



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 11/21/2013
Agenda Item: 5A4**

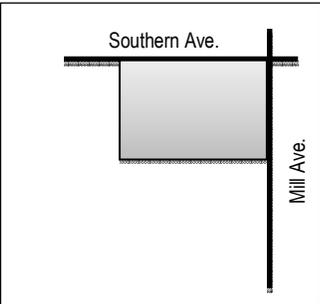
ACTION: Approve a Final Subdivision Plat for DANELLE PLAZA II, located at 3400 South Mill Avenue. The applicant is Aulerich & Associates.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: DANELLE PLAZA II (PL130357) consists of a subdivision that will combine 24 existing lots, owned by the City of Tempe, into Lot 1 and a revised new Tract A with common ownership. The request includes the following:

SBD13021 Final Subdivision Plat consisting of one (1) lot and one (1) tract.



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| Property Owners | City of Tempe |
| Applicant | Danelle Plaza Management Committee |
| Current Zoning District | Christopher Aulerich, Aulerich & Associates (surveyor) |
| Lot 1 | CSS, Commercial Shopping & Services District |
| Tract A | 137,046.57 sf. or 3.1461 acres |
| | 335,465.92 sf. or 7.7012 acres |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: David Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located at the southwest corner of Mill Avenue and Southern Avenue, known as Danelle Plaza, consisting of an existing commercial center. The request consists of combining the existing vacant lots along the south side of the property and combining them with the existing lots located in the center of the complex, all of which is owned by the City. A revised Tract A will be created, which retains the original size of the existing Tract, a common area used for parking and circulation, authorized for use through the property owner's CC&Rs for Danelle Plaza.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot will have access to a public street through Tract A 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 November 21, 2014. Failure to record the plat on or before November 21, 2014, 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 & FACTS:

December 27, 1962 City Council approved a Subdivision Plat for DANELLE PLAZA, consisting of 52 lots and a Tract for common area access and parking

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions