ACTION: Request for a Preliminary Subdivision Plat for 1010 LEMON, located at 1010 East Lemon Street. The applicant is Dibble Engineering.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 1010 LEMON (PL130034) consists of a subdivision plat to consolidating three existing parcels into one lot, as required in the conditions of approval for the mixed-use development with 220 units and ground floor commercial. The request includes the following:

SBD13022 Preliminary Subdivision Plat consisting of one (1) lot.

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner
COMMENTS:

The site is located at the northwest corner of Terrace Road and Lemon Street and is approximately one block east of Rural Road and the ASU main campus. The site is surrounded by residential developments with some single-story retail and restaurant uses along Terrace Road to the south of the site.

On May 28, 2013, the Development Review Commission approved the development plan review, and on June 27, 2013, City Council approved a general plan amendment, zoning map amendment, and planned area development overlay for 1010 LEMON consisting of a 220-unit development with ground floor commercial, totaling 76 feet in height.

The request for a consolidated subdivision plat for three parcels into one was part of the required conditions of approval for the development. Recording of the subdivision will allow the applicant to proceed with completion of building permits for this project.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. This request has access to a public street and meets the technical requirement of the Tempe City Code, Chapter 30, Subdivision, and will conform to the conditions as proposed.

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 November 26, 2014. 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:

April 17, 2013  Property Owner representatives for 1010 LEMON presented the concept to the Tempe Apache Boulevard Association.

May 01, 2013  Property Owner representatives for 1010 LEMON held a required neighborhood meeting for this request.

May 28, 2013  The Development Review Commission (by a 7-0 vote) approved the request for a Development Plan Review consisting of a mixed-use development including 220 units and 600 bedrooms for 1010 LEMON located at 1010 East Lemon Street and recommended approval to the City Council for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for the same project.

June 13, 2013  City Council introduction and first public hearing for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.
June 27, 2013

At the City Council second and final public hearing, the request was approved for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
1010 LEMON

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3-5. Subdivision Plat