



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 12/08/2016
Agenda Item: 5A10**

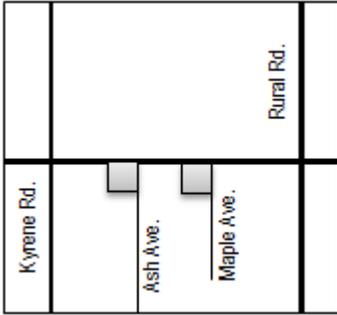
ACTION: Approve an Amended Subdivision Plat for CARSON COMMERCIAL located at 6420 South Ash Avenue and 6422 South Maple Avenue. The applicant is Hunter Engineering.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: CARSON COMMERCIAL (PL160417) is requesting a two (2) lot amended subdivision plat. The purpose of this plat is to relieve Lot 1 and Lot 34 of the La Estancia Amended plat from development standards condition by City Council, refer to attachments 5-7. The request includes the following:

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



Property Owner
Applicant
Current Zoning District
Lot 1
Lot 2

Audaca Holdings, LLC
Jim Brucci, Hunter Engineering
General Industrial (GI)
+/- 0.676 acres (29,486 SF)
+/- 0.553 acres (24,106 SF)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
Legal review by: Sonia Blain, Deputy City Attorney
Prepared by: Obenia Kingsby, Planner I

COMMENTS:

These sites are located on the southwest corners of Ash Avenue and Guadalupe Road (Lot 1 this plat) and Maple Avenue and Guadalupe Road (Lot 2 of this plat). The requested amended plat will create a two lot subdivision. Both lots are currently vacant; there has been Development Plan Review (DPR) applications submitted to develop one (1) industrial building on each lot; plans submitted are based on current General Industrial development standards. This request is necessary because the applicant needs permission to be relieved of the conditioned development standards imposed by City Council in 1986, so that their current DPR applications will be allowed to apply the current GID standards. The current DPR proposals for Lot 1 (PL160375, Site A) and Lot 2 (PL160374, Site B) need relief for building setbacks, height and lot coverage. If applicants are granted the ability to meet current development standards, the plan as shown requires three Use Permit Standards (allows up to a 10% deviation from code requirement) for each site, applications have already been made. The Use Permit Standards will be for a reduction in the front setback, street side setback and parking setback.

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 December 8, 2017. Failure to record the plat on or before December 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. Lot 1 and Lot 2 of this plat shall be relieved of the development standards conditioned by City Council for Lot 1 and Lot 34 of the La Estancia Amended plat. Subject lots of this plat shall meet current general development standards.

HISTORY & FACTS:

February 25, 1985	Tempe Planning and Zoning Commission denied the request by DeHaven Investments for a Rezoning to I-1 and R-3, Preliminary Subdivision and Site Plan.
April 25, 1985	Tempe City Council approved the Planning and Commission denial for rezoning, Preliminary Subdivision and Site Plan.
November 21, 1985	Tempe City council approved the Final Subdivision Plat for subject property (La Estancia).
October 23, 1986	City Council granted an appeal for Architectural Team Three for <u>clarification of Council approval for La Estancia</u> , consisting 38 lots and 1 tract 57.17 acres. As a result of this hearing City Council conditioned development standards for these lots and tract; and required that they be recoded as an attachment to the original La Estancia plat record an Amended Subdivision Plat with these development standards placed directly on the plat. The property owner/developer decided to record an Amended Subdivision Plat.
April 10, 1987	La Estancia Amended plat was recorded with the development standards conditioned by City Council directly on the plat.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions