerial Map**

MEMO

TO: **Ms. Karen Stovall**
City of Tempe Development Services Department

FROM: Mark Dohrmann

RE.: **Tempe Real Estate Lot Split / 1900 & 1920 East Fifth Street, Tempe**
Project No. PL150056

DATE: 3/29/2016

LETTER OF EXPLANATION

Preliminary Subdivision Plat Application
For

Property Located at 1900 and 1920 East 5th Street, Tempe, Arizona

On behalf of our client, Tempe Real Estate Holdings LLC, we are providing this Letter of Explanation regarding our application submittal for the property reference above. This description provides a basic outline for the property owner's plans for this property, as illustrated on the preliminary subdivision plat and individual property site plans.

The property is comprised of one 4.9 acre parcel upon which two main buildings and two smaller accessory buildings are built. One of the main buildings, addressed as 1900 E. 5th Street was constructed in the 1960's and was occupied for over 50 years by the former IMC Magnetics Corporation. The other main building, addressed 1920 E. 5th Street is a newer two story building. Both buildings have been vacant for some time, without success in attracting new tenants or buyers.

In order to improve the marketability of the property the owner desires to subdivide the property into two lots, resulting in the 1900 Building and two smaller accessory buildings on one lot (Lot 1), and the 1920 Building on the other lot (Lot 2). While both buildings will have sufficient parking to meet the City's parking requirements on their own, a cross access easement will also be established.

The two story 1920 Building will be offered for sale. It is the intention of the owner in the future to apply for approval of a Medical Marijuana Cultivation Facility in the West portion of the 1900 Building on Lot 1. The two smaller buildings on Lot 1 will be used for storage purposes, not cultivation. The Medical Marijuana Cultivation Facility application will follow at a later date.

The proposed subdivision plan and individual site plans for Lots 1 and 2 are included with this application. We look forward to working with City staff on the review and approval of this application. Thank you.

Sincerely,



Mark Dohrmann, AIA

A SUBDIVISION PLAT
FOR
TEMPE REAL ESTATE HOLDINGS
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

TEMPE REAL ESTATE HOLDINGS, LLC. AND ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "TEMPE REAL ESTATE HOLDINGS", A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "TEMPE REAL ESTATE HOLDINGS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO 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.

ACKNOWLEDGEMENT:

TEMPE REAL ESTATE HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE _____
NAME: BRAD REEVES

ITS: MANAGING MEMBER

ON THIS _____ DAY OF _____, 2015 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT BEGINNING AT A POINT 30 FEET NORTH OF AND 10 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF PERRY LANE AND THE NORTH RIGHT OF WAY LINE OF 6TH STREET;

THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET;

THENCE SOUTHEASTERLY TO A POINT ON THE SAID NORTH 6TH STREET RIGHT OF WAY LINE, SAID POINT BEING 15.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

TEMPE REAL ESTATE HOLDINGS, LLC.
1900 EAST 5TH STREET
TEMPE, AZ 85281

BENCHMARK:

BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF SOUTH MCCLINTOCK DRIVE AND EAST RIO SALADO PARKWAY, SAID POINT ALSO BEING THE WEST QUARTER CORNER OF SECTION 13 TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. CITY OF TEMPE PUBLISHED ELEVATION = 1171.73 (NGVD 29 DATUM)

BASIS OF BEARING:

A LINE BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 13 AND EXTENDING WESTWARD TO THE SOUTHWEST CORNER OF SAID SECTION 13 HAVING AN ASSUMED BEARING OF S88°56'13"W. (CITY OF TEMPE DATUM N88°56'05"E)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2015.

BY: _____ DATE _____
MAYOR


ATTEST: _____ DATE _____
CITY CLERK

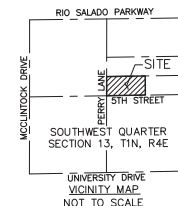
BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2015; 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.


COLIN D. HARVEY
ARIZONA R.L.S. 42017



LEGEND

- SECTION LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- YARD LINE
- EXISTING EASEMENT
- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- REBAR (AS NOTED)

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 PIN AND CAP, RLS#42017

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 CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C2245L WITH AN EFFECTIVE DATE OF MAP REVISION OF OCTOBER 16, 2013, COMMUNITY NUMBER 040054 (CITY OF TEMPE).

ZONE "X" UNSHADED IS LABELED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DS150117

SBD15004

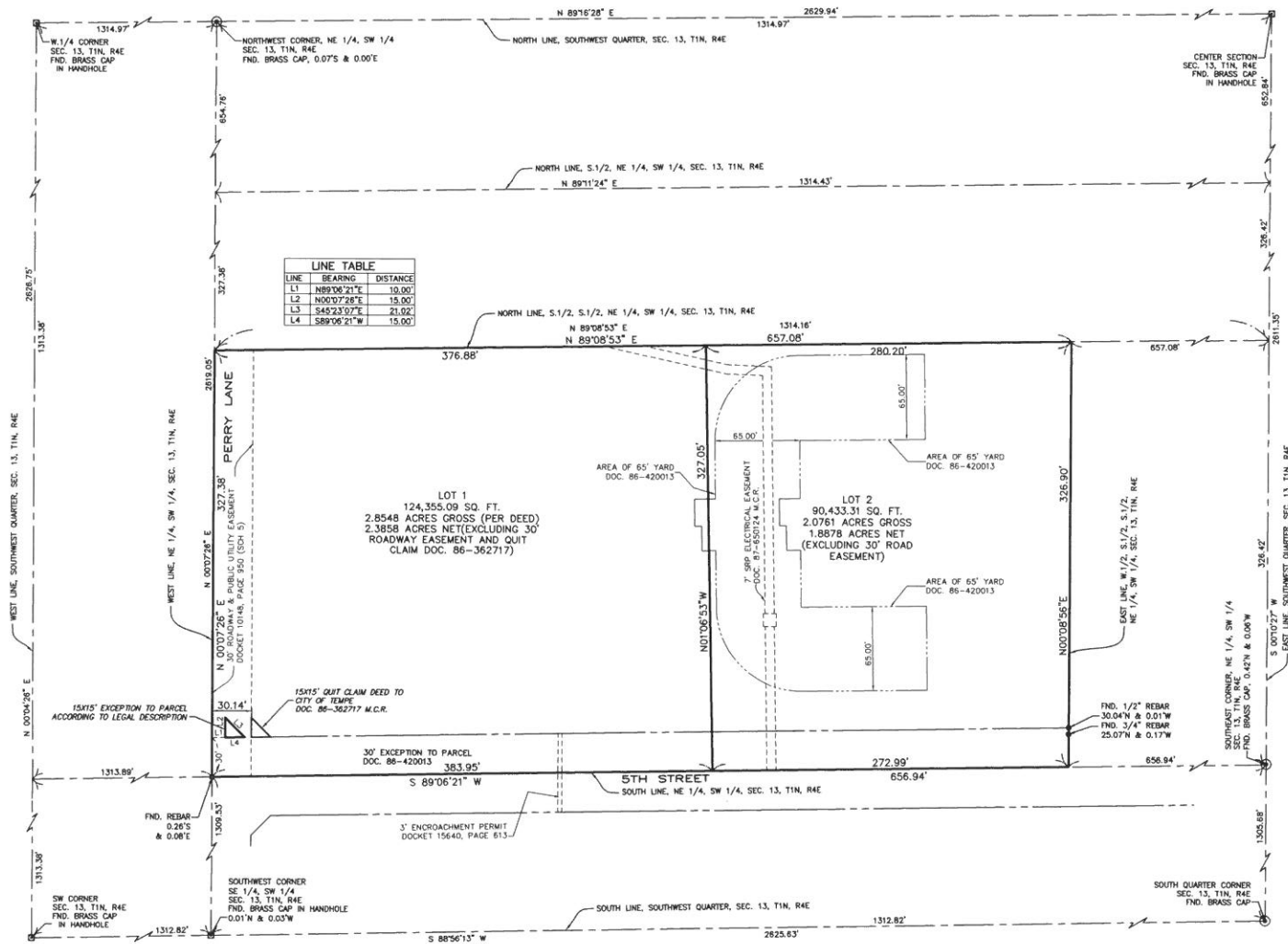
REC15043

HARVEY LAND SURVEYING, INC. 461 E. DARTMOUTH CASA GRANDE, ARIZONA 85222 PHONE: (520) 876-4796 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM	DRAWN BY: CDH	CHECKED BY:
	SCALE: 1" = 40'	DATE: 09-03-15
A SUBDIVISION PLAT FOR TEMPE REAL ESTATES HOLDINGS	JOB NUMBER 2015-025	SHEET 1 OF 2

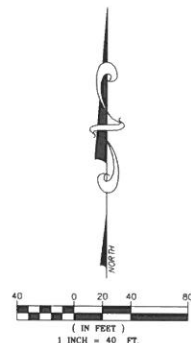
REC15043

SBD15004

DS150117



LINE	BEARING	DISTANCE
L1	N89°08'21" E	10.00'
L2	N00°07'28" E	15.00'
L3	S43°23'07" E	21.00'
L4	S89°08'21" W	15.00'



HARVEY LAND SURVEYING, INC. 461 E. DARTMOUTH CASA GRANDE, ARIZONA 85222 PHONE: (520) 876-4786 E-MAIL: COL@HARVEYLANDSURVEYING.COM	DRAWN BY: CDH	CHECKED BY:
	SCALE: 1" = 40'	
	DATE: 07-22-15	
	JOB NUMBER	SHEET
A SUBDIVISION PLAT FOR TEMPE REAL ESTATES HOLDINGS		2015-025
		2 OF 2

DS150117

SBD15004

REC15043

REC15043

SBD15004

DS150117