

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/10/2016
Agenda Item: 4

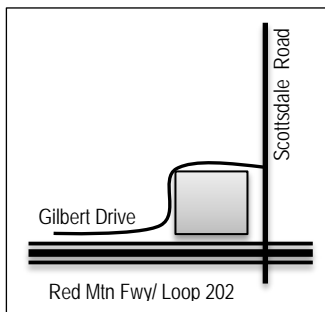
ACTION: Request for Preliminary Subdivision Plat consisting of the relocation of Gilbert Drive and combining three lots to create a new lot for **SCOTTSDALE 202 (PL16001)**, located at 722 N Scottsdale Road. The applicant is Jake Griffin of EEC, Inc.

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:

- 1 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	David Scholl Vintage Partners & City of Tempe
Future Owner	David Scholl, Vintage Parnters
Applicant	Jake Griffin, EEC, Inc.
Zoning District (current/proposed)	GID, General Industrial
Gross / Net site area	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:

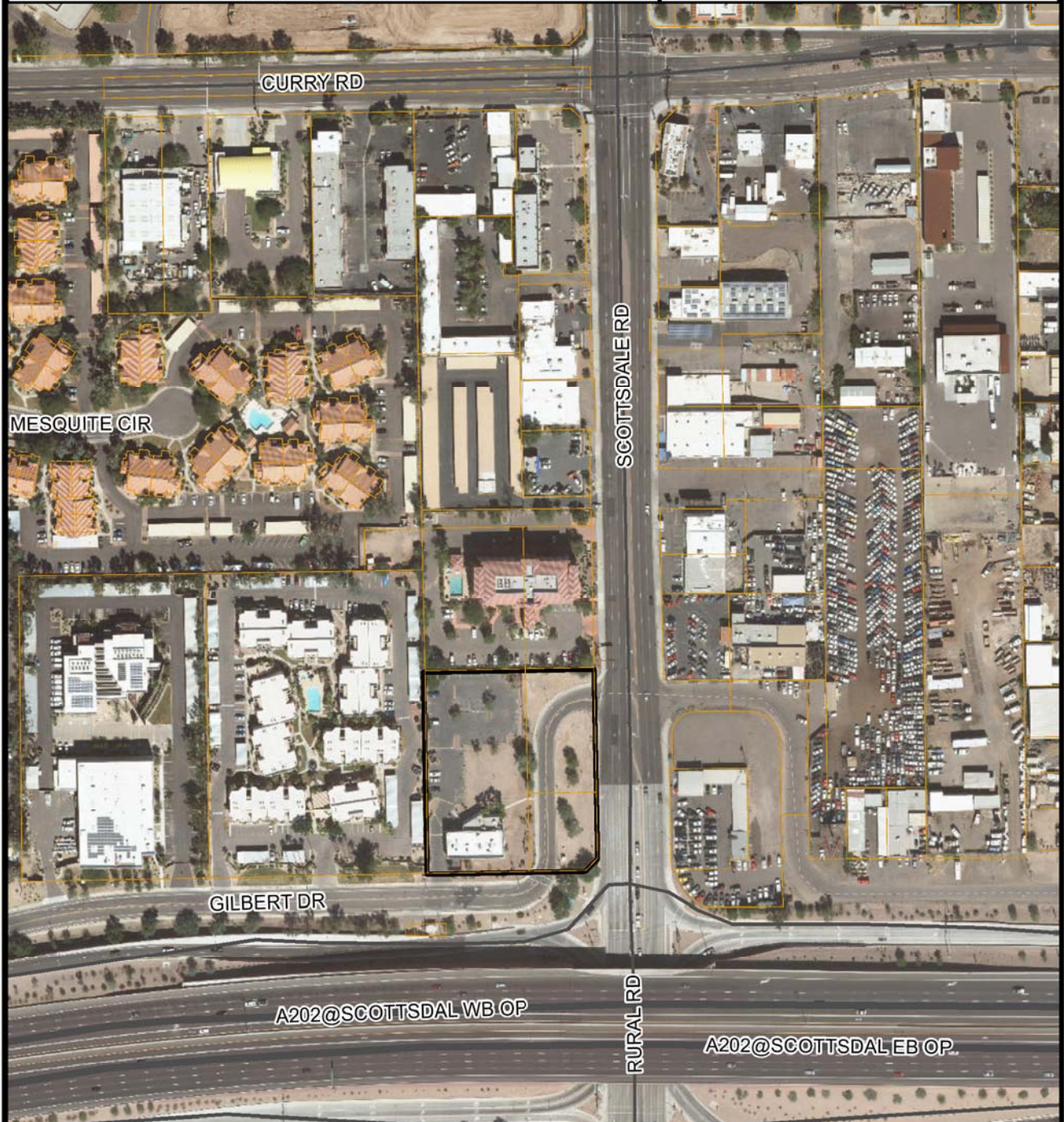
1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Preliminary Subdivision Plat



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.

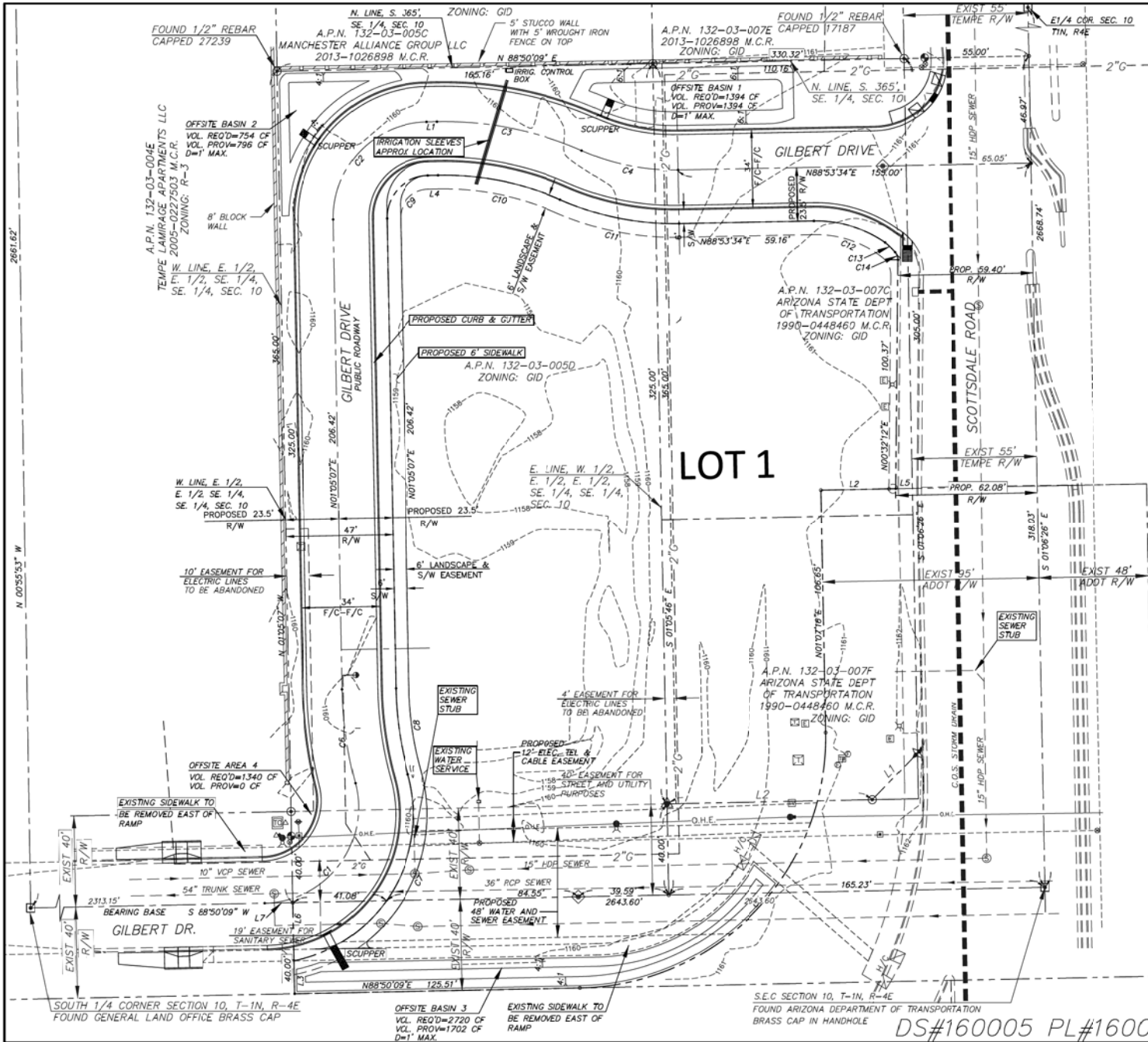
Since the construction of the Scottsdale Rd. and Loop 202 intersection, this corner has suffered from poor visibility and poor access. The existing development has been shuttered for many years. Early in 2015, Vintage Partners began working with ADOT and senior City leadership to introduce the idea of 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,

A handwritten signature in black ink, appearing to read 'David C. Scholl', is written over a horizontal line.

David C. Scholl



RETENTION CALCS.

100-YEAR, 1-HOUR STORM EVENT (2.4"/HR)

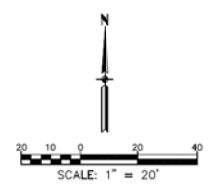
BASIN	VOL. REQ'D	VOL. PROV.
1	1324 CF	1324 CF
2	754 CF	298 CF
3	2120 CF	1702 CF
AREA 4	1140 CF	0 CF
TOTALS	6208 CF	3892 CF

LINE TABLE

#	BEARING	DISTANCE
1	N88°50'09"E	4.54'
2	N88°51'44"E	32.96'
3	N01°09'51"W	14.50'
4	N88°50'09"E	4.54'
5	N88°53'34"E	7.08'
6	N01°09'51"W	25.50'
7	S88°50'09"W	12.32'

CURVE TABLE

#	DELTA	RADIUS	LENGTH
1	103°33'51"	42.00'	75.92'
2	89°55'16"	42.00'	65.92'
3	24°56'22"	150.00'	65.29'
4	24°52'57"	100.00'	43.43'
5	89°57'25"	110.00'	172.71'
6	13°38'35"	175.00'	41.67'
7	94°13'13"	65.50'	107.71'
8	14°28'06"	151.50'	38.26'
9	89°55'16"	18.50'	29.03'
10	24°56'22"	126.50'	55.06'
11	24°52'57"	123.50'	53.63'
12	35°41'26"	53.50'	33.33'
13	101°3'54"	34.26'	6.12'
14	41°08'00"	5.00'	3.59'



DATE		DESCRIPTION
REV	DATE	DESCRIPTION
<p>PROJECT TITLE: SCOTTSDALE 202, 772 N. SCOTTSDALE ROAD, TEMPE, AZ</p> <p>PROJECT FILE: PRELIMINARY PLAT</p> <p>CLIENT: EEC Engineering and Environmental Consultants, Inc. 7740 N. 16th Street, Suite 135 Phoenix, Arizona 85020 Tel: 602-248-7702 Fax: 602-248-7851</p>		
DESIGN BY:	JMC	
DRAWN BY:	JAR	
GRID BY:	JMC	
DATE:	FEBRUARY 2016	
SCALE:		
REC NO:	15533	
DRAWING NO:		
<p>2 OF 2</p>		