



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 1/10/2013
Agenda Item: 5A1**

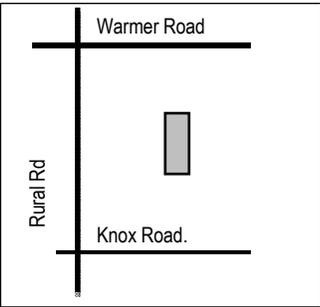
ACTION: Approve a Final Subdivision Plat for FPM located at 1101 East Warner Rd. The applicant is Stoffel Design, Inc.

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

RECOMMENDATION: Staff approval, subject to conditions

BACKGROUND INFORMATION: FPM (PL120139) consists of a proposed combination of two (2) lots into one (1) lot. The combination of lots will assist the property owner in the expansion of their residence. This final subdivision plat amends a previously approved subdivision plat which combined two lots in the Las Estadas Subdivision with a 1.5 acre lot located on an adjacent AG zoned property. The proposed plat will remove the only property line separating the lots created with the previously approved subdivision. This request includes the following:

SBD12007 Final Subdivision Plat to combine two (2) lots into one (1) lot on 2.6 acres.



Property Owner	Mission Bay Family Trust
Applicant	Craig Stoffel, Stoffel Design
Current Zoning District	R-15, Single Family and AG- Agricultural
Gross/Net site area	+/-2.6 acres

ATTACHMENTS: Development Project File

STAFF CONTACT: Lisa Collins, Interim Community Development Director (480) 350-8989

Department Director: Lisa Collins, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Sherri Lesser, Senior Planner

COMMENTS:

This site is located at the south of Warner Road and east of Rural Road. The current property consists of two single family homes which converted to a main house and guest house with the Harry T Subdivision. The AG portion of the lot contains a pool and private recreation area for the residence. The lot combination will accommodate an expansion of the main residence.

REASON FOR APPROVAL:

The Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe, Community Development Department on or before January 10, 2014. Failure to record the plat on or before January 10, 2014, one (1) year from date of City Council approval, shall make the approval of 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:

November 6, 2008 City Council approved the request by the TAHILIANI RESIDENCE (PL080121) (Harry T. Tahiliani, owner; Matt Price; Southwest Commercial Services, applicant) for a Final Subdivision Plat on +/- 2.11 net acres located at 1101 East Warner Road Estate 151 in the R1-15, Single Family Residential District and AG, Agricultural District, including the following:

SBD08012 – Final Subdivision Plat to combine three (3) properties into two (2) lots.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments