



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 01/12/2017  
Agenda Item: 5A5**

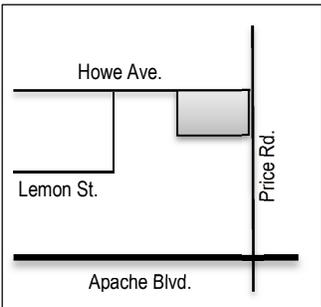
**ACTION:** Approve an Amended Subdivision Plat and a Condominium Plat for HOWE AVENUE CONDOMINIUMS, located at 2185 East Howe Avenue. The applicant is Studio Y Design and Development.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** HOWE AVENUE CONDOMINIUMS (PL160141) will consist of an approved 18-unit, two-story development consisting of four fourplex buildings and one duplex building. On December 8, 2015, the Development Review Commission (DRC) approved a Use Permit to allow four (4) tandem parking spaces and a Development Plan Review including site plan, building elevations, and landscape plan for Howe Avenue Apartments. The applicant wishes to combine the existing parcels into a single lot and create condominium units. The development will conform to the plans previously approved by the DRC. The request includes the following:

- 1. Amended Subdivision Plat consisting of one (1) lot and a Condominium Plat consisting of 18 units.



Property Owner	Howe TH, LLC
Applicant	Bryan Celius
Zoning District	R-3 TOD (Multi-Family Residential Limited, Transportation Overlay District – Corridor Area)
Net site area	.99 acres
Density / Number of Units	18 du/ac / 18 units

**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: Teresa Voss, Assistant City Attorney  
Prepared by: Karen Stovall, Senior Planner

**COMMENTS**

This site is located at the southwest corner of Price Road and Howe Avenue, one street north of Apache Boulevard. The subject site is just less than one acre in size and is currently vacant. To the south and west of the property are vacant lots zoned R-3. To the east of the property, across Price Road, is the Loop 101 Freeway. To the north of the site, across Howe Avenue, is a single-family residential area zoned R1-6.

On December 8, 2015, the Development Review Commission approved a Use Permit to allow tandem parking and a Development Plan Review for an 18-unit apartment complex. The applicant is now requesting to replat the existing parcels into a single lot and create an 18-unit condominium complex.

**Conclusion**

Based on the information provided, staff recommends approval of the requested Subdivision Plat and Condominium Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

**CONDITIONS OF APPROVAL:**

1. If the condominium has multiple owners, a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.
2. The Subdivision Plat and Condominium Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void
3. All property corners shall be set and verified with staff upon final recordation of the subdivision plats, no later than three (3) months from the date of County recordation or as determined by staff.

**HISTORY & FACTS:**

July 21, 1997	A Building Permit was issued for reconstructing a three-unit apartment building on 1264 S. Price Road.
April 20, 2004	A Building Permit was issued for demolishing the existing building at 2179 E. Howe Avenue.
September 13, 2006	A Building Permit was issued for the demolition of the entire house on property on 2179 E. Howe Avenue.
September 21, 2015	A Building Permit was issued for completing the demolition on 1264 S. Price Road.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307: Subdivisions, Lot Splits and Adjustments