CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 08/27/2013
Agenda Item: 2

**ACTION:** Request for a Preliminary Subdivision Plat for DISCOVERY BUSINESS CAMPUS, located at 2100 East Elliot Road. The applicant is Survey Innovation Group, Inc.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** DISCOVERY BUSINESS CAMPUS (PL130246) consists of three existing parcels of land for the purpose future real property sale and tracts identified for roads and common landscape. The request includes the following:

SBD13013 Preliminary Subdivision Plat consisting of nine (9) lots and five (5) tracts.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>SPV, LLC, a Delaware Limited Liability Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Survey Innovation Group, Inc.</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>GID (PAD), General Industrial District with a Planned Area Development Overlay</td>
</tr>
<tr>
<td>Lot 1</td>
<td>56.830 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>12.405 acres</td>
</tr>
<tr>
<td>Lot 3</td>
<td>8.373 acres</td>
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<tr>
<td>Lot 4</td>
<td>2.011 acres</td>
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<tr>
<td>Lot 5</td>
<td>1.735 acres</td>
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<tr>
<td>Lot 6</td>
<td>12.105 acres</td>
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<tr>
<td>Lot 7</td>
<td>16.388 acres</td>
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<tr>
<td>Lot 8</td>
<td>3.117 acres</td>
</tr>
<tr>
<td>Lot 9</td>
<td>2.794 acres</td>
</tr>
<tr>
<td>Tract A</td>
<td>74.246 acres</td>
</tr>
<tr>
<td>Tract B</td>
<td>1.776 acres</td>
</tr>
<tr>
<td>Tract C</td>
<td>0.547 acres</td>
</tr>
<tr>
<td>Tract D</td>
<td>0.527 acres</td>
</tr>
<tr>
<td>Tract E</td>
<td>2.447 acres</td>
</tr>
</tbody>
</table>

**ATTACHMENTS:** Development Project File

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

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

This site is located at the northwest corner of Elliot Road and Country Club Way, currently consisting of undeveloped land that is partially landscaped along the street frontages. The site is part of the Discovery Business Campus (formerly Freescale), which boundaries extend from Elliot Road, west of Price Road, east of Country Club Way, and south of the Western Canal.

The applicant is requesting approval the proposed subdivision plat to delineate real property and tracts of land intended for driveway circulation and landscape.

HISTORY

The Discovery Business Campus master plan Planned Area Development was approved on November 17, 2011, for a one (1) two-story office/industrial building totaling 35 feet in height, one (1) four-story office building totaling 79 feet in height, one (1) five-story office building totaling 91 feet and 9 inches in height, one (1) six-story office building totaling 100 feet and 11 inches in height, one (1) eight-story office building totaling 132 feet and 3 inches in height, two (2) six-story hotels each totaling 80 feet in height with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads each totaling 30 feet in height, one (1) three level parking structure totaling 27 feet in height and multiple at-grade parking courtyards containing a combined total of 7,600 parking spaces, and eleven (11) existing industrial buildings totaling approximately 1,000,000 square feet of building area. The overall development has a total gross floor building area of approximately 2,580,000 square feet. The site is approximately 135.62 net acres in size.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

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 one year from the date of this approval. Failure to record the plat, 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:

July 6, 2011  Planning staff approves a site plan with landscape modifications for the DISCOVERY BUSINESS CAMPUS, consisting of a new internal driveway circulation with landscape, located at 2100 East Elliot Road.

September 2, 2011  Planning staff approves minor exterior building modifications for Building 99 at the Discovery Business Campus, located near the northwest corner of the site at 2100 East Elliot Road.

September 27, 2011  Development Review Commission recommended approval for the request for DISCOVERY
BUSINESS CAMPUS consisting of a Planned Area Development Overlay, Use Permits for Hotel and General Retail/Restaurant uses, and a Development Plan Review for this request. (6-1 vote, Granville dissenting)

November 17, 2011
City Council approved the request for DISCOVERY BUSINESS CAMPUS (PL110130) (Tempe Campus SPV LLC, property owner; Gammage & Burnham, applicant) consisting of one (1) two-story office/industrial building, one (1) four-story office building, one (1) five-story office building, one (1) six-story office building, one (1) eight-story office building, two (2) six-story hotels with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads, one (1) three level parking structure, and eleven (11) existing industrial buildings with approximately 1,000,000 square feet of building area. The proposal has a total gross floor building area of approximately 2,580,000 square feet. The site is 135.62 net acres in size and is located at 2100 East Elliot Road, in the GID, General Industrial District and within the General Industrial Overlay District. The request includes the following:

PAD11007 (ORDINANCE NO. 2011.47) – Planned Area Development Overlay modifying the general development standards for an increase in the maximum allowed building heights from 35 feet for Site #1 to 80 feet, for Site #2 to 80 feet, for Site #3 to 132 feet, and for Site #4 to 92 feet.
ZUP11063 – Use Permit request to allow Hotel uses on Site #1 and Site #2.
ZUP11064 – Use Permit request to allow general Retail/Restaurant uses on Site #5.
DPR11122 – Development Plan Review including site plan, building elevations and landscape for Sites #3, #4, and #6.

April 9, 2013
Development Review Commission approved the request for a Development Plan Review consisting of a new retail/restaurant building for DISCOVERY BUSINESS CAMPUS – SITE 5, located at 2010 East Elliot Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions
DEVELOPMENT PROJECT FILE
for
DISCOVERY BUSINESS CAMPUS

ATTACHMENTS:
1. Location Map
2. Aerial Photo
3. Letter of Explanation
4-5. Subdivision Plat
6. Proposed Site Plan reference
Location Map
June 24, 2013

Mr. Ryan Levesque  
City of Tempe  
Community Development – Planning  
31 East Fifth Street  
Tempe, Arizona 85281

RE: Discovery Business Campus  
Preliminary Plat

Mr. Levesque:

Enclosed please find our planning application form and preliminary plat design for the above referenced project. The site is currently made up of three parcels (301-49-006D, 301-49-006G, 301-49-006L). However, as part of our redevelopment of the site, we have planned for nine (9) new commercial lots, as well as five (5) landscape tracts. This is a preliminary design and may change in the future.

Please let me know if you need any additional information or have any questions. Thank you in advance for your attention to this matter.

Kind regards,

Matthew Brucker  
Wentworth Property Company
DISCOVERY BUSINESS CAMPUS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION
TEMPE CAMPUS SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER HAS PLANTED UNDER THE NAME OF 'DISCOVERY BUSINESS CAMPUS' A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLANTED HEREBY AND HEREBY PUBLISHES THIS PLAT OF 'DISCOVERY BUSINESS CAMPUS' AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DESIGNATES THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT
ON THIS DAY OF , 20, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED , WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT HERIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: ___________________________ MY COMMISSION EXPIRES:

NOTARY PUBLIC

CAMPUS SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATE:

ITS:

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIED AND PLANTED HEREBY WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 20, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGNER, RLS# 35633 DATE: (sign)

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 50 FEET AND
EXCEPT THE SOUTH 50 FEET AND
EXCEPT THE WEST 50 FEET;

AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 100 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 95-003016, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-003053, RECORDS OF MARICOPA COUNTY, ARIZONA;

AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 15 DEGREES 30 MINUTES EAST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 40.00 FEET TO THE POINT OF BEGINNING IN Docket 13239, Page 07, Records of Maricopa County, Arizona; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN Docket 13239, Page 07, AND

EXCEPT "THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:


THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

OWNER

SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

5750 17TH AVENUE, 23RD FLOOR

NEW YORK, NEW YORK 10017

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS NORTH 89 DEGREES 06 MINUTES 17 SECONDS EAST.

NOTES

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

2. LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS# 330053.

3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.