



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 12/04/2014
Agenda Item: 5A4**

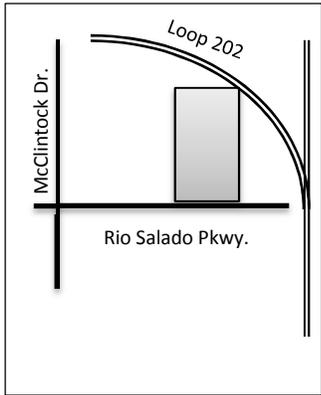
ACTION: Approve a Final Subdivision Plat consisting of one lot and a tract for the southwest corner of LOOP 101 and LOOP 202, located at 2100 East Rio Salado Parkway. The applicant is Roger Buss, Hunter Engineering.

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

RECOMMENDATION: Staff – approval, subject to conditions

BACKGROUND INFORMATION: Southwest corner of LOOP 101 & LOOP 202 (PL140206) consists of a vacant industrial site, consolidating eleven existing parcels into one lot and a tract. The site will be providing an improved landscape front along Rio Salado Parkway and dedicate a private street for future development of the area. The request includes the following:

SBD14008 Final Subdivision Plat consolidating eleven (11) parcels into one (1) lot and a tract.



Property Owner	Tellurian Development Company
Applicant	Roger Buss, Hunter Engineering
Zoning Districts	HID, Heavy Industrial District, and GID, General Industrial District
Gross/Net site area	43.34 acres
Lot 1	41.736 acres
Tract A	1.601 acres

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: David Park, Assistant City Attorney
Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located northwest of Rio Salado Parkway and the Price Road / Loop 101 access road. The property also borders the southwest portion of the Loop 101 and Loop 202 interchange. Currently the site is a vacant industrial property, with portions of the property used for sand and gravel storage. A portion of this property, adjacent to the freeway, was recently annexed into the City limits a few years back, followed up by the rezoning for that portion from AG to GID. The remaining property is zoned General and Heavy Industrial. The site is directly west of the site is the Tempe Marketplace complex. In the past this site was known as Phase II for Tempe Marketplace.

The proposed subdivision plat is intended to consolidate the existing eleven parcels on the site into one lot and a dedicated tract 'A' for a future private street with utility easements. On August 12, 2014, the Development Review Commission approved a Preliminary Plat for this site.

Conclusion

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

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 December 4, 2015. 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:

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|-------------------|---|
| February 5, 2009 | City Council adopted Ordinance No. 2009.01, annexing parcels 132-36-003E, 132-36-003Q, and 132-36-008K within the corporate limits of the City of Tempe. |
| November 18, 2010 | City Council approved a development agreement with American Outdoor, allowing the construction of two freestanding off-premise freeway signs, one adjacent to the Loop 101 & 202 freeway and another adjacent to the I-10 freeway. |
| December 13, 2011 | Development Review Commission recommended approval (6-0 vote) for "SWC LOOP 101 & 202", consisting of a Zoning Map Amendment from AG to GID for three parcels, located at 2100, 2102 and 2108 East Rio Salado Parkway. |
| January 5, 2012 | City Council introduction and first public hearing for SWC LOOP 101 & 202 (PL110374). |
| January 19, 2012 | City Council approved the request for SWC LOOP 101 & 202 (PL110374) (Pacific Coach-101/202 Holdings LLC, property owner; Withey Morris PLC, applicant) consisting of three parcels, within approximately seven acres, with undeveloped land near the southwest corner of Loop 101 and Loop 202 interchange, located at 2100 East Rio Salado Parkway. The request includes the following:
ZON11006 (ORDINANCE NO. 2012.04) – Zoning Map Amendment from AG, Agricultural District to GID, General Industrial District, totaling 6.475 acres. |
| August 12, 2014 | Development Review Commission approved the Preliminary Subdivision plat for this request. |
| December 4, 2014 | City Council hearing for this request. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments