Staff Summary Report



City Council Meeting Date: 01/10/08 Agenda Item Number: 29

SUBJECT: This is a request for an Amended Subdivision Plat for TEMPE MARKETPLACE located at 2080

East Rio Salado Parkway.

DOCUMENT NAME: 20080110dsrl02 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for TEMPE MARKETPLACE (PL070016) (Vestar, property owner; Manjula Vaz,

Gammage & Burnham, applicant) located at 2080 East Rio Salado Parkway, in the MU-4,

Mixed-Use High Density District. The request includes the following:

SBD07041 - Amended Subdivision Plat consisting of twenty-four (24) lots and one (1) tract on

+/-119 gross acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

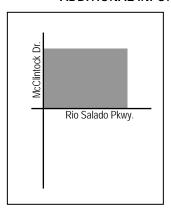
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to one (1) condition.

ADDITIONAL INFO:



Gross site area 119.47 acres
Lots 24 lots
Tracts 1 tract

PAGES: 1. List of Attachments

2. Comments; Reason for Approval / Conditions of Approval; History & Facts / Zoning & Development Code Reference

ATTACHMENTS: 1. Location Map

- Location Map
 Aerial Photo(s)
- 3-7. Subdivision Plat

COMMENTS:

The applicant is requesting an approval for an Amended Subdivision Plat for the Tempe Marketplace plat consisting of 24 lots and 1 tract on approximately 119 acres. This site is located at the northeast corner of McClintock Drive and Rio Salado Parkway. The purpose of the amended plat is to adjust lot lines of lots 1-5, 9, 17-20 and 23 as shown on attachments and re-dedicate portions of the water and sewer easements. Staff recommends approval of the amended plat.

REASONS FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Tempe Marketplace Subdivision Plat shall be put into 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 plan null and void.

HISTORY & FACTS:

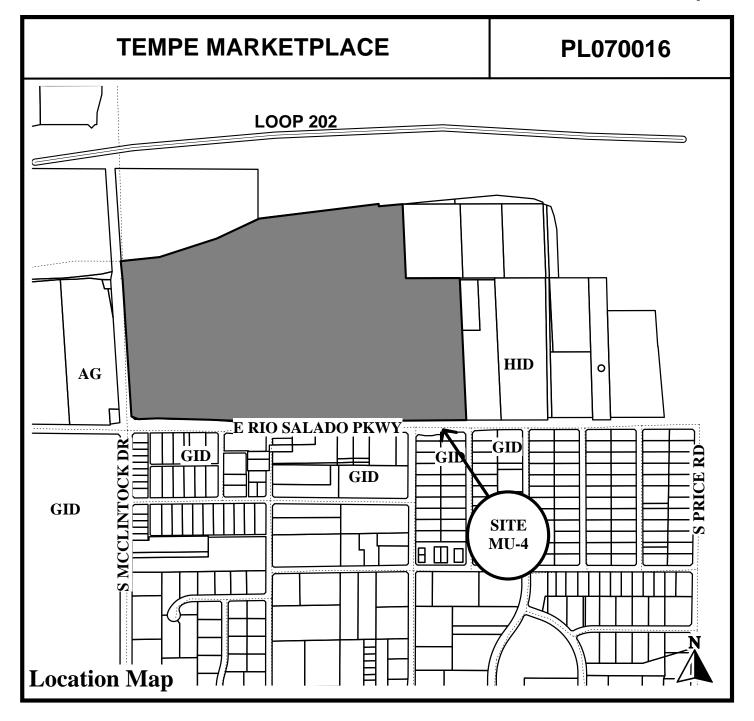
March 23, 2006

City Council approved a Subdivision Plat for TEMPE MARKETPLACE located at 2080 East Rio Salado Parkway.

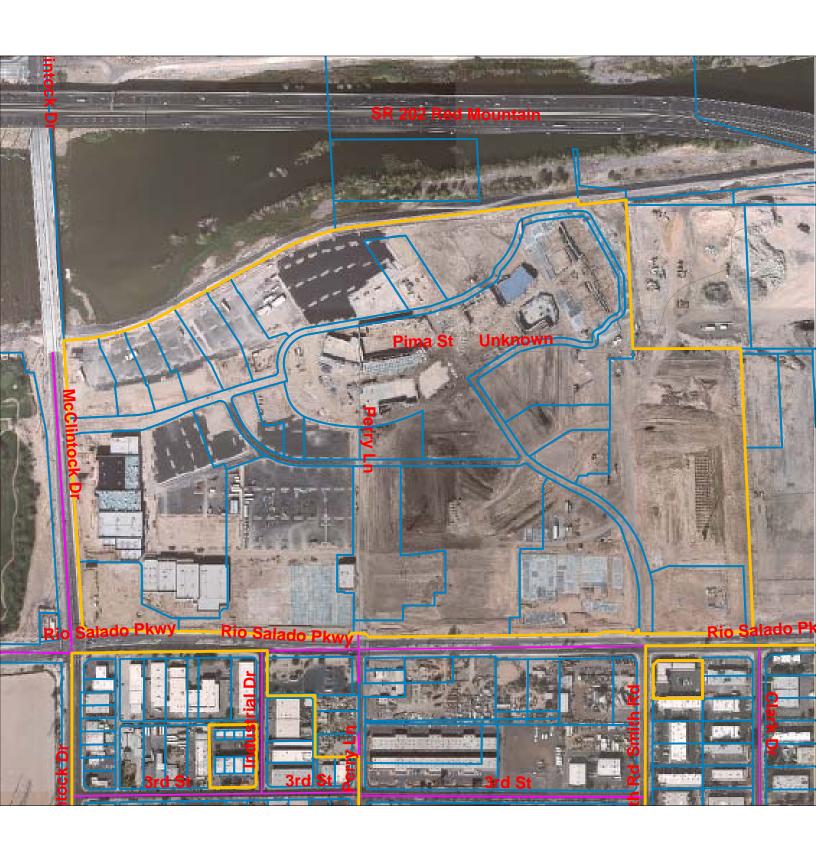
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions





TEMPE MARKETPLACE



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STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT VESTAR TM-OPCO, LLC, A DELAWARE LIMIED LIABILITY COMPANY AND THE CITY OF TEMPE, AN ARZONA MINICHAL CORPORATION, AS OWNERS OF THE PROPERTY SHOWN HEREON, HAVE AND AND AND LIKE AND HANGE THE CONTROL HAVE OF TEMPE WARKETPLACE, RECORDED PLAT OF TEMPE WARKETPLACE, RECORDED PLAT OF TEMPE WARKETPLACE, TECORDED PLAT OF TEMPE WARKETPLACE, TECORDED PLAT OF THE PLAT AND ARBITION, MARCHOLA, MANCH HALE CONTROL AND SALT RIVER AND ARBITION, MARCHOLA, CAN DIFFER PLEISH HIS ARRENDED PLAT AS AND FOR THE AMONDED PLAT OF THE AMONDED PLAT OF THE MANCH OF THE WARKETPLACE AND HERBY DELIAR THAT SAD ARBODED PLAT AS AND FOR THE LOCATION AND DESCRIPTION OF THE WARKETPLACE AND HARE VOWN THE WARRED OF THE LITER OWN EACH ESTABLE OF THE CONTROL AND THAT EACH LOT AND TRACT SHALL BE KNOWN HIM WORD THE CONSTITUTION SAME. AND THAT EACH LOT AND TRACT SHALL BE KNOWN HIM SOCIAL CAS DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF TEMPE AN ARECOND MANUAL PLATE ASSENCENTS OF THE LOCATION AND THAT CACH LOT AND TRACT SHALL BE KNOWN WINNER EASTAND AND THAT CACH LOT FIRME LIMITED LIABILITY COMPANY AND THE CITY OF TEMPE AN ARECOND THAT EACH LOT FIRME THE SENGENTED PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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ACKNOWLEDGMENT STATE OF ARIZONA

COUNTY OF MARICOPA

5.5

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES NOTARY PUBLIC

VESTAR TM-OPCO, L.L.C., A DELAWARE UNITED LIABILITY COMPANY:

BY: VESTAR ARIZONA XLV, L.L.C. ITS: MANAGING MEMBER BY: VESTAR TM-LANDCO, L.L.C. ITS: MANAGING MEMBER

BY: NAME: LEE HANLEY TITLE: MANAGER

ACKNOWLEDGMENT STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS DAY OF 200— EPORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, HUCH HALLMAN, WHO ACKNOWEDSED HIMSILF TO BE THE MAYOR OF THE CITY OF TEMPE. BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THERRIN.

SEAL IN WINESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL

NOTARY PUBLIC

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OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION HUGH HALLMAN

LEGAL DESCRIPTION (PRIOR TO SUBDINISION)
101 THROUGH 107 24, INCLUSIVE, AND TRACT A, TEMPE MARKETPLACE, ACCORDING
TO BOOK 844 OF MAPS, PAGE 44, RECORDS OF MARKOOPA CONINTY, ARZONA.

OWNERS

OOWNER

OOKSTAR THO-FOLG, LLC,

OECAWRE UMITD LABILITY COMPANY

A 225 EAST CARELACK ROAD, SUITE 750

PHOENIX, AZ 85016

FH; (602) 866–2900

FAX; (602) 866–2208

COMITATE: J. PAUL PHODES

CITY OF TEMPE 31 E. 5TH STREET TEMPE, AZ 85281 PH: (480) 350-8888

DEVELOPER

COMPANY SUITE 750 VESTAR TM-OPCO, LL.C.,
A DELAWRE LIMITD LIABILITY OC 2425 EAST CAMELBACK ROAD, SI, PHOENIX, AZ BSO16 PH: (BDZ) 886-0900 FAX: (GDZ) 955-2298 CONTACT: J. PAUL RHODES

ENCHMARK

TOP OF BRASS CAP IN HAND HOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND MCCLINTOCK DRIVE (AKA THE WEST QUARTER CORNER OF SECTION 13, T, 1 N., R, 4 E).

ELEVATION-1,172.03 (CITY OF TEMPE DATUM)

BASIS OF BEARING

BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T. 1 N., R. 4 E., AS SHOWN ON THE CITY OF TEMPE HORIZONTAL CONTROL MAP.

SAD SOUTH LINE BEARS N 8916'27" E. (AKA THE CENTERLINE OF RIO SALADO PARKWAY).

APPROVALS:

THE CITY OF TEMPE, ARIZONA ON COUNCIL OF THE APPROVED BY THE MAYOR AND CITY THIS _____ DAY OF_____.

DATE

MAYOR

ATTEST:

DATE DATE DATE CITY ENGINEER CITY CLERK

CERTIFICATION

THAT THE SHAKEY AND SUBDIVISON OF THE PREMISES
THIS IS TO CERTIFY THAT THE SHAKEY WE WARDE UNDER NY DIRECTION DURING THOUSE THE CONTROL OF SEPTEMBER, 2007; THAT HE SHAKEY IS THE UND COMPLETE AS SHOWN, HAT THE MENCY IS THE WARD COMPLETE AS SHOWN, AND THE PROSTRONS ARE DEFRECTIVELY EXIST ON WILL BE SET AS SHOWN, AND THE PROSTRONS ARE CORRECTIVE. SHOWN, AND THAT SAND MINUMENTS ARE SUFFICIENT TO ENABLE THE SHAKEY TO BE RETRACED.

BEVERLY A. ROSSI, R.L.S. 37786

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REC07068

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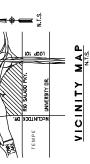
OPTIMUS OPTIMUS

CHECKED: DATE:

D204002I

SAW

S:(3-0401)(Tempe Marketplace)/FINEL PLAT REPLATE FINAL PLAT. 3.(3-0.01) (2.17)(2007): S:35:06 PM, brossi



SM1 RIVER

EGEND

BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 37786 CAP FOUND BRASS CAP IN HAND HOLE FOUND A.D.D.T. ALUMINUM CAP . ٥

COVER SHEET

TEMPE MARKETPLACE AMENDED

- EASEMENT LINE SECTION LINE
- BOUNDARY LINE FINAL PLAT OF TEMPE MARKETPLACE BK. 844, PG. 44, M.C.R. POINT OF COMMENCEMENT æ
 - POINT OF BEGINNING BUILDING SETBACK LINE RIGHT OF WAY PUBLIC UTILLY EASEMENT NON-RADIAL

NOTES

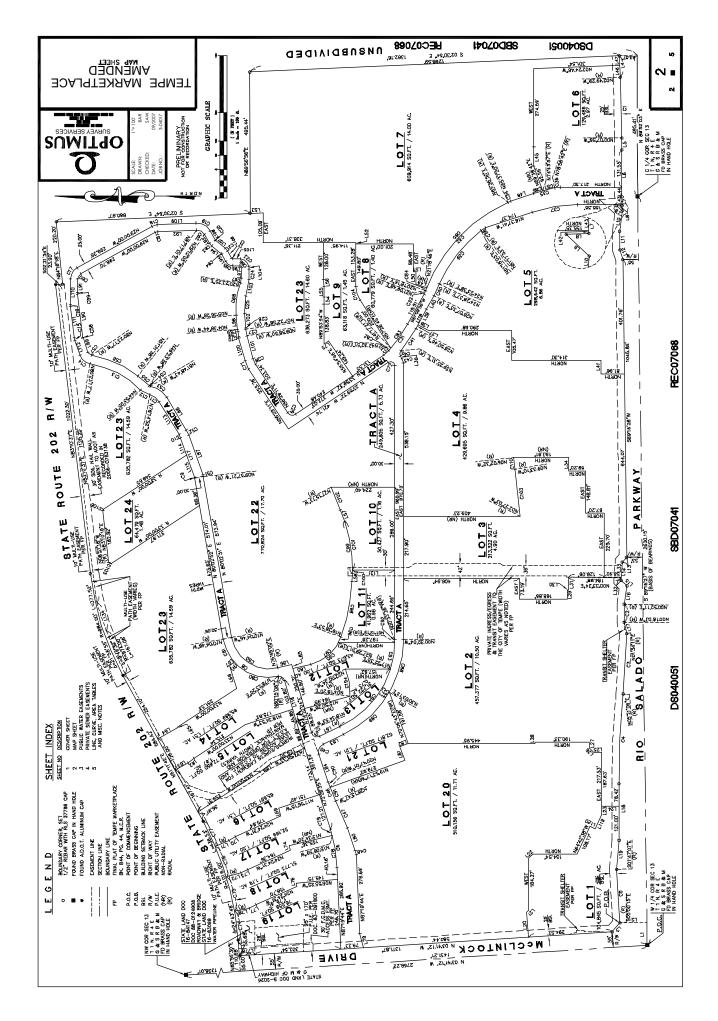
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

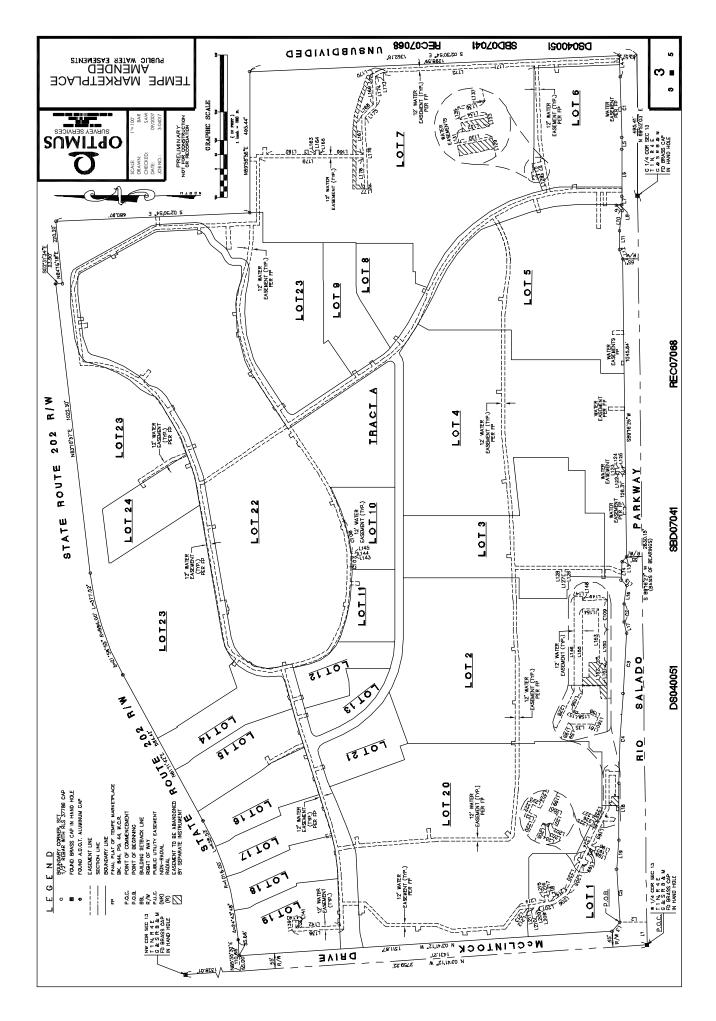
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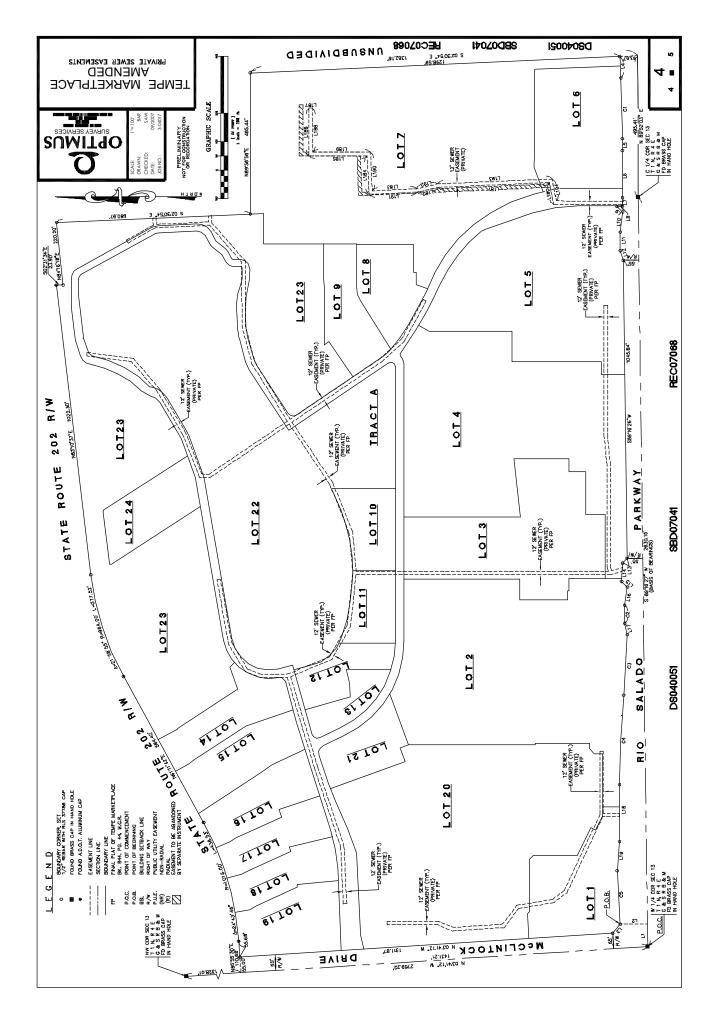
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGOUND.

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