ACTION: Approve a Final Subdivision Plat for PRECISION FLEET SERVICES, located at 360 South Smith Road. The applicant is Ganem Construction, LLC.

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

RECOMMENDATION: Approve Final Subdivision Plat, subject to conditions

BACKGROUND INFORMATION: PRECISION FLEET SERVICES (PL180002) consists of three (3) existing parcels, neither of which are part of a subdivision. There is an existing industrial building and parking that spans across all three (3) parcels. The applicant is requesting to create a two (2) lot subdivision to maintain the existing buildings on proposed Lot 2 and provide a new building on Lot 1. The request includes the following:

SBD190009 Final Subdivision Plat consisting of two (2) lots.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>309 South Perry, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Kenny Knight, Ganem Construction, LLC</td>
</tr>
<tr>
<td>Zoning District</td>
<td>GID (PAD)</td>
</tr>
<tr>
<td>Net Site Area</td>
<td>7.82 acres</td>
</tr>
<tr>
<td>Lot 1</td>
<td>3.63 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>4.18 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: Lee Jimenez, Senior Planner
COMMENTS
This site is located between East 3rd Street, East 5th Street, South Smith Road, and South Perry Street and is within the GID, General Industrial District, and within the 1st Amended Precision Fleet Services Planned Area Development Overlay District.

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 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 Final 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.

3. If applicable, record a cross drainage agreement within prior to issuance of building permits.

4. The plat shall provide cross access between all lots.

HISTORY & FACTS:
January 21, 1963 Board of Adjustment granted permission to build a new factory, SPORT CRAFT HOMES, located at 309 S Perry Ln in the I-2, General Industrial District.

March 22, 1972 Building Inspection Department passes final inspection of new building for NATIONAL MOBILE HOMES located at 309 S Perry Ln in the I-2, General Industrial District.

June 15, 1983 Design Review Board approved building elevations, site and landscape plan for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.

April 18, 1984 Design Review Board approved the building addition for PALM HARBOR HOMES (DR-83.80) located at 309 S Perry Ln in the I-2, General Industrial District.

February 5, 1986 Design Review Board approved building elevations, and site plans for PALM HARBOR HOMES (DR-86.12) located at 309 S Perry Ln in the I-2, General Industrial District.

April 26, 1986 Board of Adjustment granted a variance for PALM HARBOR HOMES (A-83-4-7) to waive the required landscaping pockets within the on-site parking lot located at 309 S Perry Ln in the I-2, General Industrial District.

February 8, 1996 Design Review Board staff approved site plan modification to provide a 6’ masonry wall and slatted gates required to screen mechanical equipment for PALM HARBOR HOMES located at 309 S Perry Ln in the I-2, General Industrial District.

November 20, 2012 Building Safety Division issued Building Permit (BP121764) to demolish seven (7) buildings at old Palm Harbor Homes site.

November 20, 2013 Building Safety Division Building Permit (BP121764) to demolish seven (7) buildings on old Palm Harbor Homes site expires.
August 8, 2017  Development Review Commission approved a Use permit to allow vehicle sales (indoor) and a Development Plan Review for a new industrial development consisting of 161,168 square-feet of above and below ground warehouse/garage and 13,106 square-feet of two-story office for PRECISION FEET SERVICES (PL160420), located at 360 South Smith Road in the GID, General Industrial District.

June 28, 2018  City Council approved an ordinance for a Planned Area Development Overlay and a Development Plan Review for PRECISION FLEET SERVICES (PL180002), consisting of a new 3-Story, 252,335 square-foot industrial building, located at 360 South Smith road, the GID zoning district.

March 21, 2019  Community Development Planning Division approved the 1st Amended Planned Area Development Overlay and Minor Development Plan Review for PRECISION FLEET SERVICES (PL180002), consisting of a new 2-Story industrial building with office and a warehouse/garage, located at 360 South Smith road, the GID zoning district.

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