ACTION: Request for a Preliminary Subdivision Plat for a new single family subdivision for RHYTHM, located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron

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

RECOMMENDATION: Staff– Approval, subject to conditions

BACKGROUND INFORMATION: RHYTHM (PL130327) is a new residential development which spans across the borders of Tempe into Chandler. The Tempe portion of the project is comprised of 94 single-family detached units on 19 gross acres with a projected density of 5 du/ac. The City of Chandler portion of the project is planned for 281 units comprised of a mix of four residential housing types (condominium, villas, lofts and casitas). The entire 51.52 acre development has 375 residences. The site was part of a prior Planned Area Development for MU-4, which required a Zoning Amendment to R1-PAD in 2014. The applicant is requesting a Subdivision Plat approval for 94 lots and 13 tracts within the Tempe portion of the community. This case was continued from the June 9, 2015 Development Review Commission hearing in conjunction with the Development Plan Review request to maintain concurrent hearings of this item. This request includes the following:

1. Subdivision Plat for 94 lots and 13 tracts on 19.76 gross acres.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Mattamy Arizona LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Chris Jones, Andersonbaron</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R1-PAD, Single Family Residential</td>
</tr>
<tr>
<td>Total Subdivision Size</td>
<td>19.76 gross acres, 18.92 net acres</td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>4,750 per lot (50’ x 95’)</td>
</tr>
<tr>
<td>House sizes</td>
<td>2,530-2,827 s.f.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>60%</td>
</tr>
<tr>
<td>Number of Lots</td>
<td>94 (10.1583 acres)</td>
</tr>
<tr>
<td>Number of Tracts</td>
<td>13 (8.763 acres)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner, (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
COMMENTS:
This site is located between Warner and Ray roads on the west side of Priest Drive at the southwest border of Tempe, north of Chandler. The use of the property today is low density agricultural with a single family house on the northern portion of the site. The site to the north is San Sonoma, a new apartment community that is under construction. To the west are the Highline Canal and an Arizona Department of Transportation (ADOT) retention basin. The south exist industrial uses and a vacant lot located within Chandler. The vacant lot is proposed as another phase of this community, multi-family product types available. To the east are the existing County Island of Caroline Lane large lot single family homes with agricultural uses, and Sierra Tempe Unit 4 Homeowner’s Association. The 19 acres would be subdivided into 94 lots of relatively uniform size and dimension totaling approximately 10.16 acres, and 13 commonly held tracts totaling 8.763 acres to be maintained by the HOA, including landscaping, open space and private streets. The applicant is requesting the Development Review Commission approval of the Preliminary Subdivision Plat to create 94 individual for-sale lots and 13 common tracts.

PUBLIC INPUT
A Neighborhood meeting was not required for the plat.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions; Chapter 30. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Subdivision Plat.

CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General
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 27, 2016. Failure to record the plats within one year of City Council approval shall make the plats null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plats, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:
1937 Aerial photography indicated this area was agricultural land, with limited residential development.
September 18, 1975 The area was annexed into the City of Tempe (Ordinance No. 775); the site automatically was zoned AG, Agricultural District.
December 4, 2003 General Plan 2030 designated this property and the lots to the north as Mixed-Use, in anticipation of development of higher density residential and commercial uses.
November 1, 2012 City Council approved a Zoning Map amendment from AG to MU-3 for the San Sonoma Development consisting of a Mixed-Use 590 unit multi-family development with a future “commercial/office” component, subject to conditions.
December 12, 2013 General Plan 2040 designated this property and the properties to the north as residential, up to 25 dwelling units per acre, a change to the land use that occurred prior to the “future commercial use” being implemented for the San Sonoma Development to the north. The resulting change
modified the direction of the properties from being Mixed-Use with both residential and commercial uses, to a solely residential product.

April 22, 2014
A neighborhood meeting held by the applicant for a new single family residential development.

June 10, 2014
Development Review Commission heard and recommended approval of a request for a Zoning Map Amendment from MU-4 and AG to R1-PAD, Single Family Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM. The request also included an Amended Planned Area Development Overlay for the existing San Sonoma entitlement to the north, which had not yet been built.

June 26, 2014
City Council introduced and held a first public hearing with the City Council to adopt, an ordinance for a Zoning Map Amendment from MU-4 and AG to R1-PAD, a Planned Area Development Overlay and an Amended Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM, located at 9330 South Priest Drive. The applicant is Jordan Rose, Rose Law Group (Ordinance No. O2014.32)

July 31, 2014
Held a second public hearing and approved the above request.

June 9, 2015
Development Review Commission heard a request for the Development Plan Review and Preliminary Subdivision Plat and continued the request until July 14, 2015. The applicant subsequently requested a time extension until August 11, 2015, in order to address design issues with the project.

August 11, 2015
Development Review Commission is scheduled for a second hearing of this request.

August 27, 2015
City Council is scheduled for an introduction and meeting for a Final Subdivision Plat.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307: Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
RHYTHM DEVELOPMENT
(highlighted items are new submittal)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Site Plan (for reference)
4-10. Subdivision Plat
DEDICATION:
THAT MATTAMY ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "RHYTHM NORTH", LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHS THIS PLAT OF "RHYTHM NORTH" AND DECLARQS 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 ON WHICH DEDICATED TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE, ALL TRACTS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:
OWNERS: MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: JOSE CASTILLO II

DATE:

1. THIS DAY OF _________________, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO IS ACKNOWLEDGED SEF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES TIED TO IT.

2. IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND AND OFFICIAL SEAL.

3. NOTARY PUBLIC

SIGNED AND COMMISSION EXPIRES:

OWNER/DEVELOPER
MATTAMY ARIZONA LLC
9200 EAST MAIN CENTER PARKWAY
SUITE 230
SCOTTSDALE, AZ 85258
PHONE: (480) 702-0028
CONTACT: JOSE CASTILLO II

CIVIL ENGINEER
BOWMAN CONSULTING
755 WEST WILLOWTON
SUITE 108
TEMPLE, AZ 85281
PHONE: (480) 972-8850
CONTACT: TONY PETERSON

BENCHMARK:
SECTION 20, T2S, R4E, CITY OF O'ODZGA 3RD GRASS CERAMIC FLOAT NOT STAMPED AT INTERSECTION OF SOUTH PRIEST DRIVE AND WEST KNOX ROAD
NORTHING: 4859347.09
EASTING: 680103.70
ELEVATION: 1217.96 (NAVD 88)

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE ___ DAY OF __________, 20__.

BY:

ATTEST:

BY:

CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF __________, 20__. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUITABLE TO ENABLE THE SURVEY TO BE RETRIEVED.

BY:

FLOOD PLAIN CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY SITE WITHIN THE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04051305Y, DATED OCTOBER 16, 2013. AREAS OF 0.23% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 0% ANNUAL CHANCE FLOOD.

BY:

SIGNED AND COMMISSION EXPIRES:

BASE OF BEARING:
THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTE:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED AS HAVING AN ASSURED WATER SUPPLY.

2. LOT CORNERS TO BE SET WITH 1/2" RED BRICK (R.S. 444840).

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

4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO (1) REGULARLY INSPECT THE SYSTEM AT LEAST ANNUALLY, AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISTRIBUTE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLAN. THE RETENTION SYSTEMS LIMITATION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

BY:

SIGNED AND COMMISSION EXPIRES: