



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 06/09/2016
Agenda Item: 5A1**

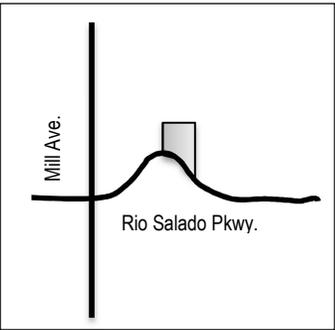
ACTION: Approve a Final Subdivision Plat for SALT, located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: SALT (PL160168) consists of an approved new multi-family development within a four-story building with a fifth-level loft and two levels of underground parking. A final subdivision plat for The Lofts at Hayden Ferry (now known as SALT) was approved by City Council on October 16, 2014. The plat was never recorded with the Maricopa County Recorder’s Office and that approval has now expired. This subdivision plat for SALT is the same as what was approved in 2014 and will satisfy the conditions of approval for this project. The request includes the following:

- 1. Subdivision Plat consolidating 3 parcels into one (1) lot.



Property Owner Oliver McMillan Hayden Ferry Landing LLC
Applicant Charles Huellmantel, Huellmantel & Affiliates
Zoning District MU-4 (PAD), Mixed-Use High Density with a Planned Area Development Overlay and within the Rio Salado Overlay District

Lot Size 3.69 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: Teresa Voss, Assistant City Attorney
Prepared by: Karen Stovall, Senior Planner

COMMENTS

The property is located east of Mill Avenue, on the north side of Rio Salado Parkway, and adjacent to Tempe Town Lake. It is just east of the Bridgeview Condominiums at Hayden Ferry Lakeside. The approved development plan for this site includes 264 dwelling units within a 60-foot high building.

The proposed subdivision plat is intended to consolidate the existing three parcels on the site into a single lot. This plat will satisfy one of the required conditions of approval required to receive building permits.

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:

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 June 9, 2017. 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:

August 27, 2012	Applicant for THE LOFTS AT HAYDEN FERRY held a neighborhood meeting for this request.
September 11, 2012	The Development Review Commission recommended approval of the Amended Planned Area Development Overlay and approved the Development Plan Review for a new four-story, 264 unit, multi-family development consisting of 524,815 sf. of total building area for THE LOFTS AT HAYDEN FERRY (PL120260), located at 260 East Rio Salado Parkway. Approval of the DPR was subject to modified conditions presented by staff (6-1 vote, Commissioner Spears dissenting).
October 4, 2012	City Council introduced and held the first public hearing for THE LOFTS AT HAYDEN FERRY Amended Planned Area Development Overlay.
October 18, 2012	City Council held the second and final public hearing and approved the request for an Amended Planned Area Development Overlay consisting of a new four-story, 264 unit, multi-family development for THE LOFTS AT HAYDEN FERRY located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.46)
August 12, 2014	Development Review Commission approved the Preliminary Subdivision Plat for THE LOFTS AT HAYDEN FERRY (PL120260), consolidating 3 parcels into one (1) lot. The applicant is Huellmantel & Affiliates.
October 16, 2014	City Council approved the Final Subdivision Plat for THE LOFTS AT HAYDEN FERRY (PL120260), consolidating 3 parcels into one (1) lot. The applicant is Huellmantel & Affiliates.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions Lot Splits and Adjustments