ACTION: Request a Preliminary Subdivision Plat for VELOCITY COMMERCIAL COMPLEX, located at 660 West Warner Road. The applicant is Commercial Properties, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: VELOCITY COMMERCIAL COMPLEX (PL200037) is a proposed Preliminary Subdivision Plat consisting of two lots. There are two (2) existing buildings on this site and as a result of this plat there will be one (1) building on each lot. The request includes the following:

SBD200002 Preliminary Subdivision Plat consisting of two (2) lots.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Velocity Commercial Capital Loan Trust 2016-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Brad Libsock, Commercial Properties, Inc.</td>
</tr>
<tr>
<td>Zoning District</td>
<td>General Industrial District (GID) within the Southwest Tempe Overlay District</td>
</tr>
<tr>
<td>Net site area</td>
<td>+/- 1.666 acres ( +/- 72,569 SF)</td>
</tr>
<tr>
<td>Lot 1</td>
<td>+/- 0.760 acres ( +/- 33,117 SF)</td>
</tr>
<tr>
<td>Lot 2</td>
<td>+/- 0.906 acres ( +/- 39,452 SF)</td>
</tr>
</tbody>
</table>

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 north side of Warner Road, approximately 815 feet west of Kyrene Road and is within the Southwest Tempe Overlay District. All directly adjacent sites are industrial zoned properties.

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

2. Provide evidence a cross drainage agreement. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.

3. The property owner shall record an Agreement Creating Easement for Common Driveway for Emergency Vehicles and Trash Collection between all lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.

4. The plat shall provide cross access between/among both lots. Provide evidence of such agreement within thirty (30) calendar days from the date of City Council approval.

5. The property owner shall record a Parking Affidavit with the Community Development Department to transfer the unqualified availability of a specific number of parking spaces from one property to another to satisfy the minimum required parking spaces for each new lot.

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 approval 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.

HISTORY & FACTS:
August 5, 2003 Hearing Officer approved the following requests for THE REEF PROPERTIES, located at 600 West Warner Road; in the Light Industrial (I-1), General Industrial (I-2) and Southwest Overlay District:
   1. Use Permit to allow a restaurant.
   2. Use Permit to allow an outdoor dining patio.
(BA030168)

August 20, 2003 Design Review Board approved the building elevations, site plan and landscape plan for THE REEF PROPERTIES, located at 600 West Warner Road; in the Light Industrial (I-1), General Industrial (I-2) and Southwest Overlay District. (DRB03172)
January 6, 2004  
Hearing Officer approved the request by the WARNER DEVELOPMENT for a variance to reduce the required parking from 111 spaces to 107 spaces located at 660 West Warner Road in the 1-1, Light Industrial, I-2, General Industrial and Southwest Overlay Districts. (BA050001)

June 17, 2010  
Development Services Department staff approved a shared parking analysis for the Tilted Kilt located at 660 West Warner Road in the GID, General Industrial District. (PL100165)

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments
DEVELOPMENT PROJECT FILE
for
VELOCITY COMMERCIAL COMPLEX
(PL200037)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4-5. Subdivision Plat
VELOCITY COMMERCIAL COMPLEX

Aerial Map

ATTACHMENT 2
Wednesday, May 27, 2020

City of Tempe
Community Development Planning Division
31 East 5th Street
Tempe, AZ 85281

RE: LETTER OF EXPLANATION
PRELIMINARY SUBDIVISION PLAT

To Whom It May Concern,

Application is being submitted for the Preliminary Subdivision Plat and subsequent land division of APN 301-53-002K. The owner would like to sell each building and parcel individually.

Please let me know if you have any questions or require further information. I can be reached at 480-966-4155 or e-mail at blibsock@cpiaz.com.

Sincerely,

Owner: VELOCITY COMMERCIAL CAPITAL
BY: J&J Commercial Properties, Inc,
Its: Managing Agent

By: Brad Libsock
Its: Director of Property Management

2323 W. University Drive Tempe, Arizona 85281 • 8777 N. Gainey Center Drive Ste. 245, Scottsdale, Arizona 85258
P (480) 966-2301 • F (480) 966-2307 • www.cpiaz.com

ATTACHMENT 3
A SUBDIVISION PLAT
FOR
"VELOCITY COMMERCIAL COMPLEX"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2015-1, AS OWNER, HAS PLANTED UNDER THE NAME OF "VELOCITY COMMERCIAL COMPLEX", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY Publishes THIS PLAT OF "VELOCITY COMMERCIAL COMPLEX" AND DECLARES THAT said plat Chiang with the location and size of the lots, streets, and easements constituting the same and that each lot and street shall be known by the number on said plat and contained in the above described premises.

ACKNOWLEDGMENT:

VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2015-1:

BY: ___________________________ DATE: ___________________________

IT IS HEREBY STATED ON THIS ___ DAY OF __________________, 20___ before me, the undersigned, personally appeared, 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 HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

BY: ___________________________ MY COMMISSION EXPIRES ________________

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

That portion of the Southeast quarter of Section 16, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southeast corner of said Section 16.

Thence along the South line, thence along the centerline of Warner Road, North 89 degrees 51 minutes 08 seconds West, 662.48 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 16.

Thence along the East line of said Southwest quarter of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 16.

Thence along the Northern line of said Southwest quarter of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 16, North 00 degrees 00 minutes 16 seconds East, 55.00 feet to the North line of the roadway as described in deed to the City of Tempe recorded May 25, 1965, in Book 16086, page 1404, records of Maricopa County, Arizona.

Thence along said Northern line, North 89 degrees 51 minutes 08 seconds West, 150.00 feet to the true point of beginning.

Thence continuing North 51 minutes 08 seconds West, 165.48 feet.

Thence North 00 degrees 00 minutes 52 seconds East, 440.00 feet.

Thence South 89 degrees 51 minutes 08 seconds West, 164.38 feet to a point on the East line of the Southeast quarter of the Southwest quarter of said Section 16.

Thence South 00 degrees 00 minutes 16 seconds West, 440.00 feet to the true point of beginning.

BENCH MARK:

The bench mark used for this survey is the brass cap in handhole located the southeast corner of Section 16, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, City of Tempe, Monument Number 293, having an elevation of 1187.26, M.O.D.29 datum.

BASIS OF BEARINGS:

The monument line of Warner Road, also being the south line of the Southeast quarter of Section 16, Using bearing of North 00 degrees 51 minutes 08 seconds West for the deed No. 2015-008174, M.O.D. and a record bearing of North 00 degrees 51 minutes 51 seconds East for the City of Tempe Survey control.

APPROVALS:

Approved by the Mayor and City Council of the City of Tempe, Arizona on this ___ day of __________________, 20___.

BY: ___________________________ ____________

ATTORNEY  ____________

NOTE:

1. This subdivision is located within the City of Tempe and has been designed as having an assured water supply.

2. Lot corners shall be set with a 4" nail and 8" plywood stake, unless approved by the Owner.

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 run-on from the 100-year design event and shall be the sole responsibility of the property owner. (1) Regularly inspect the system at least annually, and (2) maintain the system in a condition that will allow the system to store and dissipate the volume of storm water as shown on the design plans. The foregoing restriction cannot be changed without prior written consent of the City of Tempe Engineer.

FLOOD PLAIN CERTIFICATION:

This is to certify that the above described property lies within Zone "A" as designated on the flood insurance rate map. Map number 00400, dated October 14, 2013, Zone A is defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot of drainage area, less than 1 square mile, and areas protected by levees from 1% annual chance flood.

PRELIMINARY-
NOT FOR CONSTRUCTION OR RECORDING

BY: ___________________________ ____________

ATTACHMENT 4