

Staff Summary Report

Development Review Commission Date: **04/08/08**

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for HOLDEMAN ELEMENTARY, located at 1326 West 18th Street.

DOCUMENT NAME: DRCr_HoldemanPlat_040808

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

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

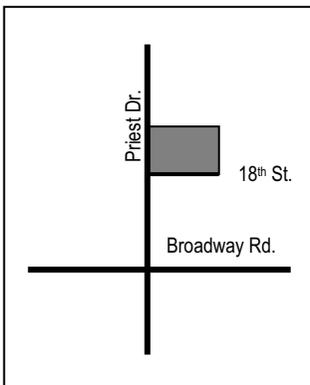
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

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

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 / 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:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

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:

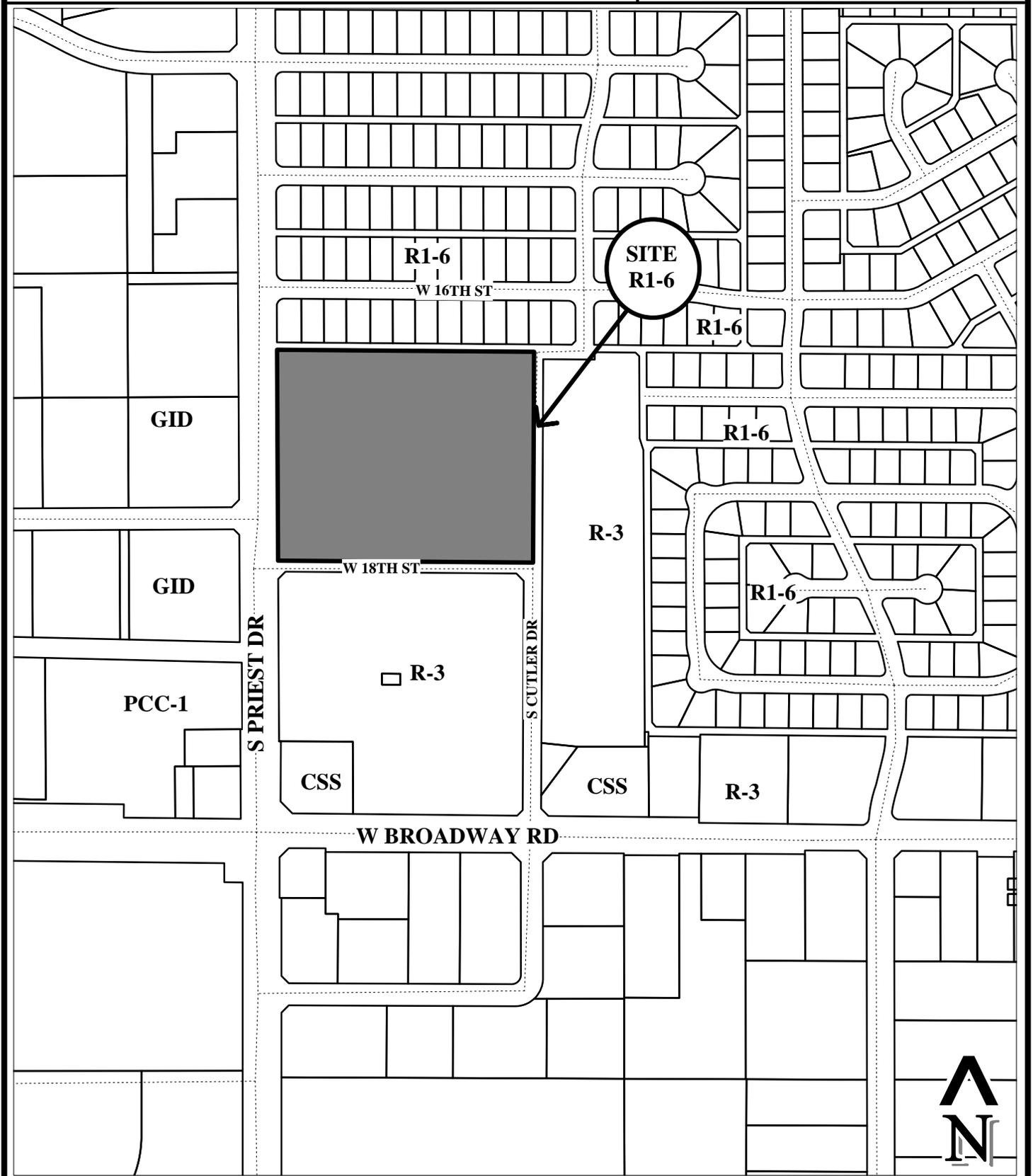
- December 25, 1958 Property acquired by School District #3 of Maricopa County.
- October 1, 2007 Building permits issued for new elementary school facilities.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

HOLDEMAN ELEMENTARY

PL070209





HOLDEMAN ELEMENTARY SCHOOL (PL070209)

LEGEND:

- ▲ SET SUBDIVISION CORNER P.K. NAIL OR AS NOTED
- SET 1/2" X 18" REBAR WITH PLASTIC CAP STAMPED RLS 22265 ATTACHED THERETO.
- FOUND BRASS CAP FLUSH WITH SURFACE
- FOUND BRASS CAP IN HANDHOLE
- MARICOPA COUNTY RECORDS
- SC SUBDIVISION CORNER
- SWE SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- INDICATES PROPERTY CORNER
- SUBDIVISION BOUNDARY
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE

SURVEYOR'S NOTES:

1. FOUND MONUMENTS ARE AS DESCRIBED HEREON.
2. ALL MONUMENTS SET BY THIS SURVEYOR ARE IDENTIFIED AS BEING A 1/2 INCH X 18 INCH REBAR WITH BRASS TAG STAMPED RLS 22265 ATTACHED THERETO, UNLESS OTHERWISE NOTED HEREON.
3. (M) = AS MEASURED BY THIS SURVEYOR.
4. (R) = MEASUREMENTS PER DOCUMENTS RECORDED IN THE MARICOPA COUNTY, ARIZONA, RECORDER'S OFFICE (M.C.R.) AS FOLLOWS:
 - ① "POLLEY ANN UNIT 1," A SUBDIVISION RECORDED IN BOOK 88 OF MAPS, PAGE 47 (M.C.R.)
 - ② "HOKOKAM INDUSTRIAL PARK UNIT II," A SUBDIVISION RECORDED IN BOOK 174 OF MAPS, PAGE 33 (M.C.R.)
 - ③ "STARBUITE MANOR," A SUBDIVISION RECORDED IN BOOK 172 OF MAPS, PAGE 39 (M.C.R.)
 - ④ "THIS SUBDIVISION RECORD OF SURVEY," RECORDED IN BOOK 707 OF MAPS, PAGE 1 (M.C.R.)
 - ⑤ "ARIZONA SURVEY CONTROL MAP" RECORD OF TEMPE, ARIZONA.

DRAINAGE SYSTEM:

THE UNDERGROUND RETENTION SYSTEM AND/OR DRYWELL AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVISION DEVELOPER. THE SUBDIVISION DEVELOPER SHALL MAINTAIN THE SYSTEM IN A CONDITION (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISTRIBUTE THE VOLUME OF WATER AS SHOWN ON THE PLANS. THE SUBDIVISION DEVELOPER'S RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.



PLAT OF HOLDEMAN ELEMENTARY SCHOOL



HRESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)986-0244

H-R #0605-03
SHEET 2 OF 2

