ACTION: Approve an Amended Subdivision Plat for PALMCROFT MANOR ELEVEN, located at 2211 South McClintock Drive. 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: PALMCROFT MANOR ELEVEN (PL190064) will combine lots 4-10 and lots 11-12 of the Palmcroft Manor Subdivision to create two (2) lots. The two lots will contain existing dwelling units within the R-3, Multi-Family Zoning District. This amended subdivision will rectify an unapproved subdivision that was not in compliance with Tempe codes. The request includes the following:

SBD190010 An Amended Subdivision Plat consisting of two (2) lots

<table>
<thead>
<tr>
<th>Existing Property Owner</th>
<th>John Donovan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Mike Russo, Coe &amp; Van Loo Consultants Inc.</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R-3</td>
</tr>
<tr>
<td>Net site area</td>
<td>1.74 acres</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Chad Weaver, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Dalton Guerra, Planner I
COMMENTS
This site is located east of South McClintock Drive and south of East Broadway Road. The amended subdivision will turn twelve (12) lots into two (2), with lot one to the north of East Concorda Drive and lot two to the south of East Concorda Drive. The properties were previously subdivided without city approval. Approval of this amended subdivision will rectify issues related to the unapproved subdivision that was not in compliance with Tempe codes.

CONCLUSION
Based on the information provided, staff recommends approval of the requested Amended 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. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder’s Office through the City of Tempe’s Community Development Department no later than one year from the date of City Council approval of the Subdivision Plat. Failure to record the plat within one year of City Council approval shall make the plat null and void.

2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY AND FACTS
May 26, 1960  City Council approved a Subdivision Plat for Palmcroft Manor

October 1, 2009  Community Development Department issued a notice stating the property was not in compliance with City of Tempe codes as a result of an unapproved subdivision

March 28, 2019  Community Development Department received an application for an Amended Subdivision Plat for Palmcroft Manor Eleven, located at 2211 South McClintock Drive

ZONING AND DEVELOPMENT CODE REFERENCE
Section 6-307, Subdivisions, Lot Splits and Adjustments