ACTION: Request for a Preliminary Subdivision Plat for TEMPE REAL ESTATE HOLDINGS (PL150056), located at 1900 East 5th Street. The applicant is Tempe Real Estate Holdings, LLC.

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

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE REAL ESTATE HOLDINGS (PL150056) consists of two existing buildings. The owner intends to split the parcel into two lots. The request includes the following:

1. Preliminary Subdivision Plat consisting of two (2) lots.

<table>
<thead>
<tr>
<th>Owner/Applicant</th>
<th>Brad Reeves, Tempe Real Estate Holdings, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>GID (General Industrial District)</td>
</tr>
<tr>
<td>Gross/Net site area</td>
<td>4.93 acres</td>
</tr>
<tr>
<td>Lot 1</td>
<td>2.85 acres (124,355 s.f.)</td>
</tr>
<tr>
<td>Lot 2</td>
<td>2.08 acres (90,433.31 s.f.)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:
This site is located at the northeast corner of Perry Lane and 5th Street and is within the GID zoning district. The site has two existing buildings, and the applicant intends to split the parcel into two lots. Planning staff is administratively processing an application for Medical Marijuana cultivation on Lot 1. Lot 2 recently received approval of a Use Permit to allow a rehabilitation treatment facility.

PUBLIC INPUT
A neighborhood meeting was not required. Staff has not received any public input as of the completion of this report.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. This request meets the required criteria and will conform to the conditions.

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 no later than one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision 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 recordation of the final subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

3. Provide a legal description and exhibit for dedication of cross drainage agreements for lots 1 and 2.

4. Dedicate a cross access agreement for lots 1 and 2.

HISTORY & FACTS:
June 26, 1985 Board of Adjustment approved a Variance to increase the maximum building height from 35’ to 40’ for IMC MAGNETIC CORP. (A-85-7.24), located at 1900 E. 5th Street.

July 24, 1985 Board of Adjustment approved a Variance to reduce the required number of on-site parking spaces from 86 to 46 for IMC MAGNETIC CORP. (A-85-7.24), located at 1900 E. 5th Street.

September 4, 1985 Design Review Board approved building elevations, site and landscape plans for IMC (DR-85.205), located at 1900 E. 5th Street.

June 4, 1986 Design Review Board approved building elevations, site and landscape plans for IMC, located at 1900 E. 5th Street.

October 22, 1986 Board of Adjustment approved a Variance to reduce the required number of on-site parking spaces from 86 to 46 for IMC MAGNETIC CORP. (A-86-7.24), located at 1900 E. 5th Street. This was a renewal of the variance granted in July 1985.

December 26, 1986 Certificate of Occupancy issued for 1920 E. 5th Street.

January 19, 2016 Hearing Officer approved a Use Permit to allow a rehabilitation facility in the GID zoning district for LIFE OF PURPOSE (PL150519), located at 1920 East 5th Street.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions
DEVELOPMENT PROJECT FILE
for
TEMPE REAL ESTATE HOLDINGS
(PL150056)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4-5. Subdivision Plat
LETTER OF EXPLANATION
Preliminary Subdivision Plat Application
For
Property Located at 1900 and 1920 East 5th Street, Tempe, Arizona

On behalf of our client, Tempe Real Estate Holdings LLC, we are providing this Letter of Explanation regarding our application submittal for the property reference above. This description provides a basic outline for the property owner’s plans for this property, as illustrated on the preliminary subdivision plat and individual property site plans.

The property is comprised of one 4.9 acre parcel upon which two main buildings and two smaller accessory buildings are built. One of the main buildings, addressed as 1900 E. 5th Street was constructed in the 1960’s and was occupied for over 50 years by the former IMC Magnetics Corporation. The other main building, addressed 1920 E. 5th Street is a newer two story building. Both buildings have been vacant for some time, without success in attracting new tenants or buyers.

In order to improve the marketability of the property the owner desires to subdivide the property into two lots, resulting in the 1900 Building and two smaller accessory buildings on one lot (Lot 1), and the 1920 Building on the other lot (Lot 2). While both buildings will have sufficient parking to meet the City’s parking requirements on their own, a cross access easement will also be established.

The two story 1920 Building will be offered for sale. It is the intention of the owner in the future to apply for approval of a Medical Marijuana Cultivation Facility in the West portion of the 1900 Building on Lot 1. The two smaller buildings on Lot 1 will be used for storage purposes, not cultivation. The Medical Marijuana Cultivation Facility application will follow at a later date.

The proposed subdivision plan and individual site plans for Lots 1 and 2 are included with this application. We look forward to working with City staff on the review and approval of this application. Thank you.

Sincerely,

Mark Dohrmann, AIA
A SUBDIVISION PLAT
FOR
TEMPE REAL ESTATE HOLDINGS
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:
TEMPLE REAL ESTATE HOLDINGS, LLC AND ARIZONA UNITED LIABILITIES COMPANY, AS OWNERS, HAS PLATED UNDER THE NAME OF "TEMPLE REAL ESTATE HOLDINGS", A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. AND HEREBY PUBLISH THIS PLAT OF "TEMPLE REAL ESTATE HOLDINGS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EXCEPTS OR CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE IDENTIFIED BY THE NUMBER OF NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EXCEPTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY.

ACKNOWLEDGEMENT:
TEMPLE REAL ESTATE HOLDINGS, LLC AN ARIZONA UNITED LIABILITIES COMPANY

BY: ____________________ DATE: ____________________
NAME: BRAD JACOBY
STATUS: MANAGING MEMBER


BY: ____________________ MY COMMISSION EXPIRES: _____________________
NAME: NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

BASIS OF BEARING:
A LINE BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 13 AND EXTENDING WESTWARD TO THE SOUTHWEST CORNER OF SAID SECTION 13 HAVING AN ASSUMED BEARING OF 117.73 degrees (NAD83 Datum)

BENCHMARK:
MARKED ON A MARKER AT THE INTERSECTION OF South McLennan Drive AND East Rd Salado Parkway, Said Point also being the West Quarter Corner of section 13, Township 1 North Range 4 East of the Gila and Salt River Base and Meridian, City of Tempe Elevation Above MSL: 1171.73 (NAD83 Datum)

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE ________ DAY OF ___________ 2015

BY: ____________________ DATE: ____________________
NAME: ____________________

ATTORNEY: ____________________ DATE: ____________________
BY: ____________________ DATE: ____________________
NAME: ____________________

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "F" UNINSURED DESIGNATION BY THE FEDERAL HAZARD AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04030.0244L WITH AN EFFECTIVE DATE OF MAP REVISION OF OCTOBER 16, 2015, COMMUNITY NUMBER 04030 (TOWN OF TEMPE)

ZONE "F" UNINSURED IS LOCATED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN.

MARINELL SURVEYING, INC.
461 E. DARTMOUTH
GAS GRAND, ARIZONA 85232
PHONE: (520) 879-7100
EMAIL: Cooling@marinelli.com
WWW.MARINELLSURVEYING.COM

SHOWN BY COMMENTED BY
SCALE 1" = 1500
DATE: 09-01-15

ATTACHMENT 4