ACTION: Request a Preliminary Subdivision Plat for three new lots consisting of three single-family units for TREBLE, located at 1061 West 5th Street. The applicant is Sienna Property Group.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TREBLE (PL170411) is a single-family detached unit development, located on a landlocked infill remnant parcel east of Scales School on the south side of 5th Street. In January 2018, staff approved a Development Plan Review for three new residences, with conditions of approval that a preliminary and final subdivision plat must be approved prior to issuance of building permits. The request includes the following:

SBD Preliminary Subdivision Plat to divide an existing remnant lot into three parcels and one tract.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Alex Meyers, Sienna Property Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Alex Meyers, Sienna Property Group</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R-3</td>
</tr>
<tr>
<td>Gross / Net site area</td>
<td>.24 acres</td>
</tr>
<tr>
<td>Density / Number of Units</td>
<td>13 du/ac / 3 units</td>
</tr>
<tr>
<td>Lot 1</td>
<td>1,440 s.f.</td>
</tr>
<tr>
<td>Lot 2</td>
<td>1,440 s.f.</td>
</tr>
<tr>
<td>Lot 3</td>
<td>1,455 s.f.</td>
</tr>
<tr>
<td>Tract A</td>
<td>6,112 s.f.</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:

This site is located between Hardy and Priest drives, on the south side of 5th Street, east and adjacent to Scales Technology Academy, an elementary school. 5th Street Condominiums are located east and adjacent to the site, with a shared access drive off 5th street. A blanket easement was created in 1983 when the condominium site was subdivided. Worthington Place Condominiums are located south of the landlocked parcel. The subject site has never been platted or officially described as a lot, however the County Assessor assigned a parcel number for tax purposes. From 2005 to 2017, Planning has reviewed multiple redevelopment infill concepts for this property. The size of the property and land locked position challenged prior property owners to meet requirements for development of the site. In January 2018, the current owner received approval for three single-family detached homes proposed on individual lots, with a covered parking area, in conformance with the R-3 zoning standards. The site plan is provided in the attachments for reference to this request. The approval of the project included the condition to submit a preliminary subdivision plat and record a final subdivision plat prior to issuance of building permits. This request is in fulfillment of the conditions of approval. The applicant is requesting the Development Review Commission act on the requested Preliminary Subdivision Plat. For further processing, the applicant will need City Council approval of a Final Subdivision Plat, to create three fee-simple single-family lots.

SITE PLAN REVIEW
Not required for Preliminary Plat.

PUBLIC INPUT
A Neighborhood meeting is not required for this request.

PROJECT ANALYSIS

GENERAL PLAN
The site is in conformance with the General Plan Land Use and Density.

CHARACTER AREA PLAN
The site is located in the Sunset Neighborhood Association and is part of Character Area Three, which is in final draft review. The proposed development will add new ownership opportunity to the neighborhood and provide infill development on an underutilized remnant site.

ZONING
The site is zoned R-3 Multi-Family, and is being developed for three single-family detached residences in conformance with the development standards for this district.

DEVELOPMENT PLAN REVIEW
The Community Development Planning Division approved the Development Plan Review request for three single-family residences. The request met the Approval Criteria for a Development Plan Review. The conditions of approval for the requested development plan included a requirement for a preliminary and final subdivision plat to be recorded prior to issuance of building permits.

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.

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. This request meets the required criteria and will conform to the conditions.
PRELIMINARY SUBDIVISION PLAT CONDITIONS OF APPROVAL:
1. If the subdivision plat contains common areas, a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.

2. A final subdivision plat shall be recorded prior to issuance of building permits.

HISTORY & FACTS:

1930 Historic Aerials indicate this site was used for agricultural purposes

1959 Houses were built along the south side of 5th Street; the subject site appears to have a house.

1969 Scales School has been built.

May 12, 1983 Council approved a Subdivision Plat for 5th Street Condominiums, including a blanket easement to the existing house on the subject site. The plat did not include this land as part of the subdivision.

1986 Condominiums and the drive on 5th street have been built. A house remains on this lot, south of the drive. Apartments have been built south of the subject site. The house is landlocked by new development.

2011 The house on site was demolished.

January 24, 2018 Community Development Department Planning Division staff approved a Development Plan Review for three single family residences on the property.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
TREBLE
(PL170411)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan (for Reference)
5-6. Preliminary Subdivision Plat
Letter of Explanation
1061 W. 5th Street

This is a project to use an overlooked vacant plot of land for three new single family homes. The homes are designed to use the best current design and construction ideas and to be an asset to the community. The building massing echoes the school neighbor to the west and the stucco, cement-board panels, and Ipe wood slats bring a residential texture, rhythm and scale that both harmonize with and compliment the neighborhood to the east and south. Covered parking is closest to the street and a pedestrian walk is used to access the two story units. Low bollard site lighting provides security for residents walking to their units while kitchen windows provide a natural community surveillance. Decks, private yards and enclosed bicycle storage are among the amenities. The entire site is nicely landscaped and the storm water retention area is at the far end of the site. Building overhangs and north and east facing patios provide ample shade while strategically placed windows add ample natural light while maintaining privacy and energy efficiency. The project will turn an unsightly parcel of land into a quality addition to the neighborhood.
PRELIMINARY PLAT
FOR
"TREBLE"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER/OWNER
RSDA PROPERTY GROUP, LLC
ATTN: ALEX WYATT
1025 E. COUNTRY CLUB DR., SUITE 200
TAMPA, FL 33602
(813) 239-0900

ENGINEER/SURVEYOR
G & W ENGINEERING
ATTN: JIM HAMILTON
1003 E. COUNTRY CLUB DR., SUITE 202
TAMPA, FL 33602
(813) 239-0900

BENCHMARK
SPANS CIVIL IN A HAND HEEL AT THE INTERSECTION OF UNIVERSITY DRIVE AND HARRY ROAD.
ELEVATION: 1146.89 NAD 83 CITY OF TEMPE POINT 2008

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BEARS NORTHERLY

LEGAL DESCRIPTION
PARCEL No. 1:
The west 1/4 of the north half of the east half of the north half of the west half of the northeast quarter of Section 16, Township 1 North, Range 4 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 23 of Maps, Page 48, except the north 100 Feet Reservation and except the right of way shown on the plat of record for all gas, oil, metals and mineral rights as reserved in patent to said land.

APPROVALS
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ______ DAY OF ___________________ 2016.
BY: ___________________________ DATE: ___________________________{signature}
AFFECTED:
By: ___________________________ CITY COUNCIL DATE: __________________________{signature}
By: ___________________________ CITY ENGINEER DATE: __________________________{signature}
By: ___________________________ COMMUNITY DEVELOPMENT DATE: __________________________{signature}

NOTES
1. THE 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 1/2" REBAR, PLS #89939.
3. ALL SET AND ESSENTIAL AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE SEEN UPON CONSTRUCTION.
4. ANY CONSTRUCTION SYSTEM AS SHOWN ON THE PLANS AND ORDINANCE PLANS SHALL DE-PEND UPON THE APPROPRIATE LAND USE ZONE AS SHOWN ON THE FLOOD PLAIN CERTIFICATION.
5. FLOOD PLAIN CERTIFICATION

ATTACHMENT 5