ACTION: Request approval of a Preliminary Subdivision Plat for the ASU RESEARCH PARK, located at 8750 South Science Drive. The applicant is Survey Innovation Group.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: ASU RESEARCH PARK (PL120203) consisting of a subdivision of the existing development, roadways, utility and future development sites into individual lots. The request includes the following:

SBD12012 Preliminary Subdivision Plat consisting 28 lots and 13 tracts, all on approximately 282 acres.

Property Owner Arizona Board of Regents / Arizona State University
Applicant Laurie Castillo, Survey Innovation Group
Current Zoning District AG, Agricultural District
Total Net Site Area 282.423 acres

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ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner
COMMENTS:

The ASU Research Park is located west of the Loop 101 freeway and south of Elliot Road and north of Warner Road. This request intends to subdivide the existing ASU property into individual lots for the existing development, future development and tracts for existing features, roadways, etc.

The lots have access to a public street and conform to the technical standards found in the Tempe City Code, Chapter 30, Subdivisions. Therefore staff recommends approval of the requested Subdivision Plat, subject to the conditions listed below.

CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

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 Community Development Department on or before February 12, 2014. Failure to record the plat on or before within one year of City Council approval, shall make the plat null and void.

2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

September 20, 1984 City Council approved a Map of Dedication consisting of the dedication of public utilities and public streets located within the ASU Research Park.

February 12, 2013 Scheduled meeting with the Development Review Commission for this request.

March 7, 2013 Proposed meeting with the City Council for a Final Subdivision plat.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
ASU RESEARCH PARK

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-7. Subdivision Plat
Location Map

ATTACHMENT 1