ACTION: Request for a Preliminary Subdivision Plat for BASELINE CORPORATE CENTER, located at 4920 South Wendler Drive. The applicant is Hunter Engineering.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BASELINE CORPORATE CENTER (PL130448) consists of an existing development with two office buildings. This request would subdivide the existing parcel into two lots with each lot containing a building and parking. The request includes the following:

SBD13028 Preliminary Subdivision Plat for two lots.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Orsett/Baseline LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Roger Buss, Hunter Engineering</td>
</tr>
<tr>
<td>Current Zoning District</td>
<td>GID, General Industrial District</td>
</tr>
<tr>
<td>Lot 1</td>
<td>5.759 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>5.313 acres</td>
</tr>
</tbody>
</table>

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:

This site is located north of Baseline Road and west of the I-10 Freeway, along Wendler Drive. The site consists of two office buildings with general parking in the back of the site. The request will create two lots, subdividing the development with one building and its associated parking for each lot. Draft CC&Rs have been submitted to the City for review of property maintenance, parking agreements and cross access between the lots. Additional review of the site discovered that an existing turn-around road, part of Wendler Drive is located on the subject property. Staff is requiring this portion of the roadway and existing public sidewalk, be located within a public access easement.

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 January 28, 2015. 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.

3. A cross access agreement and cross drainage easement shall be dedicated on the plat, for the purpose of maintaining the existing emergency service routes and existing drainage patterns.

4. The Wendler Drive vehicle turn-around and sidewalk shall be located within a dedicate public access easement.

HISTORY & FACTS:

June 3, 1998     Design Review Board approved the request by Baseline Corporate Center for site plan, building elevations, and landscape plan.

November 13, 2001     Planning Commission approved a Preliminary Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive.

November 30, 2001     City Council approved a Final Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive. (Approval Expired)

January 28, 2013     Scheduled meeting with Development Review Commission for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
BASELINE CORPORATE CENTER

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4-5. Subdivision and Condominium Plat
Location Map
BASELINE CORPORATE CENTER (PL130448)
EXPLANATION LETTER TO CITY OF TEMPE COMMUNITY DEVELOPMENT PLANNING:

TO: City of Tempe  
FROM: Jerry D. Heath, Jr., R.L.S.  
DATE: November 19, 2013  
SUBJECT: Baseline Corporate Center  
HE PROJ. #: ORSE002-SP

The purpose of this letter is to describe the intent of the attached submittal.

The intent is to create a Final Plat of the existing parcel APN #123-22-002E into two separate parcels as shown on the accompanying submittal. The site is an existing General Industrial District zoned parcel that is fully improved with two separate buildings. The current zoning will be maintained. All improvements will be maintained as shown on the current A.L.T.A./A.C.S.M. Land Title Survey provided.

Sincerely,  

Jerry D. Heath, Jr., R.L.S.  
Survey Dept. Manager
BASELINE CORPORATE CENTER

DEDICATION:
ORISET/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS
SURRENDERED UNDER THE NAME OF "BASELINE CORPORATE CENTER", A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN
PLOTTED HERETO AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF
"BASELINE CORPORATE CENTER" AND DECLARES THAT THIS PLAT SETS FORTH THE
LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND UNEARTHS.
CONSTRUCTED THEREON AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE
NAME APPEARING HERETO. THE OWNER DEDICATES TO THE CITY OF TEMPE, FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCORPORATED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:
ON THIS ___________ DAY OF __________, 2013 BEFORE ME, THE
UNDERSIGNED PERSONALLY APPEARING

OWNERS, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WRITTEN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: ____________________________
   NOTARY PUBLIC
   My COMMISSION EXPIRES ____________________________

LEGAL DESCRIPTION: (PRIOR TO SUSPENSION)
THE EAST 50 FEET AS MEASURED ALONG THE SOUTH LINE, OF THE NORTH
HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 33 FEET.

LEGEND:
RIGHT-OF-WAY LINE
PROPERTY LINE
EASEMENT LINE
MOVEMENT LIMIT
SUBDIVISION CORNER PIN TO BE SET
FOUR BRADS CAP IN HAND HOLE
PROPERTY CORNER PIN TO BE SET
MARICOPA COUNTY RECORDER
M.C.R.

OWNER:
ORISET/BASELINE LLC, AN ARIZONA LIMITED LIABILITY COMPANY
4020 N 15TH ST, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: (602) 344-3210
ATTN: STEVE VINTEN

SURVEYOR:
HUNTER ENGINEERING AND SURVEYING
10450 N 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 901-3993
CONTACT: JERRY HEATH JR., R.L.S.

BENCHMARK:
CITY OF PHOENIX BASE MARK I, MAHON
SOUTHWEST CORNER SECTION 33, TOWNSHIP 1 N., RANGE 4 E.
ELEVATION 1091.42 FT. (CITY OF TEMPE DATUM)

BASIS OF BEARING:
BASE IS SETTING FOR THIS SURVEY IS A BEARING OF SOUTH 89° WEST, ALONG THE SOUTH LINE, OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 677 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS.

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS ___ DAY OF __________, 2015

BY: ____________________________
   MAYOR
   DATE

ATTEST: ____________________________
   CITY CLERK
   DATE

BY: ____________________________
   CITY ENGINEER
   DATE

NOTE:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN
   DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH AT REBAR, RLS. 45833.
3. ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION:
THE CURRENT FLOOD PLAIN CERTIFICATION FOR THIS AREA IS
RAISED 30 FEET ABOVE THE AREAS SUBJECT TO AREAS subject TO FLOODING WHERE THE FLOOD PLAIN FLOODWAY LIMITS ARE LESS THAN 1 SQUARE MILE, OR AREAL EXCEEDS 100 YEAR FLOODWAY LIMITS ARE LESS THAN 1 SQUARE MILE, OR AREAL EXCEEDS 100 YEAR FLOODPLAIN WHERE THE FLOOD MANAGEMENT AREA IS SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND
PLOTTED HERETO WAS MADE UNDER MY DIRECTION DURING THE MONTH OF

JERRY D. HEATH, R.L.S. 45833

DATE

RECORDER'S INFO.