

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/11/2020
Agenda Item: 3**

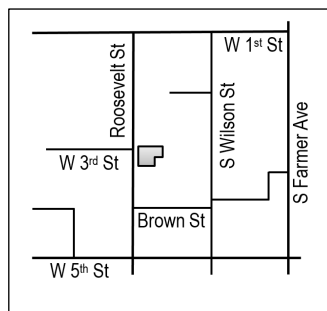
ACTION: Request a Preliminary Subdivision Plat to subdivide two (2) parcels into six (6) lots for ROOSEVELT CORNER, located at 305 South Roosevelt Street. The applicant is Larson Engineering.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: ROOSEVELT CORNER (PL190166) is a new attached single-family development proposed on a 0.31-acre flag-shaped site within the R-3, Multi-Family Residential District, located at South Roosevelt Avenue and West 3rd Street. On September 24, 2019, the Development Review Commission approved a Development Plan Review (DPR190094) for a new three-story attached single-family development consisting of six (6) units for ROOSEVELT CORNER (PL190166). The development consists of three 3-story buildings that will provide two 2-bedroom / 2½ -bathroom units with 2-car tandem garages, and four 3-bedroom / 3½ bathroom units with standard 2-car garages. Each unit will have a small private yard. The request includes the following:

SBD200006 Preliminary Subdivision Plat consisting of six (6) lots.



Property Owner	Roosevelt III Holdco, LLC
Applicant	Michael Hreha, Larson Engineering, Inc.
Zoning District	R-3
Gross / Net site area	0.310 acres / 0.310 acres
Lot 1	0.041 acres
Lot 2	0.048 acres
Lot 3	0.035 acres
Lot 4	0.041 acres
Lot 5	0.029 acres
Lot 6	0.039 acres

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 between West 1st Street, West Brown Street, South Wilson Street, and South Roosevelt Street.

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. A continuing care condition, covenant and restriction (CC&R) shall be provided. An Administrative Review Application for CC&R Review shall be submitted to the Community Development Department, Planning Division and provided in a form satisfactory to the Community Development Director and City Attorney. The CC&R shall address the following:
 - a. Landscape required by Ordinance or located in any common area on site;
 - b. Use of garage shall be used for the purpose of primary parking, not to be used primarily as storage or other uses;
 - c. Trash and recycle containers shall be stored in garages or otherwise out of public view except on collection days.
 - d. If location of solid waste staging for collection has been approved to be located in the right-of-way, the homeowner’s association (HOA) is responsible for maintenance of this area, as identified in the required maintenance agreement with the City, which includes repair and replacement of concrete pads.
 - e. Garage lights shall be maintained for common illumination of the drive and remain on from dusk to dawn.

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

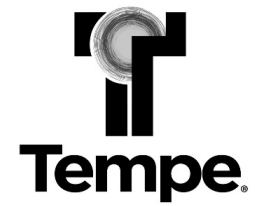
DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

HISTORY & FACTS:

September 24, 2019	Development Review Commission approved a Development Plan Review for a new three-story attached single-family development consisting of six (6) units for ROOSEVELT CORNER (PL190166), located at 305 South Roosevelt Street.
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ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



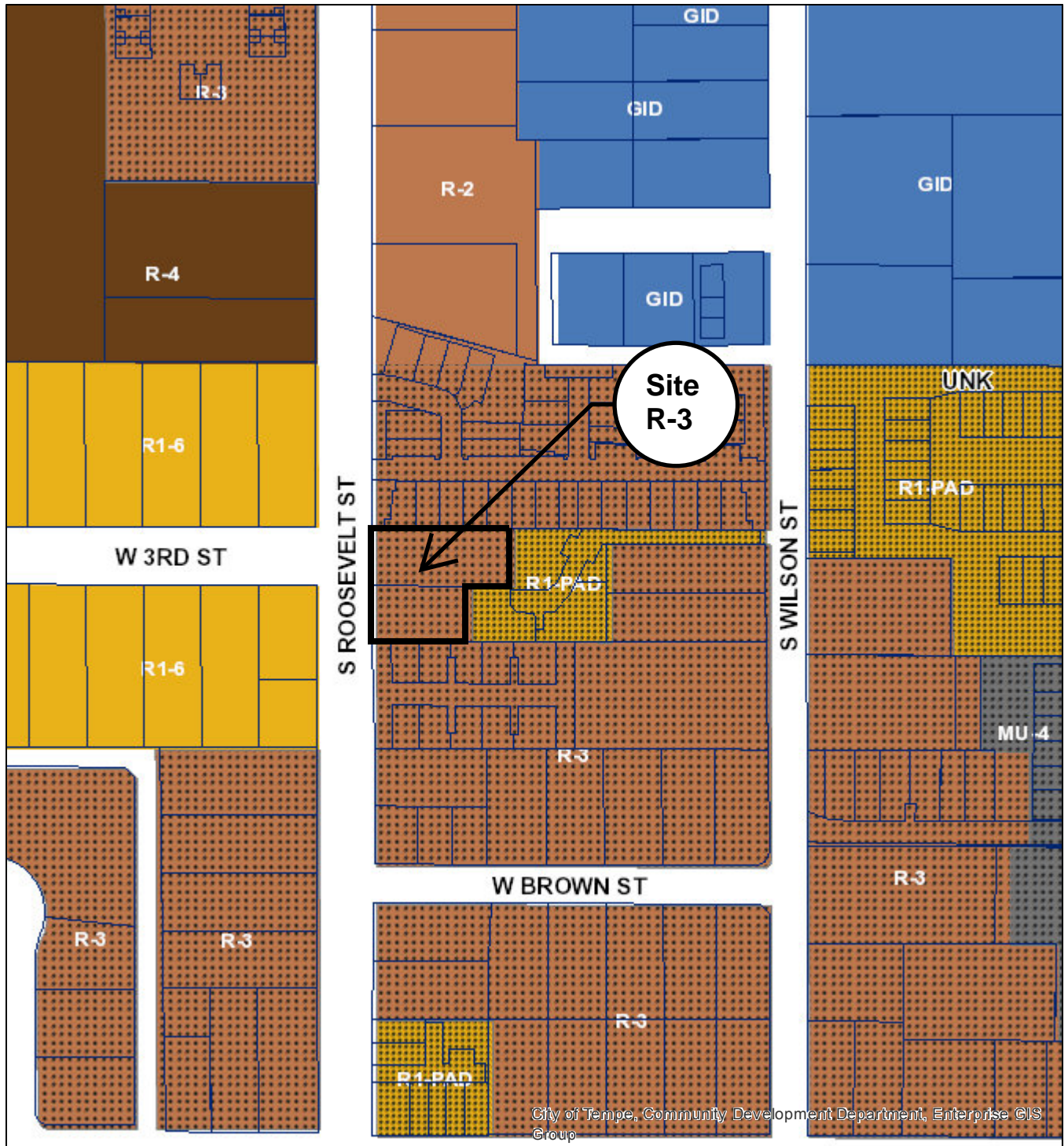
DEVELOPMENT PROJECT FILE
for
ROOSEVELT CORNER
(PL190166)

ATTACHMENTS:








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

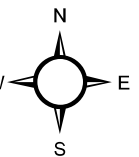
ROOSEVELT CORNER

PL190166



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|---|--|
|  General Industrial District (GID) |  Multi-Family Residential (R-2) |
|  Mixed Use High (MU-4) |  Multi-Family Residential Limited (R-3) |
|  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential Planned Area Dev (R1-PAD) | |

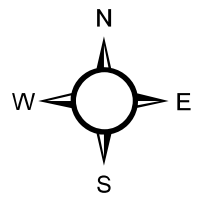


ROOSEVELT CORNER

PL190166



Aerial Map



Larson Engineering, Inc.
6380 E. Thomas Road, Suite 300
Scottsdale, AZ 85251-7084
480.212.4200
www.larsonengr.com



July 27, 2020

Re: Final Plat Narrative
Roosevelt Corner
LEAZ Project No: 62190034

The Roosevelt Townhome project is a proposed 6 lot 'for sale' subdivision on Roosevelt Street

We are requesting this plat in order to define the 6 lots and tracts for the final development.

The subdivision is in the residential area per the City of Tempe General Plan 2040. This proposed use of residential lots conforms to the general plans.

The site is zoned R-3. The R-3 zoning allows up to 20 dwelling units per acre(DUA). The site area is 0.332 with a proposed 6 units. The proposed density is 18.07 DUA. This site is in conformance with the zoning density.

The site is not within a floodplain and provides retention for the 100 year, 2 hour storm event.

Please let me know if you have any questions or comments at 480.358.8352.

Thanks,

A handwritten signature in black ink, appearing to read "Michael Hreha".

Michael Hreha, PE
Larson Engineering, Inc.

A SUBDIVISION PLAT
FOR
ROOSEVELT CORNER
A PORTION OF THE SOUTH HALF OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION

THE ROOSEVELT III HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS PLATTED UNDER THE NAME OF "ROOSEVELT CORNER" A PLAT OF A PORTION OF TRACT 8, STATE PLAT NO. 4 AS RECORDED IN BOOK 8 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "ROOSEVELT CORNER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT.

OWNER GRANTS TO THE CITY OF TEMPE RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY AND REFUSE VEHICLES OVER AND ACROSS TRACT "A".

OWNER AUTHORIZATION

IN WITNESS WHEREOF: ROOSEVELT III HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2020.

ROOSEVELT III HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____, ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, MY COMMISSION EXPIRES: _____ DATE _____ 2020
NOTARY PUBLIC _____ DATE _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1: (Tax Parcel No. 124-32-022)

Part of Tract 8 BEGINNING at a point on the East boundary of Roosevelt Street, a distance of 112.03 feet North of the point where said East boundary intersects the South line of Tract 8, Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as shown by STATE PLAT NO. 4, according to Book 8 of Maps, page 43, records of Maricopa County, Arizona, and SUPPLEMENTAL PLAT OF STATE PLAT NO. 4, recorded in Book 20 of Maps, page 35, records of Maricopa County, Arizona;

thence North along the East boundary of Roosevelt Street, a distance of 57.75 feet;

thence Easterly, parallel to the South boundary of said Tract 8, a distance of 100.00 feet;

thence Southerly, parallel to the East boundary of Roosevelt Street, a distance of 57.75 feet;

thence Westerly, parallel to the South boundary of said Tract 8, a distance of 100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2: (Tax Parcel No. 124-32-058A)

That portion of Tract 8, STATE PLAT NO. 4, of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 8 of Maps, page 43, and SUPPLEMENTAL STATE PLAT NO. 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 20 of Maps, page 35, described as follows:

BEGINNING at a point in the East line of Roosevelt Street distant thereon North 170.00 feet from the intersection of said line or Roosevelt Street with the South line of said Tract 8;

thence North along the East line of Roosevelt Street, 59.50 feet;

thence East, parallel to the South line of said Tract 8, a distance of 145.00 feet;

thence South, parallel to Roosevelt Street, 59.50 feet;

thence West, parallel to the South line of said Tract 8, a distance of 145.00 feet to the POINT OF BEGINNING.

DS 190337

OWNER/DEVELOPER

Roosevelt III HOLDCO, LLC
16074 N. 78TH STREET, SUITE B-104
SCOTTSDALE, AZ 85260
PH: (480) 397-9544
CONTACT: JENNIFER SCHRADER

BENCHMARK

THE TOP OF BRASS CAP IN HANDHOLE AT THE CENTER OF SECTION 16, T.1 N., R.4 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AT THE INTERSECTION OF HARDY DRIVE AND 1ST STREET, AS SHOWN ON THE TEMPE, ARIZONA SURVEY CONTROL MAP.
ELEVATION = 1153.40

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER, OF SECTION 16, T.1 N., R.4 E., USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST ACCORDING TO THE RECORD OF SURVEY PLUS SUBDIVISION RECORDED IN BOOK 1046 OF MAPS, PAGE 28 MARICOPA COUNTY RECORDS, SAID LINE ALSO BEING NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST AS PER THE CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS

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

THIS _____ DAY OF _____, 2020

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



Robert S. Unger
Registered Land Surveyor No. 35306
2125 E. 5th Street, Suite 101
Tempe, Arizona 85281

SBD200006

LEGEND

- MONUMENT LINE _____
- RIGHT-OF-WAY LINE _____
- EASEMENT LINE _____
- PROPERTY LINE _____
- SUBDIVISION CORNER PIN TO BE SET
- FOUND BRASS CAP IN HAND HOLE
- PROPERTY CORNER PIN TO BE SET
- MARICOPA COUNTY RECORDS MCR

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35306.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE 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.

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 0403C2240L, 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.

FINAL PLAT
ROOSEVELT CORNER
TEMPE, AZ

PROJECT NO.
19_0148
SHEET NUMBER
1
OF 2

DRAWN: RU
CHECKED: RU
DATE: 07/27/20
DWG: 190337.dwg

SYNERGY GEOMATICS
1400 N. GILBERT, #101
TEMPE, AZ 85281
PH: (480) 405-3448
EMAIL: rugg@synergy.com

REC-20072

SBD200006

DS 190337

