ACTION: Request a Preliminary Subdivision Plat for BASELINE RETAIL II, located at 2023 West Baseline Road. The applicant is COE & Van Loo Consultants, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: BASELINE RETAIL II (PL180270) consists of five (5) existing parcels, one of which is a one lot subdivision and the remainder are not part of a subdivision, to be combined into one. There is an existing building and parking on two of the unsubdivided parcels for a restaurant use, one of the parcels contains a private street and landscape, and the remaining two parcels are vacant. The applicant is requesting to combine the parcels for future development of the property, that is owned and maintained by Arizona Grand Resort. The request includes the following:

SBD180029 A Preliminary Subdivision Plat to combine five (5) parcels into one (1) lot.

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:
This site is located on the south side of Baseline Road, approximately 1,975 feet west of 48th Street and spans from Arizona Grand Parkway (private street) to the I-10 Freeway. All directly adjacent properties are located within the City of Phoenix jurisdiction.

CONCLUSION
Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot 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 prior to recordation of plat.

HISTORY & FACTS:
July 17, 2008 City Council approved a Subdivision Plat for Baseline Retail located at 2005 West Baseline Road.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307 Subdivisions
DEVELOPMENT PROJECT FILE
for
BASELINE RETAIL II
(PL180270)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4-6. Subdivision Plat
Baseline Retail Narrative

The client is attempting to build a theme wall with landscape in the Baseline Retail parcel. CVL was contracted to combine the lots shown within, abolish the current lot lines and create 1 overall lot greater than 5 Acres. Since Baseline Road is ultimately built out, adequate right of way have been dedicated, a lot combination would be the method to achieve the project goal.

The theme wall with landscape conforms to the City of Tempe General Plan 2040. The parcel is designated as a mixed-use parcel. The theme wall does not affect parcel use.

This parcel is zoned CSS (Commercial Shopping and Services District). The current of the land is Aunt Chilada’s restaurant. No additional uses or improvements besides the theme wall are proposed at this time.

The parcel is Flood Zone X, according to FEMA Map 04013C-2240 L, dated October 16, 2013, and does not suffer periodic flooding.
DECLARATION:

that Arizona Grand Resort, a Delaware limited liability company, as owner, has platted under the name of Baseline Retail II, a replat of "Baseline Retail" as recorded in Book 999 of Maps, Page 9, Maricopa County Recorder, and a portion of land located within a portion of the north half of Section 5, Township 1 South, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona and hereby publishes this lot combination of "Baseline Retail II", Parcel No. 1, Parcel No. 2, Parcel No. 3, Parcel No. 4 and Parcel No. 5, and declares that said plat sets forth the location and gives dimensions of said lot.

Owner/Developer:

Arizona Grand Resort, L.L.C., a Delaware limited liability company

3105 N. Central Avenue
Phoenix, AZ 85012

Basis of Bearing:

The basis of bearings for this survey is north 89°27'20" east along the north line of the northeast quarter of Section 5, Township 1 South, Range 4 East of the Gila and Salt River Meridian, according to Book 1129 of Maps, Page 26, Maricopa County Records, said line being north 89°44'34" East per the city of Tempe survey control plat.

Approvals:

Approved by the Mayor and City Council of the City of Tempe.

Acknowledgement:

On this _____ day of ____________, 20___ before me, the undersigned, personally appeared Stanley Gray as manager, 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: ___________________________ Date: ___________________________ 

Notary Public

My Commission Expires ___________________________

Legal Description (Prior to Subdivision):

Parcel No. 1:

that part of the northeast quarter of Section 5, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

commencing at the northeast corner of said Section 5, said point being recently set by the City of Tempe and bears south 89 degrees 27 minutes 20 seconds west, a distance of 2,623.53 feet from the northeast closing corner of said section 6;

thence north 89 degrees 27 minutes 20 seconds east along the north line of said section 5, a distance of 375.49 feet;

(continued on sheet 2)

Flood Zone Certification:

This is to certify that this property is located within the zone "X" flood hazard area per FIRM map panel number 041013-2401 dated October 15, 2013, as published by the Federal Emergency Management Agency (FEMA).

Zone "X" as defined by FEMA is:

areas of 0-2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST A DISTANCE OF 61.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 42.23 FEET;

THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 4.00 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 193.53 FEET RECORD (193.63 FEET MEASURED);

THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST A DISTANCE OF 212.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE THE HIGHLINE CANAL; SAID POINT BEING A CURVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 11 DEGREES 01 MINUTES 12 SECONDS WEST A DISTANCE OF 990.00 FEET AND HAVING A CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 49 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AS DESCRIBED IN BOOK 122 OF DEEDS, PAGES 333-340, RECORDS OF MARICOPA COUNTY, ARIZONA, ALONG SAID CENTRAL ANGLE OF 13 DEGREES 41 MINUTES 49 SECONDS RECORDS (13 DEGREES 41 MINUTES 50 SECONDS MEASURED), A DISTANCE OF 236.87 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 197.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 40 MINUTES 02 SECONDS EAST A DISTANCE OF 900.00 FEET AND HAVING A CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 48 SECONDS;


THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 302.53 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST A DISTANCE OF 211.38 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;
THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 152.30 FEET;
THENCE EAST 00 DEGREES 21 MINUTES 20 SECONDS PARALLEL WITH AND 217.20 FEET TO THE CENTER LINE OF POINTE PARKWAY AS RECORDED IN THE MAP OF DEDICATION IN BOOK 244 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER;
THENCE SOUTH 86 DEGREES 05 MINUTES 35 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 31.67 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST PARALLEL WITH AND 31.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;
THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2,623.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 214.39 FEET TO A PINT OF THE SOUTHERLY RIGHT-OF-WAY LINE SAID BASELINE ROAD;
THENCE ALONG THE CENTER LINE OF POINTE PARKWAY AS RECORDED IN THE MAP OF DEDICATION IN BOOK 244 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER;
THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 193.63 FEET TO THE CENTER LINE OF POINTE PARKWAY AS RECORDED IN THE MAP OF DEDICATION IN BOOK 244 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDER;
THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 31.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST ALONG SAID RIGHT OF WAY LINE 28.28 FEET TO AN ANGLE POINT THEREOF AND TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE 28.28 FEET TO A POINT 80 FEET SOUTH OF THE NORTH LINE OF SECTION 5 AND TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BASELINE ROAD ACCORDING TO MARICOPA COUNTY INSTRUMENT NO. 87-182154.

PARCEL NO. 6:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST ALONG SAID RIGHT OF WAY LINE 21.31 FEET TO AN ANGLE POINT THEREOF AND TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD ACCORDING TO MARICOPA COUNTY INSTRUMENT NO. 87-182154.

PARCEL NO. 7:
THAT PART OF SAID PARCEL 6 LEAVING SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 44.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 223.19 FEET TO THE TRUE POINT OF BEGINNING.