



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 08/04/2016
Agenda Item: 5A3**

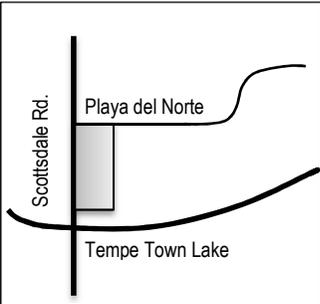
ACTION: Approve a Final Subdivision Plat for JEFFERSON TOWN LAKE, located at 909 East Playa del Norte Drive. The applicant is Survey Innovation Group, Inc.

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

RECOMMENDATION: Approve, subject to conditions.

BACKGROUND INFORMATION: JEFFERSON TOWN LAKE (PL140234) consists of an approved 244 unit, multi-family development. On October 28, 2014, the Development Review Commission approved a Development Plan Review for site plan, building elevations, and landscape plan for Jefferson Town Lake. On January 8, 2015, the City Council approved an Amended Planned Area Development Overlay for Jefferson Town Lake. A condition of that approval required an amended subdivision plat, and this request will fulfill that condition. The requested plat combines two parcels into one in order to facilitate the development. The request includes the following:

- 1. Final Subdivision Plat consisting of one (1) lot.



Property Owner
Applicant
Zoning District
Lot Size
Jefferson Town Lake Apartments, LLC
Laurie Castillo, Survey Innovation Group, Inc.
MU-4 PAD, RSOD (Mixed Use, High Density,
Planned Area Development, Rio Salado Overlay
District)
70,578 s.f. / 1.62 acres

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Interim Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Karen Stovall, Senior Planner

COMMENTS

The 1.62 acre site is located on the east side of Scottsdale Road, between Playa del Norte Drive and Tempe Town Lake. The approved Planned Area Development Overlay and Development Plan Review for the site include a 244-unit multi-family development. The requested subdivision plat combines two parcels into one in order to facilitate the development.

Though not mixed use in itself, Jefferson Town Lake is considered a residential component within the existing Planned Area Development. The Playa del Norte development which surrounds it is considered mixed-use and includes non-residential uses, such as the Aloft Hotel, In-N-Out Burger, and various businesses within the multi-tenant building to the north of the Jefferson Town Lake site. Directly east of this site are the North Shore Condominiums, a five-story building containing 134 condominium units.

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 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:

- October 21, 2003 Redevelopment Review Commission held a review session regarding Playa del Norte. The applicant briefly explained the overall development and explained in more detail the Final P.A.D.'s (Lots 1, 4 and 5) the restaurant and residential portion of the master plan.
- December 2, 2003 Redevelopment Review Commission recommended approval to City Council for a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed use for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances. (7-0 vote)
- January 8, 2004 City Council approved a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances.
- July 11, 2006 Playa Del Norte Lot 3 Condominiums was presented to the Development Review Committee of the Rio Salado Advisory Commission. This earlier plan included 188 residential units, a 23 story tower and a four story wing. As with the latter plan, the garage was three levels and

included a secured residential component and an unsecured guest component. The three Commissioners present agreed the use is appropriate for the Rio Salado Overlay District and fits with the goals and policies of the District.

- February 7, 2007 The Onyx Condominiums was presented to the Development Review Committee of the Rio Salado Advisory Commission. The Commissioners present agreed the project furthers the goals of the Rio Salado District and the residential use of the project is appropriate for the district.
- May 22, 2007 A Neighborhood Meeting was held to present the Onyx Condominiums to residents and property owners in the vicinity. The public did not attend. No public input was received.
- June 12, 2007 The Development Review Commission approved the request for the Onyx Condominiums for a Use Permit to allow tandem parking in the garage and a Development Plan Review including site plan, building elevations, and landscape plan. The residential building area is +/- 252,316 s.f. on +/- 1.481 acres in the MU-4, Mixed-Use, High Density District and the Rio Salado Overlay District. The commission also recommended approval to amend the Playa del Norte Planned Area Development to modify the development standards for Lot 3 for the Onyx Condominiums.
- June 28, 2007 City Council had an introduction and first public hearing for the request for the Onyx Condominiums for an Amended Planned Area Development Overlay for +/- 252,316 s.f. of residential building area on +/- 1.481 acres in the MU-4, Mixed-Use, High Density District and the Rio Salado Overlay District.
- July 19, 2007 City Council approved the request for an Amended Planned Area Development Overlay for Onyx Condominiums (Lot 3 of Playa del Norte) to modify development standards for +/- 252,316 s.f. of residential building area on 1.481 acres.
- October 13, 2014 A neighborhood meeting was held at 6:00 p.m. at the Carsten Golf Course, located at 1125 East Rio Salado Parkway.
- October 28, 2014 The Development Review Commission recommended approval of an Amended Planned Area Development Overlay and approved a Development Plan Review, consisting of a 256 unit, six-story apartment building for JEFFERSON TOWN LAKE, located at 909 E. Playa del Norte Drive.
- November 13, 2014 City Council introduction and first public hearing for the JEFFERSON TOWN LAKE (PL140234) Amended Planned Area Development Overlay, located at 909 East Playa del Norte Drive.
- December 4, 2014 City Council second public hearing for the JEFFERSON TOWN LAKE Amended Planned Area Development Overlay. *(This item was continued to the January 8, 2015 Regular Council Meeting)*
- January 8, 2015 City Council approved the Amended Planned Area Development Overlay to modify standards for density, lot coverage, landscape area, building height, and vehicle parking for JEFFERSON TOWN LAKE (PL140234), a 244 unit, six-story multi-family development, located at 909 East Playa del Norte Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307, Subdivisions, Lot Splits and Adjustments