

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/09/2020  
Agenda Item: 3**

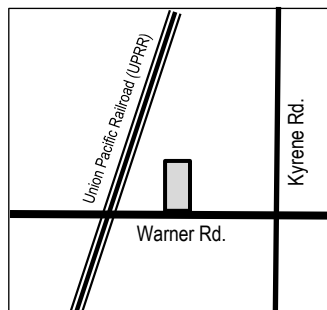
**ACTION:** Request a Preliminary Subdivision Plat for VELOCITY COMMERCIAL COMPLEX, located at 660 West Warner Road. The applicant is Commercial Properties, Inc.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** VELOCITY COMMERCIAL COMPLEX (PL200037) is a proposed Preliminary Subdivision Plat consisting of two lots. There are two (2) existing buildings on this site and as a result of this plat there will be one (1) building on each lot. The request includes the following:

SBD200002 Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner  
Applicant  
Zoning District

Velocity Commercial Capital Loan Trust 2016-1  
Brad Libsock, Commercial Properties, Inc.  
General Industrial District (GID) within the  
Southwest Tempe Overlay District

Net site area  
Lot 1  
Lot 2

+/- 1.666 acres (+/- 72,569 SF)  
+/- 0.760 acres (+/- 33,117 SF)  
+/- 0.906 acres (+/- 39,452 SF)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Obenia Kingsby II, Planner II  
Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS

This site is located on the north side of Warner Road, approximately 815 feet west of Kyrene Road and is within the Southwest Tempe Overlay District. All directly adjacent sites are industrial zoned properties.

## Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform 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. The Final Subdivision Plat shall be recorded prior to issuance of permits.
2. Provide evidence a cross drainage agreement. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.
3. The property owner shall record an Agreement Creating Easement for Common Driveway for Emergency Vehicles and Trash Collection between all lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.
4. The plat shall provide cross access between/among both lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.
5. The property owner shall record a Parking Affidavit with the Community Development Department to transfer the unqualified availability of a specific number of parking spaces from one property to another to satisfy the minimum required parking spaces for each new lot.

## 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.

DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

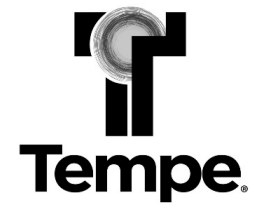
## HISTORY & FACTS:

- August 5, 2003                      Hearing Officer approved the following requests for THE REEF PROPERTIES, located at 600 West Warner Road; in the Light Industrial (I-1), General Industrial (I-2) and Southwest Overlay District:
1. Use Permit to allow a restaurant.
  2. Use Permit to allow an outdoor dining patio.
- (BA030168)
- August 20, 2003                      Design Review Board approved the building elevations, site plan and landscape plan for THE REEF PROPERTIES, located at 600 West Warner Road; in the Light Industrial (I-1), General Industrial (I-2) and Southwest Overlay District. (DRB03172)

January 6, 2004           Hearing Officer approved the request by the WARNER DEVELOPMENT for a variance to reduce the required parking from 111 spaces to 107 spaces located at 660 West Warner Road in the 1-1, Light Industrial, I-2, General Industrial and Southwest Overlay Districts. (BA050001)

June 17, 2010           Development Services Department staff approved a shared parking analysis for the Tilted Kilt located at 660 West Warner Road in the GID, General Industrial District. (PL100165)

**ZONING AND DEVELOPMENT CODE REFERENCE:**  
Section 6-307, Subdivisions, Lot Splits and Adjustments



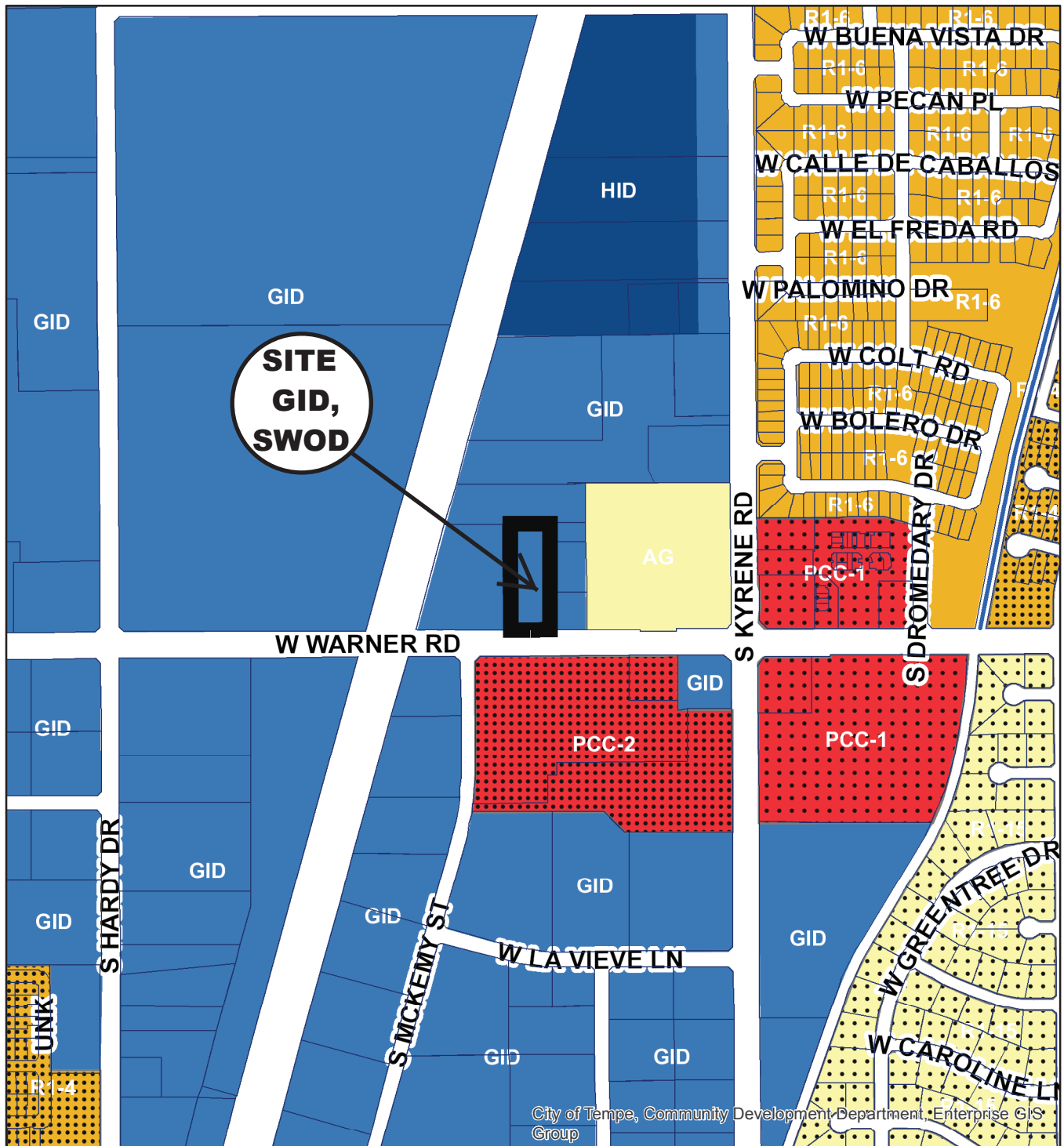
**DEVELOPMENT PROJECT FILE**  
for  
**VELOCITY COMMERCIAL COMPLEX**  
(PL200037)









**ATTACHMENTS:**

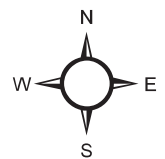
1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Subdivision Plat

# VELOCITY COMMERCIAL COMPLEX

PL200037



- |  |   |
|--|---|
|  General Industrial District (GID)              |  Agricultural (AG)                 |
|  Heavy Industrial District (HID)                |  Single-Family Residential (R1-15) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential (R1-6)  |
|  Planned Commercial Center General (PCC-2)      |  Single-Family Residential (R1-4)  |



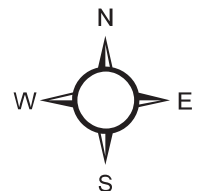


# VELOCITY COMMERCIAL COMPLEX

PL200037



Aerial Map





Wednesday, May 27, 2020

City of Tempe  
Community Development Planning Division  
31 East 5th Street  
Tempe, AZ 85281

**RE: LETTER OF EXPLANATION  
PRELIMINARY SUBDIVISION PLAT**

To Whom It May Concern,

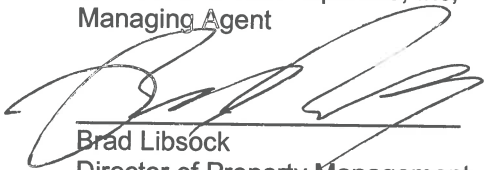
Application is being submitted for the Preliminary Subdivision Plat and subsequent land division of APN 301-53-002K. The owner would like to sell each building and parcel individually.

Please let me know if you have any questions or require further information. I can be reached at 480-966-4155 or e-mail at [blibssock@cpiaz.com](mailto:blibssock@cpiaz.com).

Sincerely,

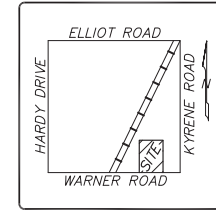
Owner: VELOCITY COMMERCIAL CAPITAL

BY: J&J Commercial Properties, Inc,  
Its: Managing Agent

By:   
Its: Brad Libsöck  
Director of Property Management



A SUBDIVISION PLAT  
FOR  
**"VELOCITY COMMERCIAL COMPLEX"**  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
\*NOT TO SCALE\*

**DEDICATION:**

VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2016-1, AS OWNER; HAS PLATTED UNDER THE NAME OF "VELOCITY COMMERCIAL COMPLEX", LOCATED WITHIN A PORTION OF THE SOUTHEAST 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 "VELOCITY COMMERCIAL COMPLEX" 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:**

VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2016-1:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):**

That portion of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 16, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  
Beginning at the Southeast corner of said Section 16;  
Thence along the Southerly line, thereof, being also on the centerline of Warner Road, North 89 degrees 51 minutes 08 seconds West, 662.48 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 16;  
Thence along the Easterly line of said Southwest quarter of the Southeast quarter of the Southeast quarter, North 00 degrees 00 minutes 16 seconds East, 55.00 feet to the Northerly line of the roadway as described in deed to the City of Tempe recorded May 25, 1982, in Docket 16046, page 1404, records of Maricopa County, Arizona;  
Thence along said Northerly line, North 89 degrees 51 minutes 08 seconds West, 150.00 feet to the true point of beginning;  
Thence continuing North 89 degrees 51 minutes 08 seconds West, 165.48 feet;  
Thence North 00 degrees 08 minutes 52 seconds East, 440.00 feet;  
Thence South 89 degrees 51 minutes 08 seconds East, 164.38 feet to a point on the East line of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 16;  
Thence South 00 degrees 00 minutes 16 seconds West, 440.00 feet to the true point of beginning.

**OWNER:**

VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2016-1  
30699 RUSSELL RANCH ROAD, SUITE 295  
WESTLAKE VILLAGE, CA 91362

CONTACT: RICK FAVELA  
PHONE: (818) 532-3735

**BENCH MARK:**

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE LOCATED THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, CITY OF TEMPE MONUMENT NUMBER 283, HAVING AN ELEVATION OF 1187.29, NGVD20 DATUM.

**BASIS OF BEARINGS:**

THE MONUMENT LINE OF WARNER ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, USING A BEARING OF NORTH 89 DEGREES 51 MINUTES 08 SECONDS WEST, PER THE DEED NO. 2019-0096174, M.C.R. AND A RECORD BEARING OF NORTH 89 DEGREES 41 MINUTES 53 SECONDS EAST PER THE CITY OF TEMPE SURVEY CONTROL.

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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 DIRECT SUPERVISION DURING THE MONTH OF MAY, 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



G. BRYAN GOETZENBERGER, R.L.S. 31020

**NOTES:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. LOT CORNERS TO BE SET WITH A PK NAIL & WASHER RLS 31020, UNLESS FOUND AND ACCEPTED OR NOTED OTHERWISE.
2. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
3. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF FROM THE 100-YEAR DESIGN EVENT AND 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 SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2705L, DATED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

**-PRELIMINARY-  
NOT FOR  
CONSTRUCTION  
OR RECORDING**

A SUBDIVISION PLAT FOR  
**"VELOCITY COMMERCIAL COMPLEX"**

**ALLIANCE**  
LAND SURVEYING, LLC

7800 N. 70th AVENUE, SUITE 104 PHOENIX, ARIZONA 85018  
480-442-8000  
www.alliancelandsurveying.com

SHEET: 1 of 2    DATE: 5/27/20    JOB NO: 190828

DS200177

SDB200002

REC20023

REC20023

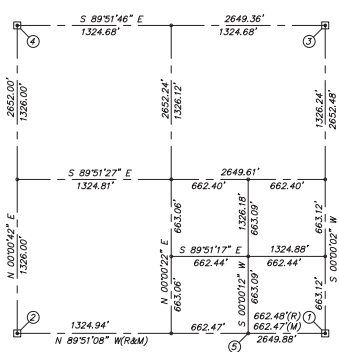
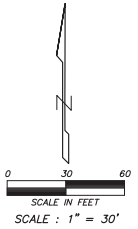
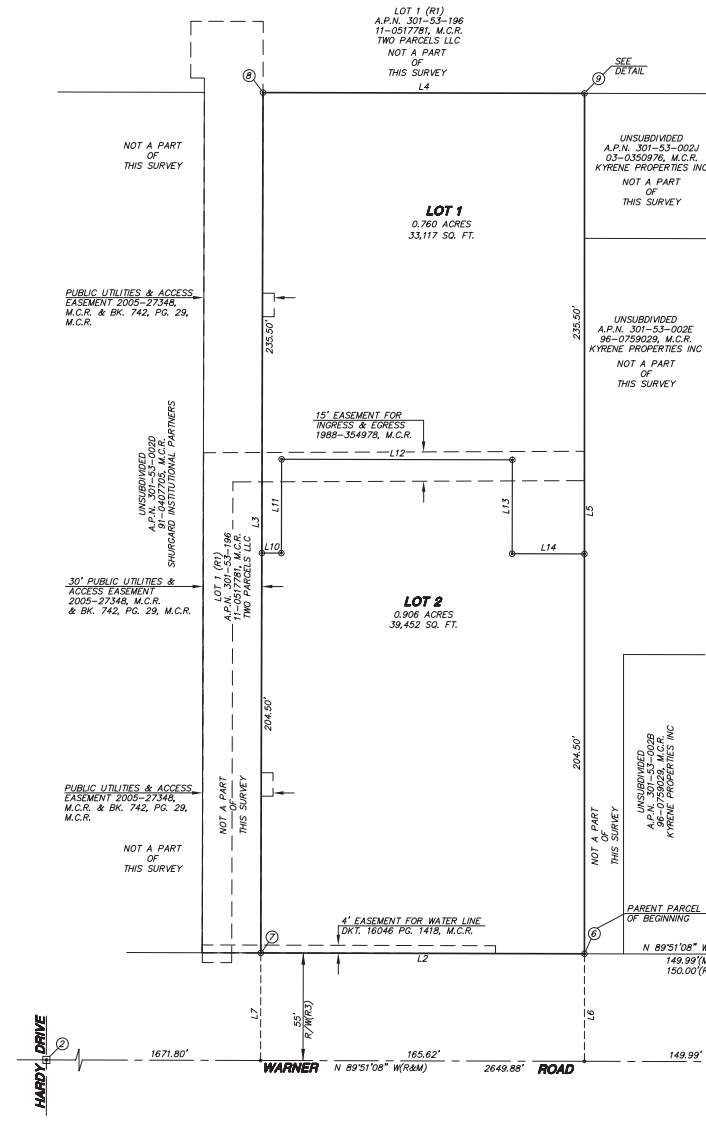
SDB200002

DS200177



# A SUBDIVISION PLAT FOR "VELOCITY COMMERCIAL COMPLEX"

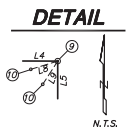
**SE 1/4, SEC. 16, T1S, R4E**



MONUMENT TABLE		
①	SE. COR. SEC. 16 - FND BRASS CAP IN HANDHOLE	
②	S. 1/4 COR. SEC. 16 - FND BRASS CAP IN HANDHOLE	
③	E. 1/4 COR. SEC. 16 - FND BRASS CAP IN HANDHOLE	
④	CEN. OF SEC. 16 - FND BRASS CAP FLUSH	
⑤	SE. COR. SW. 1/4, SE. 1/4, SE. 1/4, SEC. 16 - CALC'D POSITION	
⑥	FND 1/2" REBAR WITH CAP L.S. 31020 PER (R4)	
⑦	FND PK NAIL & WASHER L.S. 31020 PER (R4)	
⑧	PROPERTY CORNER NOT SET - NO ACCESS - FND WITNESS CORNER, S. 00'08"51" W, 5.00' - WITNESS CORNER IS A PK NAIL & WASHER L.S. 31020 STAMPED "W.C." PER (R4)	
⑨	PROPERTY CORNER NOT SET - NO ACCESS - FND REFERENCE MONUMENTS PER (R4) - SEE DETAIL	
⑩	REFERENCE MONUMENT - FND PK NAIL & WASHER L.S. 31020 STAMPED "R.M." PER (R4) - SEE DETAIL	

LEGEND	
———	PROPERTY LINE
- - - - -	EASEMENT LINE
—————	MONUMENT LINE
⊙	SUBDIVISION CORNER PIN TO BE SET (OR FOUND AS NOTED)
⊠	FOUND SURVEY MONUMENT - SEE MONUMENT TABLE
M.C.R.	MARICOPA COUNTY RECORDER
N.T.S.	NOT TO SCALE
(R)	SEE REFERENCE MATERIALS
(M)	MEASURED
(W)	RIGHT OF WAY

LINE	BEARING	DISTANCE
L1(R)	N 00'00'16" E	55.00'
L1(M)	N 00'00'12" E	55.00'
L2(R&M)	N 89'51'08" W	165.48'
L3(R)	N 00'08'52" E	440.00'
L3(M)	N 00'08'51" E	440.00'
L4(R&M)	S 89'51'08" E	164.38'
L5(R)	S 00'00'16" W	440.00'
L5(M)	S 00'00'15" W	440.00'
L6	S 00'00'15" W	55.00'
L7	S 00'00'51" W	55.00'
L8	S 80'31'45" W	5.75'
L9	S 20'22'55" W	5.41'
L10	S 89'51'08" E	10.00'
L11	N 00'08'51" E	48.00'
L12	S 89'51'08" E	118.00'
L13	S 00'08'51" W	48.00'
L14	S 89'51'08" E	36.97'



**SURVEY NOTES**

- This survey and the parent parcel description used are based on a Trustee's Sole Guarantee issued by Real Advantage Title Insurance Company, Order Number 505-1977599-05, dated November 1, 2018.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.

**REFERENCE DOCUMENTS**

- (R) DEED 2019-0096174, M.C.R.
- (R1) PLAT PER BOOK 742, PAGE 29, M.C.R.
- (R2) R.O.S. PER BOOK 1081, PAGE 12, M.C.R.
- (R3) DOCKET 18046, PAGE 1404, M.C.R.
- (R4) R.O.S. PER BOOK 1446, PAGE 50, M.C.R.



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602.988.4200  
www.alliancelandsurveying.com

SHEET: 2 OF 2    DATE: 5/27/20    JOB NO.: 190828

DS200177

SDB200002

REC20023