



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 7/31/2014
Agenda Item: 5A4**

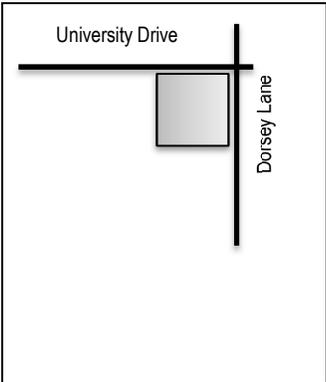
ACTION: Approve an Amended Condominium Subdivision Plat for DORSEY PLACE CONDOMINIUMS located at 1275 East University Drive. The applicant is Morrison Maierle, Inc.

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

RECOMMENDATION: Staff approval, subject to conditions.

BACKGROUND INFORMATION: DORSEY PLACE CONDOMINIUMS (PL130289) is an existing mixed use development that is located at the southwest corner of Dorsey Lane and University Drive. The applicant processed a minor amendment to the existing PAD to convert a portion of the commercial tenant space into six (6) additional live/work spaces and amenity space for the development. The proposed condominium plat amends the previous plat creating the six "live/work" units, all new units located along the University Drive and Dorsey Road street frontages. The request includes the following:

SBD14011 Amended Condominium Subdivision Plat consisting of the re-plat of the existing commercial space into six (6) "live/work" units.



Property Owner	Dorsey DIP-Alliance, LLC
Applicant/Surveyor	James Spring, Morrison Maierle, Inc
Current Zoning District	MU-4, Mixed Use High Density District
Total building area of conversion	7213 s.f acres
Unit s116-121	Varying areas from 1094 s.f to 1299 s.f.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Sherri Lesser, Senior Planner, (480) 350-8486

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

COMMENTS:

The site is located at the southwest corner of University Drive and Dorsey Lane. This site was developed as a 90 dwelling unit mixed use project with one commercial/office space. An amendment to the existing PAD was processed for a minor increase in density; which allowed the conversion of the commercial space into 6 live/work units. A majority of the changes to the existing development are interior to the former commercial tenant space. One (1) exterior site plan modification was made to add an exterior staircase allowing access to the leasing office and fitness center; separate from the remainder of the development.

Conclusion

Based on the information provided, staff recommends approval of the requested Condominium Subdivision Plat. The site has access to a public street and meets the technical standards identified in the Tempe City Code, Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

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 July 31, 2015. Failure to record the plat within one year of City Council approval shall make the plat null and void.

HISTORY & FACTS:

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| September 22, 2006 | City Council approved a Subdivision Plat for DORSEY PLACE CONDOMINIUMS consisting of 90 units and one (1) commercial/office unit. |
| August 13, 2013 | The Community Development Zoning Administer approved a minor modification to the existing PAD to increase the density and unit number; allowing the conversion of the commercial component to be modified to live/work units and on site amenity space. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments