



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 01/12/2017
Agenda Item: 5A6**

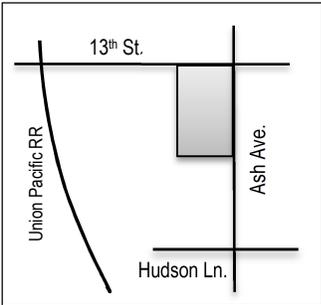
ACTION: Approve an Amended Subdivision Plat for PAPPAS RESIDENCE, located at 55 West 13th Street. The applicant is DKG Urban Concepts.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: PAPPAS RESIDENCE (PL100157) consists of an approved single-family residence. An amended subdivision plat for Pappas Residence was approved by City Council on October 7, 2010. The plat was never recorded with the Maricopa County Recorder's Office and that approval has now expired. This subdivision plat is the same as what was approved in 2010. The request includes the following:

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



Property Owner
Applicant
Zoning District
Net site area

Michael Pappas
Derek Knuepfer, DKG Urban Concepts
R-2 (Multi-Family Residential)
.384 acres

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 Ash Avenue and 13th Street, within the Maple Ash Neighborhood. The owner is combining two (2) lots into one (1) lot. The two lots were created in 2003 to accommodate a development which was never built. The proposed lot is the same area and configuration as that which previously existed prior to the 2003 two-lot subdivision. It is the owner’s desire to combine the lots into one (1) parcel for their single-family residence.

The proposed subdivision plat is intended to consolidate the existing two parcels on the site into a single lot.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The property 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. The Subdivision 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
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:

- | | |
|-------------------|---|
| August 14, 2003 | The City Council approved an Amended Subdivision Plat for KOPPEN ESTATES (SBD-2003.68) to create two lots on .39 acres, located at 55 West 13 th Street. |
| October 7, 2010 | City Council approved an Amended Subdivision Plat for PAPPAS RESIDENCE (PL100157) to combine two (2) lots into one (1), located at 55 West 13 th Street. |
| February 18, 2014 | Hearing Officer approved a Use Permit Standard to reduce the rear yard building setback by 20% from 15 feet to 12 feet and a Use Permit to allow a second story addition for a single-family residence for PAPPAS RESIDENCE (PL100157), located at 55 West 13 th Street. |
| October 2, 2014 | Building permit issued for Casona de Pappas, located at 55 West 13 th Street. |
| October 24, 2016 | A Certificate of Occupancy was issued for Casona de Pappas, located at 55 West 13 th Street. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307: Subdivisions, Lot Splits and Adjustments