



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016  
Agenda Item: 5A10**

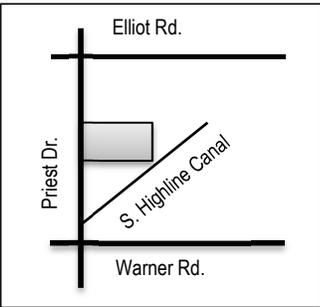
**ACTION:** Approve a Final Subdivision Plat for ENTERPRISE RENTAL STORE, located at 8201 South Priest Drive. The applicant is Deutsch Architecture Group.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** ENTERPRISE RENTAL STORE (PL150417) consists of an approved 2,737 square-foot office building to serve customers of rental vehicles and trucks. On February 23, 2016, the Development Review Commission approved a Use Permit to allow rental vehicle use in the GID zoning district and a Development Plan Review for site plan, building elevations, and landscape plan. This plat will dedicate right-of-way along Priest Drive and public easements. The request includes the following:

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



Existing Property Owner  
Applicant  
Zoning District  
  
Lot Size

Papal, LLC  
Dustin Chisum, Deutsch Architectural Group  
GID-SWOD (General Industrial District, Southwest  
Overlay District)  
2.51 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 site is located on the east side of Priest Drive and west of the Highline Canal and is zoned GID. The requested plat will create a one (1) lot subdivision, dedicate an additional 22 feet of right-of-way Priest Drive (to total a 55-foot half-width), and dedicate sidewalk and multi-model easements at the perimeter of the property.

**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. 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 no later than one year from the date of City Council approval of the Final Subdivision Plat. 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:**

1979	Historical aerial photography indicates that the site appeared to be part of a residential farm or ranch facility, and was later cleared of structures.
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February 23, 2016	The Development Review Commission approved a Use Permit to allow a rental vehicle use within the GID zoning district and a Development Plan Review including site plan, building elevations, and landscape plan for ENTERPRISE TEMPE (PL150417), located at 8201 S. Priest Drive.
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**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments