



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 08/27/2015
Agenda Item: 5A3**

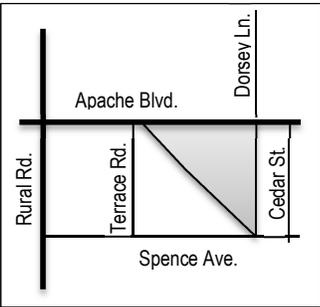
ACTION: Approve a Final Subdivision Plat for THE MOTLEY, located at 1221 East Apache Boulevard. The applicant is Wood, Patel & Associates, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE MOTLEY (PL140078) consists of two parcels. The applicant seeks to combine the parcels into one to develop a new five-story mixed-use development with 395 units. The request includes the following:

- 1. Final Subdivision Plat combining two parcels into one (1) lot.



Property Owner/Developer LMC Apache Terrace Holdings, LLC
Applicant Brandy Marcus, Wood, Patel & Associates, Inc.
Current Zoning District MU-4, Mixed-Use, High Density
PAD (Planned Area Development)
TOD (Transportation Overlay District, Station Area)
Net site area 6.70 acres

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: Karen Stovall, Senior Planner

COMMENTS

This site is located on the south side of Apache Boulevard between Terrace Road to the west and Cedar Street to the east. The site consists of an older motel and apartment complex. To the north of the site, across Apache Boulevard, is existing commercial. To the west of the site are remnant industrial space and an abandoned car wash. To the south is the Jen Tilly Terrace Neighborhood, consisting of a combination of older multi-family properties and newer single-family homes. Directly east and southeast of the site is the Hudson Manor, an established single-family subdivision.

On August 25, 2014, the Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new five-story, mixed-use development with 395 units. On October 2, 2014, the City Council approved a Zoning Map Amendment and Planned Area Development Overlay for the site. These approvals will allow the construction a new five-story mixed-use development with 395 residential units entitled The Motley (formerly known as The Hayden at Dorsey Station). The site is currently two parcels, and the applicant seeks to combine them into one to allow this construction.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. The property will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

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 on or before August 27, 2016. 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 & FACTS:

December 20, 1974	City Council approved the Development Plan for VAGABOND MOTOR HOTEL, located at 1221 East Apache Boulevard.
July 21, 1983	Design Review Board approved building elevations, site plan, and landscape plan for SPENCE VILLA APARTMENTS, in the R-3 multi-family district.
August 26, 1983	City Council approved a rezoning from C-2 and R1-6 to R-3 for C & F PROPERTIES for 1.85 acres, and approved a Site Plan for Spence Villa Apartments consisting of 78 units on 3.67 acres, and variances to reduce the require RV spaces from 16 to 0, increase compact spaces from 30 to 42 spaces, and decrease guest parking from 16 to 15 spaces.
August 6, 2014	Neighborhood meeting conducted by the applicant for this request. Meeting was held at the Apache Police Substation at 5:30 pm.
August 25, 2014	Development Review Commission approved a Development Plan Review including site plan, building elevations, and landscape plan for a new five-story mixed-use development with 395 units called THE HAYDEN AT DORSEY STATION (PL140078).
September 11, 2014	City Council introduced and held the first public hearing for THE HAYDEN AT DORSEY STATION (PL140078).

- October 2, 2014 City Council held the second and final public hearing and approved THE HAYDEN AT DORSEY STATION (PL140078) consisting of a Zoning Map Amendment from R-4 and CSS to MU-4 and a Planned Area Development Overlay to establish development standards and modify the minimum bicycle parking standards.
- August 11, 2015 Development Review Commission approved the Preliminary Subdivision Plat for THE MOTLEY (PL140078), consolidating two parcels into one (1) lot.

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