

Staff Summary Report



Development Review Commission Date: 04/08/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for HOLDEMAN ELEMENTARY, located at 1326 West 18th Street.

DOCUMENT NAME: DRCr_HoldemanPlat_040808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **HOLDEMAN ELEMENTARY (PL070209)** (Tempe Elementary School District #3, property owner; John Hess, Hess-Rountree Inc, applicant) consisting of combining two lots into one and dedicating certain rights-of-way on 8.40 net acres, located at 1326 West 18th Street in the R1-6, Single-Family Residential District. The request includes the following:

SBD07048 – Preliminary Subdivision Plat for one (1) lot on 8.40 net acres.

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

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

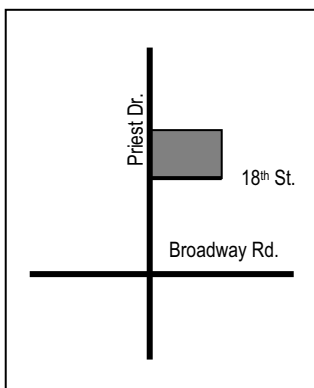
A handwritten signature in black ink, appearing to be 'LC' or similar, located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross site area 9.16 acres

Net site area 8.40 acres

Lots 1

A neighborhood meeting is not required with this application.

PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Subdivision Plat

COMMENTS:

This site is located at the northeast corner of Priest Drive and 18th Street, north of Broadway Road. The Tempe Elementary School District is in the process of developing a new school for the Holdeman Elementary School site. Building permits have been issued and construction is underway. This plat will combine the two existing parcels into one, which have never been part of a legal subdivision plat. This request will also dedicate, for public use, certain rights of way located on the property frontage of this site, including utility easements. Staff recommends approval of this request.

REASONS FOR APPROVAL:

1. The property has access to a public street and meets the technical standards of the City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

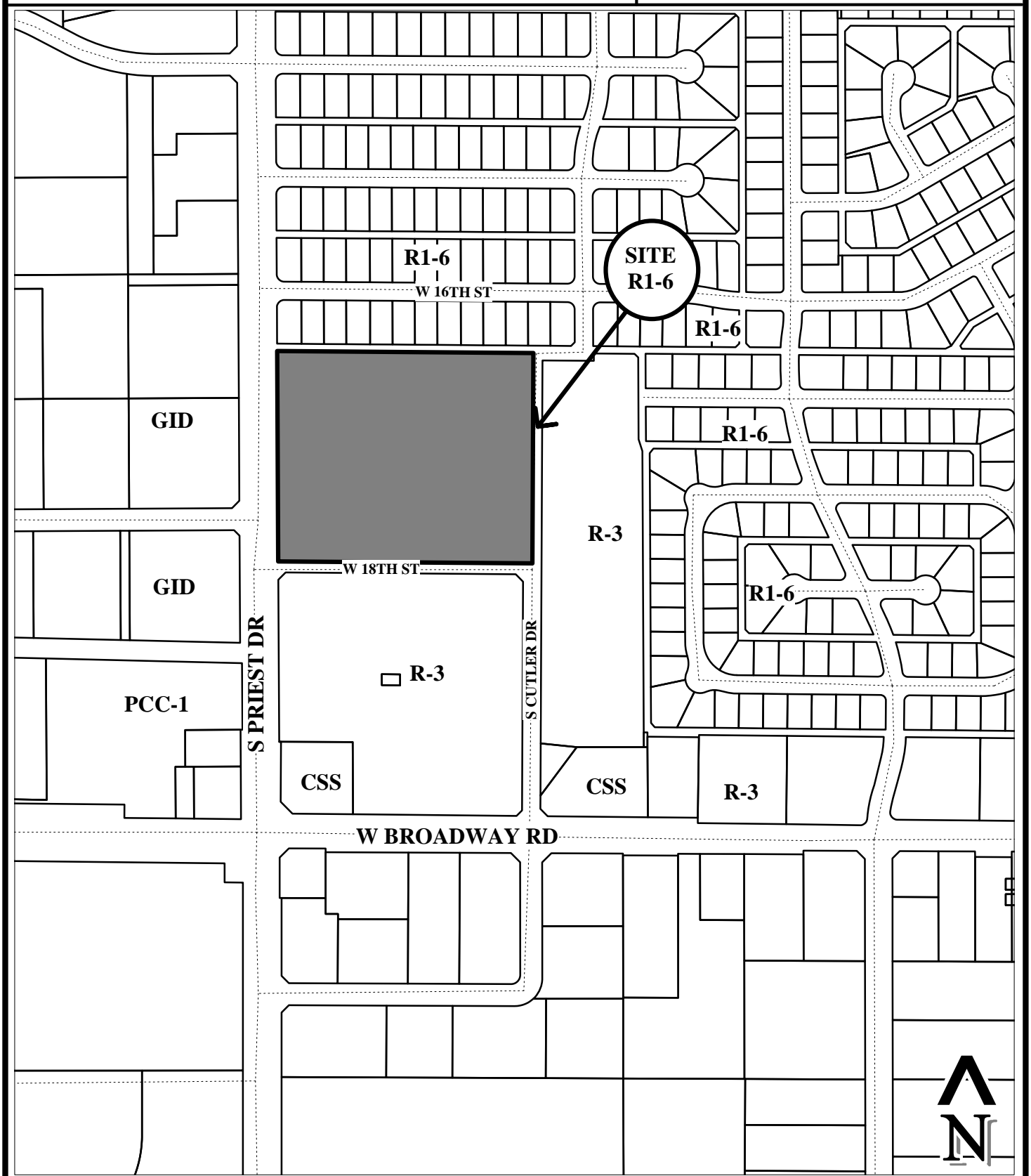
1. The Subdivision Plat for Holdeman Elementary School shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before May 1, 2009. Failure to record the plan within one year of approval shall make the plan null and void.

HISTORY & FACTS:

December 25, 1958	Property acquired by School District #3 of Maricopa County.
October 1, 2007	Building permits issued for new elementary school facilities.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

HOLDEMAN ELEMENTARY
PL070209




HOLDEMAN ELEMENTARY SCHOOL (PL070209)

A LOT, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

KNOWN ALL MEN BY THESE PRESENTS:

THAT TEMPE ELEMENTARY SCHOOL, DISTRICT #23, OF MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, AS OWNER, HAS PLACED UNDER THE NAME OF "HOLDMAN ELEMENTARY SCHOOL", A LOT, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, RANGE 12 EAST, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES A MAP OF SAID LOT, AND HEREBY PUBLISHES A MAP AS "HOLDMAN ELEMENTARY SCHOOL", AND HEREBY DECLARES THAT SAID LOT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH STREET, AND THAT THE CITY OF PHOENIX, ARIZONA, IS THE CITY OF TEMPE, PUBLIC UTILITIES, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT, AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ON _____ DAY OF _____, 2008, BEFORE
ME _____, PERSONALLY APPEARED
SC _____, WHO ACKNOWLEDGED HIMSELF
TO BE SUPERINTENDANT OF TEMPE ELEMENTARY
DISTRICT #3, A POLITICAL SUBDIVISION OF
THE STATE OF ARIZONA, AND WHO EXECUTED THE
FO _____, AND WHO PURPOSED THE
INSTRUMENT FOR THE PURPOSES THEREIN
IN WITNESS WHEREOF, I HERETO SET MY
HAND AND SEAL OF OFFICE ON THE _____
DAY OF _____, 2008.

3Y: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
TEMPE ELEMENTARY SCHOOL DISTRICT #3, A POLITICAL
SUBDIVISION OF THE STATE OF ARIZONA;

3Y: _____ DATE: _____
ITS: _____

THE NORTH 592.65 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 18 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 75 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

TEMPE ELEMENTARY SCHOOL DISTRICT #3
3205 SOUTH RURAL ROAD
TEMPE, ARIZONA 85285
(480) 730-7102

TOP CITY OF TEMPE BRASS CAP IN HANDHOLE, 0.45 FEET BELOW RIM
AT THE INTERSECTION OF BROADWAY ROAD AND PRIEST DRIVE.

ELEVATION = 1148.29 (CITY OF TEMPE DATUM)

THE BEARING OF NORTH 00°18'12" WEST AS SHOWN ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TEMPE, ARIZONA SURVEY CONTROL MAP, RECORDS OF THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA.

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

BY: _____ MAYOR _____ DATE _____


ATTEST: _____
CITY CLERK

DATE

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____
SPECIAL AGENT IN CHARGE

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND LATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2006 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 _____
RUSSELL A. JOHNSON, R.L.S.
ARIZONA REG. NO. 22265

11-14-07
DATE



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)486-0244

H-R #0605-03
SHEET 1 OF 2

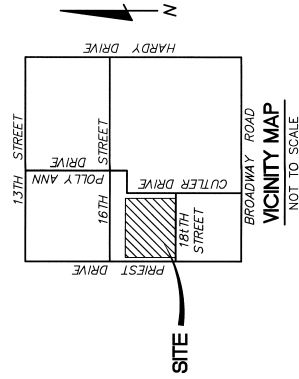
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REC# 07077

SBD# 07048

DS# 070625

11-14-07
DATE



	SET SUBDIVISION CORNER P.K. NAL OR AS NOTED	SWE	SIDEWALK EASEMENT
	SET 72" X 18" REBAR WITH SET STUDS AND TIEPIERS RLS 22265 ATTACHED THERE TO.	R/W	RIGHT-OF-WAY
		PUE	PUBLIC UTILITY EASEMENT
	FOUND BRASS CAP FLUSH WITH SURFACE		INDICATES PROPERTY CORNER
	FOUND BRASS CAP IN HANDHOLE	_____	SUBDIVISION BOUNDARY
M.C.R.	MARICOPA COUNTY RECORDS	-----	MONUMENT LINE
SC	SUBDIVISION CORNER	-----	PROPERTY LINE
		- - - - -	EASEMENT LINE

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR RLS# 22265.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINE (OTHER THAN TRANSMISSION LINE) SHALL BE PLACED UNDERGROUND.

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 400131 2165 H, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE 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.

SURVEYOR'S NOTES:

1. FOUND MONUMENTS ARE THE SURVEYED AREA.
2. ALL MONUMENTS SET BY THE SURVEYOR ARE GOVERNED AS BEING A 1/2 INCH X 1/8 INCH HARD PINE WITH BRASS TAG STAMPED RLS 22285.
3. IF ANY MONUMENTS ARE FOUND, THEY ARE TO BE KEPT IN PLACE AND ATTACHED THEREON, UNLESS OTHERWISE NOTED HEREON.
4. (M) = AS MEASURED BY THIS SURVEYOR.
5. (R) = MEASUREMENTS PER DOCUMENTED IN THE MARICOPA COUNTY, ARIZONA, RECORDED OFFICE (M.C.R.) AS FOLLOWS:
 1. "TOLLEY, ANI, UNIT 1, A SUBDIVISION RECORDED IN BOOK 68 OF MAPS, PAGE 11 (M.C.R.)
 2. "HONKHAM INDUSTRIAL PARK, UNIT #3, A SUBDIVISION RECORDED IN BOOK 174 OF MAPS, PAGE 33 (M.C.R.)
 3. "STARBUITE MANOR", A SUBDIVISION RECORDED IN BOOK 172 OF MAPS, PAGE 39 (M.C.R.)
 4. "ELKS SUBDIVISION RECORD OF SURVEY, #1 RECORDED IN BOOK 707 OF MAPS, PAGE 1 (M.C.R.)
 5. "ARIZONA STATE SURVEY CONTROL MAP" RECORD OF TIME, AREA, DISTANCE, BEARING, AND ANGLE.

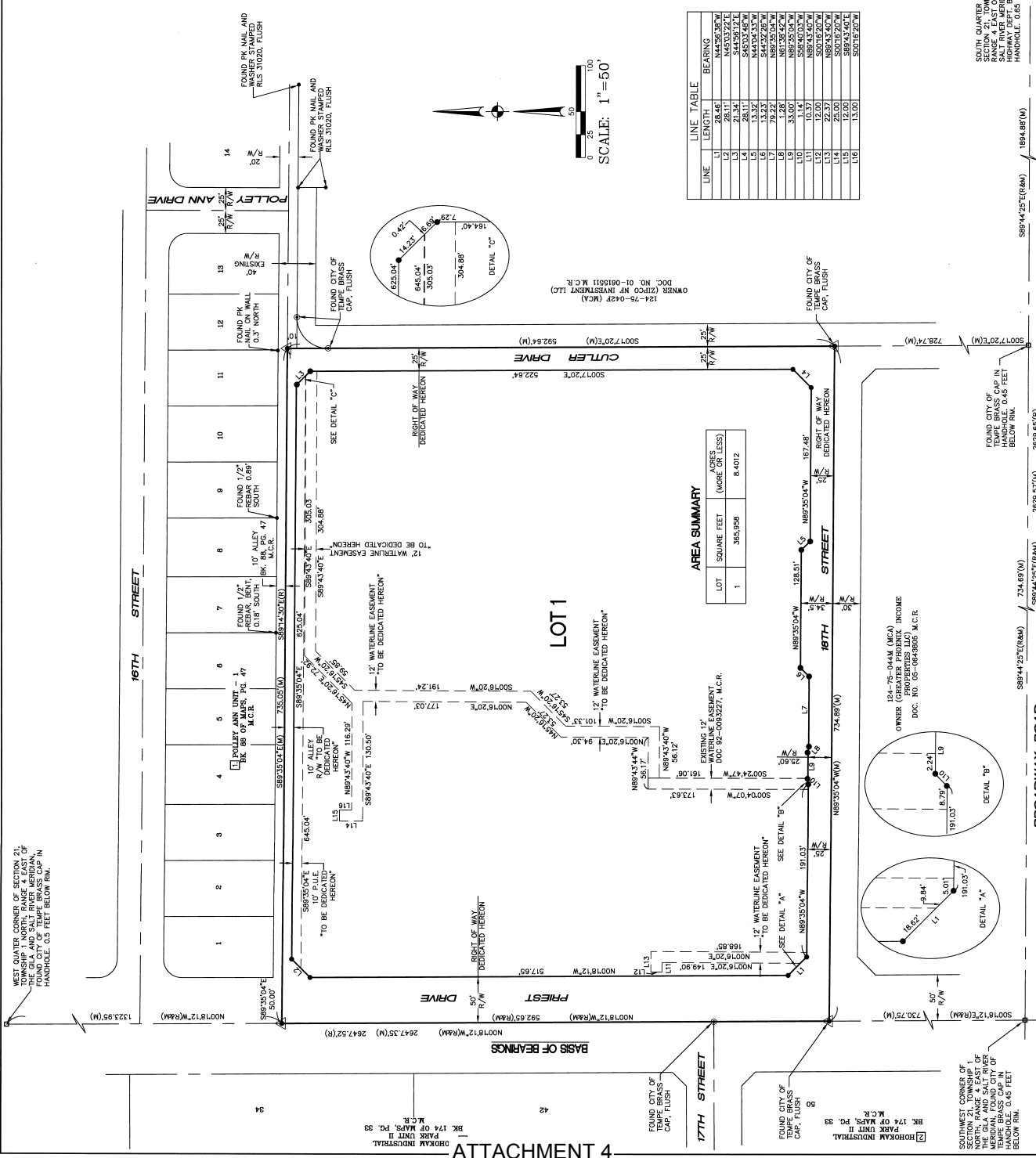
DRAINAGE SYSTEM:

THE UNDERGROUND RETENTION SYSTEM AND/OR DRYWELL AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM AT LEAST ANNUALLY, AND (2) REPAIR THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISPOSE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FORGING OF THIS RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TAMPA ENGINEER.

PLAT OF HOLDEMAN
ELEMENTARY SCHOOL

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)498-0244

H-R #0605-03
SHEET 2 OF 2



ATTACHMENT 4