SUBJECT: This a request for a Subdivision Plat for HOLOUALOA OF TEMPE CAMPUS, located at 2927 South Hardy Drive.

DOCUMENT NAME: 20071206dsjc03
PLANNED DEVELOPMENT (0406)
SUPPORTING DOCS: Yes
COMMENTS: Request by the HOLUALOA OF TEMPE CAMPUS (PL070250) (Huellmantel \& Affiliates, Charles Huellmantel, applicant), located at 2927 South Hardy Drive, in GID, General Industrial District, the request includes the following:

SBD07023 - Subdivision plat, lot split on 4.082 net acres lot.

PREPARED BY: Jon Christopher, Planner II (480-350-8438)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A
RECOMMENDATION: Staff - Approval, with conditions (1-2)
ADDITIONAL INFO: The subject site is located on Southern Avenue, just east of Hardy Drive. The applicant is requesting to do a lot split of one (1) lot into two (2)lots consisting of 4.082 acres. The proposed lot split will consist of a new development that will be marketed to a new set of potential users. Lot 1 was formerly owned by the Hensley Distribution Center.


Gross site area
4.082 acres

Number of Lots
Zoning
2
GID

PAGES:

ATTACHMENTS:

1. List of Attachments
2. Comments, Reasons for Approval/Conditions of Approval; History \& Facts/ZDC Reference
3. Location Map(s)
4. Aerial Photo(s)
5. Letter of Intent

4-5. Subdivision Map

COMMENTS: The subject site is located on Southern Avenue, just east of Hardy Drive. The proposed lot to split is located off from a rail spur; however, currently, due to new regulations, the rail industry cannot use this area. Therefore, the applicant is requesting to do a lot split for two lots which consists of 4.082 acres. Both Lots 1 and 2 were formerly owned by the Hensley Distribution Center. The company is moving out of Tempe to a new site in Chandler.

The proposed plat meets the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions. Therefore, staff recommends approval of this request subject to conditions.

## REASON(S) FOR

APPROVAL:

1. The proposed Subdivision plat needs the minimum required technical standards of Tempe City Code Chapter 30 Subdivisions.

## CONDITION(S)

OF APPROVAL:

1. The Subdivision Plat for Holualoa of Tempe Campus shall be put into proper engineered formal with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before December 06, 2008. Failure to record the plan within one year of Council approval shall make the plat null and void.
2. The developer /owner(s) shall provide a care condition, covenant and restriction for all of the project's landscaping required by Ordinance or located in any common area on site

HISTORY \& FACTS: None pertinent to this case.

## ZONING AND

DEVELOPMENT
CODE REFERENCE: Section 6-307 Subdivisions, Lot splits and adjustments



HOLUALOA TEMPE CAMPUS, LLC (PL070250)

# －＇HARLES HUELLMANTE． <br> \＆Affiliates，LLC <br> Attorneys at Law 

ADMITTED IN：
ARIZINA
DISTRICT OF ROLUMBIA

June 4， 2007

Ms．Lisa Collins<br>Deputy Development Services Manager<br>Planning Division<br>City of Tempe<br>31 East 5th Street<br>Tempe，Arizona 85281

RE：Subdivision at 2927 S．Hardy Drive
Dear Lisa：

This is a request to subdivide 2927 S．Hardy Drive，the former Hensley Distribution Center，into three separate parcels．This project is currently an unusually large parcel that，for many years，was operated as the Hensley Distribution Center．The site was used for the cold storage of beverages，for the repair and maintenance of its fleet vehicles，and for office space．Hensley will be moving out of Tempe to a new facility in Chandler．This property is located off a rail spur which has been tremendously beneficial to the project over the years．In fact，it is probably the sole reason such a large，high quality cold storage facility was built at this location． However，the rail industry no longer allows for the use of the same type of refrigerated rail cars．New regulations require much longer refrigerated cars，and these cars cannot make the tight radius required to access this site．As a result，this cold storage location no longer has the advantage of rail access and the site must be reconfigured and marketed to a new set of users．

We are proposing to establish a set of fairly logical property lines on what has always been three separate areas of one project．We are not proposing new construction so，for example，the grading and drainage will remain unchanged．We propose to separate the cold storage，the repair facility，and the office component．The attached exhibit will demonstrate that this is a natural separation．Each of the three separate sites would meet or exceed the current parking requirements for the proposed new lot．



