CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 04/23/2013
Agenda Item: 4

ACTION: Request for a Preliminary Subdivision Plat for TEMPE CASCADE, located at 2340 East University Drive. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE CASCADE (PL130064) consists of combining three existing parcels within the subdivision. The request includes the following:

SBD13004 Preliminary Subdivision lot consisting of three (3) lots and five (5) tracts.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Interstate Ventures V LTD Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Charles Huellmantel, Huellmantel &amp; Affiliates</td>
</tr>
<tr>
<td>Current Zoning Districts</td>
<td>GID, General Industrial District; R-4, Multi-Family Residential General District and CSS, Commercial Shopping and Services District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Site Area</th>
<th>36.762 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>8.792 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>10.414 acres</td>
</tr>
<tr>
<td>Lot 3</td>
<td>12.413 acres</td>
</tr>
<tr>
<td>Tract “A”</td>
<td>1.356 acres</td>
</tr>
<tr>
<td>Tract “B”</td>
<td>1.735 acres</td>
</tr>
<tr>
<td>Tract “C”</td>
<td>0.818 acres</td>
</tr>
<tr>
<td>Tract “D”</td>
<td>0.634 acres</td>
</tr>
<tr>
<td>Tract “E”</td>
<td>0.600 acres</td>
</tr>
</tbody>
</table>

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:

This site is located at the northeast corner of University Drive and Price Road frontage, just east of the Loop 101 Freeway. The subdivision site consists vacant directly at the corner, with GID and CSS zoning districts, and the remaining property consisting of the Tempe Cascade Mobile Home Community. This portion of the property is currently zoned R-4, Multi-Family Residential General District.

Conclusion
Based on the information provided, staff recommends approval of the requested Subdivision Plat. The site has access to a public street and meets the technical standards identified in the Tempe City Code, Chapter 30, Subdivision.

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

1. An approval of a Final Subdivision plat is required for this request.

2. 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 April 23, 2014. Failure to record the plat on or before April 23, 2014, or within one year of City Council approval, shall make the plat null and void.

3. 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:

June 1, 2006  City Council approved the request for TEMPE CASCADE (CC060028) (Interstate Ventures V Limited Partnership, property owner / Charles Huellmantel, applicant) ZON-2006.02 ORD NO. 2006.29 for a Zoning Map Amendment for 34.64 net acres from the RMH, Mobile Home Residence to R-4, Multi-Family Residential General, for the property located at 2340 East University Drive.

TBD  City Council meeting for the Final Subdivision Plat for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
TEMPE CASCADE

ATTACHMENTS:
1. Location Map
2. Aerial Photo
3-5. Letter of Explanation
6-8. Subdivision Plat
TEMPE CASCADE (PL130064)
LETTER OF EXPLANATION
PRELIMINARY SUBDIVISION PLAT

ADDRESS: 2340 EAST UNIVERSITY DRIVE
LOCATED ON THE EAST SIDE OF PRICE ROAD AND NORTH OF UNIVERSITY DRIVE

APPLICANT:

HUELLMANTEL AFFILIATES

Charles Huellmantel
PO Box 1833 - Tempe, Arizona 85280-1833 - 480.921.2800 - charles@huellmantel.com

ATTACHMENT 3
**SUMMARY**

Interstate Ventures V LTD Partnership, owner of the Tempe Cascade mobile home park, are requesting a replat of the existing mobile home park located at 2340 East University Drive. The parcels are currently zoned Multi-Family Residential (R-4) and Commercial Shopping and Services (CSS) and have a projected land use of Residential and Mixed-Use and a projected density of Medium-High.

Interstate Ventures is proposing a lot split. The proposed plat will contain three lots and five tracts shown below:
**Plat Justification**

a. This proposed plat will conform to the General Plan 2030. The proposed uses of the subject parcels are both Mixed-Use and Residential.

b. The Tempe Cascade plat will conform to the zoning designations it has been assigned. The plat will contain uses that are allowed in the CSS and R-4 zoning districts.

c. It has been certified that the parcels of land within this plat are part of areas with .2% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 1% annual chance flood.
TEMPE CASCADE
A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE OIL AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:
INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP HAS PLATTED UNDER THE NAME OF TEMPE CASCADE A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE OIL AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY FURNISH THIS PLAT OF TEMPE CASCADE AND DECLARE THAT PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACTS, AND EXCELSIOR DESCRIBING THE SAME, AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ACKNOWLEDGMENT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF __________ 2013 BY AL LACONNE, MANAGER OF INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP.
II WITNESS WHEREOF I HERETOSET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES

I, WITNESS WHEREOF:
INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP HAS HERETOFOREGIVEN THIS PLAT THIS _____ DAY OF __________ 2013.

BY INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

LEGAL DESCRIPTION:
SEE SHEET 3 OF 3

OWNER:
INTERSTATE VENTURES V LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
2127 E. KNOX ROAD
TEMPE, ARIZONA 85264
CONTACT: AL LACONNE
PHONE: (480) 345-1922

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHELD AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST. CITY OF TEMPE DATUM POINT 227 ELEVATION: 1186.38

AREA:

NET: 56.762 ACRES
GROSS: 38.550 ACRES
0.670 ACRES (UNIVERSITY RD. 55' R/W)
0.918 ACRES (5TH STREET 30' R/W)
LOT 1: 8.792 ACRES
LOT 2: 10.414 ACRES
LOT 3: 12.413 ACRES
TRACT "A": 1.356 ACRES
TRACT "B": 1.735 ACRES
TRACT "C": 0.818 ACRES
TRACT "D": 0.634 ACRES
TRACT "E": 0.800 ACRES

SITE ADDRESS:
TEMPE CASCADE M.H.P.
2415 E. UNIVERSITY DRIVE
TEMPE, ARIZONA 85281

NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED TO FACILITATE AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR, R.I.S. #26409 OR "P.K." NAIL WITH TAG R.I.S. #26409.
3. PARCEL NUMBERS SHOWN HEREIN ARE TAKEN FROM THE LEGAL DESCRIPTION.
4. ALL MERV AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
5. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO (1) REGULARLY INSPECT THE SYSTEM AT LEAST ANNUALLY, AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISTRIBUTE THE VOLUME OF DRAINAGE WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBDIVISION LIES WITHIN ZONE "A" (EDITED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 34018321700, DATED OCTOBER 25, 2005. ZONE "A" (EDITED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 0.1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 0.1% ANNUAL CHANCE FLOOD.

CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2013, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND WILL BE SET AS SHOWN, THAT THE POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STEVEN C. BITFORD, R.L.S.
ARIZONA NO. 26409