

# Staff Summary Report



Development Review Commission Date: 07/12/2011

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public meeting for a Preliminary Subdivision Plat for LAKE COUNTRY VILLAGE PHASE ONE, located at 1030 East Baseline Road.

**DOCUMENT NAME:** DRCr\_LakeCountryVillagePlat\_071211.doc **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by **LAKE COUNTRY VILLAGE PHASE ONE (PL110106)** (Drew Goodman, LCV Property, Inc., property owner; Len Swartz, Olsson Associates, applicant) located at 1030 East Baseline Road in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay. The request includes the following:

**SBD11007** – Preliminary Subdivision Plat to create three (3) Lots on +/-25.44 net acres.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989) 

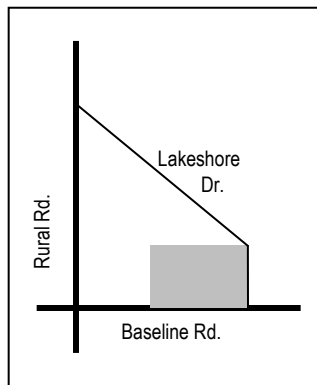
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City funds

**RECOMMENDATION:** **Staff – Approval, subject to conditions**

**ADDITIONAL INFO:** Gross/Net Site Area +/-25.44 acres including Phase One and the rest of L.C.V.



Lake Country Village Phase One is a proposal to redevelop the west end of the existing commercial center. A Preliminary Subdivision Plat is being undertaken as a first step of the subdivision process to prepare individual lots as part of this redevelopment. A portion of the existing buildings, including those in the vicinity of the property lines proposed for creation by this subdivision, will be removed to make way for the redevelopment. A Preliminary Subdivision Plat for Lake Country Village Phase One is required to process parcels that have not previously been part of a subdivision within the City of Tempe. A Final Subdivision Plat will be reviewed by the City Council after completion of the review of the Preliminary Subdivision Plat.

**PAGES:**

1. List of Attachments
2. Comments / Reason for Approval
3. Conditions of Approval
4. History & Facts
5. Description / Zoning & Development Code Reference / City Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Subdivision Plat Review Narrative
- 4-5. Subdivision Plat

**COMMENTS:**

A Preliminary Subdivision Plat is being undertaken to create three (3) Lots and map two vehicle access easements for Lake Country Village Phase One. Lot 2 consisting of 0.992 acres is Pad 'A' of Phase One. Lot 3 consisting of 0.632 acres is Pad 'B' of Phase One. Lot 1 consisting of 23.812 acres is the remainder of Lake Country Village. Pad 'A' (Lot 2) is to be utilized by Firestone Complete Auto Care. Pad 'B' (Lot 3) is a reserve site which under the (1<sup>st</sup> Amended) Planned Area Development Overlay is to be utilized by a financial institution. The western portion of Lot 1 will include Major 'A' and Shops 'B' buildings. Major 'A', to be utilized by Big!Lots, and Shops 'B' are the keystone of the Phase One redevelopment. Lot 1 will also contain the existing buildings of Lake Country Village which will remain. Vehicle access easements for the definition of the private Minton Drive and Jentilly Lane one-half streets that are the northern and western edges of Lake Country Village are indicated on the Preliminary Subdivision Plat. These easements are located within Lot 1 (for Minton) and Lot 2 (for Minton and Jentilly).

A Final Subdivision Plat will subsequently be heard by City Council to create three lots for the facilitation of Lake Country Village Phase One. Under separate process, the applicant will undertake the abandonment of public utility easements within Lake Country Village that are no longer needed.

**City Code Chapter 30 Subdivisions, Approval Criteria for Subdivision Plat**

- The Preliminary Plat is required for a proposed subdivision development that has never before been processed by the City of Tempe.
- The Final Plat is required to map a subdivision providing substantial conformance to an approved preliminary plat, and may be processed after any Zoning Map Amendment that is necessary for the development has been approved by the City Council.

**REASON FOR APPROVAL:**

1. The Subdivision Plat will be made to conform to the technical standards of Tempe City Code Chapter 30, Subdivisions.

**SBD11007****CONDITIONS OF APPROVAL**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Subdivision Plat for the +/- 25.44 acre Lake Country Village Phase I including the subdivision of the existing parcel 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 Community Development Department on or before August 18, 2012 or prior to issuance of a Certificate of Occupancy of the first Phase One construction, whichever comes first. Failure to record the plat on or before August 18, 2012, which is one (1) year from date of City Council approval, shall make the City Council approval of the plat null and void.
2. Abandon existing public utility easements that are no longer needed within Lake Country Village. Separately submit abandonment request to Public Works/Land Services Division and process abandonments through City Council.
3. Provide exclusive easements for public water and sewer lines within Lake Country Village. Either have easements "dedicated hereon" the Subdivision Plat or have easements separately reviewed by the Public Works Department, dedicated by separate instrument and recorded at the Maricopa County Recorder's Office.
4. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

## HISTORY & FACTS:

### Original Development

- March 28, 1968 City Council approved a Zoning Map Amendment from R-1, One Family Residence District to PSC-2, Planned Shopping Center District for a proposed shopping center located at the north east corner of Rural and Baseline Roads.
- April 10, 1968 City Council approved the General Plan of Development for Country Club Center, a Regional Shopping Center Base Line Road & Rural Road Tempe, Arizona. The proposed shopping center site area was originally 49.82 acres including 7.04 acres which was dedicated for half streets of Lakeshore Drive and the (re-aligned) Rural Road. At this time of this entitlement the right-of-way line on the north of Base Line Road was the southern boundary of the City of Tempe. The document was recorded on April 19, 1968 in Book 118, Page 12 of Maricopa County records.
- March 02, 1971 Design Review Board approved the request by Lake Country Village for site plan, building elevations, landscape plans and a sign package. This was the main design review approval that preceded the construction of the shopping center.

### Redevelopment

- March 4, 2010 The Lake Country Village Development Team conducted a neighborhood meeting to fulfill the requirement of ZDC Sec. 6-402. The meeting included a presentation of the development concept followed by a question and answer period with the development team and citizens attending the presentation.
- April 13, 2010 Development Review Commission approved the Use Permit to allow residential land use in the PCC-2, Planned Commercial Center General District and recommended approval for the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.
- May 20, 2010 City Council approved the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District.
- May 17, 2011 Community Development Manager Designee approved a minor Amendment to the Planned Area Development Overlay for Lake Country Village located at 1030 East Baseline Road.
- May 24, 2011 Development Review Commission approved the Development Plan Review including site plan, building elevations and landscape plan for Lake Country Village Phase One. The subject of the approval consists of two adjoining one-story retail buildings (Major 'A' and Shops 'A') with combined +/-35,700 sf. area to the west of several existing retail buildings that remain with combined +/-102,644 sf. area. Two building pad sites are proposed as part of the Phase One redevelopment site plan. Lake Country Village is +/- 25.45 acres, is located at 1030 East Baseline road and is in the PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay.
- June 14, 2011 Development Review Commission approved the Use Permit to allow a retail tire store and auto repair facility in the PCC-2, Planned Commercial Center General District. Development Review Commission approved the Development Plan Review including site plan, building elevations and landscape plan for Firestone Complete Auto Care. The subject of the approvals consist of a one-story, +/- 8,142 sf. auto care and tire store on a proposed +/-0.992 acre site known as Pad 'A'. The site is located at 930 East Baseline Road in the PCC-2 (PAD).

**DESCRIPTION:**

Owner:	Drew Goodman, LCV Property, Inc.
Applicant:	Len Swartz, Olsson Associates
Land Surveyor:	Edward F. Vincent (R.L.S. #17548)

**General Plan 2030**

Projected Residential Density:	Medium to High Density (up to 25 dwelling units per acre)
Projected Land Use:	Mixed-Use (Live/Work)

**Zoning**

Existing Zoning:	PCC-2 (PAD), Planned Commercial Center General District with a Planned Area Development Overlay
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Site	
Lot 1 Area:	23.812 acres
Lot 2 Area:	0.992 acres
Lot 3 Area:	0.632 acres
Combined Gross/Net Site Area:	25.436 acres

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivision, Lot Splits and Adjustments

**CITY CODE REFERENCE:**

Chapter 30, Subdivisions







## LAKE COUNTRY VILLAGE PHASE I (PL110106)





**Lake Country Village Subdivision Plat Review Narrative**  
**May 25, 2011**

Lake Country Village is a mixed use project consisting of approximately 25.45 acres (gross) located at the Northeast corner of Rural Road and Baseline Road in Tempe, Arizona. The project was originally approved as a PAD on May 20, 2010. A subdivision plat has been submitted for City review with the goal of creating parcels for Phase One in order to accommodate the proposed site plan and allow for separate ownership by users on site.

Phase One consists of approximately 5.76 acres of site improvements and the construction of two buildings, Major A and Shops A. The site will also accommodate two future buildings, Pad A and Pad B.

The Subdivision Plat proposes the creation of two parcels. Lot 2 will encompass Pad A and Lot 3 will encompass Pad B. Major A and Shops A will be constructed on Lot 1 which includes the remaining site.

Lake Country Village will record cross parking, access, and drainage easements under separate instrument to allow it to operate as a unified project.

There are also existing easements on the site that will be proposed for vacation due to the new building layout, but this will be submitted to the City under separate review. Along with the easement vacations there will be new easements necessary for completion of the project, but these easements will be proposed for dedication under separate instrument.

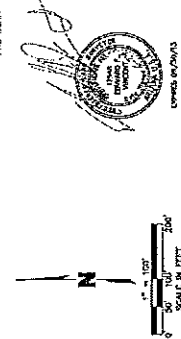
Through the City review process, the project team will discuss the possibility of creating additional lots for Minton Drive and Jentilly Lane. The decision to either create separate lots or contain the private streets in easements will be based on feedback from the City.

Future phases of the project will likely propose the creation of additional lots as needed for future proposed uses.

In summary, the proposed Subdivision Plat compliments the approved PAD and site plan for Lake Country Village and will be instrumental in allowing for the successful development of the project.



A PLAT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



## REFERENCE DOCUMENTS

- [illegible]

AREAS			
LOT	GROSS SF.	GROSS AC.	NET SF.
LOT 1	1,037,237	23.012	1,037,237
LOT 2	43,276	0.992	43,276
LOT 3	22,510	0.515	22,510
LOT 4	22,510	0.515	22,510
NET AC.			23.612

NOTE: THE TERM GROSS IS USED TO DESCRIBE THE SUBJECT PROPERTY BEFORE DEDICATION TO RIGHT-OF-WAY. THE TERM NET IS USED TO DESCRIBE THE SUBJECT PROPERTY AFTER DEDICATION TO RIGHT-OF-WAY.

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QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**OLSSON**  
ASSOCIATES

100-443886-100  
ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 07-17-2001 BY 60322 JAL/STW

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