

Staff Summary Report

City Council Meeting Date: 01/10/08

Agenda Item Number: 29

SUBJECT: This is a request for an Amended Subdivision Plat for TEMPE MARKETPLACE located at 2080 East Rio Salado Parkway.

DOCUMENT NAME: 20080110dsr102

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TEMPE MARKETPLACE (PL070016)** (Vestar, property owner; Manjula Vaz, Gammage & Burnham, applicant) located at 2080 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District. The request includes the following:

SBD07041 – Amended Subdivision Plat consisting of twenty-four (24) lots and one (1) tract on +/-119 gross acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

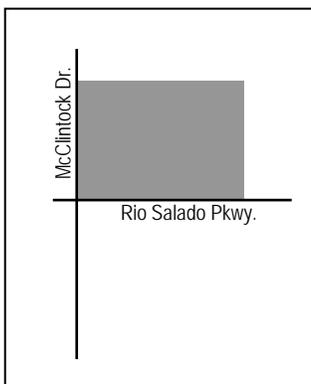
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to one (1) condition.

ADDITIONAL INFO:



Gross site area	119.47 acres
Lots	24 lots
Tracts	1 tract

- PAGES:**
1. List of Attachments
 2. Comments; Reason for Approval / Conditions of Approval; History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo(s)
 - 3-7. Subdivision Plat

COMMENTS:

The applicant is requesting an approval for an Amended Subdivision Plat for the Tempe Marketplace plat consisting of 24 lots and 1 tract on approximately 119 acres. This site is located at the northeast corner of McClintock Drive and Rio Salado Parkway. The purpose of the amended plat is to adjust lot lines of lots 1-5, 9, 17-20 and 23 as shown on attachments and re-dedicate portions of the water and sewer easements. Staff recommends approval of the amended plat.

REASONS FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Tempe Marketplace 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 Development Services Department on or before January 10, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

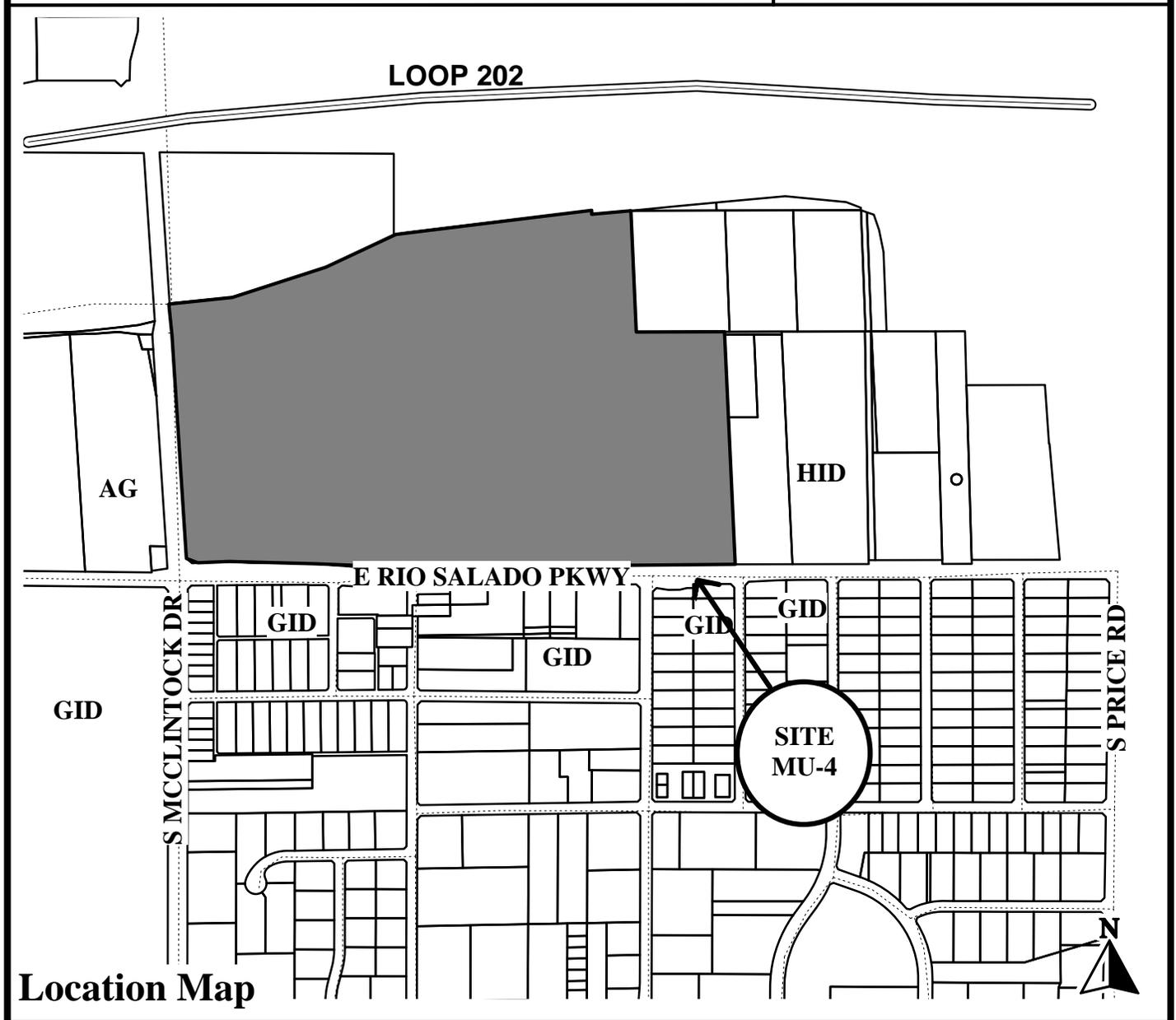
March 23, 2006 City Council approved a Subdivision Plat for TEMPE MARKETPLACE located at 2080 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

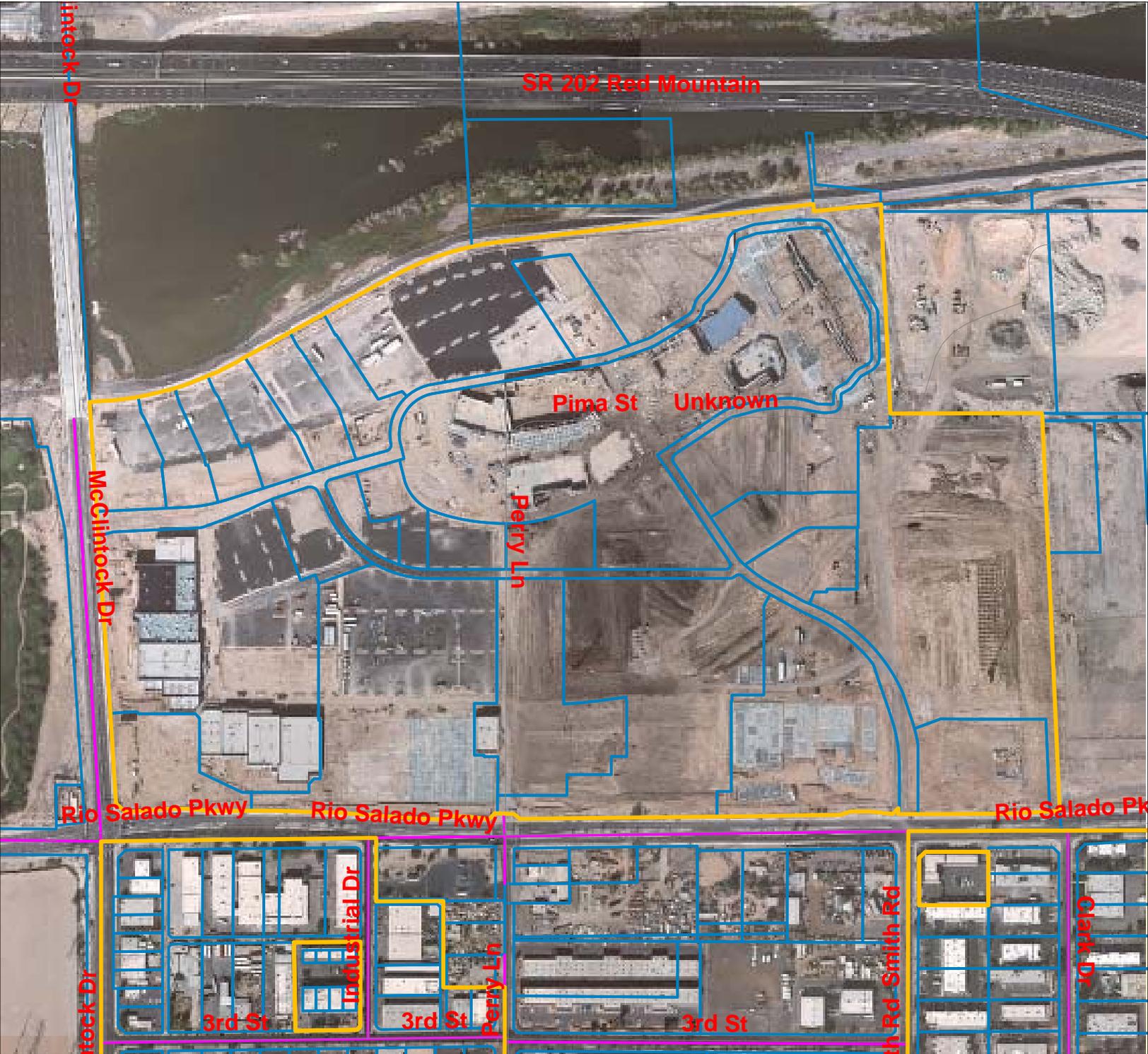
TEMPE MARKETPLACE

PL070016



Location Map

TEMPE MARKETPLACE



TEMPE MARKETPLACE AMENDED

AN AMENDED PLAT OF TEMPE MARKETPLACE, BOOK 844, PAGE 44, MARICOPA COUNTY RECORDS, LYING WITHIN SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT VESTAR TM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNERS OF THE PROPERTY SHOWN HEREON, HAVE SUBDIVIDED UNDER THE NAME OF TEMPE MARKETPLACE AMENDED, AN AMENDED PLAT OF TEMPE MARKETPLACE AMENDED, MARICOPA COUNTY RECORDS, BOOK 844, PAGE 44, MARICOPA COUNTY RECORDS, LYING WITHIN SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AMENDED HEREON AND HEREBY DECLARE AMENDED PLAT AS AND FOR THE AMENDED PLAT OF TEMPE MARKETPLACE AND HEREBY DECLARE THAT SAID AMENDED PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OF SAID LOTS, TRACTS AND EASEMENTS AS SHOWN ON SAID AMENDED PLAT AND INCLUDED IN THE ABOVE DESCRIBED WATER EASEMENTS AS SHOWN ON SAID AMENDED PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

WATER EASEMENTS SHOWN HEREON ARE PUBLIC, SEWER EASEMENTS SHOWN HEREON ARE PRIVATE. TRACT "A" SHALL BE A PRIVATE INGRESS/EGRESS/ACCESS EASEMENT TO THE ADJOINING LOTS FOR DELIVERY, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES.

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 200____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, LEE HANLEY, WHO ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER, BY SIGNING THE NAME OF VESTAR TM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
 VESTAR TM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY:
 BY: VESTAR TM-LANDCO, L.L.C.
 ITS: MANAGING MEMBER
 BY: VESTAR ARIZONA XLV, L.L.C.
 ITS: MANAGING MEMBER

BY: NAME: LEE HANLEY
 TITLE: MANAGER
 DATE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 200____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, HUGH HALLMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE MAYOR OF THE CITY OF TEMPE, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
 CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION
 BY: _____ HUGH HALLMAN
 ITS: MAYOR
 DATE: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOT 1 THROUGH LOT 24, INCLUSIVE; AND TRACT A, TEMPE MARKETPLACE, ACCORDING TO BOOK 844 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS

VESTAR TM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 2425 EAST CAMELBACK ROAD, SUITE 750
 PHOENIX, AZ 85016
 PH: (602) 866-0900
 FAX: (602) 955-2298
 CONTACT: J. PAUL RHODES

DEVELOPER

VESTAR TM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 2425 EAST CAMELBACK ROAD, SUITE 750
 PHOENIX, AZ 85016
 PH: (602) 866-0900
 FAX: (602) 955-2298
 CONTACT: J. PAUL RHODES

BENCHMARK

TOP OF BRASS CAP IN HAND HOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND MCGILVER DRIVE (AKA THE WEST QUARTER CORNER OF SECTION 13, T. 1 N., R. 4 E.)

ELEVATION

ELEVATION=1,172.03 (GTY OF TEMPE DATUM)

BASIS OF BEARING

BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T. 1 N., R. 4 E., AS SHOWN ON THE CITY OF TEMPE HORIZONTAL CONTROL MAP.

SAD, SOUTH LINE BEARS N 89°16'27" E. (AKA THE CENTERLINE OF RIO SALADO PARKWAY).

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ____ DAY OF _____, 200____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

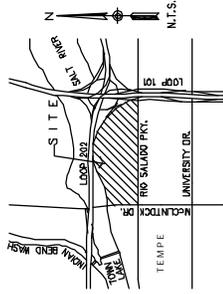
BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED SEPTEMBER 30, 2005, HEREIN, WAS MADE IN ACCORDANCE WITH THE MICHIGAN SURVEYING ACT, P.L.S. 200-117, AS AMENDED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ BEVERLY A. ROSSI, R.L.S.: 37786



VICINITY MAP

N.T.S.

LEGEND

- BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 37786 CAP
- FOUND BRASS CAP IN HAND HOLE
- FOUND A.D.O.T. ALUMINUM CAP
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- FP FINAL PLAT OF TEMPE MARKETPLACE BK. 844, PGS. 44, M.C.R.
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. BUILDING SETBACK LINE
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT (NR)
- (R) NON-RADIAL

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 PK NAIL AND TAG RLS 37786.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD ZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADE X", AS DESIGNATED ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005. ZONE "SHADE X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

NO.	REVISION	DATE

TEMPE MARKETPLACE AMENDED
 COVER SHEET

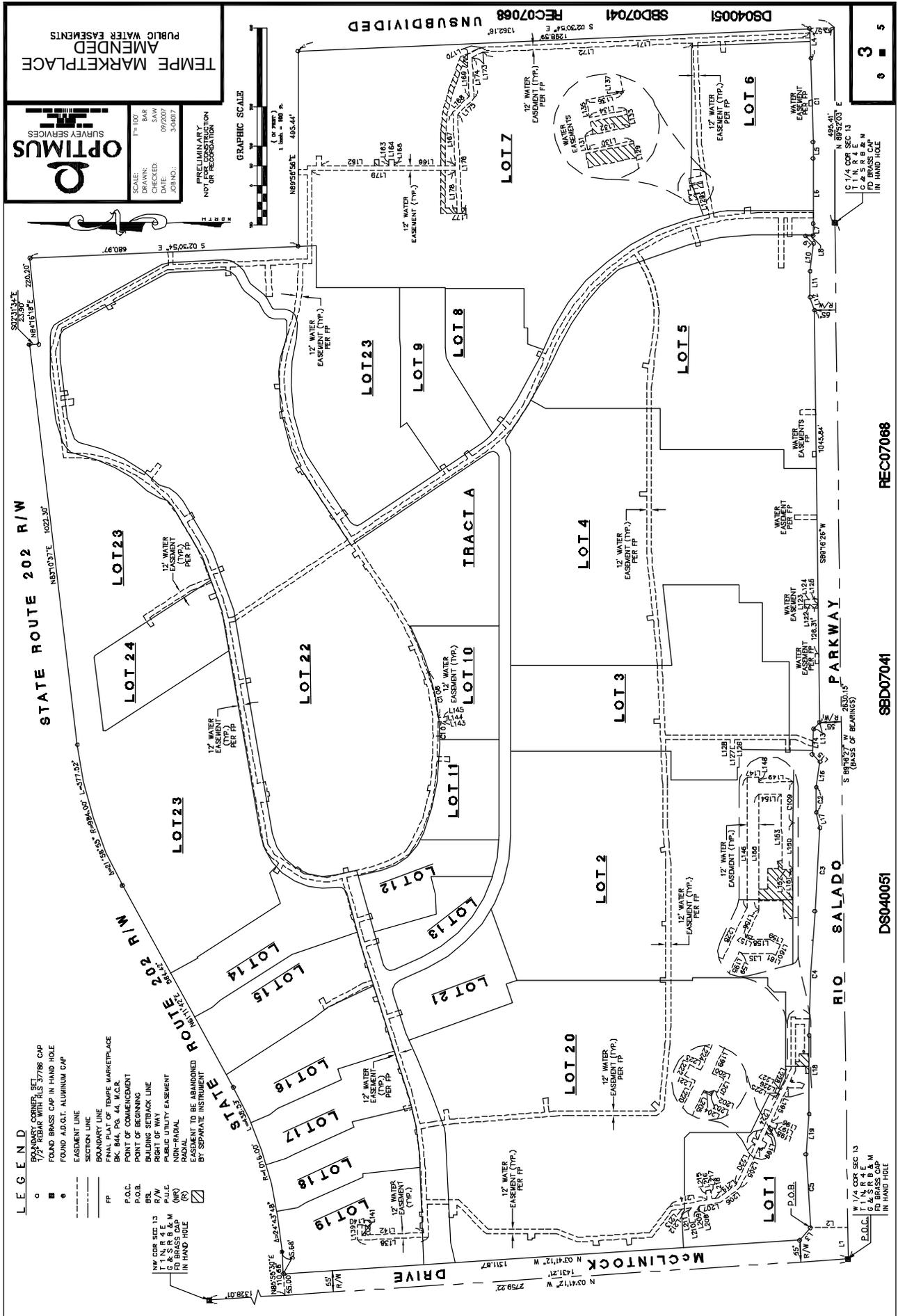
REC07068
 SBD07041
 D9040051



SCALE:	N/A
DRAWN:	BAR
CHECKED:	SAW
DATE:	09/2007
JOB NO.:	340017

1
 1 5

ATTACHMENT 5



LEGEND

- BOUNDARY CORNER, SET
- 1/2" REBAR WITH RLS 37786 CAP
- FOUND BRASS CAP IN HAND HOLE
- FOUND A.D.G.T. ALUMINUM CAP
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- FINAL PLAT OF TEMPE MARKETPLACE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- BUILDING SETBACK LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- NON-RADIAL
- RADIAL
- ROADWAY TO BE ABANDONED BY SEPARATE INSTRUMENT
- P.O.C.
- P.O.B.
- R/W
- P.U.E.
- (N)
- (S)
- (R)

STATE ROUTE 202 R/W

STATE ROUTE 202 R/W

DRIVE

McCLINTOCK

TRACT A

RIO SALADO PARKWAY

UNSUBDIVIDED

OPTIMUS SURVEY SERVICES

SCALE: 1"=100'

DRAWN: [Name]

CHECKED: [Name]

DATE: 09/20/07

JOB NO.: 34487

TEMPLE MARKETPLACE AMENDED PUBLIC WATER EASEMENTS

GRAPHIC SCALE

1" = 100'

PRELIMINARY RECORDATION NOT RECOMMENDED

483.44'

17" WATER EASEMENT (TYP.)

12" WATER EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

17" WATER EASEMENT (TYP.)

12" WATER EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

17" WATER EASEMENT (TYP.)

12" WATER EASEMENT (TYP.)

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12" WATER EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

17" WATER EASEMENT (TYP.)

12" WATER EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

3 0 5

REC07068

SBD07041

DS040051

W 1/4 COR SEC 13 T1N R4E M FD BRASS CAP IN HAND HOLE

P.O.C.

17" WATER EASEMENT (TYP.)

12" WATER EASEMENT (TYP.)

10' UTILITY EASEMENT (TYP.)

