ACTION: Request for a Preliminary Subdivision Plat for SPORTS AUTHORITY, located at 1525 West Elliot Road. The applicant is TPP JV Maricopa LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: SPORTS AUTHORITY (PL130309) consists of the subdivision of an existing development for a new McDonalds Restaurant. The request includes the following:

SBD13020 Preliminary Subdivision Plat consisting of two lots.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>TPP JV Maricopa LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Survey Innovation Group, Inc. (surveyor)</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>PCC-2</td>
</tr>
<tr>
<td>Lot 1</td>
<td>51,035 sf.</td>
</tr>
<tr>
<td>Lot 2</td>
<td>751,359 sf.</td>
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</tbody>
</table>

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara (480) 350-8023
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner
COMMENTS:

This site is located at the southwest corner of Elliot Road and Priest Drive. The request consists of subdividing an existing parcel into two lots for the purpose of a proposed new McDonalds Restaurant, located that northeast corner of the property.

Conclusion
Based on the information provided, 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:

No prior subdivision on this property.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions
Location Map
SPORTS AUTHORITY PLAZA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION
TIP JV MARCOPOLO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS PLANTED UNDER THE NAME OF "SPORTS AUTHORITY PLAZA", LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, T 1 S, R 4 E, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PURCHASES THIS PLAT CALLED "SPORTS AUTHORITY PLAZA" AND DECLARES THAT SAID PLAT SETS OFF THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO 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 ___________, 2013
BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE SUBSCRIBED TO THE INSTRUMENT W herein, AND WITNESSES THE THURSTON COMPANY.
I, HEREBY, SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MYSIGNATION EXPIRES
V MARCOPOLO LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER
DATE

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17;
THENCE SOUTH 89 DEGREES 22 MINUTES 49 SECONDS WEST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS WEST (MEASURED) 0.00 FEET;
THENCE SOUTH 00 DEGREES 37 MINUTES 11 SECONDS EAST (RECORD) 37 MINUTES 11 SECONDS EAST (MEASURED) 1 DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERNMOST RIGHT-OF-WAY LINE OF ELIOT ROAD, RECORDED IN BOOK 1842 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) ALONG SAID SOUTHERNMOST RIGHT-OF-WAY LINE, PARALLEL WITH AND 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 94.00 FEET (RECORD) 94.0 FT (MEASURED);
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) (PARALLEL WITH AND 70.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER) 1 DISTANCE OF 09.00 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 45 DEGREES 20 MINUTES 25 SECONDS EAST (RECORD) 45 DEGREES 20 MINUTES 25 SECONDS EAST (MEASURED) 1 DISTANCE OF 12.05 FEET (RECORD) 12.05 FT (MEASURED) TO A POINT ON THE WESTERN MOST RIGHT-OF-WAY LINE OF 5TH STREET, AS RECORDED IN BOOK 1842 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING 60.00 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 60.00 FEET (RECORD) 60.00 FT (MEASURED) TO A POINT ON SAID WESTERN MOST RIGHT-OF-WAY LINE OF 5TH STREET, BEING 50.00 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST QUARTER; A DISTANCE OF 219.00 FEET (RECORD) 219.0 FT (MEASURED);
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST (RECORD) 04 MINUTES 41 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST (RECORD) 89 DEGREES 22 MINUTES 49 SECONDS EAST (MEASURED) 0.00 SECONDS (MEASURED) 1 DISTANCE OF 12.00 FEET."