



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016  
Agenda Item: 5A9**

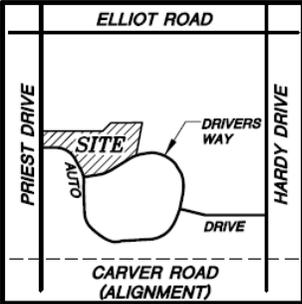
**ACTION:** Approve an Amended Subdivision Plat for 1444 W. AUTO DRIVE, located at 1444 West Auto Drive. The applicant is Superior Surveying Services.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** 1444 W. AUTO DRIVE (PL160160) is requesting a two (2) lot subdivision plat. There is currently a car rental business on the subject parcel. The request includes the following:

- 1. Amended Subdivision Plat consisting of two (2) lots.



Existing Property Owner  
Applicant  
Zoning District

Cervus 242, LLC  
James Williamson, Superior Surveying Services  
General Industrial (GID), within Southwest Overlay District (SWOD)

Gross / Net site area  
Lot 1  
Lot 2

+/- 8.313 acres (+/- 362,094 SF)  
+/- 3.742 acres (+/- 162,990 SF)  
+/- 4.571 acres (+/- 199,104 SF)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Jeff Tamulevich, Interim Community Development Director  
Legal review by: Teresa Voss, Assistant City Attorney  
Prepared by: Obenia Kingsby, Planner I

**COMMENTS:**

This site is located in the Tempe Autoplex, along the northeast corner of Priest Drive Auto Drive, which is less than a quarter mile south of Elliot Road. The requested plat will create a two (2) lot subdivision. There is an existing building Lot 2 of this and a parking lot on Lot 1. These sites may remain as is and with the current uses or may be redeveloped in the future.

**REASONS FOR APPROVAL:**

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 City of Tempe’s Community Development Department on or before September 8, 2017. Failure to record the plat on or before September 8, 2017, 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.
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.

**HISTORY & FACTS:**

November 6, 1996	Design Review Board approved a site plan, building elevations and landscape plan for AUTOPLEX II – DRIVER’S MART, located at 1440 West Auto Drive.
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**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions