ACTION: Request a Preliminary Subdivision Plat, for three new lots for NEC BASELINE ROAD & ROOSEVELT STREET RETAIL and COBBLESTONE CARWASH, located at 660 and 616 West Baseline Road. The applicant is 3 Engineering LLC.

FISCAL IMPACT: There is no fiscal impact on City funds

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: NEC BASELINE ROAD & ROOSEVELT STREET RETAIL and COBBLESTONE CARWASH (PL180172) is comprised of 3 properties, one is a vacant lot from a former Trailer Park, which includes a small remnant extension to the east that was sold by a prior owner to the adjacent car wash but was never platted, the other two lots are the carwash. The current owner of the vacant lot and the owner of the carwash, is requesting a Preliminary Subdivision Plat to create two lots of the 1.54-acre parcel and would plat the .082-acre remnant parcel to the east along with the two lots to the south of the remnant into one lot that currently is used by the car wash, to create one lot for this commercial use to the east. The two new commercial pad lots are proposed for two restaurant buildings, each approximately 2,400 s.f. in size, each with drive throughs. This request includes the following:

SBD Preliminary Subdivision Plat to subdivide one parcel into two lots and incorporate a remnant parcel with two additional lots to create a single lot, resulting in three new lots on 2.97 acres.

Existing Property Owner: Charlie Pelletier, Avalon Roosevelt, LLC
Existing Property Owner: Tuck Bettin, Cobblestone Carwash
Zoning District: TP Trailer Park, CSS Commercial Shopping & Service

Existing parcels:
- APN123-54-002L: 67,201 s.f. (1.543 acres) (vacant)
- APN123-54-002M: 3,573 s.f. (.082 acres) (remnant)
- APN124-54-009A: 42,273 s.f. (.970 acres) (existing car wash)
- APN123-54-003A: 16,350 s.f. (.375 acres) (existing car wash)

Gross / Net site area: 2.97 acres

New Lots:
- Lot 1: .830 acres (pad A)
- Lot 2: .712 acres (pad B)
- Lot 3: 1.428 acres (existing car wash)

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:
The site is located on the north side of Baseline Road, east of Hardy Drive and west of College Avenue, in alignment with Kyrene Road to the south and adjacent to the Western Canal. Casa Fiesta HOA has a .79-acre landscape retention basin to the north of the site. The site includes a vacant parcel of land and an existing car wash. The car wash purchased a remnant portion of the existing vacant lot and redeveloped it with parking for the car wash without completing a subdivision plat or zoning amendment for the trailer park zoning. The proposed subdivision plat is required to rectify the existing discrepancies on the County Assessor site and the City parcel maps, as well as to facilitate the development of the lot at the north-east corner of Baseline Road and Roosevelt Street into two separate commercial lots.

This request includes the following: a Preliminary Subdivision Plat to create three new lots. The applicant is requesting the Development Review Commission take action on the Preliminary Plat, for further processing, the applicant will need City Council approval for a Final Subdivision Plat, for these three lots.

SITE PLAN REVIEW
The project was routed for the development plan review design request. Except for formatting and technical corrections, there were no site plan comments related to the Subdivision Plat.

PUBLIC INPUT
- A Neighborhood meeting is not required for Subdivision Plats.
- Neighborhood meeting was held for the requested zoning amendment of the vacant lot: June 21, 2018 from 5:30p.m. to 8:00 p.m. at Kiwanis Recreation Center, 6111 S. All American Way.
- Community Development staff attended the meeting

PROJECT ANALYSIS

GENERAL PLAN
The General Plan identifies this site as a Commercial Land Use. The proposed zoning amendment will bring the site into conformance with the General Plan and implement several of the goals and objectives within the General Plan. A portion of the site has never been platted, the Subdivision Plat is necessary to rectify errors in the County Assessor map and to facilitate development of the existing vacant lot.

CHARACTER AREA PLAN
The site is located within Character Area Six, which has not been developed at this time.

ZONING
The proposed project will amend the Zoning Map to CSS, Commercial Shopping and Service, to match the existing zoning on the adjacent car wash site.

PRELIMINARY SUBDIVISION PLAT:
1. If the subdivision plat contains common areas (OR if the condominium has multiple owners), a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&R shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.

2. The Final Subdivision Plat shall be recorded prior to issuance of permits.

CODE/ORDINANCE REQUIREMENTS:
THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.
DEADLINE: Preliminary Subdivision Plat shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

CC&R’S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

HISTORY & FACTS:

500-1450 This parcel is within the boundaries of La Ciudad de Los Hornos (City of the Ovens), commonly known as Los Hornos, a sizeable Hohokam archaeological site. Tempe Historic Preservation Commission has classified this property as Archaeologically Sensitive.

1930-1969 According to historic aerials the site was used for agricultural uses. Sometime in the late 1960’s residential structures were built on the portion currently used as a car wash.

1964 According to the Zoning map, the lots were zoned R-1 Single Family

1976 Grading and improvements were made for the trailer park

1979 The north-east corner lot was part of a larger area used as a trailer park.

September 26, 1985 City Council approved a request to amend the zoning of 616 W Baseline Road from R1-6 to C-2 for Burke Auto Wash & Gas Facility. This zoning change did not include the vacant lot at 660 W. Baseline.

October 16, 1985 Design Review Board approved design for Burke Auto Spa at 616 W Baseline Road.


July 15, 1986 Hearing Officer approved a Use permit to operate a convenience market in conjunction with a gas station and carwash and a variance to reduce the required landscape strip along the north property line adjacent to the SRP canal from 6’ to 0’ for 616 W Baseline Road in the C-2 District.

1992 The new zoning map changed the zoning from R-1 Single Family to TP Trailer Park, a new classification more specific to the existing use on site.

1986-present 616 W. Baseline has been in operation as the current car wash use, currently Cobblestone Carwash.

January 23, 1997 The property to the west of the car wash was vacated of the trailer use, and the Casa Fiesta Subdivision was created, excluding the vacant north-east corner of Roosevelt and Baseline, now addressed as 660 W. Baseline.

1979-1997 660 W. Baseline was a trailer park use.

1997-present 660 W. Baseline has remained vacant.

May 8, 2012 A portion of the property addressed at 660 W. Baseline Road was assigned an APN number and sold to Cobblestone Carwash, without creation of a subdivision plat.

June 21, 2018 Neighborhood meeting was held to introduce the project and receive public input.

July 11, 2018 A second neighborhood meeting was held to meet advertising requirements and provide opportunity for further discussion with residents.

August 14, 2018 DRC is scheduled for the requested Zoning Map Amendment from TP to CSS, a Development Plan Review, two Use Permits for drive throughs and a Preliminary Subdivision Plat.
August 30, 2018  City Council is scheduled for an introduction and first public hearing for the requested Zoning Map Amendment and Development Plan Review and a Final Subdivision Plat.

September 27, 2018  City Council is scheduled for a second and final public hearing for the Zoning Map Amendment and Development Plan Review.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
NEC BASELINE ROAD & ROOSEVELT STREET RETAIL PLAT
(PL180172)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Site Plan Overlay on Aerial (for reference)
4. Letter of Explanation
5-8. Preliminary Subdivision Plat
Aerial Map
July 30, 2018
3 Engineering Job No. 1534

RE: Plat Letter of Explanation

The purpose of this plat is to combine all the parcels Cobblestone owns into 1 parcel and split the vacant parcel west of Cobblestone into 2 parcels. Cobblestone owns parcels APN 123-54-003A, 123-54-009A, and 123-54-002M. The vacant parcel is APN 123-54-002L. APN 123-54-002M is a remnant parcel of that was previously sold to Cobblestone but never platted as a part of a recorded Subdivision. Cobblestone has previously developed on APN 123-54-003A and 123-54-009A and then built parking on APN 123-54-002M. The area encompassed by the legal description of this plat includes all 3 parcels Cobblestone owns and the vacant parcel of land. APN 123-54-003A, 123-54-009A, and 123-54-002M will be combined into one lot and APN 123-54-002L will be split into two new parcels.

If you have any questions, please contact Mr. Dan Mann, P.E., 6370 E. Thomas Road, Suite 200, Scottsdale, AZ 85251, phone number 602-402-9017, dan@3engineering.com.

Sincerely,

[Signature]
Daniel G. Mann, P.E.
President
A PRELIMINARY PLAT
FOR
N.E.C. BASELINE ROAD & ROOSEVELT STREET RETAIL
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:
CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
AND COBBLESTONE AUTO SPA & MARKET XI, LLC., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS HAVE PLATTED UNDER THE NAME OF "N.E.C. BASELINE ROAD & ROOSEVELT STREET RETAIL" A LOT OR LOTS OF LAND LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
AND HEREBY PUBLISH THIS PLAT OF N.E.C. BASELINE ROAD & ROOSEVELT STREET RETAIL AND DECLARE THAT SUCH LOT OR LOTS OF LAND AND THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREETS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS PLAT AND EASEMENTS DEVOTED TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:
ON THIS ___________ DAY OF ___________ , 2018 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ________________________ and who acknowledged himself to be the person whose name is subscribed to the instrument, and who executed the foregoing instrument for the purposes thereof contained.

IN WITNESS WHEREOF I HEREUNDER SET MY NAME AND OFFICIAL SEAL

BY: __________________________ ___________ "MY COMMISSION EXPIRES"
CASA FIESTA TEMPE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

BY: __________________________ DATE: __________________________
ITS MANAGER

ACKNOWLEDGMENT:
ON THIS ___________ DAY OF ___________ , 2018 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ________________________ and who acknowledged himself to be the person whose name is subscribed to the instrument, and who executed the foregoing instrument for the purposes thereof contained.

IN WITNESS WHEREOF I HEREUNDER SET MY NAME AND OFFICIAL SEAL

BY: __________________________ ___________ "MY COMMISSION EXPIRES"
COBBLESTONE AUTO SPA & MARKET XI, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: __________________________ DATE: __________________________
ITS MANAGER

CASA FIESTA TEMPE
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
SEE SHEET 2 FOR CASA FIESTA TEMPE LEGAL DESCRIPTION

COBBLESTONE AUTO SPA & MARKET XI
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
SEE SHEET 3 FOR COBBLESTONE AUTO SPA & MARKET XI LEGAL DESCRIPTION

OWNERS/DEVELOPERS:
AVALON INVESTMENTS
1322 E. DOUBLEREEF ROAD, SUITE 140
SCOTTSDALE, ARIZONA 85255
CONTACT: SCOTT WITTMANTZ
PHONE: 480-935-8795
EMAIL: scott@avaloninvestments.com

COBBLESTONE AUTO SPA & MARKET XI
3960 E. BASELINE
PHOENIX, ARIZONA 85032
CONTACT: T.J. BETTS
PHONE: 480-782-6950
EMAIL: tjbetts@cofflestone.com

BENCHMARK:
SOUTH 1/4 CORNER, SEC. 33, T1N, R4E
BRASS CAP IN BASEMENT
ELEVATION 119.500 FT (CITY OF TEMPE DATUM)*

BASE OF EARNING:
The base of earnings is the south line of the northeast quarter of section 33, town 1 north, range 4 east, being 1,800 feet from the easterly line of the section.

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _______ DAY OF ___________ , 2018.

BY: __________________________ ___________ DATE: __________________________
MAYOR

BY: __________________________ ___________ DATE: __________________________
CITY CLERK

BY: __________________________ ___________ DATE: __________________________
CITY ENGINEER

BY: __________________________ ___________ DATE: __________________________
COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HERETO AND ABOVE UNDER AN EMISSION DURING THE MOUTH OF ___________ THAT THE SURVEY IS TRUE AND COMPLETE AT THAT THE SURVEYS SHOWN ON THIS EMISSION ARE THE PRECISE SURVEYS AS SHOWN ON THIS EMISSION AND THAT THE PREMISES SHOWN ON THIS EMISSION ARE THE PRECISE AND LEGAL DESCRIPTIONS OF THE PREMISES SHOWN ON THIS EMISSION.

JAMES A. LUTZ, P.L.S.
AZ LICENSE NO. 28404

NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED AS HAVING AN ASSURED WATER SUPPLY, IN ACCORDANCE WITH ARS 45-575.
2. LOT CORNERS TO BE SET WITH 5/16" (8MM) FLAT NAIL WITH TIP PLS #137/22/30-19
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 PLANS SHALL RETAIN THE 100-YR DEBRIS DEBRIS PER CSO, 819,01 AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO REGULARLY EXAMINE THE SYSTEM AT LEAST ANNUALLY, AND ON MARCH 1ST, 1ST, IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STAY IN GOOD ORDER AND CONDITION.

FLOOD PLAIN CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SUBDIVISION PROPERTY LIES WITHIN ZONE "A"-SUBJECT AND ZONE "A" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04019101210 (DATED OCTOBER 16, 2019) DURING THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATION THE 1% ANNUAL CHANCE FLOOD IS 100-YEAR FLOOD, ALSO KNOWN AS THE BASE FLOOD ELEVATION THE FLOOD THAT HAS A 1% CHANCE OF BEING EXCEEDED IN ANY YEAR. ZONE "A" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS (AHEAD) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD 100-YEAR FLOOD IS ALSO KNOWN AS THE BASE FLOOD ELEVATION. THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS (DETERMINED)

ATTACHMENT 5
CASA FIESTA TEMPE
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH
 RANGE 4 EAST OF THE HILLS AND SALT RIVER BASE AND MERIDIAN, MARICOPA
 COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THEY CONTINUE NORTH 9 DEGREES 1 MINUTE 47 SECONDS EAST ALONG THE
NORTH-SOUTH MAIN SECTION LINE OF SAID SECTION 33, A DISTANCE OF 99,94
FEET TO A POINT ON THE NORTH RIGHT-OFF-WAY LINE OF BASELINE ROAD;
SAID LINE BEING 90 FEET FROM ITS CENTERLINE AND SAID POINT BEING THE
TRUE POINT OF BEGINNING;

THEY CONTINUE NORTH 9 DEGREES 1 MINUTE 47 SECONDS EAST ALONG
THE SAID NORTH-SOUTH LINE A DISTANCE OF 3000.94 FEET TO A POINT ON
THE SOUTH RIGHT-OFF-WAY LINE OF THE WESTERN CANAL;

THEY ARE CONTINUED ALONG THE SAID SOUTH RIGHT-OFF-WAY LINE OF THE
WESTERN CANAL, SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS
OF 316.76 FEET AND A CENTRAL ANGLE OF 0 DEGREES 30 MINUTES 20 SECONDS;
A DISTANCE OF 346.23 FEET TO A POINT, SAID POINT BEING THE
THE NORTHWESTERLY PROPERTY CORNER;

THEY ARE CONTINUED ALONG THE SAID SOUTH RIGHT-OFF-WAY LINE ALONG
A CURVE HAVING A RADIUS OF 1087.30 FEET AND A CENTRAL ANGLE OF 0
DEGREES 26 MINUTES 30 SECONDS, AN ARC DISTANCE OF 346.23 FEET TO
ITS POINT OF TANGENCY;

THEY ARE SOUTH 42 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE
OF 1087.30 FEET TO A POINT;

THEY ARE SOUTH 37 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE
OF 2000.00 FEET TO A POINT;

THEY ARE SOUTH A DISTANCE OF 3000.00 FEET TO A POINT ON THE NORTH
RIGHT-OFF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 90 FEET FROM ITS
CENTERLINE;

THEY ARE NORTH 9 DEGREES 40 MINUTES 20 SECONDS WEST, ALONG THE SAID
NORTH RIGHT-OFF-WAY LINE A DISTANCE OF 1747.17 FEET TO A POINT;

THEY ARE CONTINUED NORTH 9 DEGREES 40 MINUTES 20 SECONDS WEST; A
DISTANCE OF 4000 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 40 FEET THEREOF;

AND

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY IN WARRANTY DEED
RECORDED AS DEED 3977, PAGE 876.

AND

EXCEPT THAT PORTION CONVEYED TO STEVE RYAN AND CAROL RYAN, HUSBAND
AND WIFE IN SPECIAL WARRANTY DEED RECORDED AS 3977-792210, AND

EXCEPT THAT PORTION LYING WITHIN FINAL PLAN FOR CASA FIESTA
RECORDED IN BOOK 135 OF MAPS, PAGE 398 AND

EXCEPT THAT PORTION LYING WITHIN SAN PALMIRA RECORDED IN BOOK 498
OF MAPS, PAGE 6.
ATTACHMENT 7