



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016
Agenda Item: 5A8**

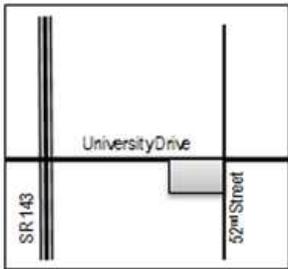
ACTION: Approve an Amended Subdivision Plat for QUIKTRIP #400, located at 2111 West University Drive. The applicant is Huellmantel and Affiliates.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: QUIKTRIP #400 (PL160060) is requesting a two (2) lot subdivision plat. On August 9, 2016, the Development Review Commission approved a Development Plan Review for a new 5,848 square-foot convenient store and a Use Permit to exceed the parking maximum (125%), for Lot 1 of this plat. The request includes the following:

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



Existing Property Owner
Applicant
Zoning District
Gross / Net site area
Lot 1
Lot 2

QuikTrip Corporations
Lauren Proper Potter, Huellmantel and Affiliates
General Industrial (GID)
+/- 3.761 acres (+/- 163,167 SF)
+/- 2.615 acres (+/- 113,913 SF)
+/- 1.146 acres (+/- 49,904 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 southwest corner of 52nd Street and University Drive. The requested plat will create a two (2) lot subdivision from three (3) parcels. All existing buildings on Lot 1 and Lot 2 of this plat will be demolished. A Development Plan Review for new building and two (2) fuel canopies have been approved for Lot 1 of this plat and Lot 2 will remain vacant but may be used for future development.

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 September 8, 2017. Failure to record the plat on or before September 8, 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.

HISTORY & FACTS:

September 26, 2001	Board of Adjustments approved following for QuikTrip #439 (BA010238), located at 2111 West University Drive in the I-1, Light Industrial District.: A) Use Permit to allow a fuel dispensing facility with a retail component consisting of store area of 5,419 s.f. and a fuel island canopy area of 11,594 s.f. Net area is 1.67 acres. B) Variance to allow a fuel dispensing facility to be located at the intersection of one (1) arterial (University Drive) and one (1) non-arterial street (52 nd Street) as opposed to the intersection of two (2) arterial streets.
October 17, 2001	Design Review Board approved building elevations, site plan and a landscape plan for QuikTrip #439 (DRB01227/DS010581), located at 2111 West University Drive in the I-1, Light Industrial District.
August 9, 2016	Development Review Commission approved a Development Plan Review of a new 5,848 square-foot convenient store and a Use Permit to exceed the parking maximum (125%) for QUIKTRIP #400 , located 2111 West University Drive.

Note: There is no history available for the existing office buildings on-site that are proposed to be demolished as part of this project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions