



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 06/23/2016
Agenda Item: 5A6**

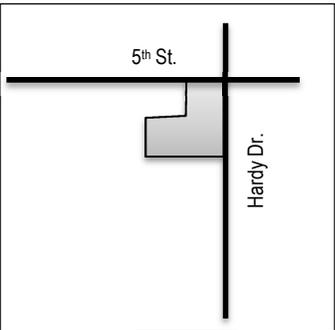
ACTION: Approve a Final Subdivision Plat for HARDY TOWNHOMES, located at 506 South Hardy Drive. The applicant is Tomecak Design.

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

RECOMMENDATION: Approve, subject to conditions.

BACKGROUND INFORMATION: HARDY TOWNHOMES (PL160112) will consist of an approved eight lot, single-family, attached (townhome) development. On November 25, 2015, the Board of Adjustment approved a Variance to reduce the front yard setback from 20 feet to 10 feet. On December 8, 2015, Development Review Commission approved a Use Permit Standard for building height and a Development Plan Review for site plan, building elevations, and landscape plan. A condition of that approval required an amended subdivision plat, and this request will fulfill that condition. The request includes the following:

- 1. Final Subdivision Plat consisting of eight (8) lots and three tracts.



Property Owner	Highway Fourteen Inc.
Applicant	Mark Tomecak, Tomecak Design
Zoning District	R-3, Multiple Family Residential Limited
Net Site Area	18,955 s.f.
Lot Size Range	962.2 s.f. to 1,057.7 s.f.
Tract A	6,268.6 s.f.
Tract B	3,696.3 s.f.
Tract C	1,088.3 s.f.

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

This .43 acre site is located at the southwest corner of Hardy Drive and 5th Street and is zoned R-3. It is surrounded on the west and south by apartments, to the east, across Hardy Drive, by Jaycee Park, and to the north, across 5th Street, by a new 19 unit apartment development currently under construction.

The approved development plan for the site includes eight townhome units in two buildings that are both three stories high. The requested subdivision plat identifies the eight lots and three tracts that are used for access, utilities, drainage, and landscaping.

REASONS FOR APPROVAL:

Based on the information provided, the property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30. This request will fulfill the conditions of a previous approval. Staff recommends approval of the requested Final Subdivision Plan.

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 one year from the date of City Council approval of the Final Subdivision Plat. Failure to record the final subdivision plat one year from date 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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| October 20, 2015 | Hearing Officer denied a Variance to reduce the front yard setback from 20' to 10' for HARDY TOWNHOMES (PL150108), located at 506 South Hardy Drive. |
| November 25, 2015 | Board of Adjustment approved the appeal and overturned the October 20, 2015 Hearing Officer decision to deny a Variance to reduce the front yard setback from 20' to 10' for HARDY TOWNHOMES (PL150108), located at 506 South Hardy Drive. |
| December 8, 2015 | Development Review Commission approved a Use Permit Standard for building height and a Development Plan Review for an eight lot townhome development titled HARDY TOWNHOMES (PL150108), located at 506 South Hardy Drive. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments