City Council Meeting: 12/06/07
Agenda Item Number: $\underline{28}$
SUBJECT: This is a request for an Amended Subdivision Plat for DORSEY AND APACHE PARK \& RIDE located at 1306 East Apache Boulevard.

DOCUMENT NAME: 20071206dsjc05
PLANNED DEVELOPMENT (0406)
SUPPORTING DOCS: Yes
COMMENTS: Request by DORSEY AND APACHE - PARK \& RIDE (PL070064) (City of Tempe / Public Works / Light Rail Division owner; Raul Vidal, Public Works, applicant) located at 1306 East Apache Boulevard, in the CSS, Commercial Shopping and Services District, including the following request:

SBD07034 - Amended Subdivision Plat of three (3) lots into one (1) lot, 1.433 acres.

PREPARED BY: Jon Christopher, Planner II (480-858-8436)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: NA
FISCAL NOTE: NA
RECOMMENDATION: Staff - Approval, with conditions (1-2)
ADDITIONAL INFO:


Gross site area
Number of lots Zoning

W

1.433 acres

2 (including the existing lot) CSS

1 List of Attachments
2. Comments, Reasons for Approval/Conditions of Approval; History \& Facts / ZDC Reference

1. Location Map (ORIGINAL REPORT)
1A. Location Map (REVISED 04 DECEMBER 07)*
2. Aerial Photo (s) (ORIGINAL REPORT)
2A. Aerial Photo (s) (REVISED 04 DECEMBER 07)*
3. Letter of Intent
4-5. Subdivision Map
*Note: The Location Map and Aerial Photograph were revised on 04 December 07 to more fully depict the area encompassed by this plat.

## COMMENTS:

The City of Tempe is the owner of the existing four (4) lots which are located at northwest corner of Dorsey Lane and Apache Boulevard. This is a request for a Subdivision Plat for Dorsey and Apache - Park \& Ride to combine Lots 2, 3, and 4 into one (1) lot which henceforth will be known as Lot two (2). Lot 1 has an existing building with its associated parking lot that will remain unchanged. The proposal for Lot 2 is includes a new Light Rail parking facility with 114 spaces.

The proposed request has access to a public street and meets the technical standards of the City Code Chapter 30, Subdivisions. Staff recommends approval of this request with conditions.

## REASON(S) FOR

APPROVAL:

1. The proposed subdivision has access to a public street and meets the technical standards of the Tempe City Code Chapter 30, Subdivision.

## CONDITION(S)

## OF APPROVAL

1. The Amended Subdivision Plat shall be recorded prior to certificate of occupancy.

2 The Subdivision Plat for Dorsey and Apache - Park \& Ride shall be put into the proper engineered format 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 6, 2008. Failure to record the plan within one year of City Council approval shall make the plat null and void.

## HISTORY \& FACTS:

February 25, 1987

March 25, 1987

June 18, 1987

October 15, 2002

March 2, 2004
The City of Tempe's Planning and Zoning Commission continued request by the Aberdeen Group for a site plan for an Automotive Center located at 1314 East Apache Boulevard (Lot 3).

The City of Tempe's Planning and Zoning Commission denied the request by the Aberdeen Group for a site plan fro an Automotive Center located at 1314 East Apache Boulevard (Lot 3).

The City of Tempe's Design Review Board approved Oasis Café for the request of the site plan and elevations and continued the Landscape plan for the Automotive Center located at 1314 East Apache Boulevard (Lot 3).

The City of Tempe's Hearing Officer meeting approved Oasis Café for use permits for a new restaurant, live entertainment and two (2) outdoor dining /smoking patios located at 1314 East Apache Boulevard (Lot 3).

The City of Tempe's Hearing Officer meeting approved the request by Apache Park LLC d.b.a. Oasis Café for a use to allow an outdoor dining patio expansion of 690 s.f. located at 1314 East Apache Boulevard (Lot $3)$.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307 Subdivisions, Lot Splits and Adjustments




DORSEY AND APACHE PARK \& RIDE (PL070064)


DORSEY AND APACHE PARK \& RIDE (PL070064)
(REVISED 03 DECEMBER 07)

# LETTER OF EXPLANATION <br> LIGHT RAIL PROJECT PARK AND RIDE - FINAL PLAT 

This letter of explanation (along with the accompanying drawings) is intended to re-plat and replace the APACHE PARK subdivision plat as recorded \# 00-0238898 in book 528 of maps page 32 of M.C.R.

Lots 1 through 4 of the Apache Park Development, located at the Northeast corner of Apache Boulevard and Dorsey Lane in Tempe, Arizona, were previously intended as a retail/office/car wash area for commercial purposes.

The City of Tempe has purchased these four lots and has designed a capital project to develop a portion of this location into a Park \& Ride facility for the Light Rail Project.

Lot 1 (\#132-62-144) has an existing building with its associated parking lot will remain unchanged.
Lots 2 (\#132-62-145), 3 (\#132-62-146), and 4 (\#132-62-147) will be completely developed creating a new parking facility with 114 new parking spaces for the Light Rail Project.

Other features proposed with the new Park \& Ride facility will be:

- 5 bike pods for bicycle traffic
- 2 benches for pedestrian traffic
- 2 remote controlled security cameras
- 2 emergency "Blue Phone" boxes
- Landscaping throughout, matching the Light Rail Project landscape pallet



