



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 01/14/2016
Agenda Item: 5A4**

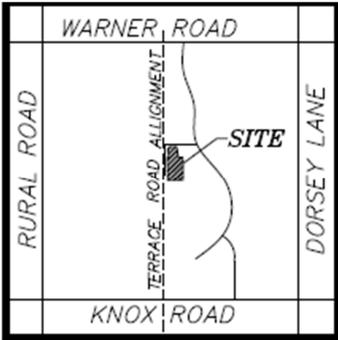
ACTION: Approve an Amended Subdivision Plat for AMENDED HARRY T. RESIDENCE, located at 1101 East Warner Road. The applicant is Harry Tahiliani.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: An Amended Subdivision Plat for AMENDED HARRY T. RESIDENCE (PL150436) consisting of an existing 2,682 square-foot single-family home on lot 1 and 7,826 square-foot single family home on lot 2. The applicant is seeking to subdivide the existing (2) lots into three (3) individual lots, two of which have existing homes and the third could remain as is or be used for future development. The request includes the following:

- 1. Amended Subdivision Plat consisting of three (3) lots.



Property Owner	Mission Bay Family Trust
Applicant	Harry Tahiliani
Current Zoning District	R1-15 and AG, Single-Family Residential District
Lot 1 (R1-15)	+/- 0.44 acres (19,278 SF)
Lot 2 (R1-15)	+/- 0.52 acres (22,657 SF)
Lot 3 (AG)	+/- 1.85 acres (80,486 SF)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Obenia Kingsby, Planner I

COMMENTS:

These properties are located along Terrace Road, south of Warner Road, east of Rural Road, west of Dorsey Lane, north of Knox Road. Lots 1 and 2 of this plat are zoned R1-15 and have existing single family homes. Lot 3 served as an amenity area for the residences on lots 1 and 2 of this plat and consists of; a pool, basketball court, soccer field, batting cage, golf putting area, canopy and a fountain.

Conclusion

Based on the information provided, staff recommends approval of the requested 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 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 on or before January 14, 2017. Failure to record the plat on or before January 14, 2017, 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. Provide a legal description and exhibit for dedication of any new cross drainage agreement, if necessary.

HISTORY & FACTS:

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| 1993 | Existing home on lot 1 of this plat was constructed. |
| 2001 | Existing home on lot 2 of this plat was constructed. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions