

# Staff Summary Report

City Council Meeting Date: 06/05/08

Agenda Item Number: 37

**SUBJECT:** This is a request for an Amended Subdivision Plat for GERDES RESIDENCE located at 8404 South Kachina Drive.

**DOCUMENT NAME:** 20080605dsrl01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **GERDES RESIDENCE (PL080065)** (Michael and Diane Gerdes, property owners/applicant) located at 8404 South Kachina Drive in the R1-7, Single-Family Residential District. The request includes the following:

**SBD08016** – Amended Subdivision Plat combining two lots into one.

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

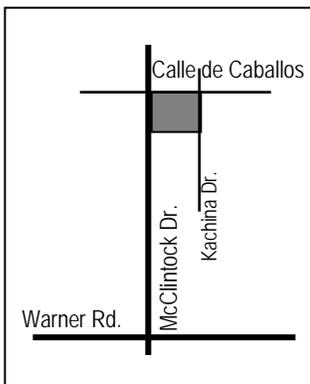
**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989) *LEA*  
Chris Anaradian, Development Services Manager (480-858-2204)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:** On April 3, 2008 City Council denied the request for the Gerdes Residence to allow the split of one lot into two after a previous approval with time limitations had expired. This request will comply with the previous application denial, thus combining the two lots back into one lot as originally configured.



Net Site Area      1.40 acres  
Total Lots            1 lot

**PAGES:**

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

**ATTACHMENTS:**

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

**COMMENTS:**

This site is located at the southeast corner of McClintock Drive and Calle de Cabellos, with access frontage on Kachina Drive.

**Previous Approvals**

The Gerdes residence previously received an approval by City Council on July 20, 2006 to allow the elimination of past conditions of approval by City Council on June 29, 1978, in order to allow the subdivision of one existing lot into two. The applicant then proceeded to complete the subdivision lot split request, receiving approval on September 7, 2006 and later recorded the plat with the Maricopa County Recorders. The applicant did not submit plans for constructing a new home and as a result of an added time stipulation by Council, the approval lapsed, with no authorization to construct a home on the new lot. The applicant requested a new approval for the previous decision made in 2006, but the request was denied by City Council, requiring the applicant to combine the two lots back into one.

**REASON(S) FOR APPROVAL:**

1. The proposed lot meets the technical standards of the Tempe City Code Chapter 30, Subdivisions.
2. The amended subdivision of two lots into one satisfies the City Council decision on April 3, 2008.

**CONDITION(S) OF APPROVAL:**

1. The 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 June 5, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

**HISTORY & FACTS:**

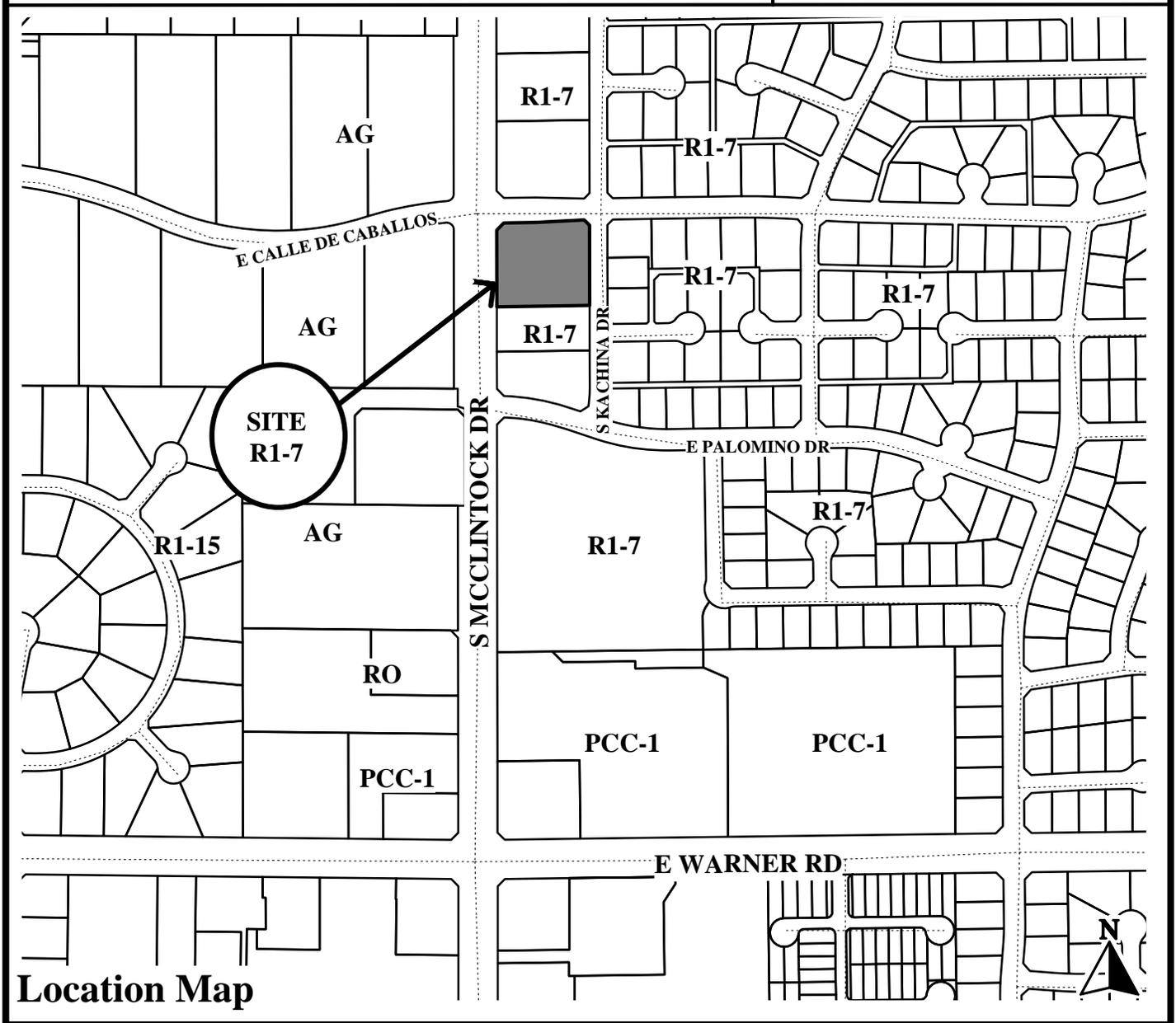
June 29, 1978	City Council approved the request for Estate La Colina for rezoning from AG, Agricultural to R1-7, Single-Family District, including a subdivision plat for Estate La Colina Unit 1.
July 20, 2006	City Council approved the request for Gerdes Residence with a condition added by, eliminating previous conditions of approval to allow a replat of one existing lot into two, located at 8404 South Kachina Drive. City Council added a conditional time limitation of the approval (18 months) prior to building permits.
September 7, 2006	City Council approved the Amended Subdivision Plat for Gerdes Subdivision replatting one existing lot into two, located at 8404 South Kachina Drive.
January 20, 2008	Gerdes Residence approval of eliminating lot size limitation lapses based on City Council time limitation
April 3, 2008	City Council denied the request for GERDES RESIDENCE to eliminate the conditions of approval from the City Council decision on June 29, 1978, in order to allow the subdivision of one existing lot into two, located at 8404 South Kachina Drive in the R1-7, Single-Family Residential District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307 Subdivisions

**GERDES RESIDENCE**

**PL080065**



**Location Map**



# "GERDES SUBDIVISION AMENDED"

A REPLAT OF LOT 1 AND 2, "GERDES SUBDIVISION", AS RECORDED IN BOOK 912 OF MAPS, PAGE 24, M.C.R. A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION:

THAT MICHAEL J. GERDES AND DAINE L. GERDES, AS OWNERS, HAVE RELATED UNDER THE NAME "GERDES SUBDIVISION AMENDED" LOCATED IN A PORTION OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISH THIS PLAT OF GERDES SUBDIVISION AMENDED TO THE PUBLIC FOR USE AS SUCH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND BASEMENTS CONSTITUTING THE SAME AND THAT HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH THE ON-LINE AND OFF-LINE DIMENSIONS OF THE LOTS AND PLAT INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## OWNER(S) / DEVELOPER

MICHAEL J. & DAINE L. GERDES  
10000 N. 10TH AVENUE  
TEMPE, ARIZONA 85294

## BENCHMARK(S)

#275 CITY OF TEMPE BRASS CAP IN HAND HOLE  
CITY OF TEMPE DATUM  
ELEVATION = 1180.74

#887 CITY OF TEMPE BRASS CAP IN HAND HOLE  
CITY OF TEMPE DATUM  
ELEVATION = 1180.74

## BASIS OF BEARINGS

BEARINGS ALONG THE MERIDIAN SOUTH  
QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA, ARE SHOWN HEREIN.  
MANUMENTS LABELED 1 AND 2 SHOWN HEREIN.

## ACKNOWLEDGMENT:

ON THIS DAY OF \_\_\_\_\_, 2008 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL J. GERDES AND DAINE L. GERDES, WHO ACKNOWLEDGED THAT HEREBY TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

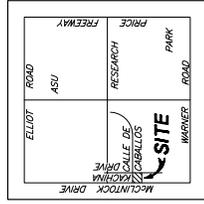
BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

BY: MICHAEL J. GERDES \_\_\_\_\_ DATE \_\_\_\_\_

BY: DAINE L. GERDES \_\_\_\_\_ DATE \_\_\_\_\_

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOTS 1 AND 2 OF GERDES SUBDIVISION, ACCORDING TO BOOK 912 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.



## VICINITY MAP

NOT TO SCALE

## LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SET 1/2" REBAR L.S. #48643
- FOUND MONUMENT AS NOTED
- ASSESSOR PARCEL NUMBER
- DOCUMENT NUMBER
- MARICOPA COUNTY RECORDER
- MARICOPA COUNTY RECORD
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- VEHICULAR NON-ACCESS EASEMENT
- RECORD
- MEASURED
- CALCULATED
- VEHICLE NON ACCESS EASEMENT
- VA.N.A.E.
- (M)
- (R)
- (C)
- VA.N.A.E.

## NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE, ARIZONA. ALL LOTS SHALL BE REZONED AS HAVING AN ASSIGNED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES SHALL BE PLACED UNDERGROUND.

## FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE SHOWN Y, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FOOT, AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD.

LANE C. DICKSON, R.L.S. #48643 \_\_\_\_\_ DATE \_\_\_\_\_

REC

DS051827 SBD

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

ACKNOWLEDGMENT

DEDICATION

ATTACHMENT 3

REVISIONS  
2/27/07  
CITY REVISIONS

GERDES SUBDIVISION AMENDED  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping  
ABSOLUTE CERTIFICATE SINCE 1988  
P.O. BOX 35488  
2411 WEST NORTHERN AVENUE, SUITE 110  
PHOENIX, ARIZONA 85069-4888  
TEL (602) 246-9919 FAX (602) 246-9944  
INFO@ASMI.COM



FIELDRY BY: BJB  
DRAWN BY: BWH  
CHECKED BY: LCO  
JOB # P05-176AMENDED  
DATE: 06/05/08

SHEET NO. /  
1 OF 2



EXPRES 06/30/2010

REVISIONS  
 2/07/07  
 CITY REQUIRES

GERDES SUBDIVISION AMENDED  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT  
 RIVER BASIN AND HERDMAN, MARICOPA COUNTY, ARIZONA.

**Arizona Surveying and Mapping**  
**ABSOLUTE CERTIFICATE SINCE 1988**  
 P.O. BOX 35488  
 2411 WEST NORTHERN AVENUE, SUITE 110  
 PHOENIX, ARIZONA 85049-2488  
 TEL (602) 246-9919 FAX (602) 246-9944  
 INFO@ASAMI.COM

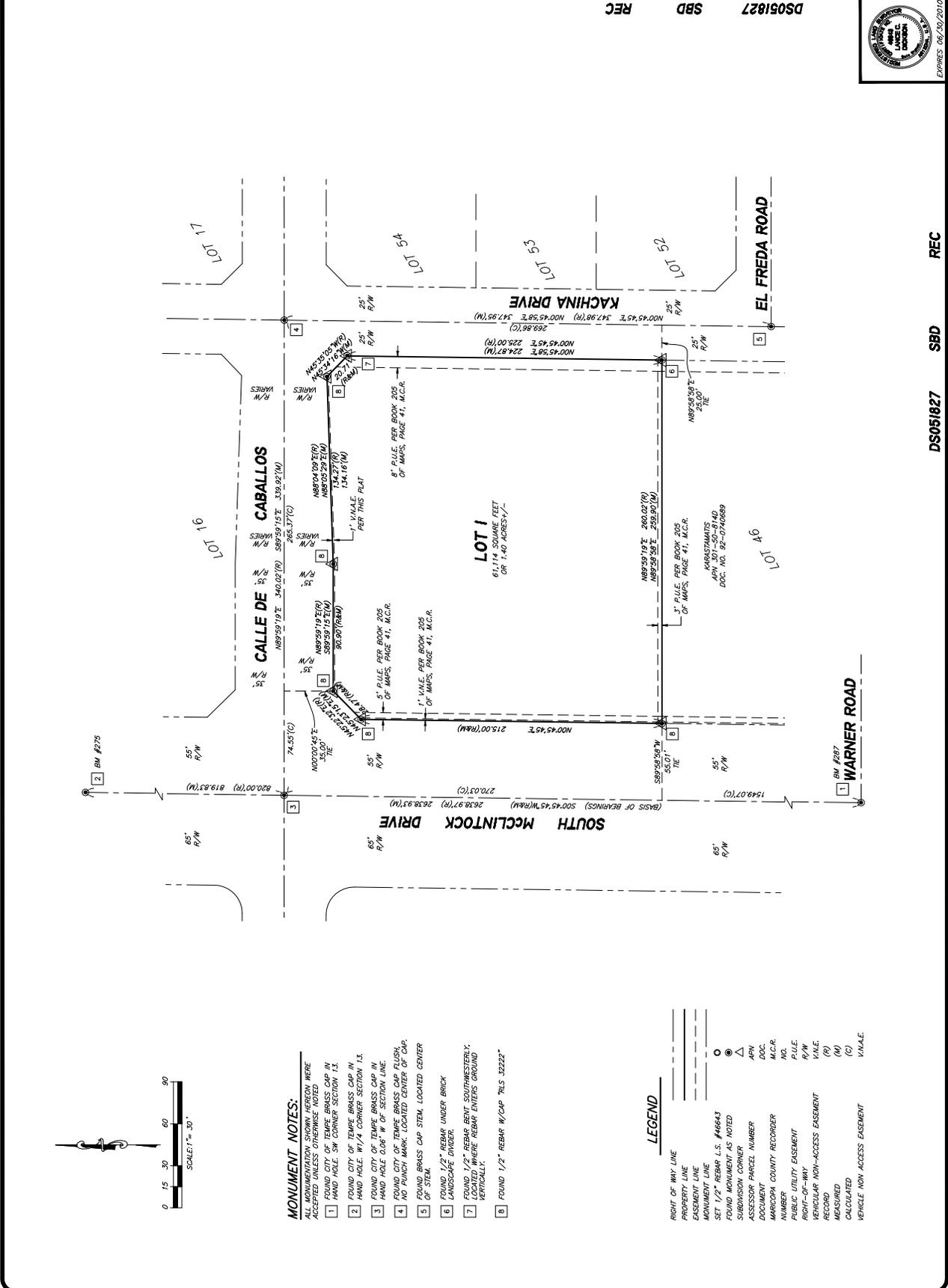


FIELDWORK BY: BJB  
 DRAWN BY: BAH  
 CHECKED BY: LCD  
 JOB # P05-176/MEMPHIS  
 DATE: 06/05/08

SHEET NO.  
 2  
 2 OF 2



EXPIRES 06/30/2010



**MONUMENT NOTES:**  
 ALL MONUMENTATION SHOWN HEREON WERE  
 ACCEPTED UNLESS OTHERWISE NOTED  
 1 FOUND CITY OF TEMPE BRASS CAP IN  
 HAND HOLE SW CORNER SECTION 13.  
 2 FOUND CITY OF TEMPE BRASS CAP IN  
 HAND HOLE W1/4 CORNER SECTION 13.  
 3 FOUND CITY OF TEMPE BRASS CAP IN  
 HAND HOLE 0.06' W OF SECTION LINE.  
 4 FOUND CITY OF TEMPE BRASS CAP FLUSH,  
 NO PUNCH MARK. LOCATED CENTER OF CAP.  
 5 FOUND BRASS CAP STEM LOCKED CENTER  
 OF STEM.  
 6 FOUND 1/2" REBAR UNDER BRICK  
 LANDSCAPE DIBBER.  
 7 FOUND 1/2" REBAR BEYOND SOUTHWESTERLY,  
 WHERE REBAR ENTERS GROUND  
 VERTICALLY.  
 8 FOUND 1/2" REBAR W/CAP TELS 32222"

**LEGEND**  
 RIGHT OF WAY LINE  
 PROPERTY LINE  
 EASEMENT LINE  
 MONUMENT LINE  
 SET 1/2" REBAR L.S. #46843  
 FOUND MONUMENT AS NOTED  
 SUBDIVISION CORNER  
 ASSessor PARCEL NUMBER  
 DOCUMENT NUMBER  
 MARICOPA COUNTY RECORDER  
 NUMBER  
 PUBLIC UTILITY EASEMENT  
 RIGHT-OF-WAY  
 VEHICLE NON-ACCESS EASEMENT  
 RECORD  
 MEASURED  
 CALCULATED  
 VEHICLE NON ACCESS EASEMENT

DS051827 SBD REC

DS051827 SBD REC