

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/23/2016
Agenda Item: 3

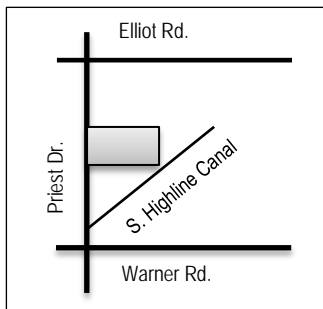
ACTION: Approve a Preliminary Subdivision Plat for ENTERPRISE RENTAL STORE, located at 8201 South Priest Drive. The applicant is Deutsch Architecture Group.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: ENTERPRISE RENTAL STORE (PL150417) consists of an approved 2,737 square-foot office building to serve customers of rental vehicles and trucks. On February 23, 2016, the Development Review Commission approved a Use Permit to allow rental vehicle use in the GID zoning district and a Development Plan Review for site plan, building elevations, and landscape plan. This plat will dedicate right-of-way along Priest Drive and public easements. The request includes the following:

1. Final Subdivision Plat consisting of one (1) lot.



Existing Property Owner
Applicant
Zoning District

Lot Size

Papal, LLC
Dustin Chisum, Deutsch Architectural Group
GID-SWOD (General Industrial District, Southwest
Overlay District)
2.51 acres

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

The site is located on the east side of Priest Drive and west of the Highline Canal and is zoned GID. The requested plat will create a one (1) lot subdivision, dedicate an additional 22 feet of right-of-way Priest Drive (to total a 55-foot half-width), and dedicate sidewalk and multi-model easements at the perimeter of the property.

REASONS FOR APPROVAL:

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

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 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 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:

- | | |
|-------------------|---|
| 1979 | Historical aerial photography indicates that the site appeared to be part of a residential farm or ranch facility, and was later cleared of structures. |
| February 23, 2016 | The Development Review Commission approved a Use Permit to allow a rental vehicle use within the GID zoning district and a Development Plan Review including site plan, building elevations, and landscape plan for ENTERPRISE TEMPE (PL150417), located at 8201 S. Priest Drive. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



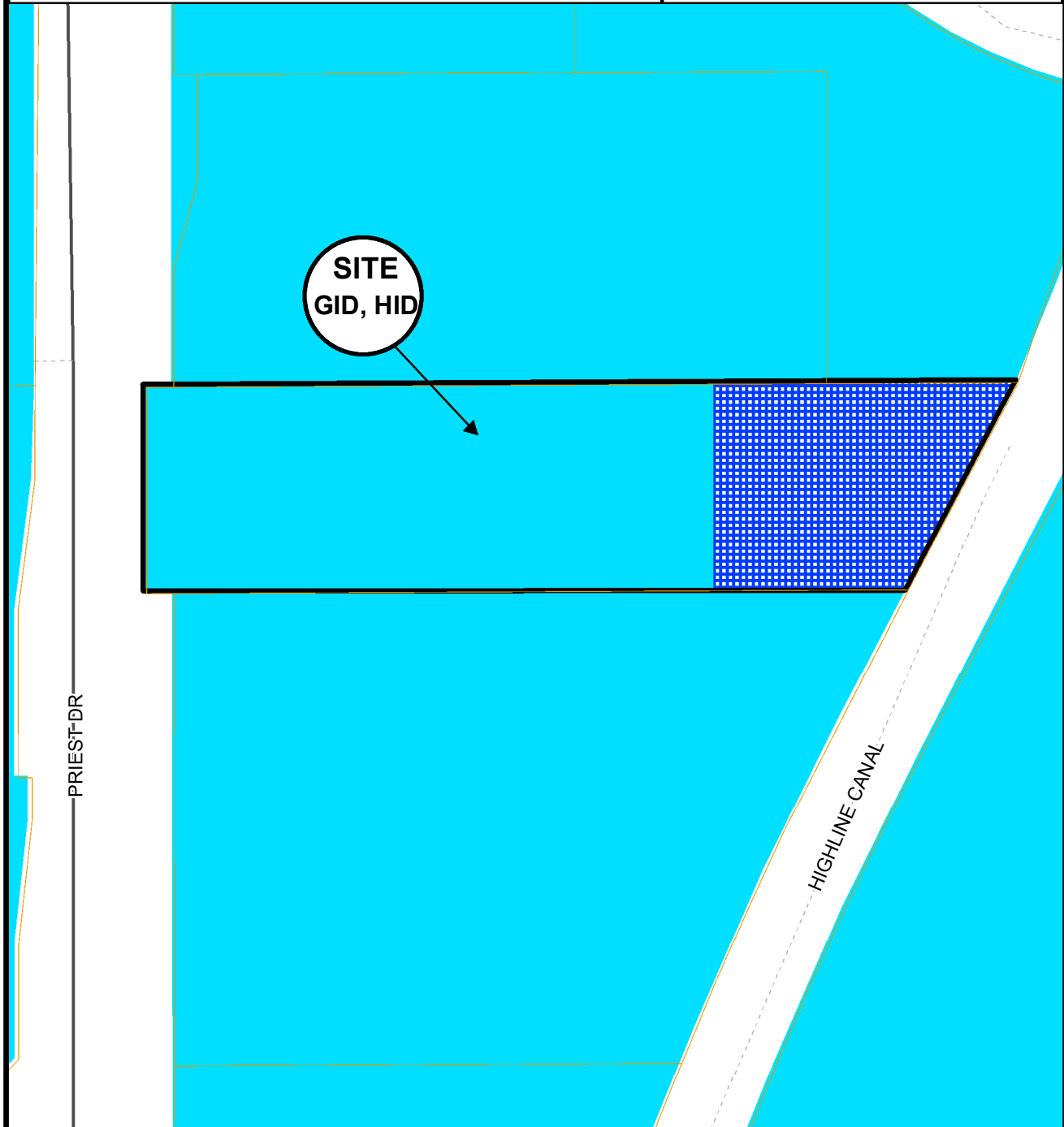
DEVELOPMENT PROJECT FILE
for
ENTERPRISE TEMPE
(PL150417)

ATTACHMENTS:

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

ENTERPRISE TEMPE

PL150417



Zoning

GID
HID



Location Map

ENTERPRISE TEMPE

PL150417



Aerial Map



10450 N. 74th St., Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

CITY OF TEMPE

PROJECT NARRATIVE

ENTERPIRSE RENTAIL STORE

8201 SOUTH PRIEST DRIVE

Enterprise Leasing Company of Phoenix, LLC

The project consists of a new vehicle rental facility located in Tempe, Arizona. The site is approximately 2.5 net acres. The property is located at 8201 South Priest Drive, Tempe AZ, 85284.

The proposed project has no significant impact on adjacent properties. The project's western property line is parallel with Priest Drive. The eastern property line is parallel to the existing Highline Canal right-of-way.

The grading and drainage impacts are negligible as the existing site proposes no stormwater retention and the proposed site includes stormwater retention. Runoff to adjacent sites will be reduced as a result of the proposed development. The only significant development on Priest Drive will be the installation of a new driveway cut. Utility connections for underground water, sewer, and power will be made from Priest Drive.

The project includes one 10 employee, 2,752-sf administration building and an open wash area located toward the back of the property for returned cars. This wash area is over 400 feet away from the public street.

The Subdivision Plat has been included as part of this project to dedicate right-of-way as stipulated by the city of Tempe. The Subdivision Plat will also dedicate two easements including a Public Sidewalk Easement and a 15' Multimodal Easement.

**A SUBDIVISION PLAT
FOR
ENTERPRISE RENTAL STORE**

A PORTION OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

PAPAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "ENTERPRISE RENTAL STORE," A PORTION OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "ENTERPRISE RENTAL STORE" 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.

ACKNOWLEDGMENT:

PAPAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

ON THIS _____ OF _____ 2016, 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 732.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTH BRANCH OF THE HIGHLINE CANAL, RECORDED IN BOOK 74 OF MISCELLANEOUS, PAGE 81, MARICOPA COUNTY RECORDS;

THENCE SOUTH 27 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE 190.61 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 643.10 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 165.63 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 33.0 FEET THEREOF.

OWNER:

PAPAL, LLC
16219 N. 82ND ST
SCOTTSDALE, AZ 85260
PHONE: (480) 703-6676
CONTACT: ABDOLHAY PARNIAN

DEVELOPER:

ENTERPRISE HOLDINGS INC.
1444 WEST AUTO DRIVE
TEMPE, ARIZONA 85284
PHONE: (480) 705-5005
CONTACT: TIM FASCETTA

BENCHMARK:

A BRASS CAP IN A HAND HOLE FOUND AT THE INTERSECTION OF PRIEST DRIVE AND CARVER ROAD (ALIGNMENT).
ELEVATION = 1226.14 (CITY OF TEMPE DATUM).

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°46'03" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED SEPTEMBER 30, 2015 ORDER NO. NCS-756299-STLO; ALSO, A BEARING OF NORTH 89°41'51" EAST ACCORDING TO THE CITY OF TEMPE DATUM.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE,

ARIZONA, ON THIS _____ DAY OF _____ 2016.

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 APRIL 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED;

JERRY D. HEATH JR., R.L.S. 45835



8-2-16
DATE



VICINITY MAP:

SECTION 16, T.1S., R.4E.

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 & CAP STAMPED, "RLS 45835".
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 PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE REFERENCED PROPERTY LIES WITHIN ZONE X AND ZONE A. ZONE A IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED. ZONE X, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C-2705L DATED OCTOBER 16, 2013. 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.

BY:	
REVISION	
DATE	
FOR:	FINAL PLAT

DRAWN BY: JH
CHECKED BY: JKH

HUNTER ENGINEERING
10465 N. 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
T 480 981 3985
F 480 981 3986

CIVIL AND SURVEY

REC 16103
PL 150417
DS 150913

**A FINAL PLAT FOR
ENTERPRISE RENTAL STORE**

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SECTION: 16
TOWNSHIP: 1S
RANGE: 4E

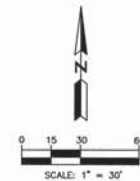
JOB NO.:
ENTR003-SP

SCALE
N.T.S.

SHEET
1 OF 2

**A SUBDIVISION PLAT
FOR
ENTERPRISE RENTAL STORE**

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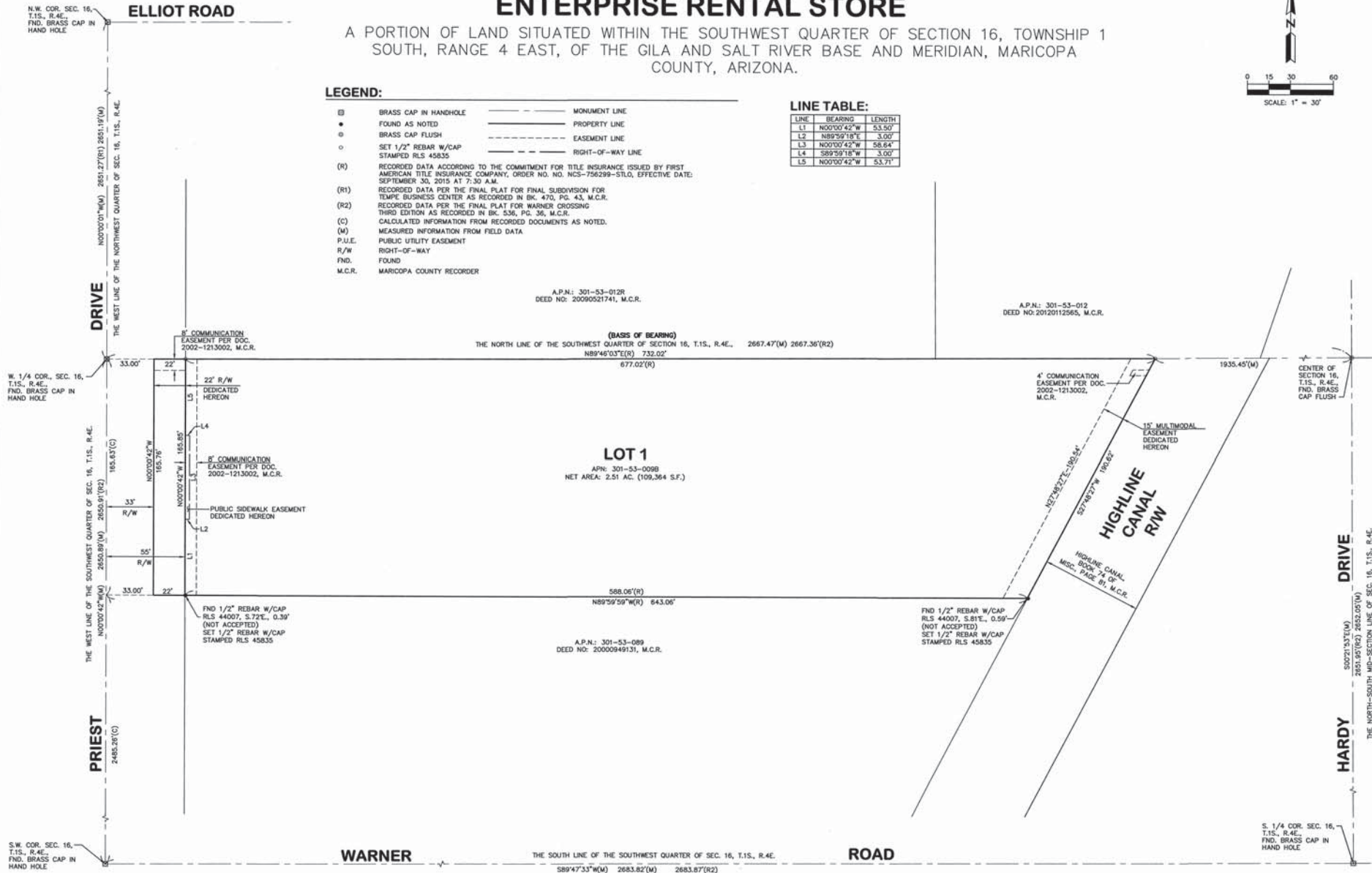


LEGEND:

- ⊖ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET 1/2" REBAR W/CAP STAMPED RLS 45835
- (R) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-756299-STLO, EFFECTIVE DATE: SEPTEMBER 30, 2015 AT 7:30 A.M.
- (R1) RECORDED DATA PER THE FINAL PLAT FOR FINAL SUBDIVISION FOR TEMPE BUSINESS CENTER AS RECORDED IN BK. 470, PG. 43, M.C.R.
- (R2) RECORDED DATA PER THE FINAL PLAT FOR WARNER CROSSING THIRD EDITION AS RECORDED IN BK. 536, PG. 36, M.C.R.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
- (M) MEASURED INFORMATION FROM FIELD DATA.
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- FND. FOUND
- M.C.R. MARICOPA COUNTY RECORDER

LINE TABLE:

LINE	BEARING	LENGTH
L1	N00°00'42"W	53.50'
L2	N89°59'18"E	3.00'
L3	N00°00'42"W	58.64'
L4	S89°59'18"W	3.00'
L5	N00°00'42"W	53.71'



NO.	DATE	REVISION	BY

DRAWN BY: JH
CHECKED BY: JKH

CIVIL AND SURVEY

HUNTER ENGINEERING
10400 N. 24th St. Suite 100
Scottsdale, AZ 85258
T 480 991 3888
F 480 991 3888



REC 16103

PL 150417
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ENTERPRISE RENTAL STORE**
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TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SECTION: 16
TOWNSHIP: 1S
RANGE: 4E

JOB NO.:
ENTR003-SP

SCALE
1" = 30'

SHEET
2 OF 2

DS 150913 PL 150417 REC 16103