



**CITY OF TEMPE** **REVISED**  
**REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 01/28/2016**  
**Agenda Item: 5A3**

**ACTION:** Approve a Final Subdivision Plat for FARMER ARTS DISTRICT – PARCEL 2, located at 401 South Farmer Avenue. The applicant is Charles Huellmantel, Huellmantel and Affiliates.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** **Update: Condition #6 has been modified to reflect an appropriate easement reference acceptable to the applicant and the city.** FARMER ARTS DISTRICT – PARCEL 2 (PL150504) will consist of a future development on Lot 1 of this plat and Tract A will be used for open space and landscaping. The Preliminary Subdivision Plat was approved by the Development Review Commission on January 12, 2016. The request includes the following:

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



Property Owner: City of Tempe  
Developer: Urban Development Partners, LLC  
Applicant: Charles Huellmantel, Huellmantel & Affiliates  
Zoning District: MU-4 / PAD / TOD - Corridor (Mixed-Use, Planned Area Development, within the Transportation Overlay District – Corridor)  
Lot 1: +/- 2.956 acres (128,770 SF)  
Tract A: +/- 0.362 acres (15,779 SF)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** 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:**

This site is located on the northeast corner of Farmer Avenue and 5<sup>th</sup> Street, which is approximately a quarter mile west of Mill Avenue.

**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 Tempe Development Services Department on or before one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision plat one year from date 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.
4. Dedicate a cross access agreement between the new lots.
5. Southwest corner of Lot 1 (where local street intersects collector street) shall provide a minimum 15’ x 15’ right-of-way triangular cutoff, either on the plat or fulfilled by a separate instrument.
6. The Salt River Project (SRP) easement called out on plat shall be modified to read as follows, ~~“Centerline~~ **“Nonexclusive aerial-easement for electrical maintenance and operations per DKT. 7267, Page 144 M.C.R.”**

**HISTORY & FACTS:**

November 9, 2007                      City Council approved Farmer Arts District (PL070353) for a General Plan Amendment, Zoning Map Amendment and Planned Area Developments for a mixed-use development consisting of several buildings including residential, retail, public spaces (library) on 8.81 net acres located at 280 West University Drive in the GID, General Industrial District.

This approval granted a Planned Area Development Overlay for Farmer Arts District – Parcel 2 (PAD07024), to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/work up to 5 floors on approximately +/- 3.51 acres.

September 21, 2009                      Planning Director of the Development Services Department administratively approved a time extension and modified condition of Approval No.1 for PL070353 to read as follows:

A building permit shall be obtained and substantial construction commenced on or before November 8, 2011 or the property shall revert to a previous zoning designation – subject to a formal hearing.

January 12, 2016

Development Review Commission approved a Preliminary Subdivision Plat for FARMER ARTS DISTRICT – PARCEL 2 (PL150504), located at 401 South Farmer Avenue.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions