Staff Summary Report

Tempe

To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 05/17/01

SUBJECT: **ELLIOT CORPORATE CENTER #SBD-2001.43**

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

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

BRIEF: Request for Elliot Corporate Center for an Amended Final Subdivision Plat at 655 West Elliot Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **ELLIOT CORPORATE CENTER** (Kurt Waltz, Hardy & Elliot L.L.C., property owner) for an Amended Final Subdivision Plat located at 655 West Elliot Road. The following approval is requested from the City of Tempe:

#SBD-2001.43 An Amended Final Subdivision Plat for 3 lots on 30.22 net acres located at 655 West Elliot Road.

Document Name: 20010517devsrh01 Supporting Documents: Yes

SUMMARY: This request is for an Amended Final Subdivision Plat of Elliot Corporate Center for 3 lots on 30.22 net acres. The owner wishes to change the existing lot configuration to combine the Elliot Corporate Center project with the two vacant platted lots to the east, for the purpose of the further development of two multi-tenant office buildings, adjacent to the existing commercial center. These three lots have access to a public street and the lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input in not required.

RECOMMENDATION: Staff - Approval
Public - None

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description
3. Comments
4. Conditions of Approval

A. Location Map
B. Final Plat
C. Letter of Explanation/Intent

HISTORY & FACTS:

April 13, 1989.	City Council approved an annexation and zoning change request by Suncor Development from AG, I-1, and I-3 to I-1 and I-2.
March 30, 1995.	City Council approved a General Plan 2000 amendment from Growth Node to Commercial, a zoning change from I-1 & I-2 to PCC-1, and a General Plan of Development for 186,417 s.f. commercial center.
August 21, 1997.	City Council approved a Final Subdivision Plat for Elliot Business Park for 7 lots on 98.86 net acres.

DESCRIPTION:

Owner – Kurtz Waltz, Hardy & Elliot, LLC
Applicant – Tom Lute, David Evans & Associates, Inc.
Existing zoning – I-1
Total site area – 30.22 net acres
Number of lots proposed - 3

COMMENTS: This request is for an Amended Final Subdivision Plat of Elliot Corporate Center for 3 lots on 30.22 net acres. The owner wishes to change the existing lot configuration to combine the Elliot Corporate Center project with the two vacant platted lots to the east. The intention is for future development of two multi-tenant office buildings, adjacent to the existing commercial center. These three lots have access to a public street and the lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input in not required.

REASON(S) FOR APPROVAL:

1. The proposed Final Subdivision Plat appears to conform with the minimum requirements of Subdivision Ordinance 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.

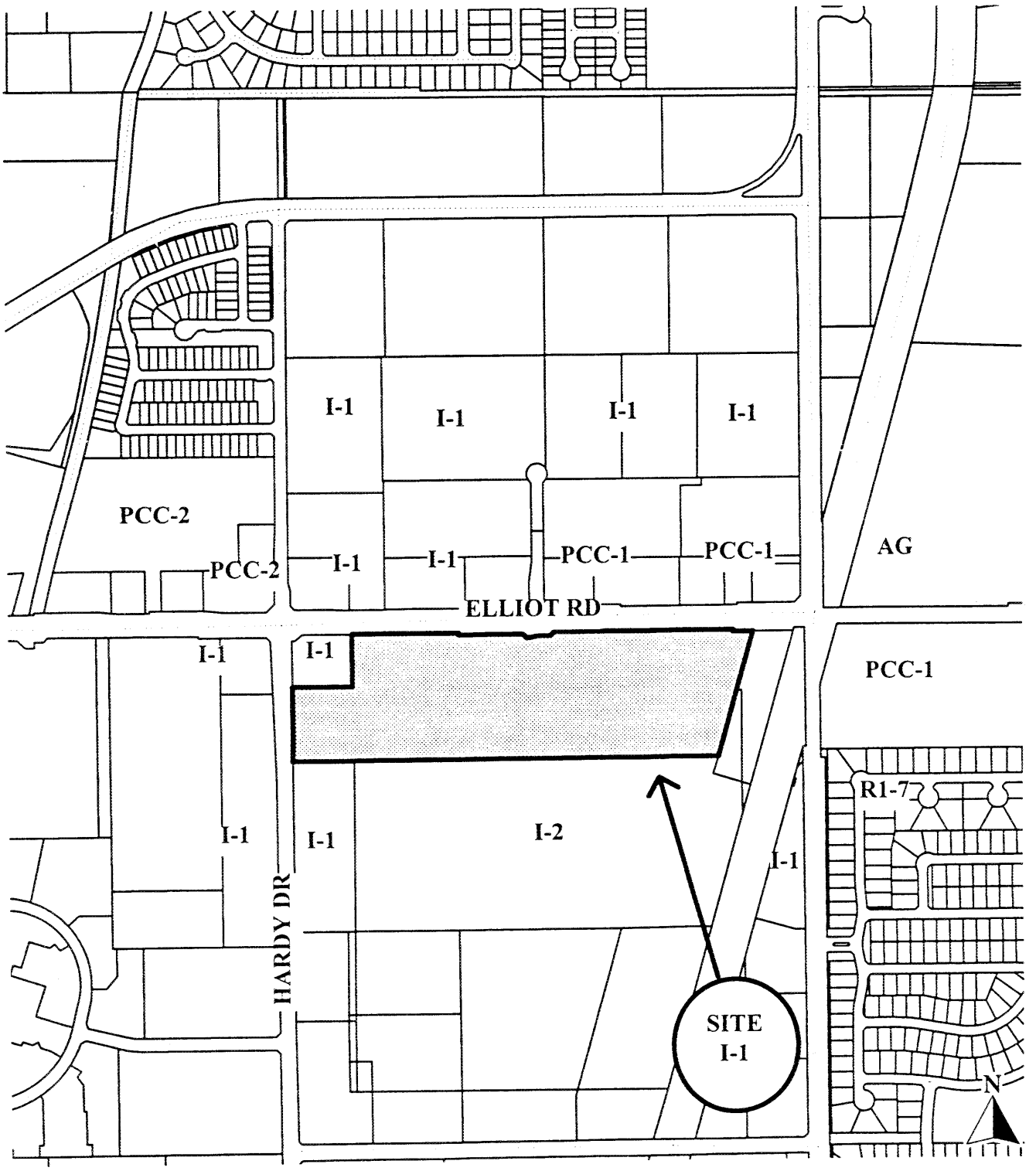
   c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

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 prior to recordation by the Maricopa County Recorder.

Tempe

ELLIOT CORPORATE CENTER	SBD-2001.43



Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

APR 27 2001

FINAL PLAT
OF
ELLIOT CORPORATE CENTER

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST
AND A RESUBDIVISION OF LOTS 2, 3 & 4 OF ELLIOT BUSINESS PARK PREVIOUSLY
RECORDED BOOK 448 OF MAPS, PAGE 11, M.C.R. OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT HARDY & ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF REPLAT OF LOTS 2, 3 & 4 OF ELLIOT BUSINESS PARK, A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND THAT HARDY & ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO CITY OF TEMPE FOR USE AS SUCH THE STREETS AND PUBLIC UTILITIES AND FACILITIES EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF:

HARDY & ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____ THEREUNTO DULY AUTHORIZED.

THIS ____ DAY OF _____ 2001.
HARDY & ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

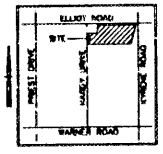
STATE OF ARIZONA
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____ 2001, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE _____ OF HARDY & ELLIOT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE COMPANY _____ BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF:
I HEREUNTO SET MY NAME AND OFFICIAL SEAL.

BY: _____
(NOTARY PUBLIC)

_____
MY COMMISSION EXPIRES



VICINITY MAP

OWNER

HARDY & ELLIOT L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
2141 EAST HIGHLAND AVENUE
SUITE 180, PHOENIX, AZ 85016
(602) 954-4550
CONTACT: HURT WAITZ

ENGINEER

DAVID EVANS & ASSOCIATES, INC.
7878 NORTH 16th STREET, SUITE 150
PHOENIX, ARIZONA 85020 (602) 978-5151
CONTACT: THOMAS J. LUTE

BASIS OF BEARINGS

THE BEARING OF N 89°40'47" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 448 OF MAPS, PAGE 11, M.C.R.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF TEMPE BENCHMARK # 264 BRASS CAP IN HANDHOLE AT THE INTERSECTION OF KYRENE & ELLIOT ROAD.
ELEVATION = 1198.38 (CITY OF TEMPE)

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH ANY APPLICABLE CC & R'S.

2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.

3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

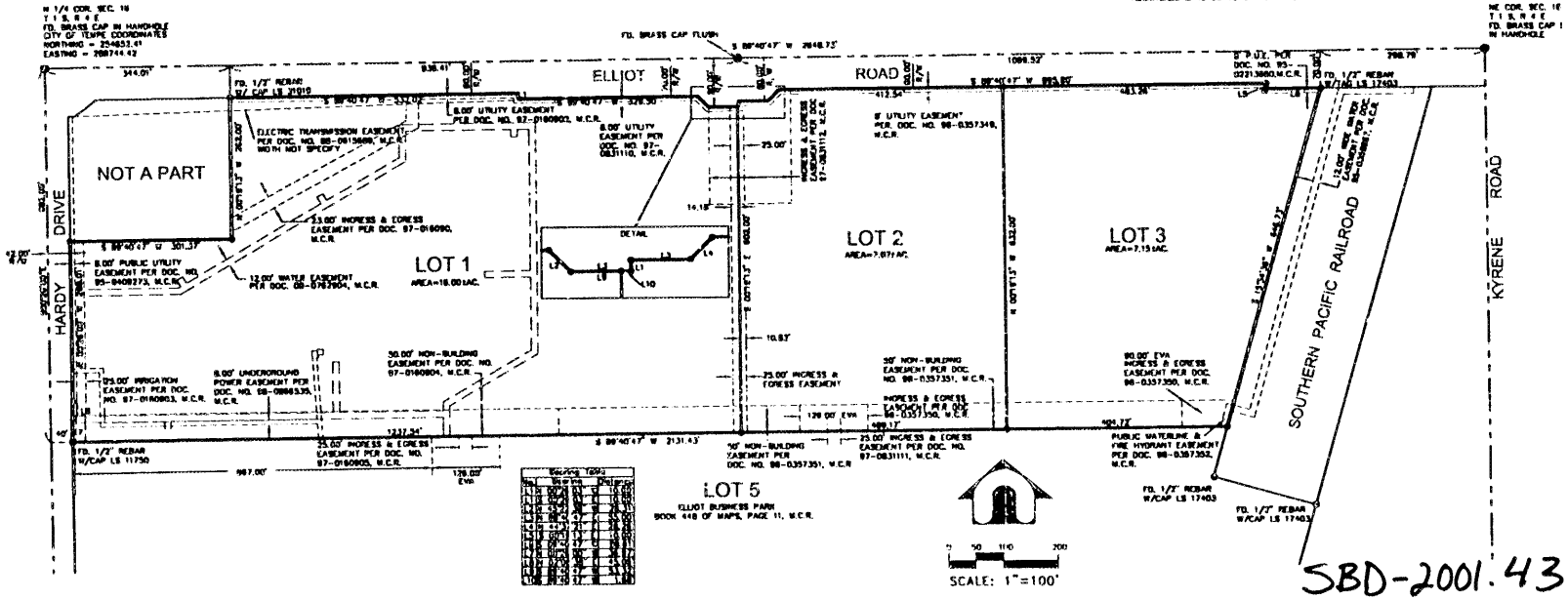
4. THE AREA OF THIS SUBDIVISION IS AS FOLLOWS:
LOT 1 = 16.00 ACRES
LOT 2 = 7.07 ACRES
LOT 3 = 7.15 ACRES

5. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2 INCH REBAR BEARING ARIZONA REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

CERTIFICATION

I, THOMAS J. LUTE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL 2001, THAT THIS PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: THOMAS J. LUTE
REGISTERED LAND SURVEYOR NO. 11950



SBD-2001.43

DRAWN BY: SFD
CHECKED BY:
DATE: 4/04/01

DAVID EVANS AND ASSOCIATES, INC.
7878 N. 16th STREET, SUITE 150
PHOENIX, AZ 85020 (602) 978-5151

FINAL PLAT
OF
ELLIOT CORPORATE CENTER
CITY OF TEMPE

SCALE: 1"=100'
SECTION: 18
TWNSHP: 1S
RANGE: 4E
SHEET 1 OF 1
JOB NO. ECCE0001

B

DAVID EVANS AND ASSOCIATES, INC.

7878 N. 16th Street,
Suite 250
Phoenix, AZ 85020
Tel: 602.678.5151
Fax: 602.678.5155

April 27, 2001

Mr. Hector Tapia, AICP
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ 85281

RE: Elliot Corporate Center

Dear Mr. Tapia,

David Evans and Associates, Inc. (DEA) has prepared the Final Plat of Elliot Corporate Center for Hardy & Elliot L.L.C. It is the intent of Hardy & Elliot L.L.C. to combine their Elliot Corporate Center project with the two vacant platted lots to the east, for the purpose of the further development of two Multi-Tenant Office Buildings, adjacent to the existing commercial center.

The Phase II site plan required that the lot lines would need to be adjusted. Through conversations with City of Tempe staff, it was determined that a Final Plat to re-plat Lots 2,3 and 4 of ELLIOT BUSINESS PARK, Book 448 of Maps, Page 11 and to include the unsubdivided parcel, which was part of the first phase of development, would be the appropriate course of action.

Should you need additional information or have any questions, please call.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Thomas J. Lute, R.L.S.
Senior Associate
Survey Manager

C

APR 27 2001