



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016  
Agenda Item: 5A7**

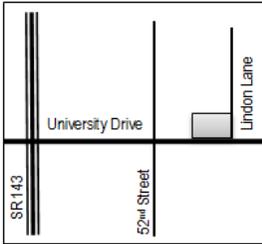
**ACTION:** Approve a Final Subdivision Plat for UNIVERSITY TECH CENTER, located at 1830 West University Drive. The applicant is Alliance Land Surveying.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** UNIVERSITY TECH CENTER (PL160202) is requesting a two (2) lot subdivision plat for a property that has never been subdivided. On August 23, 2016, the Development Review Commission approved a Preliminary Subdivision Plat for this site. There are currently two buildings onsite, primarily consisting of office and warehouse uses; property is being split to establish separate ownership. The request includes the following:

- 1. Final Subdivision Plat consisting of two (2) lots.



Property Owner  
Applicant  
Current Zoning District  
Lot 1  
Lot 2

University Tech Center, LLC  
William Barnes, Alliance Land Surveying  
General Industrial (GID)  
+/- 2.038 acres (88,792 SF)  
+/- 1.559 acres (67,889 SF)

**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: Obenia Kingsby, Planner I

**COMMENTS:**

This site is located on the northwest corner of Lindon Lane and University Drive. The requested plat will create a two lot subdivision. The building on Lot 1 of this plat is approximately 26,735 SF and 18,816 SF on Lot 2.

**REASONS FOR APPROVAL:**

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 August 23, 2017. Failure to record the plat on or before August 23, 2017, 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.
3. Provide a legal description and exhibit for dedication of any new cross drainage agreement, if necessary.
4. Dedicate a cross access agreement between the new lots.
5. An easement shall be recorded by separate instrument for the existing private fire line crossing the proposed property line. The Development Services Division – Civil Engineering will need to review and approve easement document prior to recordation of Subdivision Plat.

**HISTORY & FACTS:**

August 23, 2016	Development Review Commission approved a Preliminary Subdivision Plat for University Tech Center, located at 1830 West University Drive.
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Note: According to information available on the Maricopa County Assessor’s website, both buildings onsite were constructed in 1987.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions