



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 02/12/2015
Agenda Item: 5A1**

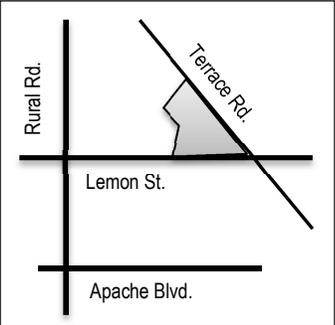
ACTION: Approve an Amended Subdivision Plat for 1010 LEMON, located at 1050 South Terrace Road. The applicant is Darin A. Sender, Sender Associates, Chtd.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 1010 LEMON (PL130034) consists of a one (1) lot subdivision plat that amends the existing plat in order to remove several abandoned easements. The project will consist of a mixed-use development with 220 units and ground floor commercial. The request includes the following:

SBD14019 Amended Subdivision Plat consisting of one (1) lot.



Property Owner
Applicant
Zoning District

Gross/net site area

Blue Atlantic Tempe, LLC
Darin A. Sender, Sender Associates, Chtd.
MU-4 PAD TOD (Mixed Use High Density, Planned Area
Development, within the Transportation Overlay District)
3.56 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner, (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Karen Stovall, Senior Planner

COMMENTS:

The site is located at the northwest corner of Terrace Road and Lemon Street and is approximately one block east of Rural Road and the ASU main campus. The site is surrounded by residential developments with some single-story retail and restaurant uses along Terrace Road to the south of the site.

On May 28, 2013, the Development Review Commission approved the Development Plan Review, and on June 27, 2013, City Council approved a General Plan Amendment, Zoning Map Amendment, and Planned Area Development overlay for 1010 LEMON consisting of a 220-unit development with ground floor commercial, totaling 76 feet in height.

On December 12, 2013, City Council approved a Final Subdivision Plat for 1010 LEMON consisting of one (1) lot. This request will modify the previously approved plat to remove abandoned easements. Recording of this amended subdivision plat will allow the applicant to proceed with completion of this project.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. This lot has access to public streets and meets the technical requirement of the Tempe City Code, Chapter 30, Subdivisions. The request will also conform to the conditions as 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 February 12, 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:

April 17, 2013	Property Owner representatives for 1010 LEMON presented the concept to the Tempe Apache Boulevard Association.
May 01, 2013	Property Owner representatives for 1010 LEMON held a required neighborhood meeting for this request.
May 28, 2013	The Development Review Commission (by a 7-0 vote) approved the request for a Development Plan Review consisting of a mixed-use development including 220 units and 600 bedrooms for 1010 LEMON located at 1010 East Lemon Street and recommended approval to the City Council for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for the same project.
June 13, 2013	City Council introduction and first public hearing for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.
June 27, 2013	At the City Council second and final public hearing, the request was approved for a Zoning Map Amendment, Amended Planned Area Development Overlay and a General Plan Projected Land Use Map Amendment for 1010 LEMON.
November 26, 2013	Development Review Commission approved a Preliminary Subdivision Plat for 1010 LEMON, located at 1010 East Lemon Street.

December 12, 2013 City Council approved a Final Subdivision Plat for 1010 LEMON, located at 1010 East Lemon Street.

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