

Staff Summary Report

Development Review Commission Date: 03/25/08

Agenda Item Number: _____

SUBJECT: This is a public meeting for a Preliminary Subdivision Plat for CAMPUS SUITES ON THE RAIL located at 1900 E Apache Boulevard.

DOCUMENT NAME: DRCr_CampusSuites_032508


PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner /Brian Hensley, Coe & Van Loo, applicant), on +/- 6.7 net acres within the MU-4 Mixed-Use High Density Zoning District within the Transportation Overlay District, located at 1900 E. Apache Boulevard. The request includes the following:

SBD08004 – Preliminary Subdivision Plat to combine four parcels into one +/-6.7 net acre lot.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

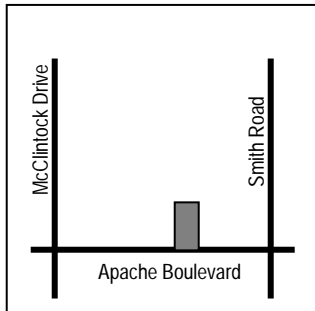
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition 1

ADDITIONAL INFO:



Gross/Net site area 7.34 / 6.82 acres
Lot 1 Proposed Lot
Building area 143,440 s.f.

The requested Subdivision Plat is required by conditions five and six of the approved Planned Area Development, approved by the City Council on January 10, 2008.

PAGES:

1. List of Attachments
2. Comments
3. Reason for Approval/Conditions of Approval
4. History & Facts/Description

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Site Plan
4. Letter of Intent
- 5-6. Plat

COMMENTS:

The applicant is requesting approval for a Preliminary Subdivision Plat for Campus Suites on the Rail, a new student housing development. The proposed development consists of four existing vacant properties that have not been previously subdivided. This request would combine the four lots into one lot, and dedicate right-of-way along Apache Boulevard. The Development Review Commission approved a Development Plan Review for site plan, building elevations, and landscape plan on December 11, 2007. For further processing, a Final Subdivision Plat must be approved by the City Council and recorded with Maricopa County. The Subdivision Plat will conclude the planning entitlements for this project, pending building permit review. Staff recommends approval of the request subject to conditions.

REASONS FOR APPROVAL:

1. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.
2. The Subdivision Plat fulfills conditions five and six of the approved Planned Area Development.

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 through the City of Tempe's Development Services Department on or before April 17, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

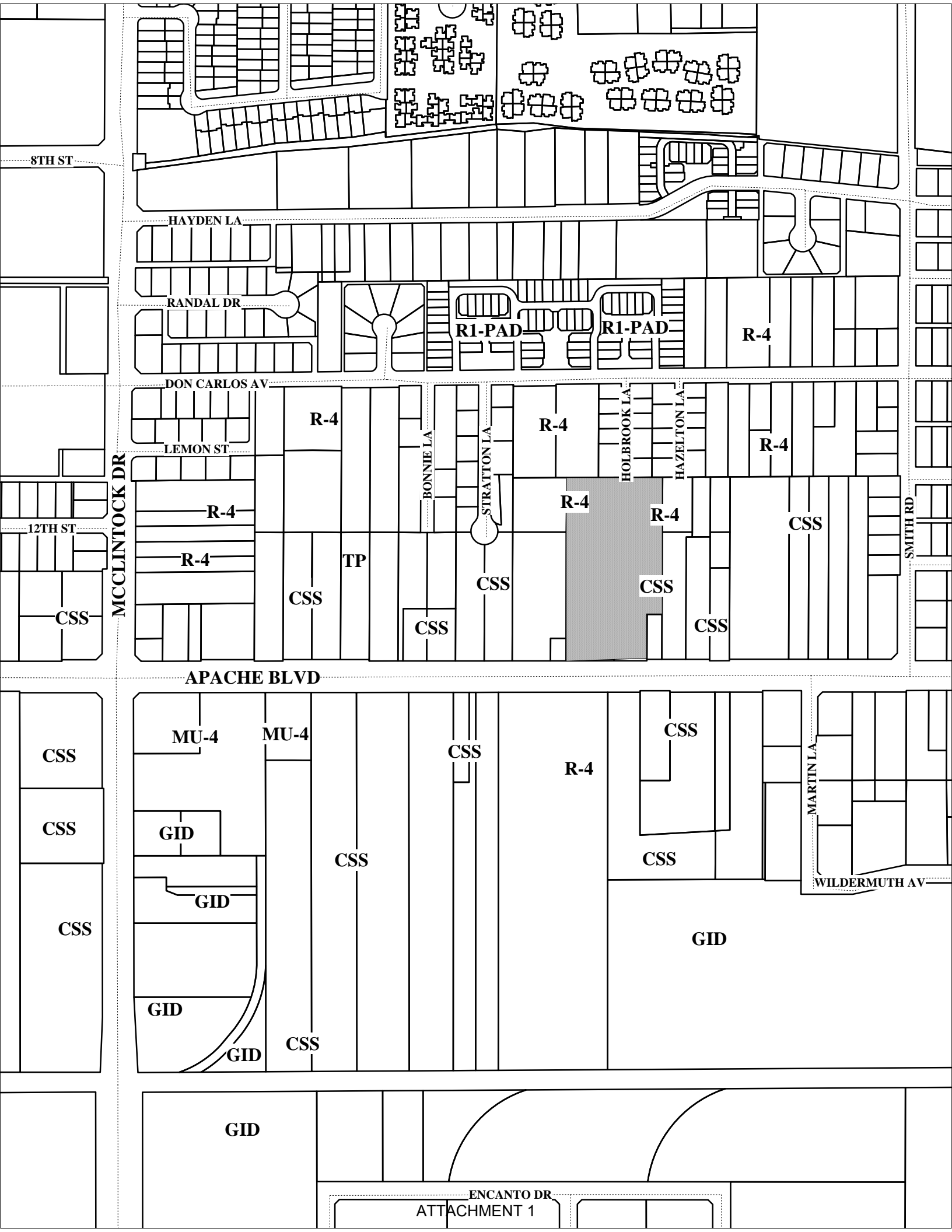
HISTORY & FACTS:

May 1959	Building permits for repair of building for Denny's Tavern, operating as The Happy Hour at 1890 E. Apache Boulevard
September 1959	Building permits issued for Trade Winds Motel, located at 1900 E. Apache Boulevard
November 1959	Building permits issued for Richard Lynch of Michigan Trailer Court, for the installation of utilities for trailer spaces and repair and additions to duplexes at 1912 E. Apache Boulevard.
November 1961-1964	Building permits issued for installation of utilities for trailer spaces at 1900 E Apache Boulevard
September 1963-1965	Building permits issued for Cliff Carroll, operating as Carrolls Trailer Park, for installation of utilities for trailer spaces at 1890 E. Apache Boulevard
May 6, 1981	Design Review Board approved the building elevations, site and landscape plan for a Motel and Apartment Complex.
November 27, 2007	Development Review Commission heard a request for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD and a Development Plan Review for a 619,756 s.f. new student housing development on +/- 6.8 net acres. The Commission recommended approval of the Zoning Amendment and PAD, and continued the Development Plan Review to 12/11/07 for notification purposes.
December 11, 2007	Development Review Commission heard and approved a request for a Development Plan Review for site plan, building elevations and landscape plan for a new student housing development on +/-6.8 net acres.
December 13, 2007	City Council introduced and held a first public hearing for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a Planned Area Development Overlay.
January 10, 2007	City Council approved the above request.

No additional history is available on the entitlement of these properties.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



8TH ST

HAYDEN LA

RANDAL DR

DON CARLOS AV

LEMON ST

12TH ST

MCCLINTOCK DR

APACHE BLVD

WILDERMUTH AV

ENCANTO DR
ATTACHMENT 1

R-4

R-4

R-4

R-4

R-4

TP

CSS

CSS

CSS

R-4

R-4

CSS

CSS

CSS

SMITH RD

R-4

CSS

CSS

GID

MU-4

MU-4

CSS

CSS

CSS

GID

GID

GID

GID

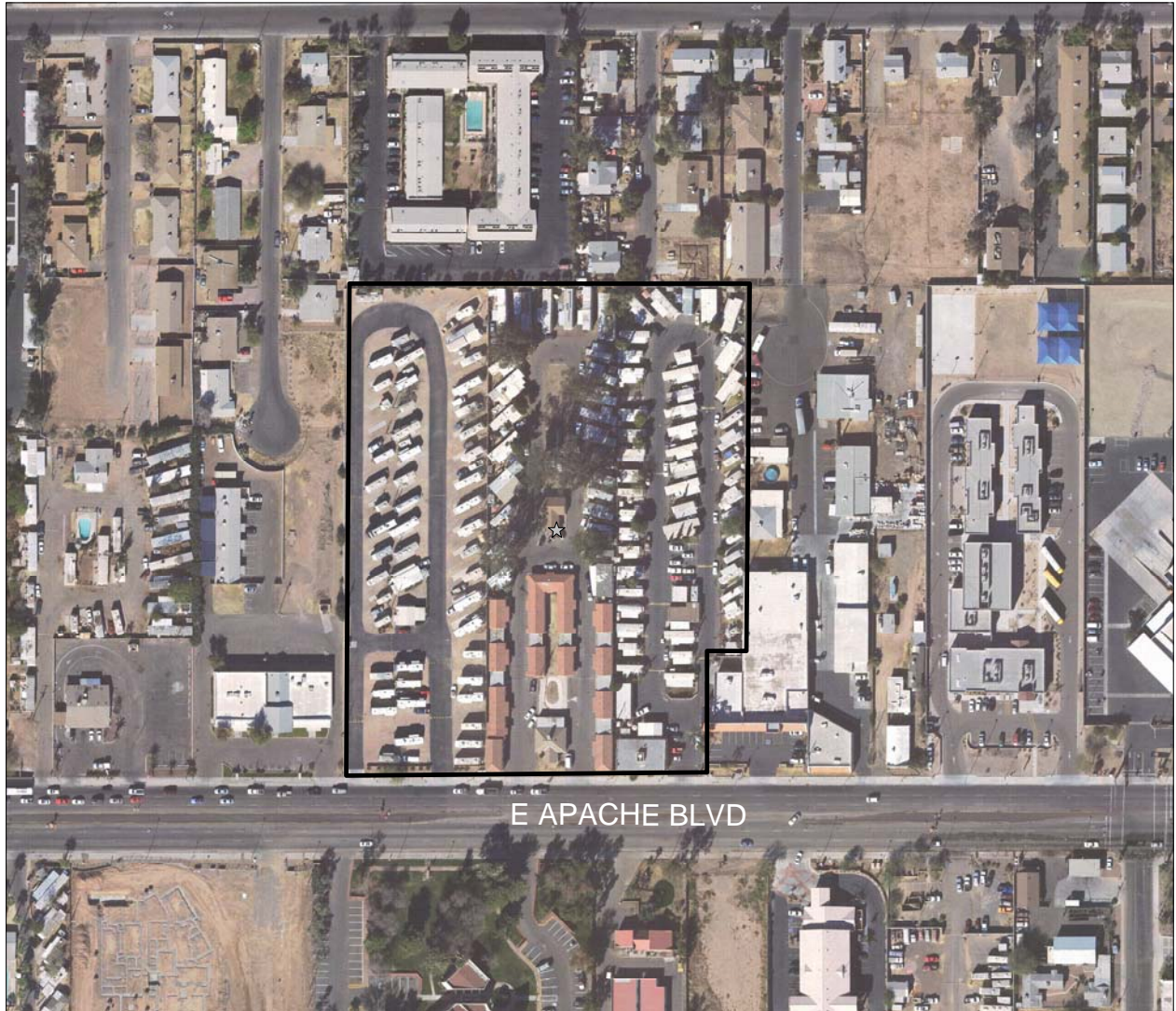
GID

MARTIN LA

CSS

CSS

CSS



CAMPUS SUITES ON THE RAIL (PL070312)

Overall Site Project Data

PARCEL SIZE: 1338 GROSS ACRES, 6824 NET ACRES, EXISTING C56 + R-4 ZONING, PROPOSED MU-4 PAD WITH T.O.D. STANDARDS

BLDG HEIGHT ALLOWED: NA
BLDG HEIGHT PROVIDED: 10' TO PARAPET
DENSITY ALLOWED: 76+
DENSITY PROVIDED: 40.14 DU / Gross Acre
OPEN & AMENITY SPACE PROVIDED: 3187 SF
LANDSCAPING ON SITE: 54375 SF 14%
LANDSCAPING ON ROW: 10710 SF 4.2%
LOT COVERAGE: 143,440 / 319,643.28 = 44.87%

UNIT MIX	QUANTITY	%	OCC. TYPE	GROSS SF	* OF BEDROOMS	GROSS X QUANTITY	GROSS SF	9PRK
BI 2 BED 2BA	52	11.38%	R-2	1010	104	52520	13	13
CI 3 BED 3 BA	128	42.8%	R-2	1300	384	166400	13	13
DI 4 BED 4 BA	94	31.45%	R-2	1635	376	153330	13	13
D2 4 BED 4 BA	25	8.36%	R-2	1618	100	40450	13	13
TOTALS	299	100%			964	412100		

BUILDING TYPES	QUANTITY	* OF LEVELS	OCC. TYPE	CONST. TYPE	FOOTPRINT SF	GROSS BLDG SF	9PRK	GROSS SF
TYPE I	2	4	BASEMENT R-2	V-A	32569	13	162845	2 = 325690
TYPE II	1	4	BASEMENT R-2	V-A	41981	13	193853	
OFF / CLUB	1	4	BASEMENT B / A3	IV-HT	4412	13	18506	
RETAIL	4	3	A-3/B	V-B	12000 (in Type II)	13	SEE TYPE II	
BRIDGES	4	3	6-1	I-B	-	13	2022	
RETAIL GARAGE	1	1	6-2	I-B	4913	13	4913	
GARAGE	1	4 1/2	6-2	I-B	65802	13	736103	
TOTAL BLDGS	5				TOTAL FOOTPRINT SF = 143,440		TOTAL PROJECT SF = 841153	

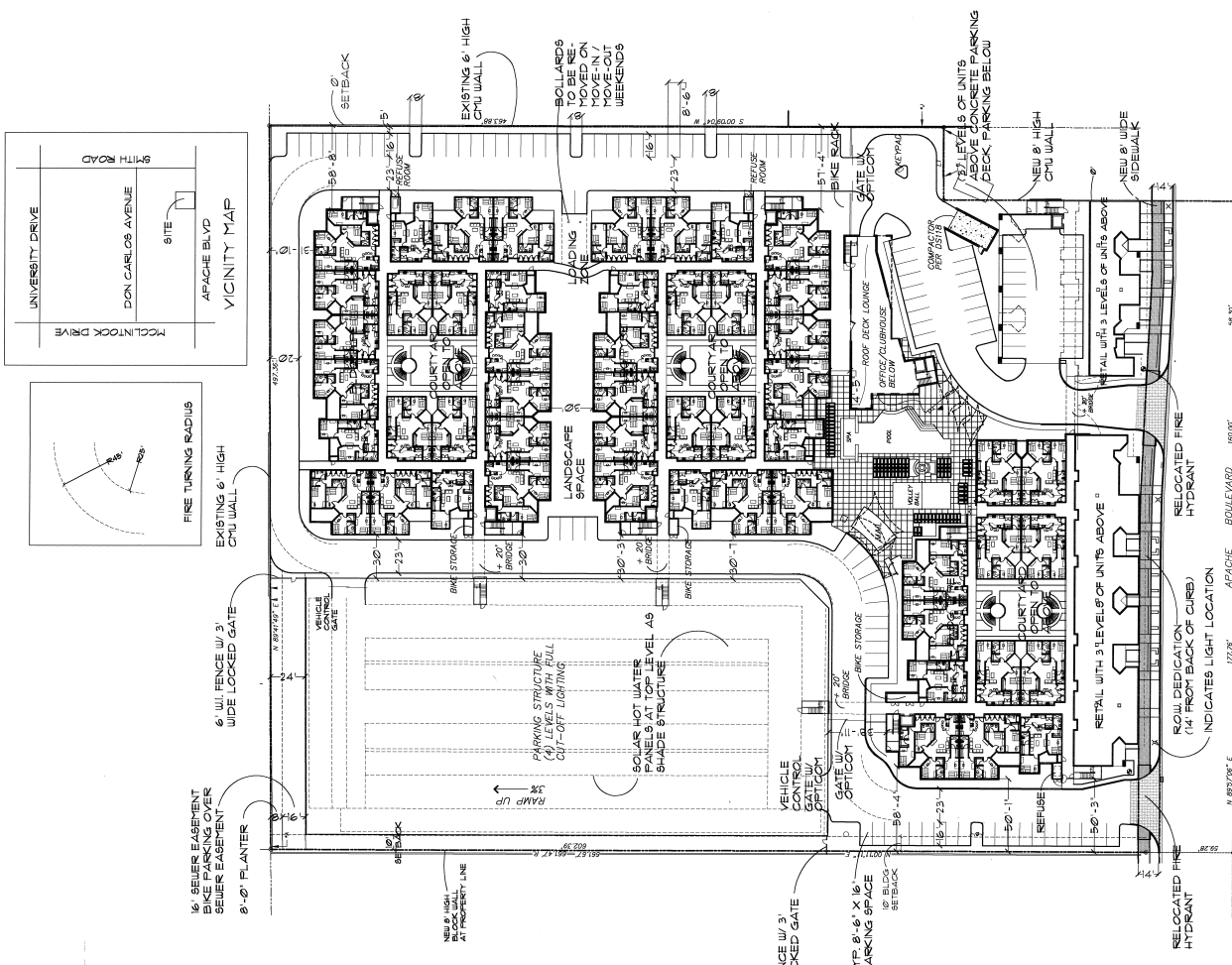
PARKING REQUIRED	QUANTITY	MULTIPLIER	TOTAL	T.O.D. REQUIRED	PARKING REQUIRED	QUANTITY	MULTIPLIER	TOTAL
2 BD	52	2	104	2 BD	52	15	78	
3 BD	128	2.5	320	3 BD	128	2.25	288	
4 BD	119	3	357	4 BD	119	3	357	
GUEST	299	2	600	GUEST	299	2	600	
RETAIL	1100 SF / 300 =	39	31	RETAIL	1100 SF		20	
RESTAURANT	2300 / 15 =	31	31	RESTAURANT	2300		16	
BICYCLE SPACES	351		351	BICYCLE SPACES	351		351	
TOTAL PARKING REQ'D = 911 (351 BICYCLE)				TOTAL PARKING REQ'D = 819 (351 BICYCLE)				

PARKING PROVIDED	QUANTITY	MULTIPLIER	TOTAL	BIKE RACKS	PER UNIT	TOTAL	BIKE RACKS	PER UNIT	TOTAL
ACCESSIBLE GARAGE	20		20	RETAIL	18	52 x 15	39		39
GARAGE	944		944	RETAIL COVERED	20	241 x 1	241		241
ACCESSIBLE SURFACE	2%		2%	SURFACE GUEST	60	299 x 2	60		60
SUBTOTAL	964		964	RESTAURANT	16	OUTDOOR REST. 4000 / 2000	16		16
BICYCLE STORAGE	60		60	SUBTOTAL	114	INDOOR REST. 2300 / 500	46		46
TOTAL PARKING PROVIDED = 1078				BICYCLE RACKS	90	RETAIL 4 MIN. 4 MIN.	351		351

(2300 SF OF INDOOR RESTAURANT SPACE MAX.)
90 BIKE RACK / 60 STORAGE PROVIDED, 201 OF THE BIKES TO BE STORED IN UNITS.



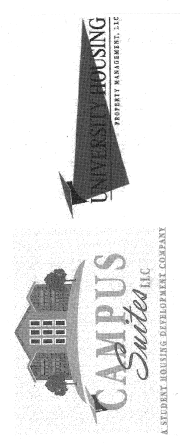
Site Plan
1" = 40'-0"



Preliminary Site Plan
1" = 40'-0"

GRAPHIC SCALE
1" = 40'-0"

APACHE BOULEVARD





January 24, 2008

Mrs. Lisa Collins
City of Tempe
Planning Division
31 East 5th Street
Tempe, Arizona 85281

RE: Narrative for Final Plat for Campus Suites on the Rail
CVL Job No. 0182201

Dear Mrs. Collins

The Final Plat that is being submitted is for Campus Suites on the Rail. The project is located in portion of the northwest quarter of Section 24, Township 01 North, Range 04 East, Gila River and Salt River Meridian, Maricopa County, Tempe, Arizona.

We are proposing approximately 7.34 acres. This acreage includes a 6.44 ft to 5.46 ft of additional Right-of-Way along Apache Blvd. This will increase the existing width of 59.28 ft to 64.74 ft at West end and 50.00 ft to 56.44 ft at East end of the site.

This plat will combine the four existing parcels (Parcel Numbers 132-67-053C, 132-67-061A, 132-67-055A & 132-67-053D) together into Campus Suites on the Rail.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Terry Lewis
Assistant Project Manager

CAMPUS SUITES ON THE RAIL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP, AS OWNER HAS PLATTED UNDER THE NAME OF "CAMPUS SUITES ON THE RAIL" (IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1207 OF THE ARIZONA REVISED STATUTES), A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CAMPUS SUITES ON THE RAIL", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS OF LAND SHOWN THEREON, AND THAT THE TRACTS OF LAND SHOWN THEREON ARE KNOWN BY THE NUMBER AND NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2008, BEFORE ME
THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED
HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:
I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____ DATE _____

IN WITNESS WHEREOF:

THAT CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP, AS OWNER HAS HERETO CAUSED ITS NAME TO APPEAR AND THE SAME TO BE ATTESTED
AND SIGNATURED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED
ON THIS _____ DAY OF _____, 2008.

BY CAMPUS SUITES ON THE RAIL, L.L.P., A LIMITED LIABILITY PARTNERSHIP.

BY: _____ DATE _____
ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF
SAID SECTION 24, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTH
WEST CORNER OF SAID SECTION 24 BEARS NORTH 88°56'05" EAST, A DISTANCE OF
2,657.72 FEET;

THENCE SOUTH 00°16'04" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER
OF SAID SECTION 24, A DISTANCE OF 2,622.62 FEET TO THE WEST QUARTER CORNER
OF SAID SECTION 24;

THENCE NORTH 89°56'53" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID
SECTION 24, A DISTANCE OF 1,315.33 FEET TO THE SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°11'50" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 661.46
FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89°41'42" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 497.41
FEET TO A POINT ON SAID LINE WHICH IS 200.00 FEET WESTERLY, AS
MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00°09'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 463.65 FEET
TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET NORTHERLY, AS
MEASURED AT RIGHT ANGLES, FROM THE EAST-WEST MID-SECTION LINE OF SAID
SECTION 24;

THENCE SOUTH 89°56'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 660.99 FEET
TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET WESTERLY, AS
MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00°09'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET
TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE SOUTH 89°56'53" WEST ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE
OF 447.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.339 ACRES, MORE OR LESS.

OWNER

CAMPUS SUITES ON THE RAIL, L.L.P.,
8901 N. SCOTTSDALE ROAD, SUITE 125
SCOTTSDALE, ARIZONA 85253

DEVELOPER

CAMPUS SUITES ON THE RAIL, L.L.P.,
8901 N. SCOTTSDALE ROAD, SUITE 125
SCOTTSDALE, ARIZONA 85253
CONTACT: GARY JONES
FAX: (480) 947-5335

BENCHMARK

CITY OF TEMPE BRASS CAP IN A HANDHOLE AT INTERSECTION OF UNIVERSITY
AND SCOTTSDALE ROAD, NORTHWEST CORNER OF SECTION 24, T.1 N., R.4 E.
ELEVATION 1181.76 CITY OF TEMPE DATUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°56'05" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 4 EAST, ACCORDING TO CITY OF TEMPE SURVEY CONTROL DATA AS
SHOWN ON THE CITY WEBSITE AND LAST UPDATED ON JULY 9, 2007.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
ON THIS _____ DAY OF _____, 2008.

BY: _____ MAYOR _____ DATE _____

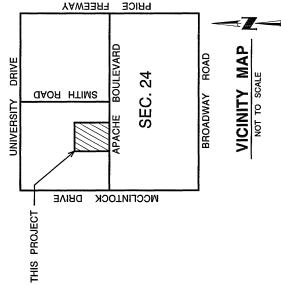
ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE
PLANTED NOR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT WHICH
IS SHOWN ON OR UNDER THE LAND IN THE EASEMENTS.
THE CITY OF TEMPE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE
FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. THE PROPERTY OWNERS HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS
AND FACILITIES IN ACCORDANCE WITH APPROVED PLANS
FACILITIES IN ACCORDANCE WITH APPROVED PLANS
4. ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
5. NO STRUCTURE OF ANY KIND WILL BE CONSTRUCTED ON OVER OR PLACED WITHIN
ANY DRAINAGE EASEMENT WHICH IS SHOWN ON OR UNDER THE LAND IN THE
EASEMENTS. EXCEPT TYPE FENCING NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT
EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES
DEPARTMENT. LANDSCAPE PLANTING SHALL BE LIMITED TO BE PLACED WITHIN THE EASEMENT
OF DRAINAGE EASEMENT NOT RECORDED TO BE PLACED WITHIN THE EASEMENT
OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE
COURSE OF MAINTENANCE CONSTRUCTION, RECONSTRUCTION OR REPAIR.
6. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES
AND ORDINANCES.
7. THIS PROJECT IS LOCATED IN THE CITY OF TEMPE WATER SERVICE AREA AND HAS
BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
8. CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY
WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE
REGULATED BY OTHER CITY CODES AND ORDINANCES.
9. THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A
DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW INVENTORY EXHIBIT ON FILE WITH
THE CITY OF TEMPE) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING
PERMIT RELEASE.



LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS PROJECT - SET BRASS CAP PER M.A.G. STD. DET. 120-1 TYPE "C" (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS PROJECT - SET SURVEY MARKER PER M.A.G. STD. DET. 120-1 TYPE "C" (UNLESS OTHERWISE NOTED).
- INDICATES RIGHT OF WAY LINE
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES BUILDING SETBACK LINE
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES SIDEWALK EASEMENT
- INDICATES MARICOPA COUNTY RECORDS
- INDICATES RIGHT OF WAY
- INDICATES EASEMENT LINE
- INDICATES CITY OF TEMPE
- INDICATES EASEMENT

FLOOD PLAIN CERTIFICATION

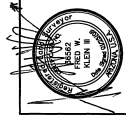
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE
SHADE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER
15010, DATED 11/01/2007, AND THAT THE PROPERTY IS NOT LOCATED IN AN
AREA OF 1% CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY
LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED
HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2004, THAT
I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ARIZONA, AND THAT
THE SURVEY WAS MADE IN ACCORDANCE WITH THE ARIZONA SURVEYING ACT, AND
ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THE POSITIONS ARE CORRECTLY
SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED.

FRED W. KLEIN R.L.S. 35652

DATE



COE & VAN LOO CONSULTANTS, INC.
4650 N. 12TH STREET PHOENIX, AZ 85014
(602) 264-6831

CHECKED BY: TL
DRAWN BY: SLS
PROJECT #: 0182201
SCALE: NONE
SHEET OF 2

CAMPUS SUITES ON THE RAIL
TEMPE, ARIZONA

COVER

REC-

SBD-

DS

1.01

