

Staff Summary Report

City Council Meeting Date: 05/01/08

Agenda Item Number: 30

SUBJECT: Request for a Final Subdivision Plat for HOLDEMAN ELEMENTARY, located at 1326 West 18th Street.

DOCUMENT NAME: 20080501dsrl01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **HOLDEMAN ELEMENTARY (PL070209)** (Tempe Elementary School District #3, property owner; John Hess, Hess-Rountree Inc, applicant) consisting of combining two lots into one and dedicating certain rights-of-way on 8.40 net acres, located at 1326 West 18th Street in the R1-6, Single-Family Residential District. The request includes the following:

SBD07048 – Final Subdivision Plat for one (1) lot on 8.40 net acres.

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

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

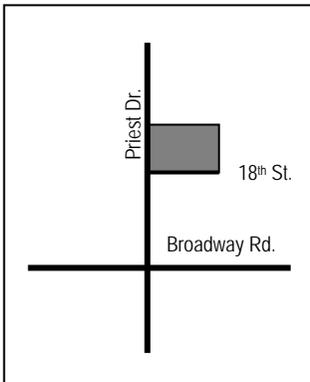


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO:



Gross site area 9.16 acres
Net site area 8.40 acres
Lots 1

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
2. History & Facts / Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Subdivision Plat

COMMENTS:

This site is located at the northeast corner of Priest Drive and 18th Street, north of Broadway Road. The Tempe Elementary School District is in the process of developing a new school for the Holdeman Elementary School site. Building permits have been issued and construction is underway. This plat will combine the two existing parcels into one, which have never been part of a legal subdivision plat. This request will also dedicate, for public use, certain rights of way located on the property frontage of this site, including utility easements. Staff recommends approval of this request.

REASONS FOR APPROVAL:

- 1. The property has access to a public street and meets the technical standards of the City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

- 1. The Subdivision Plat for Holdeman Elementary School 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 May 1, 2009. Failure to record the plan within one year of approval shall make the plan null and void.

HISTORY & FACTS:

- December 25, 1958 Property acquired by School District #3 of Maricopa County.
- October 1, 2007 Building permits issued for new elementary school facilities.
- April 8, 2008 Development Review Commission approved the request for a Preliminary Subdivision Plat for HOLDEMAN ELEMENTARY, consisting of one (1) lot on 8.40 net acres, located at 1326 West 18th Street.

DESCRIPTION:

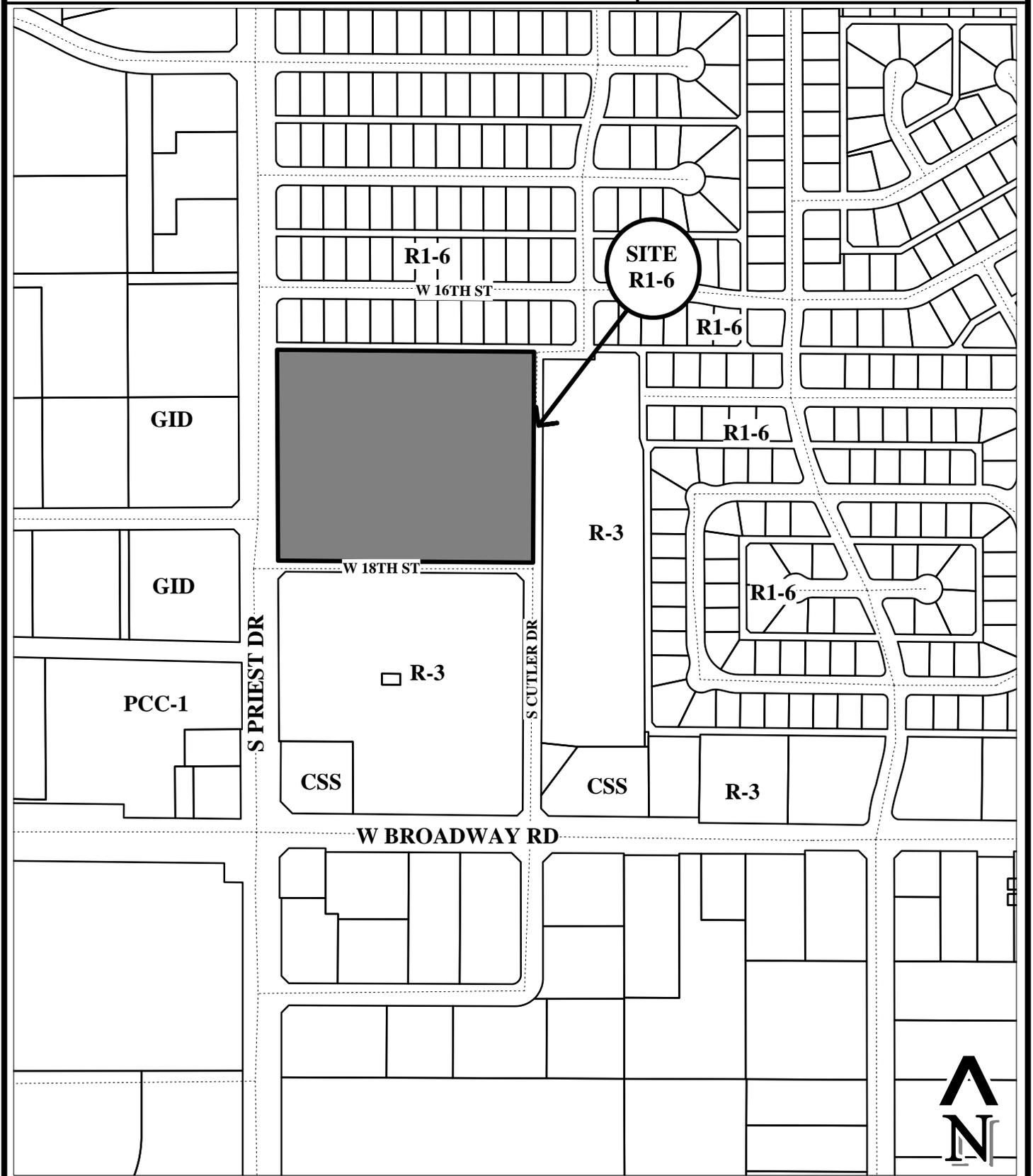
Owner –	Tempe Elementary School District #3
Applicant –	John Hess, Hess-Rountree Inc
Existing zoning –	R1-6, Single Family Residential District
Total site area –	8.40 acres
Total bldg. area –	not applicable

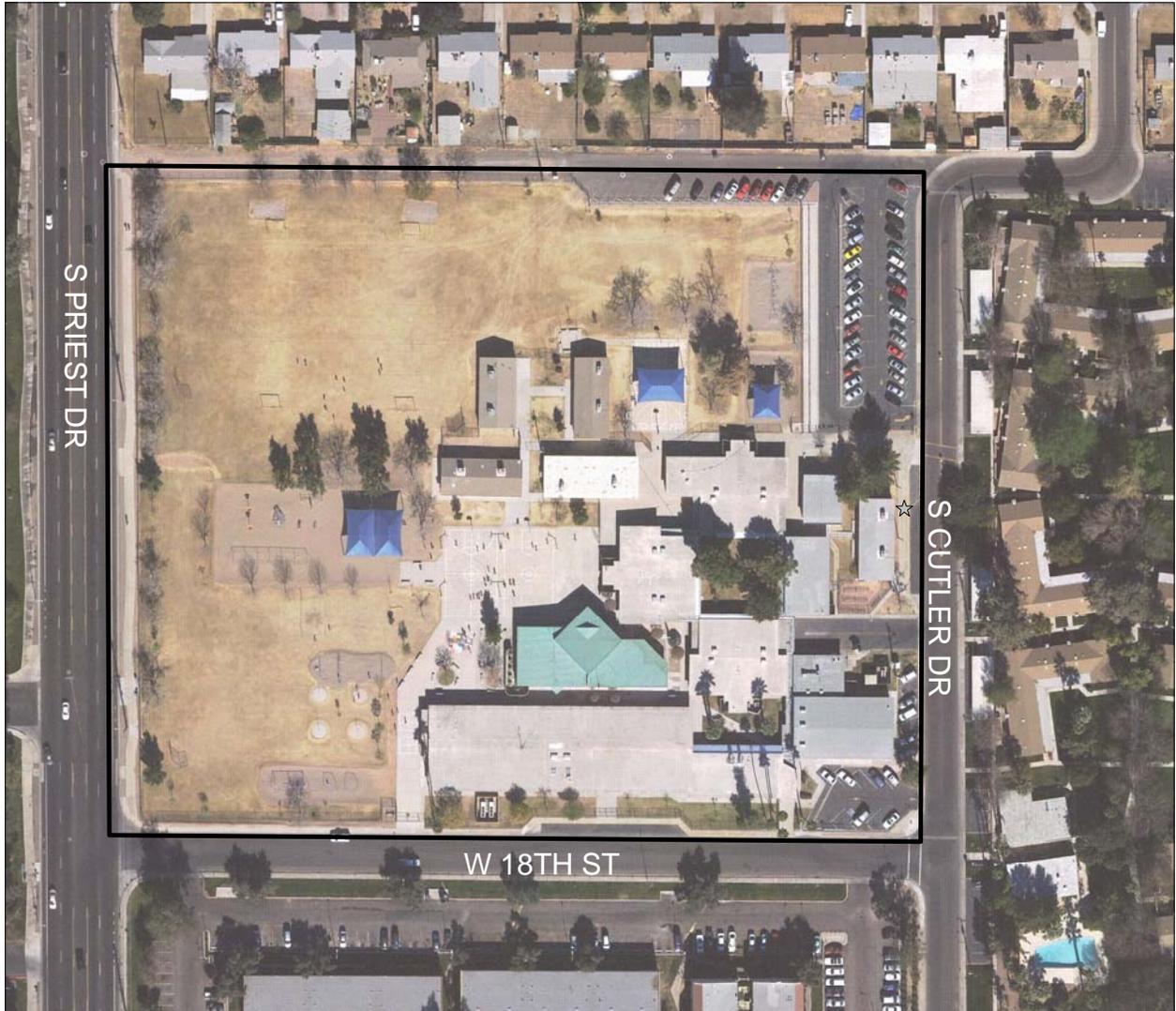
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

HOLDEMAN ELEMENTARY

PL070209





HOLDEMAN ELEMENTARY SCHOOL (PL070209)

HOLDEMAN ELEMENTARY SCHOOL

A LOT, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS:

THAT TEMPE ELEMENTARY SCHOOL DISTRICT #3, OF MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, A POLITICAL ENTITY UNDER THE NAME OF "HOLDEMAN ELEMENTARY SCHOOL," A LOT, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS "HOLDEMAN ELEMENTARY SCHOOL," AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE CORRECT 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:

I, _____, DAY OF _____, 2008, BEFORE ME, _____, PERSONALLY, _____, AND _____, UNDERSIGNING, WHO ACKNOWLEDGED HIMSELF TO BE SUPERINTENDANT OF TEMPE ELEMENTARY SCHOOL DISTRICT #3, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AND WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES THEREIN, DO IN WITNESS WHEREOF: I HERETO SET MY OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 TEMPE ELEMENTARY SCHOOL DISTRICT #3, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.

BY: _____ DATE: _____

ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THE NORTH 592.65 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 18 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 75 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER/DEVELOPER:

TEMPE ELEMENTARY SCHOOL DISTRICT #3
 3205 SOUTH RURAL ROAD
 TEMPE, ARIZONA 85285
 (480) 730-7102

BENCH MARK:

TOP CITY OF TEMPE BRASS CAP IN HANDHOLE, 0.45 FEET BELOW RIM AT THE INTERSECTION OF BROADWAY ROAD AND PRIEST DRIVE.

ELEVATION = 1148.29 (CITY OF TEMPE DATUM)

BASIS OF BEARINGS:

THE BEARING OF NORTH 00°18'12" WEST AS SHOWN ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TEMPE, ARIZONA SURVEY CONTROL MAP, RECORDS OF THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE, ARIZONA, ON THIS _____ DAY OF _____, 2008.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2008, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Russell A. Johnson
 RUSSELL A. JOHNSON, R.L.S.
 ARIZONA REG. NO. 22265
 DATE: 11/14/07



HESS - ROUNDTREE, INC.
 CONSULTING ENGINEERS
 9881 SOUTH 51ST STREET, SUITE C110
 PHOENIX, ARIZONA 85044
 (480) 496-1244

