

REVISED

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 2/12/2019
Agenda Item: 2**

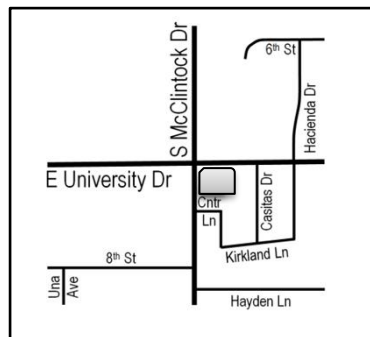
ACTION: Request a Preliminary Subdivision Plat for **AOUFE UNIVERSITY**, located at 1835 East University Drive. The applicant is Aoufe Enterprises, LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: **AOUFE UNIVERSITY (PL180249)** consists of two (2) existing parcels, neither of which are part of a subdivision. There is an existing building and parking with parking on one parcel and a vacant area and parking on the other parcel. The applicant is requesting to combine the parcels for future improvements to the vacant area on the second parcel. The request includes the following:

SBD180028 A Preliminary Subdivision Plat to combine two (2) parcels into one (1) lot.



Existing Property Owner	Aoufe Investments, LLC
Applicant	Kasem Aoufe, Aoufe Enterprises, LLC
Zoning District	CSS
Gross / Net site area	±0.73 acres (±31,731 sf)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Lee Jimenez, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the south side of East University Drive and the east side of South McClintock Drive, and is located in the CSS, Commercial Shopping & Services District. Historically, the two parcels were a part of a larger parcel with a rear property line along the eastern boundary of the shopping center. With this lot combination, the same property line will still remain as the rear of the property. The subject parcels have been A Shared Parking Application is currently under review and will require approval prior to processing the Final Subdivision Plat.

CONCLUSION

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot 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.

PRELIMINARY SUBDIVISION PLAT:

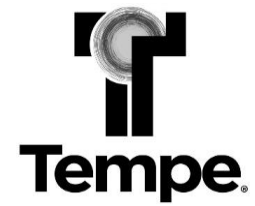
1. The Final Subdivision Plat shall be recorded prior to issuance of permits.

HISTORY & FACTS:

None pertinent to the requests.

ZONING AND DEVELOPMENT CODE REFERENCE:

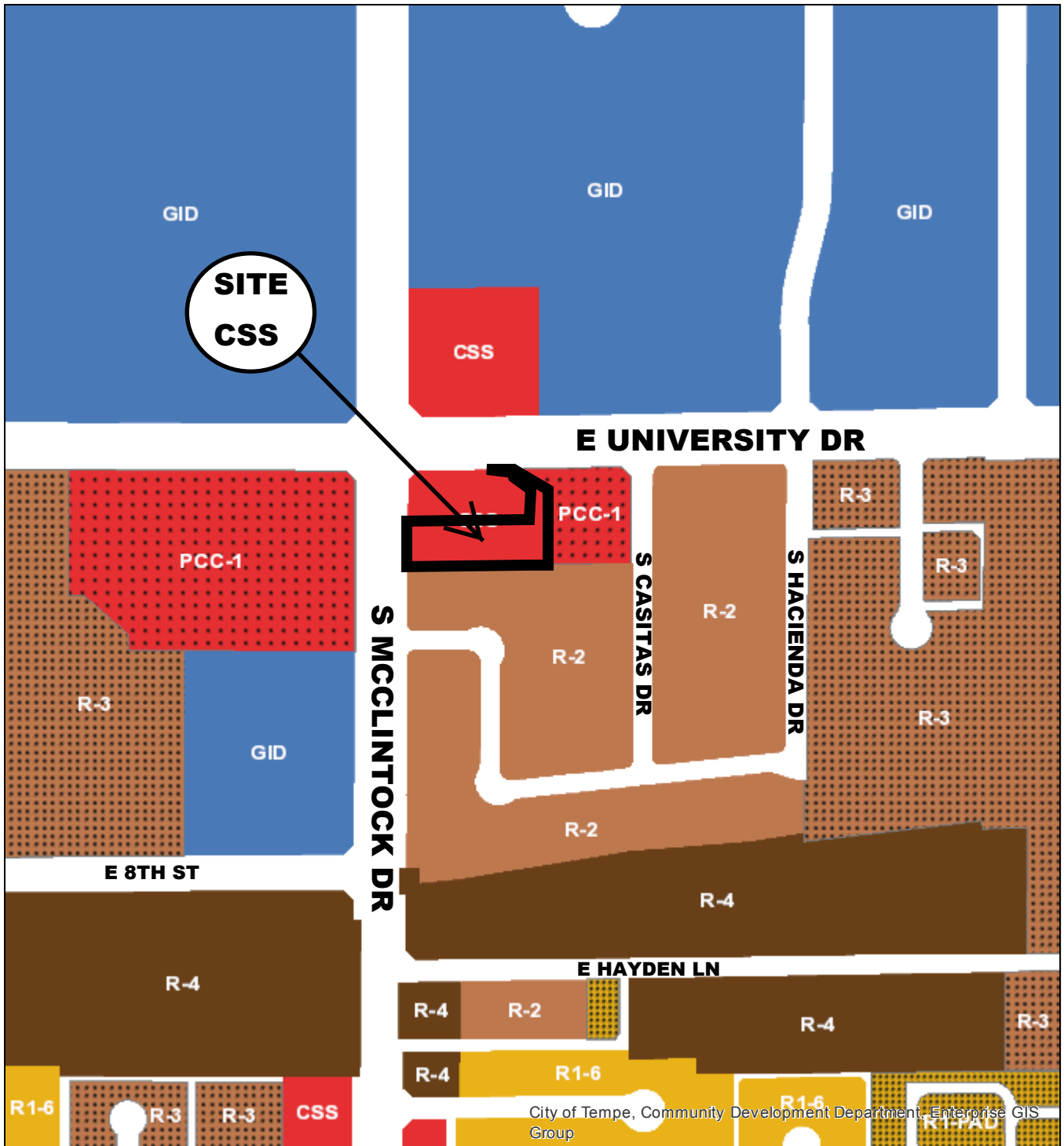
Section 6-307, Subdivisions



DEVELOPMENT PROJECT FILE
for
AOUFE UNIVERSITY
(PL180249)

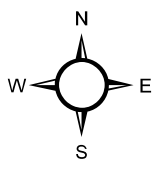
ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-7. Subdivision Plat



City of Tempe, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential (R-2)
- Planned Commercial Center Neighborhood (PCC-1)
- Multi-Family Residential Limited (R-3)
- Single-Family Residential (R1-6)
- Multi-Family Residential General (R-4)





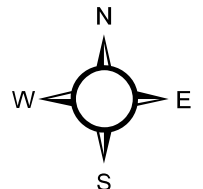
Tempe

PL 180249

Aoufe University



Aerial Map



Starlink Surveying, Inc.
7836 W. Adobe Drive
Glendale, AZ 85308
Phone: 623-322-1116
Fax: 623-322-4637

January 10, 2019

City of Tempe – Community Development Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

RE: Aoufe University
1835 E. University Drive, Tempe
Subdivision Plat
Letter of Explanation

To whom it may concern,

On behalf of Aoufe Investments, L.L.C., we are requesting a Subdivision Plat Approval for a building expansion to the existing building located on Parcel No. 132-63-001J. This subdivision will combine Parcel No. 132-63-001J with the parcel directly to the east, Parcel No. 132-63-001K, to create a one lot subdivision.

Approval Criteria (RE: Chapter 30 – City Code) – Subdivision Plat approval shall be based on consideration of the following criteria:

1. 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.

Response: Approval of the proposed project will advance the goals and objectives of, and is consistent with, the policies of the General Plan and any other applicable City plan and/or policies.

2. 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.

Response: The proposed subdivision plat has been designed to conform with the requirements of the Zoning and Development Code development standards.

3. 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.

Response: This project is located in a well-developed area of the City. All public services, facilities, and infrastructure are available to serve this project. At the time of the survey performed by Starlink Surveying, Inc. dated 11/12/18, the property is located within zone "X" as shown on the FEMA Flood Insurance Rate Map No. 04013C2245L, Dated October 16, 2013. Zone "X" is defined as areas of 0.2% annual 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.

CONCLUSION

The proposed Subdivision Plat request is consistent with the vision of the City of Tempe providing goods, services, and sales tax revenues to the residents of the city. The proposed retail development will provide commercial services to the area residents and travelers along University Drive and McClintock Drive. The subdivision plat has been designed to conform with all development standards of the Tempe City Code.

A SUBDIVISION PLAT
FOR

AOUFE UNIVERSITY

A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

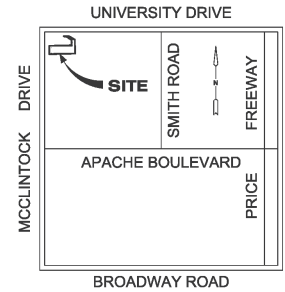
THAT AOUFE INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "AOUFE UNIVERSITY" LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "AOUFE UNIVERSITY" 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.

OWNER/DEVELOPER:

AOUFE INVESTMENTS, L.L.C.
6251 S. LEGEND COURT
GILBERT, AZ 85298

BENCHMARK:

MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MCCLINTOCK DRIVE AND UNIVERSITY DRIVE;
ELEV.=1174.71 (CITY OF TEMPE DATUM PT #148)



VICINITY MAP
(NOT TO SCALE)

OWNER AUTHORIZATION:

AOUFE INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____
KASEM AOUFE

ITS: _____

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2018 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

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2018.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
- LOT CORNERS TO BE SET WITH 1/2" REBAR R.L.S. #40937.
- ALL NEW AND EXISTING, AS WELL AS ONSITE AND OFFSITE UTILITY LINES (OTHER THAN TRANSMISSION LINES), SHALL BE PLACED UNDERGROUND.
- 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.
- PROPERTY IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN MAINTENANCE OF OFFSTREET PARKING SPACE AGREEMENT RECORDED IN INST. NO. 87-498923, M.C.R. AND CROSS ACCESS, INGRESS, EGRESS AND PARKING EASEMENT RECORDED IN INST. NO. 96-576377, M.C.R.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2245 L, DATED OCTOBER 16, 2013. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2018; 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

Stephen J. Shearrow 11-12-18
STEPHEN J. SHEARROW, R.L.S. #40937 DATE



AOUFE UNIVERSITY

A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SEC. 24, T. 1 N., R. 4 E., OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DRAWN: CMS	SCALE 1"= 20'	JOB NO. 18066	DATE 11/12/18	SHEET 1 OF 3
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Starlink
Surveying, Inc. 7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637

DS180918

SBD180028

REC18144

REC18144

SBD180028

DS180918

A SUBDIVISION PLAT
FOR

AOUFE UNIVERSITY

A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL 1:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE S00°11'00"E, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 255.01 FEET;
THENCE N88°30'30"E, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 255.01 FEET;
THENCE N00°11'00"W, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 255.01 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24;
THENCE S88°30'30"W, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 255.01 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 55.00 FEET; AND
EXCEPT THE NORTH 55.00 FEET; AND
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE S00°11'00"E, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 55.00 FEET;
THENCE N88°30'30"E PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N88°30'30"E, 20.00 FEET;
THENCE SOUTHWEST TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 24, SAID INTERSECTION BEING 20.00 FEET SOUTH OF THE POINT OF BEGINNING;
THENCE N00°11'00"W TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THEOLLINE INVESTMENTS, INC., AN ARIZONA CORPORATION, BY WARRANTY DEED RECORDED AUGUST 15, 1996, IN DOCUMENT NO. 96-576376, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, 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 NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE S00°11'00"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 73.74 FEET;
THENCE N89°49'00"E, A DISTANCE OF 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N44°09'16"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE BEING 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE N 88°29'32"E, PARALLEL TO SAID NORTH LINE, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 145.01 FEET;
THENCE S80°44'19"E, A DISTANCE OF 53.53 FEET;
THENCE S00°11'00"E, A DISTANCE OF 10.00 FEET;
THENCE S58°, 59 MINUTES, 50"E, A DISTANCE OF 42.85 FEET;
THENCE S00°11'00"E, A DISTANCE OF 62.99 FEET;
THENCE S88°29'32"W, A DISTANCE OF 254.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAYDEN ROAD BEING 55.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE N00°11'00"W, PARALLEL TO SAID WEST LINE, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL 2:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE N88°30'30"E, A DISTANCE OF 255.01 FEET, ALONG THE NORTH LINE OF SAID SECTION 24;
THENCE S00°11'00"E, PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE CONTINUING S00°11'00"E, PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 200.01 FEET TO A POINT ON THE BOUNDARY LINE OF CASITAS TEMPE SUBDIVISION AS RECORDED IN BOOK 139 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE N88°30'30"E, ALONG BOUNDARY LINE, A DISTANCE OF 94.50 FEET;
THENCE N00°11'00"W, A DISTANCE OF 155.21 FEET;
THENCE N58°58'55"W, A DISTANCE OF 83.24 FEET;
THENCE S88°30'30"W, A DISTANCE OF 23.20 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THEOLLINE INVESTMENTS, INC., AN ARIZONA CORPORATION, BY WARRANTY DEED RECORDED AUGUST 15, 1996, IN DOCUMENT NO. 96-576376, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE S00°11'00"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 73.74 FEET;
THENCE N89°49'00"E, A DISTANCE OF 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAYDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N44°09'16"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE BEING 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE N88°29'32"E, PARALLEL TO SAID NORTH LINE, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 145.01 FEET;
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THENCE S00°11'00"E, A DISTANCE OF 10.00 FEET;
THENCE S58°59'50"E, A DISTANCE OF 42.85 FEET;
THENCE S00°11'00"E, A DISTANCE OF 62.99 FEET;
THENCE S88°29'32"W, A DISTANCE OF 254.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAYDEN ROAD BEING 55.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE N00°11'00"W, PARALLEL TO SAID WEST LINE, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.03 FEET TO THE POINT OF BEGINNING.

DS180918

SBD180028

REC18144



AOUFE UNIVERSITY				
A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SEC. 24, T. 1 N., R. 4 E., OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA				
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Starlink Surveying, Inc.			7836 W. Adobe Drive Glendale, AZ 85308 Ph. 623-322-1116 Fax 623-322-4637	

REC18144

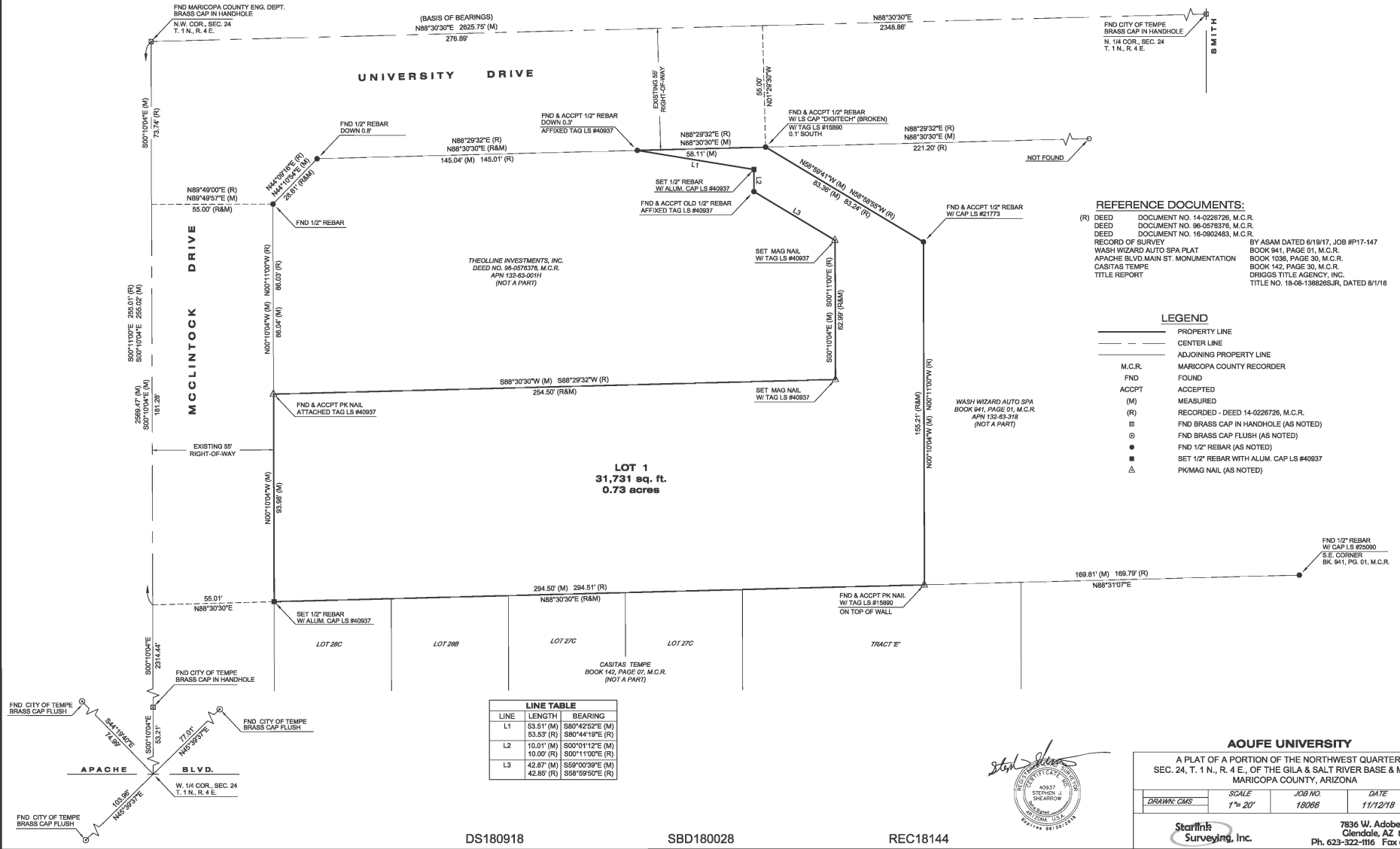
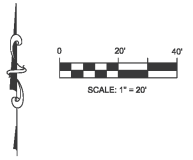
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A SUBDIVISION PLAT
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TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



REFERENCE DOCUMENTS:

(R) DEED DOCUMENT NO. 14-0226728, M.C.R.
 DEED DOCUMENT NO. 96-0578376, M.C.R.
 DEED DOCUMENT NO. 16-0902483, M.C.R.
 RECORD OF SURVEY BY ASAM DATED 6/19/17, JOB #P17-147
 WASH WIZARD AUTO SPA PLAT BOOK 941, PAGE 01, M.C.R.
 APACHE BLVD MAIN ST. MONUMENTATION BOOK 1036, PAGE 30, M.C.R.
 CASITAS TEMPE BOOK 142, PAGE 30, M.C.R.
 DRIGGS TITLE AGENCY, INC. TITLE NO. 18-06-1388285J, DATED 8/1/18

LEGEND

PROPERTY LINE
 CENTER LINE
 ADJOINING PROPERTY LINE

M.C.R. MARICOPA COUNTY RECORDER
 FND FOUND
 ACPT ACCEPTED
 (M) MEASURED
 (R) RECORDED - DEED 14-0226728, M.C.R.
 ⊙ FND BRASS CAP IN HANDHOLE (AS NOTED)
 ⊙ FND BRASS CAP FLUSH (AS NOTED)
 ● FND 1/2" REBAR (AS NOTED)
 ▲ SET 1/2" REBAR WITH ALUM. CAP LS #40937
 ▴ PK/MAG NAIL (AS NOTED)

LINE	LENGTH	BEARING
L1	53.51' (M) 53.53' (R)	S80°42'52"E (M) S80°44'19"E (R)
L2	10.01' (M) 10.00' (R)	S00°01'12"E (M) S00°11'00"E (R)
L3	42.87' (M) 42.85' (R)	S59°00'39"E (M) S58°59'50"E (R)

AOUFE UNIVERSITY

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MARICOPA COUNTY, ARIZONA

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DS180918 SBD180028 REC18144

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