City Council Meeting: 1/10/08
SUBJECT: This is a request for an Amended Subdivision Plat for SQUARE 1 located at 304 South Wilson Street.
DOCUMENT NAME: 20080110dsjc01
PLANNED DEVELOPMENT (0406)
SUPPORTING DOCS: Yes
COMMENTS: Request by SQUARE 1 (PL070188) (Mark McIntyre owner; Vivian M. O'Connor, Location Route Surveying, applicant) located at 304 South Wilson Street, in the R-3, Multi-Family Residential Limited District, including the following request:

SBD07016 - Amended Subdivision Plat for one (1) lot and minor tract adjustments, . 0963 acres.

PREPARED BY: Jon Christopher, Planner II (480-858-8436)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A
RECOMMENDATION: Staff - Approval, with conditions (1-3)
ADDITIONAL INFO: The subject site is located midblock on Wilson Street, north of Fifth Street. The applicant is requesting an adjustment to the lot line between Lot 1 and Tract B, thus increasing the lot size of Lot 1 by 238 s.f. and decreasing the size of Tract B by 238 s.f.

Gross site area . 0963 acres
Number of lots $\quad 1$ (including the Tract B)
Zoning R-3

## ATTACHMENTS:

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

1. Location Map
2. Aerial Photo (s)
3. Letter of Intent

4-5. Subdivision Map

## COMMENTS:

Mark McIntyre is the owner of the existing Lot 1, which is located north of $5^{\text {th }}$ Street and the west side of Wilson Street and addressed as 304 South Wilson Street. This is a request for a Subdivision Plat for a lot line adjustment to move the property line of Lot 1 and Tract B. The adjustment of the property line of Lot 1 will move the line north 8.46 feet to increase the lot 1 area by 238 s.f. and decrease Tract B by 238 s.f. (the common area) in area.

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 Square 1 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 January 10, 2009. Failure to record the plan within one year of City Council approval shall make the plat null and void.
3. Amend the Planned Area Development (PAD) to reflect adjusted property lines, process through Development Services' Administrative review.

## HISTORY \& FACTS:

July 21, 2005

August 02, 2006

September 06, 2006

DESCRIPTION:

The City Council approved the request by McIntyre, Donohoe and Jones Place (CCO40532) for three (3) single-Family residences, located at 306 South Wilson Street.

The Planned Area Development Overlay (PAD) consisting of three (3) single - family residences consisting of 4,518 s.f., 4,338 s.f., and 4,356 s.f. in living area, are including garages.

Subdivision (SBD-2005.45) plat was recorded for three (3) single-family residences.

Owner - Mark McIntyre
Applicant - Vivian M. O'Connor/Location Route Surveying
Existing zoning - R-3, Multi-Family Residential Limited District
Total site area - . 0963 acres

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307 Subdivisions, Lot Splits and Adjustments

## SQUARE 1

## PL070188




SQUARE ONE (PL070188)

Mark McIntyre

480-980-1715

12-18-07

Re:Narrative
To Whom It May Concern:

The purpose for adjusting lot line between Lot 1 and Tract B was to move the lot line further from the home on Lot 1 . Thus increasing the size of Lot 1 by 238sf and decreasing the size of Tract B by 238sf. The name change was something that we had intended to do initially, but was somehow missed.



