Staff Summary Report

Tempe

To: Mayor and City Council
Through: City Manager

Agenda Item Number _22_
Meeting Date: 01/11/01

SUBJECT: **101 & BROADWAY CORPORATE CENTER #SBD-2001.06**

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request for 101 & Broadway Corporate Center for a Final Subdivision Plat at 2305 East Broadway Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **101 & BROADWAY CORPORATE CENTER** (Sahuaro Ventures, LLC, property owner) for Final Subdivision Plat at 2305 East Broadway Road. The following approvals are requested from the City of Tempe:

#SBD-2001.06 A Final Subdivision Plat consisting of 4 lots on 1.94 net acres.

Document Name: 20010111devsrh04 Supporting Documents: Yes

SUMMARY: This request is for a final subdivision plat for 4 lots. The owner wishes to divide one parcel (Tract A within Broadway Palms Subdivision) into 4 new lots to create separate properties. These four new lots would accommodate four residential office buildings in a campus setting. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21 therefore staff recommends approval, and public input is not required.

RECOMMENDATION: Staff – Approval
Public – Not required

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description

3-4 Comments / Conditions of Approval

5. Location Map
6. Subdivision Plat

HISTORY & FACTS:

June 14, 1973	Council approved a zone change from AG to R1-6 and a subdivision plat for Broadway Palms.
April 22, 1997	Planning Commission approved, by a 7-0 vote, the request subject to the conditions as listed on the staff report.
May 15, 1997	Council approved a zone change to RO and a site plan with variances for Price/Broadway Professional Office Buildings at 2305, 2325 & 2333 E. Broadway Road.
September 23, 1999	City Council approved a request by Broadway Office Plaza for a Site Plan for a 32,676 s.f. office project (4 buildings), including 2 variances.
January 24, 2001	This request is scheduled for the next Board of Adjustment Public Hearing for the variances created by the 4 new proposed lot lines.

DESCRIPTION:

Owner – Sahuaro Ventures, LLC
Applicant – Richard Hupfer, Morea-Hall Engineering
Engineer – Richard Hupfer, Morea-Hall Engineering
Existing zoning – RO
Total site area – 1.94 acres
Number of lots proposed – 4

COMMENTS: On May 15, 1997, Council approved a zone change from R1-6 to RO and a site plan with 2 variances for an office project on 2.79 acres at the corner of Price and Broadway (this application included a portion of Tract B, West of Cottonwood Drive). Then on September 23, 1999, City Council approved a request by Broadway Office Plaza for a Site Plan for a 32,676 s.f. office project (4 buildings), including 2 variances.

This request is now for a final subdivision plat to amend the existing Broadway Palms Subdivision, Tract A. The owner wishes to divide an existing parcel to create separate properties. These four new lots would accommodate 4 residential office buildings in a campus setting. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21 therefore staff recommends approval, and public input is not required.

REASON(S) FOR APPROVAL:

1. The plat appears to conform with Subdivision Ordinance No. 99.21.

CONDITION(S) OF APPROVAL:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.

   b. Off-site improvements to bring roadways to current standards include:
      (1) Water lines and fire hydrants
      (2) Sewer lines
      (3) Storm drains.
      (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

   c. Fees to be paid with the development of this project include:
      (1) Water and sewer development fees.
      (2) Water and/or sewer participation charges.
      (3) Inspection and testing fees.

d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.

2. a. All street dedications shall be made within six (6) months of Council approval.

   b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

   c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. No variances may be created by future property lines without the prior approval of the City of Tempe.

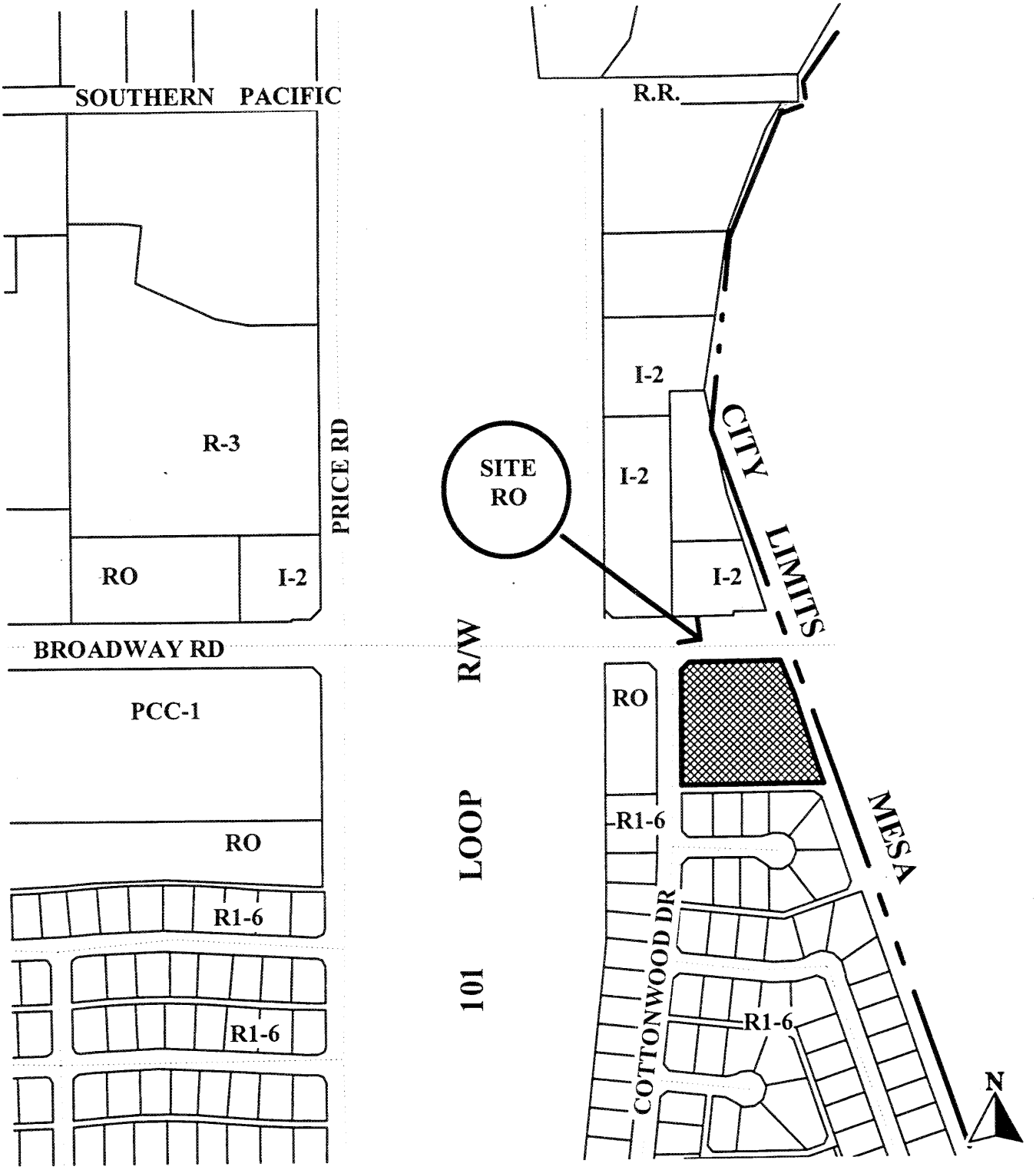
4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

5. The approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy or recording of the condominium map, whichever is appropriate. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Manager.

Tempe

101 & BROADWAY CORPORATE CENTER

SBD-2001.06



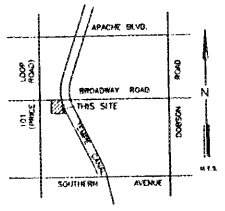
Location Map **SEE OTHER SIDE FOR MORE INFORMATION**

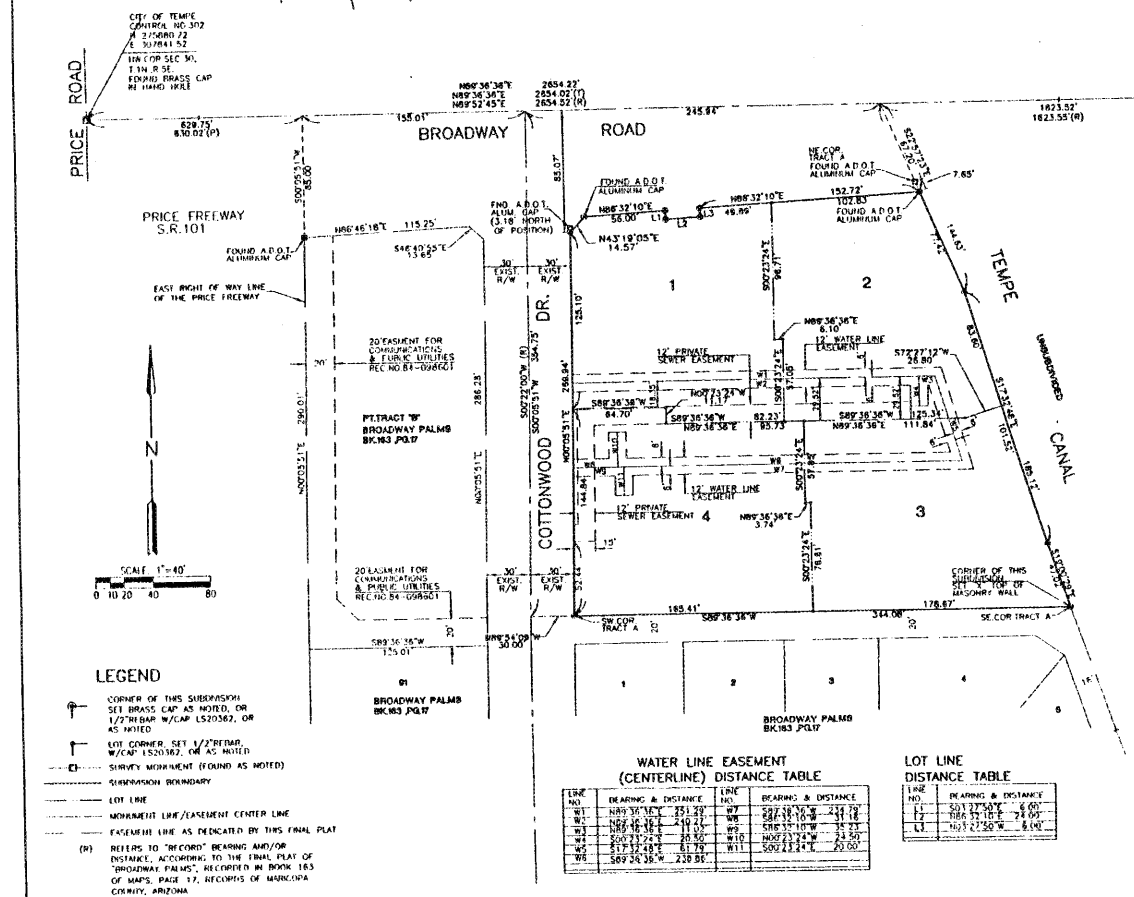
FINAL PLAT
FOR

101 & BROADWAY CORPORATE CENTER

A RESUBDIVISION OF PART OF TRACT A, BROADWAY PALMS,
RECORDED IN BOOK 163 OF MAPS, PAGE 17, M.C.R.,
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, T.1N.,R.5E.,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY
TEMPE, ARIZONA

VICINITY MAP





LEGEND

- CORNER OF THIS SUBDIVISION SET BRASS CAP AS NOTED, OR 1/2"RE BAR W/CAP LS20362, OR AS NOTED
- LOT CORNER, SET 1/2"REBAR, W/CAP LS20362, OR AS NOTED
- SURVEY MONUMENT (FOUND AS NOTED)
- SUBDIVISION BOUNDARY
- LOT LINE
- MONUMENT LINE/EASEMENT CENTER LINE
- EASEMENT LINE AS DEDICATED BY THIS FINAL PLAT
- (R) REFERS TO "RECORD" BEARING AND/OR DISTANCE, ACCORDING TO THE FINAL PLAT OF "BROADWAY PALMS", RECORDED IN BOOK 163 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA
  NOTE: ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE AS MEASURED BY THIS SURVEY UNLESS DESIGNATED WITH (R) OR (1). SEE BELOW
- (1) RECORD BEARING/ DISTANCE PER CITY OF TEMPE CONTROL COORDINATES

WATER LINE EASEMENT (CENTERLINE) DISTANCE TABLE

LINE NO.	BEARING & DISTANCE		LINE NO.	BEARING & DISTANCE	
W1	N89°36'36"E	251.29'	W7	S89°36'36"W	234.79'
W2	N89°36'36"E	219.47'	W8	S87°35'10"W	37.18'
W3	N89°36'36"E	11.05'	W9	S88°37'10"W	35.23'
W4	S00°23'24"E	26.50'	W10	N00°23'24"W	34.50'
W5	S17°32'48"E	61.79'	W11	S00°23'24"E	20.00'
W6	S89°36'36"W	230.86'			

LOT LINE DISTANCE TABLE

LINE NO.	BEARING & DISTANCE	
L1	S01°27'50"E	6.00'
L2	N86°32'10"E	24.00'
L3	N03°27'50"W	6.00'

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

KNOW ALL MEN BY THESE PRESENTS:

That Saguaro Ventures, L.L.C. an Arizona limited liability company, as Owner, has resubdivided a part of Tract A, BROADWAY PALMS, recorded in Book 163 of Maps, Page 17, records of Maricopa County, Arizona, being a portion of the Northwest quarter of Section 30, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, under the name of "101 & BROADWAY CORPORATE CENTER", and hereby publishes this final plat consisting of one sheet, as and for the plat of said "101 & BROADWAY CORPORATE CENTER", and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, water line easement, private sewer line easement and streets constituting same and that the lots and streets shall be known by the number and name given each respectively on said plat. Saguaro Ventures, L.L.C. an Arizona limited liability company, as Owner, hereby dedicates to the public for use as such, the street (bus bay along Broadway Road) and an Emergency and Service Vehicle easement over the parking lot and driveway areas, common to Lots 1, 2, 3 and 4 and as delineated on the approved Site Plan and Grading and Drainage and Off-Site Improvement Plans for 101 & Broadway Corporate Center, Project No's D98090652 and EH000035 respectively, on file with the City of Tempe, Arizona and as shown on said plat and included in the above described premises.
The 12 foot wide private sewer line easement as shown on said plat is set forth for the benefit and use of the Owners of Lots 1, 2, 3 and 4 and who shall be responsible for the care and maintenance of the sewer line lying within said easement. Cross access easement agreements for drainage, vehicular and pedestrian ingress and egress and parking across Lots 1, 2, 3 and 4 will be set forth in the Declaration of Covenants, Conditions, Restrictions and Easements prepared for 101 & Broadway Corporate Center.

IN WITNESS WHEREOF: Saguaro Ventures, L.L.C., an Arizona limited liability company, as Owner, has hereunto caused its name to be signed and the same attested by the signature of _____ as Managing Member, thereunto duly authorized.

This _____ day of _____ 2000

Saguaro Ventures, L.L.C., an Arizona limited liability company

BY _____ _____
Managing Member Date

ACKNOWLEDGMENT

STATE OF ARIZONA) SS
MARICOPA COUNTY)

On this the _____ day of _____ 2000, before me the undersigned notary public, personally appeared _____ who acknowledged himself to be Managing Member of Saguaro Ventures, L.L.C., an Arizona limited liability company, and that he as such Managing Member, being duly authorized so to do, executed the forgoing instrument on behalf of said Saguaro Ventures, L.L.C., an Arizona limited liability company, for the purposes therein contained by signing his name

IN WITNESS WHEREOF I hereunto set my hand and official seal.

_____
Notary Public
My Commission Expires: _____

APPROVALS

BY _____
MAYOR

ATTEST _____
CLERK

APPROVED BY _____ DATE _____
DEVELOPMENT SERVICE DIRECTOR

APPROVED BY _____ DATE _____
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS _____ DAY OF _____, 2000

LEGAL DESCRIPTION

Tract A, BROADWAY PALMS, according to Book 163 of Maps, Page 17, records of Maricopa County, Arizona;

EXCEPT that portion which lies Northerly of the following described line;

COMMENCING at the Northwest corner of Section 30, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

Thence North 89 degrees 36 minutes 09 seconds East along the North line of said Section 30, a distance of 814.31 feet;
Thence South 0 degrees 23 minutes 51 seconds East 85.07 feet to the POINT OF BEGINNING on the West line of said Tract A;
Thence North 43 degrees 18 minutes 35 seconds East 14.57 feet;
Thence North 86 degrees 45 minutes 51 seconds East 232.84 feet to the East line of said Tract A;
Thence North 22 degrees 54 minutes 06 seconds West along said East line, a distance of 7.85 feet to the point of ending on the existing Southerly right of way line of Broadway Road

BASIS OF BEARINGS

Assumed North 89°36'36" East, along the North line of the Northwest quarter of Section 30, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, according to the City of Tempe, Horizontal Control Coordinate System

FLOOD PLAIN NOTE

According to the National Flood Insurance Program, Flood Insurance Rate Community Map Number 040054, Panel Number 2170E, dated September 4, 1991, this parcel lies within shaded Zone "X", defined as 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 the 100-year flood.

PROJECT DATA

NUMBER OF LOTS:	4
NET PARCEL SIZE:	84,800 SQ.FT./1.9467 ACRES.
LOT 1:	20,476 SQ.FT.
LOT 2:	20,472 SQ.FT.
LOT 3:	21,509 SQ.FT.
LOT 4:	22,543 SQ.FT.
OWNER:	SAGUARO VENTURES L.L.C. 371 WEST CULLUMBER AVENUE GILBERT, ARIZONA 85233 (480) 632-5545
PROJECT NAME SITE ADDRESS:	101 & BROADWAY CORPORATE CENTER 2055 S. COTTONWOOD DRIVE TEMPE, ARIZONA
ARCHITECT:	MARK ABEL ARCHITECT AND ASSOCIATES 4500 SOUTH LAKESHORE DRIVE, SUITE 380 TEMPE, ARIZONA 85282 (480) 839-3374
SUBMITTED BY:	MOREA-HALL ENGINEERING 1820 W. MARICOPA FREEWAY PHOENIX, ARIZONA 85007 (602) 258-4428

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, 1999. That the plat is true and complete as shown. That the monuments shown actually exist or will be set as shown. That their positions are correctly given and that said monuments are sufficient to enable the survey to be retraced.

BY _____ DATE _____
Richard C. Hopfer
Registered Land Surveyor
Arizona Registration No. 20362

PROGRESS PRINTS
NOT FOR CONSTRUCTION

SHEET 1 OF 1
JOB NO. 3491.51

MOREA-HALL engineering inc.
1820 W. Maricopa Freeway
Phoenix, Arizona 85007
Phone 602-258-4428
CIVIL • SANITARY • STRUCTURAL • SURVEY

~~SBD 2000-00~~
SBD-2001.06