ACTION: Request a Preliminary Subdivision Plat for 1100 E APACHE HOUSING, located at 1100 East Apache Boulevard. The applicant is Gabriel Rios, Wood Patel & Associates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: 1100 E APACHE HOUSING (PL180174) is a seven-story mixed-use development consisting of 391 dwelling units and commercial uses with structured parking at the north west corner of Terrace Avenue and Apache Boulevard. On April 26, 2018 Council approved a Zoning Map Amendment, Planned Area Development and Development Plan Review for the project, along with a Development and Disposition Agreement to provide 55 workforce housing units within the development. In fulfillment of the conditions of approval necessary to initiate construction, this request includes the following:

SBD180024 Preliminary Subdivision Plat to combine four lots into one 4.84-acre lot for 1100 E APACHE HOUSING.

Existing Property Owners
GD Apache LLC (APN 132-73-126A)
GD Apache LLC, LLC (APN132-73-128A)
GD Apache LLC, LLC (APN 132-73-129F)
GD Apache LLC (APN 132-73-130)

Future Owner
Gilbane

Applicant

Zoning District
MU-4, TOD Corridor

Gross / Net site area
5.65 gross/ 4.84 net acres

Lot 1
211,043 s.f. (4.8449 acres)

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 on the north-west corner of Apache Boulevard and Terrace Avenue within the Transportation Overlay District. The site includes Ten Forty Church, the Southwest Institute of Healing Arts, and a vacant parcel previously owned by the City of Tempe. There are commercial uses to the north, apartments to the northwest of the site, a hotel to the west, commercial uses across Terrace to the east, and commercial and residential uses south of Apache Boulevard. The site is approximately 950 feet from the Dorsey Lane Light Rail Station and is dedicating right of way for the construction of the Street Car on Apache Boulevard. This plat will combine four lots into one lot for the purpose of building a mixed-use development consisting of 8,608 s.f. of commercial retail/service uses, 3,340 s.f. restaurant use and 391 dwelling units, 55 of which are workforce housing. 657 parking spaces are provided to be shared within a parking structure and surface spaces.
Conclusion
Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:
1. A Final Subdivision Plat shall be approved and recorded prior to issuance of building permits.

HISTORY & FACTS:
1040 E Apache Boulevard:
1990 DRB90130 for building adaption for The Gathering Place at 1040 E Apache Blvd
1998-present DRB98420 for City in the Desert Metro Church and later 1040 Church

1100 E Apache Boulevard:
1959-2000 The site was used as a bowling alley.
2001-present The building was adapted into the Southwest Institute for Healing Arts.

1112 E Apache Boulevard:
1975-2003 The building was used as a restaurant, bar and billiards hall.
2003-2005 The building was later adapted into the New School for the Arts
2005-present The building was then adapted into the Southwest Institute for Healing Arts.

1120 E Apache Boulevard:
1959-2004 The building was used as a restaurant and later a bar with entertainment.
2005 City of Tempe acquired this property for the construction of light rail. The parcel has remained a vacant remnant after completion of the light rail on Terrace and Apache.

July 5, 2017 The City issued a Request for Proposals for the purchase and development of a city parcel at the northwest corner of Terrace and Apache for workforce housing.

September 28, 2017 City Council adopted a resolution authorizing the City Manager to negotiate with Gilbane Development for an agreement to purchase the City-owned land for the construction of workforce housing (Resolution No. R2017.116).

April 10, 2018 Development Review Commission heard this Request for a Zoning Map Amendment, Planned Area Development and Development Plan Review consisting of a seven-story Mixed-Use project with retail, restaurant and student and workforce housing for MIXED-USE DEVELOPMENT AT APACHE BLVD AND TERRACE RD, located at 1100 East Apache Boulevard. The applicant is Snell & Wilmer, LLP. The Commission recommended approval of the request by a 6 to 1 vote.

April 26, 2018 City Council held an introduction and first hearing of the above request.

May 17, 2018 City Council held a second and final hearing of the above request and unanimously approved the proposed development.

December 11, 2018 Development Review Commission is scheduled to hear a request for a Preliminary Subdivision Plat for 1100 E APACHE HOUSING.

December 20, 2018 City Council is scheduled to hear a request for a Final Subdivision Plat for 1100 E APACHE HOUSING.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307 Subdivisions
DEVELOPMENT PROJECT FILE
for
1100 E. APACHE HOUSING
(PL180174)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan (for reference)
5-7. Subdivision Plat
Mixed-Use Development at Apache Blvd and Terrace Rd

Aerial Map

ATTACHMENT 2
The Site is located at the northwest corner of Apache Boulevard and Terrace Road, in the City of Tempe and currently consists of assessed parcel no.'s 132-73-126A, 132-73-128A, 132-73-129F, 132-73-129H and 132-73-130 owned by GD Apache, LLC and the City of Tempe.

The purpose of the Plat is to combine the existing parcels into one lot to be owned by one owner, namely, GD Apache, LLC. Design plans are being prepared to demolish the existing site and improve the site with three multi-story buildings that will include residential units, commercial units, amenities, parking and other required development features. Overall, the project is in line with the revitalization of the Apache Boulevard corridor and will enhance the surrounding community.

Sincerely,


Gabriel S. Rios, R.L.S.
Project Manager

GSR/km
LEGAL DESCRIPTION (CONTINUED)

THESE EAST 5 CHAINS ALONG SAID ROAD TO A POINT ONE NORTH OF THE POINT OF BEGINNING, AND

THESE NORTH 10 CHAINS TO POINT OF BEGINNING,

EXCEPT ANY PORTION ALONG THE SOUTH SIDE THEREOF WITHIN THE PROPERTY OF THE STATE HIGHWAY U.S. 60, AND

EXCEPT THE WEST 200.00 FEET OF THE SOUTH 550.00 FEET THEREOF, AND

EXCEPT ANY PORTION THEREOF, IF ANY, LIVING WITH THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

BEGINNING FOR A CHIEF AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE ULA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THESE EAST (ASSUMED) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO

THESE NORTH 10 CHAINS TO POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 770, PAGE 524, RECORDS OF MARICOPA COUNTY, ARIZONA.

THESE EAST ALONG THE NORTH LINE OF SAID PROPERTY 136.76 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY.

THESE NORTH 00 DEGREES 41 MINUTES WEST, 200.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 770, PAGE 524, RECORDS OF MARICOPA COUNTY, ARIZONA.

THESE EAST ALONG THE NORTH LINE OF SAID PROPERTY 136.76 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY.

THESE NORTH 00 DEGREES 03 MINUTES WEST 75.00 FEET.

THESE WEST 136.76 FEET.

THESE SOUTH 00 DEGREES 04 MINUTES EAST 75.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF, IF ANY, LIVING WITH THE PARCELS OF LAND SET FORTH IN DEEDS RECORDED IN DOCKET 2391, PAGE 519, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE LAND REFERRED TO HEREIN BELOW IS NOT LOCATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS.

PARCEL NO. 1:

THE SOUTH 443.90 FEET OF THE WEST 220 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE ULA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, EASTERN SIDES THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF,

THESE NORTH 10 CHAINS;

THESE WEST 10 CHAINS;

THESE SOUTH 10 CHAINS TO SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.

PARCEL NO. 2A:

THAT CERTAIN PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE ULA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (CONTINUED) (CONTINUES ON SHEET 3)

THE NORTH 281.80 FEET OF THE SOUTH 331.80 OF THE FOLLOWING DESCRIBED PARCEL.

BEGINNING AT THE POINT ON THE SOUTH LINE OF THE NORTHEASTERLY QUARTER OF SECTION 23, 10 CHAINS WEST THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF,

THESE NORTH 10 CHAINS;

THESE NORTH 10 CHAINS TO THE SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.

PARCEL NO. 2:

BEGINNING AT THE POINT ON THE SOUTH LINE OF THE NORTHEASTERLY QUARTER OF SECTION 23, 10 CHAINS WEST THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF,

THESE NORTH 10 CHAINS;

THESE NORTH 10 CHAINS TO THE SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.

PARCEL NO. 3:

BEGINNING AT THE POINT WHERE THE SOUTHERLY LINE OF THE NORTHEASTERLY QUARTER OF SECTION 23, 10 CHAINS WEST THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF.

THESE NORTH 10 CHAINS;

THESE NORTH 10 CHAINS TO THE SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.

PARCEL NO. 4:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEASTERLY QUARTER OF SECTION 23, 10 CHAINS WEST THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF,

THESE NORTH 10 CHAINS;

THESE NORTH 10 CHAINS TO THE SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.

PARCEL NO. 5:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEASTERLY QUARTER OF SECTION 23, 10 CHAINS WEST THEREOF 13 CHAINS FROM THE SOUTHEAST CORNER THEREOF,

THESE NORTH 10 CHAINS;

THESE NORTH 10 CHAINS TO THE SAID SOUTH LINE;

THESE SAGGING SAID SOUTH LINE, EAST 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THAT PORTION THEREOF Lying NORTHEASTERLY OF THE SOUTHWEST CORNER LINE OF THE HAY AND EASTERN RAILROAD COMPANY.