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:

SBD180022 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 5:30 p.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.

CONDITIONS OF APPROVAL
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&Rs 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,

Daniel G. Mann, P.E.  
President
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;

THESE NORTH 1 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG THE
NORTH-SOUTH MAJOR-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 39.94
FEET TO A POINT ON THE NORTH-SOUTH-OF-RIGHT-OF-WAY LINE OF BASELINE ROAD;
SAID LINE BEING 30 FEET FROM ITS CENTERLINE AND SAID POINT BEING THE
TRUE POINT OF BEGINNING;

THESE CONTINUING NORTH 1 DEGREES 19 MINUTES 47 SECONDS EAST ALONG
THE SAID NORTH-SOUTH-OF-RIGHT-OF-WAY LINE OF THE WESTERN CANAL;

THESE SOUTHEASTERLY ALONG THE SAID SOUTH RADIO-OF-RIGHT-OF-WAY LINE OF THE
WESTERN CANAL SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS
OF 390.79 FEET AND A CENTRAL ANGLE OF 1 DEGREE 40 MINUTES 22
SECONDS, A DISTANCE OF 412.28 FEET TO A POINT, SAID POINT BEING THE
TRUE NORTHERLY PROPERTY CORNER;

THESE CONTINUING ALONG THE SAID SOUTH RADIO-OF-RIGHT-OF-WAY LINE ALONG A
CURVE HAVING A RADIUS OF 376.70 FEET AND A CENTRAL ANGLE OF 20
DEGREES 26 MINUTES 35 SECONDS, AN ARC DISTANCE OF 164.22 FEET TO ITS
POINT OF TANGENCY;

THESE SOUTH 42 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF
1081.30 FEET TO A POINT;

THESE SOUTH 97 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF
12000 FEET TO A POINT;

THESE SOUTH A DISTANCE OF 1900.00 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID LINE BEING 30 FEET FROM ITS
CENTERLINE;

THESE NORTH 39 DEGREES 40 MINUTES 20 SECONDS WEST, ALONG THE SAID
NORTH RADIO-OF-RIGHT-OF-WAY LINE A DISTANCE OF 1474.78 FEET TO A POINT;

THESE CONTINUING NORTH 99 DEGREES 40 MINUTES 0 SECONDS WEST, A
DISTANCE OF 4500 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 #570, PAGE 876, AND

EXCEPT THAT PORTION CONVEYED TO STEVE BURR AND CAROL BURR, HUSBAND
AND WIFE IN SPECIAL WARRANTY DEED RECORDED AS 1997-492210, AND

EXCEPT THAT PORTION LYING WITHIN FINAL PLAN FOR CASA FIESTA
RECORDED IN BOOK 455 OF MAPS, PAGE 2164, AND

EXCEPT THAT PORTION LYING WITHIN SAN PALMILLA RECORDED IN BOOK 496
OF MAPS, PAGE 6.