

CITY OF TEMPE DEVELOPMENT REVIEW COMMISSION

Meeting Date: 05/10/2016

Agenda Item: 4

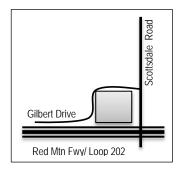
<u>ACTION</u>: Request for Preliminary Subdivision Plat consisting of the relocation of Gilbert Drive and combining three lots to create a new lot for SCOTTSDALE 202 (PL16001), located at 722 N Scottsdale Road. The applicant is Jake Griffin of EEC, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: SCOTTSDALE 202 (PL16001) The proposed preliminary subdivision request would take an existing 1.23 acre lot and incorporate a portion of prior ADOT property and existing Gilbert Drive right-of-way, into a new 1.54 acre lot. The preliminary subdivision plat is necessary since the portions of the new site that were formerly right of way have never been part of a subdivision. By development agreement, the City of Tempe has agreed to sell the Gilbert Drive right-of-way to the adjacent property owner, who will be responsible for the relocation and improvement of the street to the west end of the existing lot, to facilitate a developable parcel of land along the Scottsdale Road frontage. A Final Subdivision Plat will be required prior to development of the lot. There are currently no applications for development of this site; future use of the site would require a Development Plan Review process. This request includes the following:

Preliminary Subdivision Plat to incorporate former right-of-way and three parcels into a single lot and dedicate new right-of-way.



Existing Property Owner
Future Owner
Applicant
Zoning District (current/proposed)
Gross / Net site area

David Scholl Vintage Partners & City of Tempe David Scholl, Vintage Parnters Jake Griffin, EEC, Inc. GID, General Industrial 1.23 acres prior to plat, 1.54 acres after plat

ATTACHMENTS: Development Agreement, Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located north of and adjacent to the Red Mountain/Loop 202 Freeway, on the west side of Scottsdale Road. To the west of the site are multi-family apartments and to the north of the site is a hotel. A county island is located on the east side of Scottsdale Road, and the frontage along Scottsdale Road is owned by Arizona Department of Transportation (ADOT) for access to the freeway. The existing Gilbert Drive alignment does not meet current traffic engineering standards. The existing street runs through a former ADOT property that was dedicated to the City of Tempe. The current alignment runs south parallel to Scottsdale Road and turns west and runs parallel to the freeway, connecting to College Avenue and the Town Lake Marina. The proposed new alignment of Gilbert Drive would have a 47' right-of-way that intersects Scottsdale Road north of the new lot, parallel to the hotel property, turning south along the western side of the new lot, and connecting to the existing street at the south west corner of the new lot. The new right-of-way would include a 6' landscape strip on the west side of the street with a buffer of street trees, another 6' landscape strip on the east side of the street, to allow shade along a new 6' sidewalk adjacent to the new 1.54 acre parcel. The result of this street relocation will be a larger parcel of land closer to Scottsdale Road to facilitate development of this parcel. The existing restaurant building is vacant and is planned for demolition; prior restaurant and bar uses at this location have failed to succeed. By moving the lot closer to Scottsdale Road, it will facilitate better visibility and marketability for a new use. There are currently no applications for a proposed use of this site. Any new development of the property will require a Development Plan Review process.

This request includes a Preliminary Subdivision Plat. The applicant is requesting the Development Review Commission take action on this request. For further processing, the applicant will need approval for a Final Subdivision Plat.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

CONDITIONS OF APPROVAL:

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

1. A Final Subdivision Plat shall be recorded prior to issuance of building permits.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will
 apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals,
 become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community
 Development.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along Scottsdale Road and a 6' sidewalk along Gilbert Drive as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right-of-way in conformance with Standard Detail T-320.

CIVIL ENGINEERING:

- A public access easement and maintenance agreement must be obtained from the City for public sidewalk constructed on private property.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

HISTORY & FACTS:

1935-1959	Historic Aerials from Flood Control District of Maricopa County show raw desert at this location.
1960	Property Record Card indicates building constructed in 1960
1969 – 1979	Aerials indicate commercial/industrial type uses on the sites.
1993	Aerial images show apartments built to the west, a single building along the established Gilbert Drive alignment, and establishment of construction for the freeway entrance ramps on Scottsdale Road.
August 19, 1993	Use Permit was approved for Retail Sales of sailboats and parts in GID.
June 28, 1995	The Board of Adjustment approved the following entitlements for Tombstone Brewery: Use Permit for a microbrewery and bar in GID; and Use Permit to allow an outdoor recreation area; and Use permit to allow outdoor dining; and Variance to reduce the required parking from 78 to 69 spaces; and Variance for removal of 9 trees in the south west corner of the property
July 3, 2007	Community Development Planning staff administratively approved Development Plan Review for building modifications for Crazy Fish 202 Sushi.
November 7, 2012	Hearing Officer approved a request for a Use Permit for live entertainment for Pho Cao Restaurant located at 710 E Gilbert Drive.
1997-2015	The lot configuration and existing building has remained relatively unchanged, with access from Gilbert Drive.
June 25, 2015	Arizona Department of Transportation issued a Resolution of Abandonment for right-of-way along Gilbert Drive and College Avenue, lying north and south of the State Route 202.
December 3, 2015	City Council approved a Development and Disposition Agreement for Vintage Partners LLC to abandon the current Gilbert Drive right-of-way alignment, and allow the design and construction of a new Gilbert Drive alignment, with the transfer of existing right-of-way. This agreement requires commencement of construction of the relocated drive by June 30, 2016, substantial completion of the relocated drive by January 31, 2017 and installation of landscape material along the new street alignment by January 31, 2018.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



DEVELOPMENT PROJECT FILE

for SCOTTSDALE 202

ATTACHMENTS:

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

T Tempe

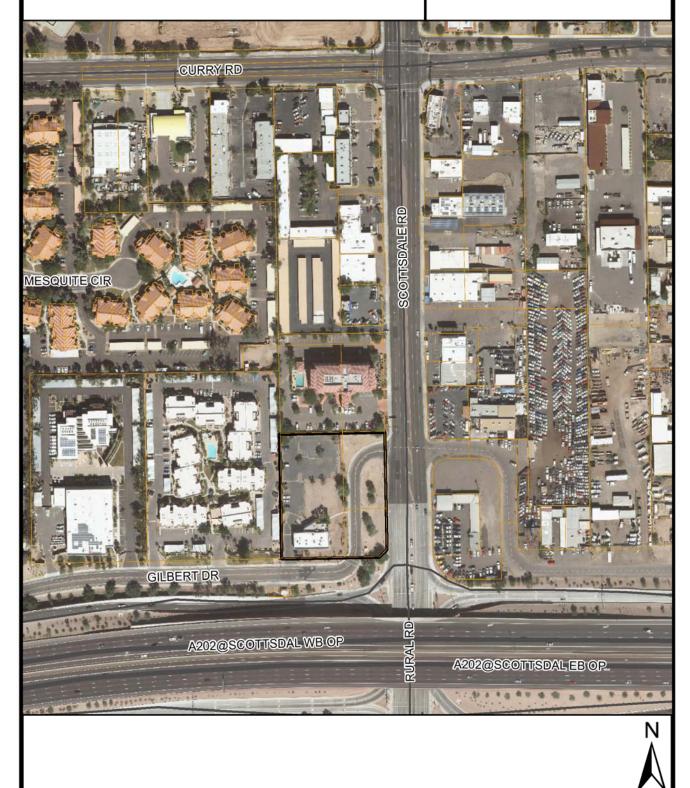


Location Map



SCOTTSDALE 202

PL160001



Aerial Map



1/5/16

City of Tempe

Re: Letter of Explanation Scottsdale Rd. and Loop 202 Site Plan and Plat

Dear City of Tempe Staff,

Vintage Partners is excited to submit our Site Plan and Preliminary Plat for our project at the northwest corner of Scottsdale Rd. and the Loop 202 freeway. With the approved Plat, and the relocated Gilbert Drive, this newly created 1.5 acre commercial lot will be positioned to contribute to the economic vitality of Tempe's Loop 202 corridor.

Since the construction of the Scottsdale Rd. and Loop 202 intersection, this corner has suffered from poor visibility and poor access. The existing development has been shuttered for many years. Early in 2015, Vintage Partners began working with ADOT and senior City leadership to introduce the idea of relocating Gilbert Drive through a series of abandonments, new road construction and ultimately the creation of the new lot. ADOT completed their work in the summer of 2015 with the abandonment of their section of Gilbert Drive to the City of Tempe. Vintage Partners and the City worked together in the second half of 2015 to structure a development agreement that detailed how the two parties would work together to plat the property, finalize construction plans for a relocated Gilbert Drive, and complete the contemplated exchange of property that would result in the creation of the new lot and the dedication of "new" Gilbert Drive.

The Tempe City Council approved the Development Agreement on December 3rd 2015. With our submittal of this Site Plan and Preliminary Plat, we are taking the first steps to fulfill our commitments in the Development Agreement and ready this parcel for development. We look forward to working with City Staff on this process. Please don't hesitate to call if you have any questions.

Best regards,

David C. Scholl

2502 E. Camelback Road - Suite 214 Phoenix, Arizona 85016

[t] 602 955 9222 例 602 955 9333

vintagevp.com info@vintagevp.com

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15 BEING SITUATED WITHIN TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST;

THENCE S89*50'09"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 330.45 FEET;

THENCE S01"09'51"W A DISTANCE OF 25.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS N11"20"CO"W A DISTANCE OF 65.50 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94"13"13" A DISTANCE OF 107.71 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 151.50 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14"28"06" A DISTANCE OF 38.26 FEET;

THENCE NO1'05'07"E A DISTANCE OF 206,42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE

SOUTHEASTERLY HAVING A RADIUS OF 18.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89*55'16" A DISTANCE OF 29.03 FEET;

THENCE N89°50'09"E A DISTANCE OF 4.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 126.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO

THE RIGHT THROUGH A CENTRAL ANGLE OF 24"56'22" A DISTANCE OF 55.06 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY

HAVING A RADIUS OF 123.50 FEET;
THENCE N88'53'34"E A DISTANCE OF 59.16 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY

HAVING A RADIUS OF 53.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF

35*41'26" A DISTANCE OF 33.33 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEAR S39"10"18"W A DISTANCE OF 34.26 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10"13"54" A DISTANCE OF 6.12 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO

THE RIGHT THROUGH A CENTRAL ANGLE OF 41"08"00" A DISTANCE OF 3.59 FEET:

THENCE SOO'32'12'W A DISTANCE OF 100.37 FEET; THENCE S88'51'44"W A DISTANCE OF 32.96 FEET; THENCE S01°07'16"W A DISTANCE OF 106.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY

HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF

89°57'25" A DISTANCE OF 172.71 FEET;

THENCE S88*50'09"W A DISTANCE OF 125.51 FEET; THENCE NO1"09'51"W A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT

SCOTTSDALE 202

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH. RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER

VP SCOTTSDALE & 202, LLC 2502 E. CAMELBACK ROAD; STE. 214 PHOENIX, ARIZONA 85016 PHONE: (602)459-9924 EMAIL: david@vintagevp.com CONTACT: DAVID SCHOLL

ENGINEER

ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. 7740 N. 16TH STREET, SUITE 135 PHOENIX, ARIZONA 85020 PHONE: (602) 248-7702 EMAIL: jgriffin@eeccorp.com CONTACT: JAKE GRIFFIN

BENCHMARK

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE LOCATED AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST. CITY OF TEMPE CONTROL POINT # 172. ELEVATION = 1161.86 (CITY OF TEMPE DATUM; NGVD 29)

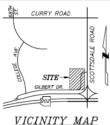
BASIS OF BEARING

SOUTH LINE OF SE 1/4, SECTION 10 BY C.O.T. DATUM = S88'50'38"W

SITE AREA

NET AREA = 67,003.11 S.F. OR 1.54 AC GROSS AREA = 112,948.90 OR 2.59 AC

SITE ADDRESS 722 N. SCOTTSDALE ROAD TEMPE, ARIZONA 85281



LEGEND

--- BOUNDARY LINE CENTER/MONUMENT LINE VERT CURB & GUTTER CONCRETE CURB NOTE INDICATES DRIVEWAY

WA// — x — FENCE

> • FIRE HYDRANT

FIBER OPTICS

ASSESSORS PARCEL NUMBER APN

MARICOPA COUNTY RECORDS MCR

SET 1/2" REBAR CAPPED 42137 (UNLESS OTHERWISE NOTED)

SET NAIL & WASHER STAMPED 42137

FOUND 1/2" REBAR NO IDENTIFICATION N 5275'24", W 0.49' SET CAP STAMPED 42137

FOUND ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH

POWER POLE W/

SEWER CLEAN OUT

SEWER MANHOLE

WATER METER WATER VALVE

RIGHT OF WAY

GAS METER •

GUARD POST

UNDERGROUND ELEC

DRAINAGE STATEMENT EXISTING TOPOGRAPHIC INFORMATION TOGETHER WITH A SITE INSPECTION INDICATE THAT THE EXISTING GILBERT DRIVE DRAINS SOUTHERLY THEN WESTERLY TOWARD COLLEGE AVENUE AND PARALLELING SR202. THE PROPOSED ROADWAY DEVELOPMENT WILL PROVIDE RETENTION TO ACCOMMODATE 50% (MINIMUM) OF THE STORMWATER RUNOFF FROM THE NEW GILBERT DRIVE ALIGNMENT FOR THE 100-YEAR, 1-HOUR RAINFALL. PROPOSED ONSITE IMPROVEMENTS WILL BE DESIGNED TO ACCOMMODATE THE RETENTION AS IS CURRENTLY REQUIRED FOR THE CITY OF TEMPE. ALL ONSITE RETENTION WILL BE DESIGNED AND CONSTRUCTED WITH THE FUTURE DEVELOPMENT.

FLOOD ZONE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 04013C2245 L, DATED OCTOBER 15, 2013, THIS SITE IS IN ZONE X, DEFINED AS 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 2 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

TEMPE, SCOTTSDALE 202 SCOTTSDALE ROAD, 602 \mathcal{C} RE

A7

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ARIZONA811

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ESION BY:	JMG
RAWN BY	JAR
HK'O BY:	JMC
ATE: PEBRUARY	2016
CALE	

DS#160005 PL#160001 REC 16029

