Staff Summary Report

Tempe

Council Meeting Date: 9/26/02 **Agenda Item Number:** 20

SUBJECT: Request by Villaggio Apartments for an Amended Final Subdivision Plat for one lot, located at 1415 South Stanley Place.

DOCUMENT NAME: 20020926dsrh01 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request by **VILLAGGIO APARTMENTS** (Villaggio, LLC, John W. Bozzo, property owner) **#SBD-2002.69** for an Amended Final Subdivision Plat to combine three lots into one lot on 0.39 net acres.

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

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The applicant is in the process of developing six (6) apartments units on three existing residential lots. The intention is to create one lot in order to avoid any potential building setback variances and building code issues.

ATTACHMENTS:

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

A. Location Map
B. Letter of Intent/Authorization
C. Amended Final Subdivision Plat

HISTORY & FACTS:

1955.	Staley Plat Subdivision was recorded in the early 1950's.
June 4, 1975.	Original plat was re-drawn by the Maricopa County Recorders Office.

DESCRIPTION: Owner – John W. Bozzo, Villaggio, LLC
Applicant – Joseph Brahm
Engineer – Brady-Aulerich & Associates, Engineering, Inc.
Existing zoning – R-4
Total site area – 0.39 net acres
Number of lots proposed - 1

COMMENTS: The applicant is in the process of developing six (6) apartment units on three existing residential lots. The intention with this request is to amend the Stanley Plat Subdivision (Lots 7, 9, and portion of lot 6) and combine those three lots into one lot to avoid any potential building setback variances due to those existing property lines. The proposed amended subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

1. The proposed subdivision plat appears to meet 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.

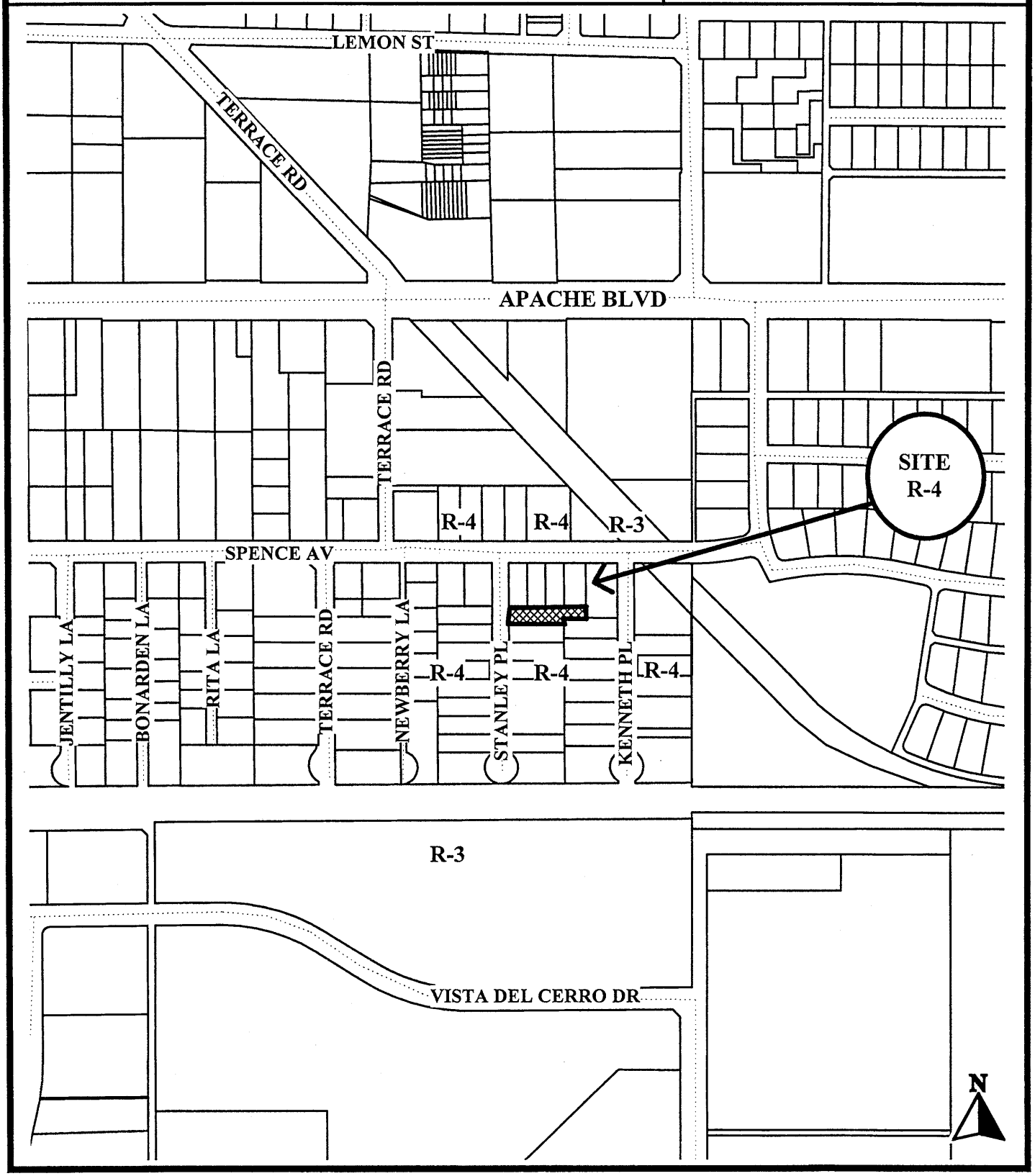
3. No variances may be created by future property lines without the prior approval of the City of Tempe.

4. The Final Subdivision Plat shall be 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 September 26, 2003.** Failure to record the plan within one year of Council approval shall make the plan null and void.

Tempe

VILLAGIO APARTMENTS

SBD-2002.69



Location Map

A

John W. Bozzo
Saggio Development Group, LLC
4727 E. Bell Road
Suite 45, PMB: 316
Phoenix, Arizona 85032

August 29, 2002

Dee Dee Kimbrell
City of Tempe
Development Services Department
31 East 5th Street
Tempe, Arizona 85281

Re: Replat of parcels at 1415 S. Stanley Place (Villaggio Apartments)

Dear Ms. Kimbrell:

I am in the processing of acquiring the necessary approvals to develop a six unit apartment complex on three contiguous lots at 1415 S. Stanley Place in Tempe, Arizona. In furtherance of this goal and per the City of Tempe Development Services Staff recommendations, I need to have the three lots replated into one lot (see attached engineering plans for the specifics on the lots).

If you need any additional information, please feel free to call me at (602) 750-5705. Thank you in advance for your consideration of this matter.

Sincerely,

John W. Bozzo
Owner

SBD-2002.69
SEP 03 2002

B

FINAL PLAT OF VILLAGGIO

A REPLAT OF LOTS 7 AND 9 OF STANLEY PLAT, A SUBDIVISION RECORDED IN BOOK 56 OF MAPS, PAGE 17 AND A PORTION OF LOT 6, KENNETH PLACE A SUBDIVISION RECORDED IN BOOK 51 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT VILLAGGIO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "VILLAGGIO", A REPLAT OF LOTS 7 AND 9 OF STANLEY PLAT, A SUBDIVISION RECORDED IN BOOK 56 OF MAPS, PAGE 17, AND A PORTION OF LOT 6 OF KENNETH PLACE, A SUBDIVISION RECORDED IN BOOK 51 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "VILLAGGIO" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT CONSTITUTING SAME, AND THAT SAID LOT SHALL BE KNOWN BY THE NUMBER GIVEN THERETO ON SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS HEREUNTO EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2002.

BY _____
JOHN W. BOZZO

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2002, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED THE ABOVE DESIGNATED OWNER, JOHN W. BOZZO, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

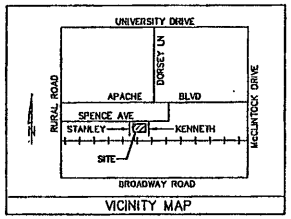
I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

SITE DATE

EXISTING ZONING: R-4 – MULTI-FAMILY

LOT AREA LOT 1: NET 16,927 SQUARE FEET OR 0.3886 ACRES



VICINITY MAP

APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2002

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

BY: _____ _____
CITY ENGINEER DATE

BY _____ _____
DEVELOPMENT SERVICES DIRECTOR DATE

ASSURED WATER SUPPLY CERTIFICATION

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

BASIS OF BEARING

THE CENTERLINE OF SPENCE AVENUE AS SHOWN ON THE SUBDIVISION PLAT OF KENNETH PLACE, RECORDED IN BOOK 51 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS.

SAID BEARING = NORTH 89º 41' 00" WEST

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY, LOCATED AT 1415 SOUTH STANLEY PLACE, TEMPE, ARIZONA, LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP (COMMUNITY – PANEL NUMBER 04013C 2170 E, DATED SEPTEMBER 4, 1991). SAID ZONE IS DESIGNATED AS BEING OUTSIDE OF THE 100 YEAR FLOOD BOUNDARY AND, THEREFORE, WOULD NOT BE SUBJECT TO FLOODING HAZARD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

SURVEYOR'S CERTIFICATION

I, JOSEPH J. BRAHM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2001, THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ 26049 08/30/02
REGISTERED LAND SURVEYOR REG. NO. DATE

PRELIMINARY

SHEET 1 OF 2

BRADY•AULERICH & ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
1030 E. Guadalupe Road
Tempe, Arizona 85283
Phone (480) 839-4000 Fax (480) 345-0259
DENNIS H. BRADY P.L.S. ROBERT N. HERNON P.E.
CHRISTOPHER E. AULERICH P.L.S.

DATE 06-18-02	VILLAGGIO, L.L.C.	
SCALE: 1"=10'	DRAWN BY: DWS / CHECKED BY: JJB	JOB NO. 020012

SBD-2002-69
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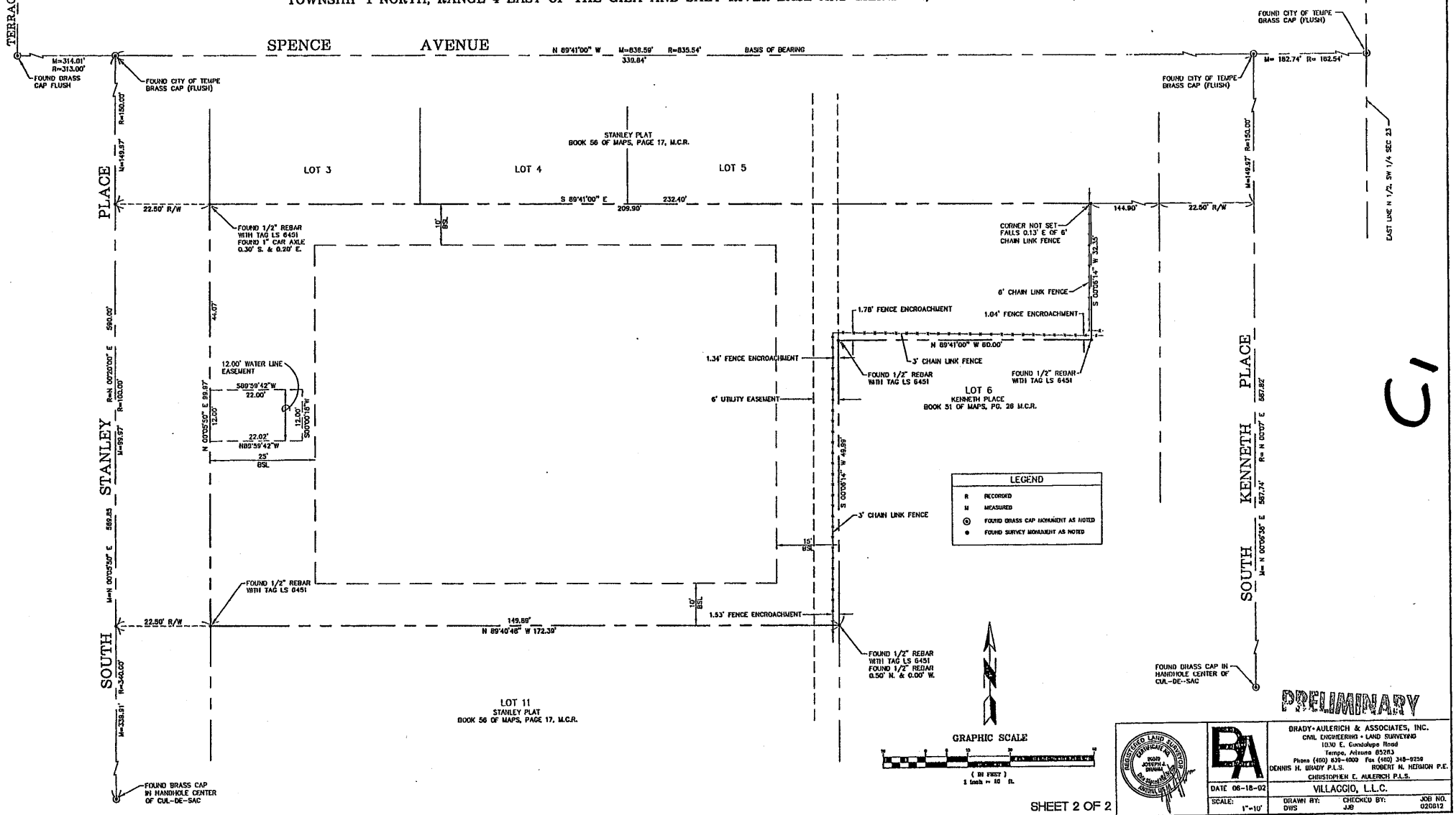

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SHEET 2 OF 2

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DATE 06-18-02
VILLAGGIO, L.L.C.
SCALE: 1"=10' DRAWN BY: DWS CHECKED BY: JJB JOB NO. 020012

C1

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