



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 10/24/2013
Agenda Item: 5A6**

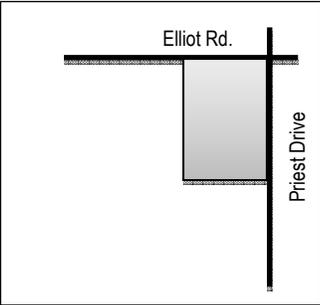
ACTION: Approve a Final Subdivision Plat for SPORTS AUTHORITY, located at 1525 West Elliot Road. The applicant is TPP JV Maricopa LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions.

BACKGROUND INFORMATION: SPORTS AUTHORITY (PL130309) consists of a subdivision for an existing development with a new McDonalds Restaurant located on lot 1. The request includes the following:

SBD13020 Final Subdivision Plat consisting of two lots.



Property Owner	TPP JV Maricopa LLC
Applicant	Survey Innovation Group, Inc. (surveyor)
Current Zoning District	PCC-2
Lot 1	51,035 sf.
Lot 2	751,359 sf.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner, (480) 858-2393

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

COMMENTS:

This site is located at the southwest corner of Elliot Road and Priest Drive. The request consists of subdividing an existing parcel into two lots for the purpose of a proposed new McDonalds Restaurant, located that northeast corner of the property.

Conclusion

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 October 24, 2014. Failure to record the plat on or before October 24, 2014, 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 14, 2012 | Development Review Commission approved the request for MCDONALD'S consisting of demolition of existing restaurant and site features and replacement with a one story, +/-4,700 sf. restaurant with drive through lane, parking and landscape on a +/-0.86 acre site. The site is located at 1740 East Elliot Road in the PCC-1, Planned Commercial Center Neighborhood District. |
| October 8, 2013 | Development Review Commission approved a Preliminary Plat for SPORTS AUTHORITY, consisting of two lots at 1525 West Elliot Road. (This request) |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions