ACTION: Request for a Preliminary Subdivision Plat for THE LOFTS AT HAYDEN FERRY, located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Staff – approval, subject to conditions

BACKGROUND INFORMATION: THE LOFTS AT HAYDEN FERRY (PL120260) consists of an approved new multi-family development, all within a four-story building with a fifth-level loft and two levels of underground parking. The subdivision plat will satisfy the conditions of approval for this project. The request includes the following:

SBD14010 Preliminary Subdivision Plat consolidating 3 parcels into one (1) lot.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>RP HFL, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Charles Huellmantel, Huellmantel &amp; Affiliates</td>
</tr>
<tr>
<td>Zoning District</td>
<td>MU-4(PAD), Mixed-Use High Density with a Planned Area Development Overlay and within the Rio Salado Overlay District</td>
</tr>
<tr>
<td>Gross/Net site area</td>
<td>3.42 acres</td>
</tr>
<tr>
<td>Total Building area</td>
<td>524,815 sf. (327,182 sf. above grade)</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>264 units</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>55 % (NS)</td>
</tr>
<tr>
<td>Building Height</td>
<td>60 ft. (165 ft. per PAD)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>No Standard per PAD</td>
</tr>
<tr>
<td>Landscape area</td>
<td>45% (NS)</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>459 spaces (528 minimum required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>155 spaces (155 minimum required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Deputy Community Development Director, (480) 858-2393

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

This site is located northeast of Mill Avenue and Rio Salado Parkway, adjacent to Tempe Town Lake, and just east of the Bridgeview Condominiums at Hayden Ferry Lakeside. The project site is currently is vacant with an excavated grade. The project for this development is currently in review for permits with the anticipation of starting construction soon.

The proposed subdivision plat is intended to consolidate the existing three parcels on the site into a single subdivision lot. This plat will also satisfy one of the required conditions of approval required to receive building permits.

Conclusion
Based on the information provided staff recommends approval of the requested Subdivision Plat. The property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

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 August 12, 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:

August 27, 2012  Applicant for the LOFTS AT HAYDEN FERRY held a neighborhood meeting for this request.

September 11, 2012  The Development Review Commission recommended approval of the Planned Area Development Overlay and approved the Development Plan Review for THE LOFTS AT HAYDEN FERRY, located at 260 East Rio Salado Parkway. Subject to modified conditions presented by staff. (6-1, vote, Commissioner Spears dissenting)

October 4, 2012  City Council introduction and first public hearing for THE LOFTS AT HAYDEN FERRY.

October 18, 2012  City Council at the second and final public hearing, approved the request for an Amended Planned Area Development Overlay consisting of a new four-story, 264 unit, multi-family development for THE LOFTS AT HAYDEN FERRY located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.46)

TBD  City Council Final Subdivision Plat meeting for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
THE LOFTS AT HAYDEN FERRY

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Subdivision Plat
FINAL PLAT OF
"HAYDEN FERRY LAKESIDE EAST II"
PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA

ACKNOWLEDGEMENT
STATE OF ARIZONA
COUNTY OF MARICOPA

LEGAL DESCRIPTION
A PORTION OF LAND LOCATED IN PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA

CONVEYED AT A COURT OF KNOWING HAVING AT THE CENTER OF SAID SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA, A DIRECTIONAL MARK, 17" IN LENGTH, LOCATED AT THE Corner of the South boundary line of the Southwest Quarter of Section 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA, AND MARKED WITH A MARKING DEVICE, AND WHERE CLEARLY MARKED AS "HAYDEN FERRY LAKESIDE EAST II". THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, WERE PARTICULARLY DESCRIBED AS SUCH.

CONVEYED AT A COURT OF KNOWING HAVING AT THE CENTER OF SAID SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA, A DIRECTIONAL MARK, 17" IN LENGTH, LOCATED AT THE Corner of the South boundary line of the Southwest Quarter of Section 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE SEDONA BASE OF THE SALT RIVER PIMA-MARICOPA, MARICOPA COUNTY, ARIZONA, AND MARKED WITH A MARKING DEVICE, AND WHERE CLEARLY MARKED AS "HAYDEN FERRY LAKESIDE EAST II". THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, WERE PARTICULARLY DESCRIBED AS SUCH.

NOTE:

ACKNOWLEDGEMENT
STATE OF ARIZONA
COUNTY OF MARICOPA