ACTION: Request for a Preliminary Subdivision Plat for THE NEWPORT, located at 1102 East Weber Drive. The applicant is American West Development

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE NEWPORT (PL120237) consists of a new 38 unit single-family residential development with two and three-story homes. The request includes the following:

SBD13012 Preliminary Subdivision Plat consisting of 38 lots and 1 tract

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Chris Risi, TJR Holdings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Joseph Risi, American West Development Co.</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>R1-6, Single-Family Residential</td>
</tr>
<tr>
<td>Lots 1 – 38</td>
<td>1,132 – 2,123 sq. ft.</td>
</tr>
<tr>
<td>Tract A</td>
<td>48,633 sq. ft. or 1.12 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:

The 2.29 acre site is a through-lot located between Valerie Drive to the north and Weber Drive to the south, east of Scottsdale Road and north of the 202 freeway and Tempe Town Lake. The Palms apartment community is located to the west, single-family homes on multi-family zoned property are to the south, single-family homes are to the east, and the North Tempe Multi-Generational Community Center and Laird School are to the north of the property.

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 July 23, 2014. Failure to record the plat on or before July 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:

1940s  Aerial surveys indicate a residence was constructed on this site during the 1940s; no additional information about the property is available. It has remained a single family residence with a variety of structures over the years, annexed into the city with no building property record card information.

February 27, 2013  The applicant held a neighborhood meeting at the North Tempe Multi-Generational Center at 1555 N Bridalwreath. Approximately 25 residents attended the meeting.

April 9, 2013  The Development Review Commission heard the request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development and Development Plan Review. Approximately 10 residents attended the meeting. The Commission recommended approval of the General Plan and Zoning map amendments, and the PAD. The Commission continued the Development Plan Review based on condition #6 of the PAD, requiring units along the east side to be reduced in height to two stories.

May 9, 2013  City Council introduced and held a public hearing for a resolution for a General Plan Amendment, an ordinance for a Zoning Map Amendment and a Planned Area Development Overlay for THE NEWPORT located at 1102 E Weber Drive. (Resolution No. 2013.50 and Ordinance No. 2013.26)
May 14, 2013  Development Review Commission heard public comments and a presentation on revised site plan, elevations and landscape plan for the Development Plan Review for THE NEWPORT. The Commission unanimously approved the request.

May 30, 2013  City Council adopted a resolution for a General Plan Amendment, an ordinance for a Zoning Map Amendment and a Planned Area Development Overlay for THE NEWPORT located at 1102 E Weber Drive. (Resolution No. 2013.50 and Ordinance No. 2013.26)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
THE NEWPORT

ATTACHMENTS:
1. Location Map
2. Aerial Photo
3-5. Subdivision Plat
THE NEWPORT (PL120237)
THE NEWPORT AT TEMPE
A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 11 N, RANGE 5 E OF THE G.I.A. SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.

DEDICATION

ACKNOWLEDGMENT
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL.

CITY OF TEMPE, BASIS CAP AS A HANDICAPOOL AT THE MIST, A COMPANY, LAKE VIEW 1, 1ST N., 1606 F.

BASIS OF HEARING
THE NEWPORT AT TEMPE IS LOCATED WITHIN THE CITY OF TEMPE, IN MARICOPA COUNTY, ARIZONA, AND HEREBY SUBJECTS THIS PLAT TO THE CONDITION THAT THE CITY OF TEMPE HAS USED AS BASIS OF HEARING FOR THIS FINAL PLAT OF "THE NEWPORT AT TEMPE".

APPROVALS
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE.

FLOOD PLAN CERTIFICATION
THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" AS SHOWN ON THE FLOOD INSURANCE Rate MAP, NUMBER 03132-360-00, DATE SEPTEMBER 30, 2075.

CERTIFICATION
THIS IS TO CERTIFY THAT THE ZONE OF THE PREVIOUSLY DESIGNATED "A" AREA WAS MADE UNDER DISTRIBUTION TO THE ZONING AND FEMINITY CONSTITUTING THE SAME, TO THAT EACH LAST AND ENDING PART BE DESIGNATED TO THE CITY OF TEMPE FOR PUBLIC USE AND EASEMENTS AS SHOWN ON SAID PLAT AND IS SUBJECT TO THE ABOVE DESCRIBED PREMISES.

DRAWN BY
T.W. J. EVANS, R.L.S. 55668

NOTES
1. THIS PLAT IS IN CONFORMITY WITH THE CITY OF TEMPE ZONING REGULATIONS.
2. THIS PLAT IS DESIGNATED AS HANDICAPOOL AT THE MIST, A COMPANY, LAKE VIEW 1, 1ST N., 1606 F.

LEGAL DESCRIPTION (PRIOR TO SLEDDITION)
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 11 N, RANGE 5 E OF THE G.I.A. SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 40 PERCENT AS DESIGNATED TO THE CITY OF TEMPE IN BOOK 99, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

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