ACTION: Request for a Preliminary Subdivision Plat for MARINA HEIGHTS, located at 300 East Rio Salado Parkway. The applicant is Survey Innovation Group, Inc.

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

RECOMMENDATION: Approve, subject to conditions.

BACKGROUND INFORMATION: MARINA HEIGHTS (PL150232) currently consists of three parcels that will be combined and split into two lots. The west lot contains a mixed-use office and retail development, and the east lot is currently vacant. The request includes the following:

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

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Arizona Board of Regents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>SFSR Marina Heights LLC</td>
</tr>
<tr>
<td>Zoning District</td>
<td>Laurie Castillo, Survey Innovation Group, Inc.</td>
</tr>
<tr>
<td></td>
<td>MU-4 PAD (Mixed-Use, High Density, Planned Area Development Overlay) &amp; MU-Ed (Mixed-Use Educational) PAD</td>
</tr>
<tr>
<td>Net site area</td>
<td>25.78 acres</td>
</tr>
<tr>
<td>Lot 1</td>
<td>20.28 acres (883,502 s.f.)</td>
</tr>
<tr>
<td>Lot 2</td>
<td>5.5 acres (239,500 s.f.)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, 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 northwest corner of Rural Road and Rio Salado Parkway. The applicant intends to combine the three existing parcels into a two (2) lot subdivision. The west side of the site, to comprise Lot 1, has existing office and retail buildings. The east side of the site, to comprise Lot 2, is vacant.

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.

HISTORY & FACTS:
June 1, 2006  City Council approved a Zoning Map Amendment from GID, General Industrial District to MU-Ed, Mixed-Use Educational District for the properties located at 300 & 600 East Rio Salado Parkway.

April 9, 2006  The Project Review Committee of the Rio Salado Advisory Commission recommended approval of the request for MARINA HEIGHTS AT TEMPE TOWNLAKE, located at 300 & 600 East Rio Salado Parkway.

May 22, 2007  Development Review Commission recommended approval for a Zoning Map Amendment and Planned Area Development Overlay for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.

May 22, 2007  Development Review Commission recommended approval for a Planned Area Development Overlay to modify development standards and approved a use permit to allow tandem parking for MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156), located at 600 East Rio Salado Parkway.

May 31, 2007  City Council introduced and held the first public hearing for a Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres and a Planned Area Development Overlay to modify development standards for 1,640,500 s.f. of building area on +/- 10.6 acres for MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.

May 31, 2007  City Council introduced and held the first public hearing for a Planned Area Development Overlay to modify development standards for +/- 1,566,750 s.f. of building area on +/- 15.23 acres for
June 28, 2007
City Council approved the request for a Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres and a Planned Area Development Overlay to modify development standards for 1,640,500 s.f. of building area on +/- 10.6 acres for MARINA HEIGHTS AT TEMPE TOWLAKE – WEST (PL070155), located at 300 East Rio Salado Parkway.

June 28, 2007
City Council approved the request for a Planned Area Development Overlay to modify development standards for +/- 1,566,750 s.f. of building area on +/- 15.23 acres for MARINA HEIGHTS AT TEMPE TOWLAKE – EAST (PL070156), located at 600 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
MARINA HEIGHTS
(PL150232)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4-7. Subdivision Plat
MARINA HEIGHTS

LETTER OF EXPLANATION

Marina Heights is a mixed-use office and retail project located at 300 and 600 E Rio Salado Parkway in Tempe, Arizona. The project consists of an office and retail development on a 20.282-acre portion of three existing parcels with a combined acreage of 25.78. The Proposed Parcel 1 will include the new office and retail development. The proposed Parcel 2 will not be developed at this time.

For more information on the development, please see attached Letter of Explanation submitted with the PAD/DPR submittal.
A SUBDIVISION PLAT
FOR
MARINA HEIGHTS
A PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION
ARIZONA BOARD OF REGENTS AND SFSR MARINA HEIGHTS, LLC, AS OWNERS HAVE PLATTED UNDER THE NAME OF "MARINA HEIGHTS", BEING A PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "MARINA HEIGHTS" AND DECLARES 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 OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT
ARIZONA BOARD OF REGENTS, A BODY CORPORATE, FOR AND ON BEHALF OF ARIZONA STATE UNIVERSITY
BY: ____________________________ DATE: ____________________________
ITS: ____________________________ MY COMMISSION EXPIRES ____________________________
ON THIS _____ DAY OF __________, 20_,}_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____________, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO Executed THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
BY: ____________________________ NOTARY PUBLIC MY COMMISSION EXPIRES ____________________________

ACKNOWLEDGMENT
SFSR MARINA HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: S/R MARINA HEIGHTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER
BY: ____________________________ DATE: ____________________________
ITS: ____________________________ MY COMMISSION EXPIRES ____________________________
ON THIS _____ DAY OF __________, 20_,}_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____________, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO Executed THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
BY: ____________________________ NOTARY PUBLIC MY COMMISSION EXPIRES ____________________________

ACKNOWLEDGMENT
SFSR MARINA HEIGHTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: TEMPE OFFICE INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER
BY: STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, A CORPORATION ORGANIZED AND DOING BUSINESS UNDER THE ILLINOIS INSURANCE CODE, ITS SOLE MEMBER
BY: ____________________________ DATE: ____________________________
ITS: SENIOR INVESTMENT OFFICER
ON THIS _____ DAY OF __________, 20_,}_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____________, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO Executed THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
BY: ____________________________ NOTARY PUBLIC MY COMMISSION EXPIRES ____________________________

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)
SEE SHEET 2

BENCHMARK
A BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND SCOTTSDALE ROAD.
ELEVATION=1166.36 (CITY OF TEMPE DATUM)

BASIS OF BEARING
THE SOUTH LINE OF THE EAST QUARTER OF SECTION 15, TOWNSHIP NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 17 MINUTES 39 SECONDS WEST PER RECORD OF SURVEY -- HAYDEN FERRY LAKESIDE EAST IV, PAGE 1068, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 17 MINUTES 39 SECONDS WEST ACCORDING TO THE CITY OF TEMPE SURVEY CONTROL MAP.

APPROVALS
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____________, _____________, _____________.
BY: ____________________________ DATE: ____________________________
ATTEST: ____________________________ DATE: ____________________________
BY: ____________________________ DATE: ____________________________

OWNER
ARIZONA BOARD OF REGENTS
P.O. BOX 877407
TEMPE, ARIZONA 85287

DEVELOPER
SFSR MARINA HEIGHTS LLC
6720 NORTH SCOTTSDALE ROAD, SUITE 250
SCOTTSDALE, ARIZONA 85253

CERTIFICATION
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGNERI
PL # 35843
DATE

ATM:

PL150232
REC17003
DS13032

ATTACHMENT 4