ACTION: Request a Preliminary Subdivision and Condominium Plat for HUDSON LANE CONDOMINIUMS, located at 55 West Hudson Lane. The applicant is David Timmons Architectural.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: HUDSON LANE CONDOMINIUMS (PL180192) currently consists of two vacant lots. On February 26, 2019, the Development Review Commission approved a Development Plan Review for an 11-unit, two-story condominium development. This request would combine the two lots into one and create 11 condominium units. The request includes the following:

- SBD190024 Preliminary Subdivision and Condominium Plat consisting of one lot and 11 units.

- Property Owner: ACG-Hudson Lane LLLP
- Applicant: Scott Merritt, David Timmons Architectural
- Zoning District: R-2 (Multi-Family Residential)
- Net site area: 1.14 acres / 49,730 s.f.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS
This 1.14-acre site is located just west of Mill Avenue, at the west end of the Hudson Lane cul-de-sac, and west of Ash Avenue. It is surrounded to the north by single-family residential and vacant properties, to the east by a single-family property (north of Hudson) and Tempe St. Luke’s Hospital (south of Hudson), to the south by the hospital, and to the west by the Southern Pacific Railroad.

On February 26, 2019, the Development Review Commission approved a Development Plan Review for a new two-story condominium development consisting of 11 units. The applicant requests to combine the two lots into one and condominiumize the units to facilitate the development of the site as approved by the DRC.

Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

CONDITIONS OF APPROVAL:
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. A continuing care condition, covenant and restriction shall be provided (CC&R). An Administrative Application for CC&R Review shall be submitted to the Community Development Department, Planning Division and provided 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.

HISTORY & FACTS:

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
HUDSON LANE CONDOMINIUMS
(PL180192)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4. Approved Site Plan for Hudson Lane Condominiums
5-11. Subdivision and Condominium Plat
LETTER OF EXPLANATION

City of Tempe
Development Plan Review
Planning and Zoning Department

RE: Condo Plat
    Hudson Lane Condominiums
    55 & 61 W. Hudson Lane
    Tempe, Arizona

This Letter of Explanation briefly defines the Plat Application for the new Hudson Lane condominium project located at 55 & 61 W. Hudson Lane.
Hudson Lane Condominiums will be constructed as a new contemporary 11-unit, 2-story, multi-family project consisting of five individual structures that require a plat for ownership of the individual condominiums. The condominium project will be developed on approximately 1.1 acres.
A SUBDIVISION AND CONDOMINIUM PLAT FOR
HUDSON LANE CONDOMINIUMS

A REPLAT OF LOT 15 OF COLLEGE VIEW, BOOK 30 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF UNSUBDIVIDED LAND, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

OWNER / DEVELOPER:
AGG-HUDSON LANE, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
315 S. 49TH STREET, SUITE 101
TEMPLE, AZ 85281

BENCHMARK:
The benchmark used for this survey is the west quarter corner of section 22, being marked by a 2-inch maricopa county aluminum cap in manhole having an elevation of 1161.06 feet (NGVD29), city of tempal datum.

OWNERS AUTHORIZATION:
AGG-HUDSON LANE, LLC, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: __________________________ DATE: ____________

ITS: __________________________

ACKNOWLEDGMENT:

ON THIS ___ DAY OF ___, 20___, BEFORE ME, THE Undersigned, personally appeared ___, who acknowledgew hereby to be the person whose name is subscribed to the instrument within, and who executed the foregoing to the instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

BY: __________________________ MY COMMISSION EXPIRES ____________

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

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ___ DAY OF ___, 20___.
BY: __________________________

ATTEST: __________________________ DATE: ____________

BY: __________________________

BY: __________________________

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND REPLATTED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF ___, 20___.

THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THE POSITIONS ARE CORRECTLY SHOWN, AND THAT THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN, P.L.S. 42137 DATE

SHEET INDEX:
SHEET 1 - COVER SHEET
SHEET 2 - NOTES
SHEET 3 - LOT BOUNDARY
SHEET 4 - LOT BOUNDARY/BUILDING BOUNDARIES
SHEET 5 - UNIT 1, 2 & 3 BOUNDARIES
SHEET 6 - UNIT 4, 5, 6, 7, 8, 9, 10 & 11 BOUNDARIES
SHEET 7 - UNIT CROSS SECTIONS

ATTACHMENT 5
LEGAL DESCRIPTION
(PRIOR TO SUBDIVISION):

PARCEL NO. 1:
LOT 15, CF COLLEGE VIEW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 4,
EXCEPT THAT PORTION Lying WITHIN THE RIGHT OF WAY OF GEORGE DITCH, AS REFERENCED IN DOCKET 2362, PAGE 173, OF OFFICIAL RECORDS.

PARCEL NO. 2:
The south 135 FEET of that part of the northwest quarter of the southeast quarter of section 22, township 1 north, range 4 east, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, in the city of Tempe, described as follows.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAD northwest quarter of the southwest quarter of said section 22 with the east right of way line of the Southern Pacific Railroad, from which point of beginning the northwest corner of said northwest quarter of the southwest quarter of section 22, reaps south 85 degrees 05 minutes west, 778.87 FEET, said corner being marked with an iron pipe.

THENCE FROM THE POINT OF BEGINNING RUN NORTH 84 DEGREES, 25 MINUTES EAST, 415.00 FEET;
THENCE SOUTH 85 DEGREES, 19 MINUTES WEST, 921.14 FEET TO A POINT ON THE EASTLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1,813.47 FEET;
THENCE NORTH 0 DEGREES, 60 MINUTES WEST, along said line of said railroad, 282.70 FEET;
THENCE NORTH 84 DEGREES, 19 MINUTES WEST, along said line of said railroad, 921.14 FEET to a point on the eastern right of way line of the Southern Pacific Railroad, said right of way line being a curve concave to the east and having a radius of 1,813.47 FEET;
THENCE TO THE POINT OF BEGINNING.

RATIFICATION:
ACCO-HUSCOLONIAL CAPITAL LLC

BY: ROB LEONARD, JR. DATE: ________________
ITS: BUSINESS DEVELOPMENT EXECUTIVE

ON THIS DAY OF __________, 2020, before me, the undersigned, personally appeared ROB LEONARD, JR., who acknowledged himself to be the person whose name is subscribed to the instrument (herein and who executed the foregoing to the instrument for the purposes therein contained).

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BY: ________________________________

NOTARY PUBLIC

MY COMMISSION EXPIRES

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" CARDED BRACING STAMPED R.LS. 40.137 (UNLESS OTHERWISE NOTED).
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 RUNOFF FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SIZE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISTRIBUTE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. A CONDOMINIUM DECLARATION WILL BE REQUIRED TO ACcompany THIS CONDOMINIUM PLAT.

FLOOD PLAIN CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ONE "SHADeD" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 040025 2041 L, DATED OCTOBER 16, 2013. AREAS OF 0.3% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE GAINING OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.