

Staff Summary Report

Development Review Commission Date: 05/27/08

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Preliminary Subdivision Plat for PRIEST AND UNIVERSITY LOT, located at 1406 West University Drive.

DOCUMENT NAME: DRCr_PriestandUniversity_052708

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **PRIEST AND UNIVERSITY LOT (PL070363)** (City of Tempe, owner; John Scott, Arizona Engineering, Applicant) consisting of a Preliminary Subdivision Plat on .46 net acres, located at 1406 West University Drive in the CSS, Commercial Shopping and Services District. The request includes the following:

SBD08013 - Preliminary Subdivision Plat combining two (2) lots into one (1) lot.

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

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

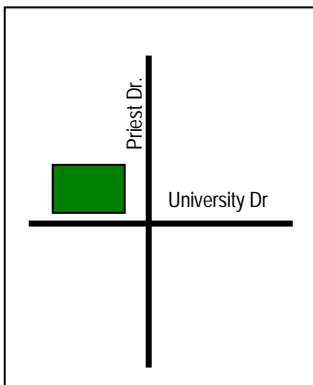


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1)

ADDITIONAL INFO: The subject site is located north of University Drive, just west of Priest Drive. The applicant is requesting a subdivision plat combining two (2) lots into one (1) lot totaling .46 acres. The proposed parcel will be the site of a new car wash.



Gross site area	.46 acres
Number of lots	1
Zoning	CSS

PAGES:

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

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Map

COMMENTS:

This site is located on the North West corner of University and Priest Drives. The City of Tempe (owner) is requesting the creation of one (1) lot by combining two (2) lots. The reason for the one (1) lot subdivision plat is to resolve the overlap issues with the right of way for Priest Drive and University Drive, and the adjoining parcel to the west. The new lot is in contract for sale by the City of Tempe to a developer for a car wash, contingent upon completion of this subdivision plat.

REASON(S) FOR APPROVAL:

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

CONDITION(S) 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 May 27, 2009. Failure to record the plan within one (1) year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

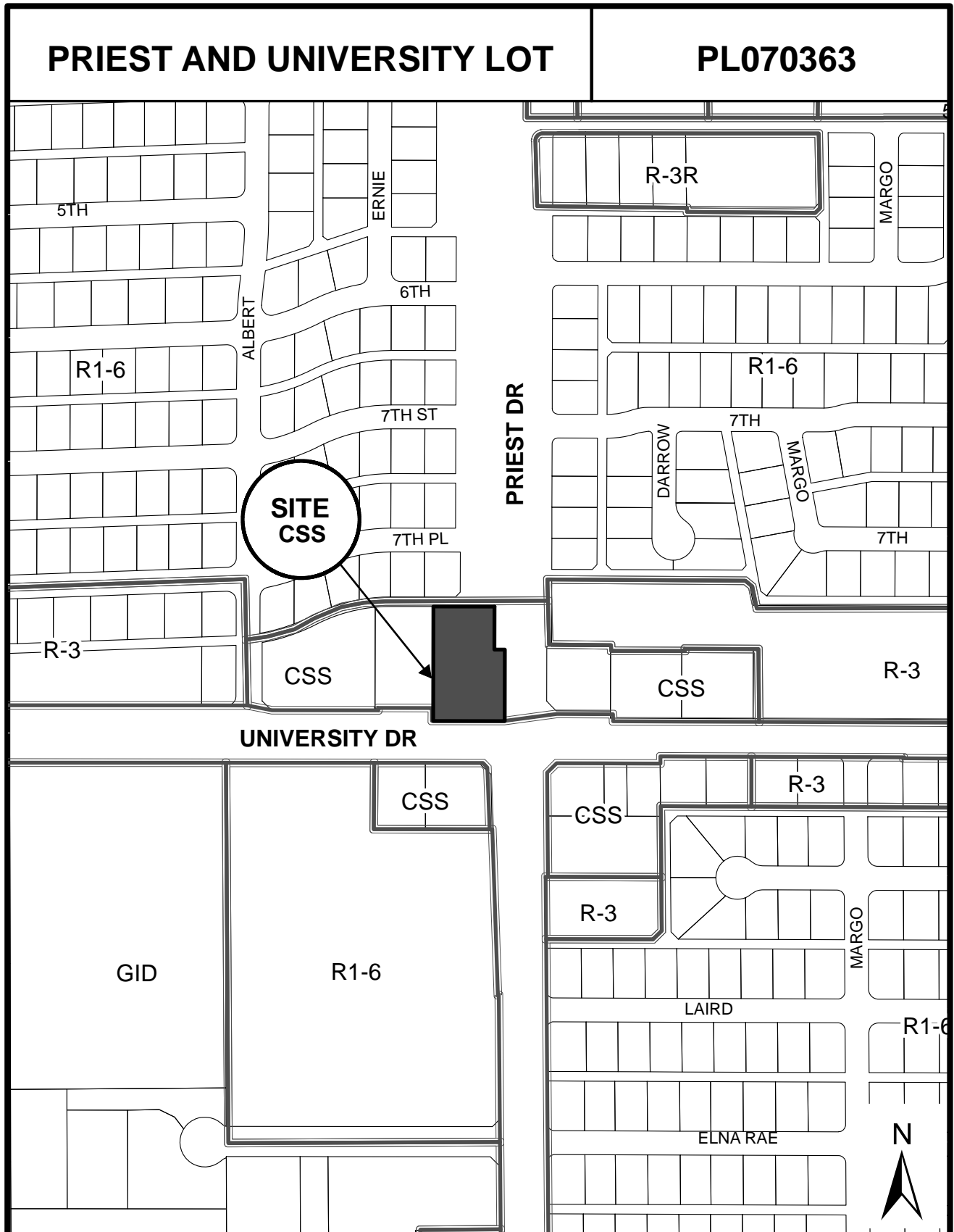
January 10, 2008	The City of Tempe's City Council approved the request by Express Car Wash for a new 3,600 s.f. car wash located on .46 acres at 1406 West University Drive. The request also includes a Planned Area Development Overlay (PAD) to modify the standard for the parking setback from 20 feet to 7 feet.
November 13, 2007	The Development Review Commission recommended approval of the request by Express Car Wash for a Planned Area Development Overlay, and approved the request for a Development Plan Review, including site plan, building elevations and landscape plan and a Use Permit, for a new 3,600 s.f. car wash located on .46 acres at 1406 West University Drive.

DESCRIPTION:

Owner – City of Tempe
Applicant – John Scott, Arizona Engineering Company
Existing zoning – CSS
Total site area – .46 acres
Total number of proposed lots - 1

ZONING AND DEVELOPMENT CODE REFERENCE:

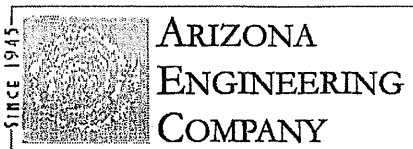
Section 6-307, Subdivisions, Lot Splits and Adjustments



Location Map



PRIEST AND UNIVERSITY LOT (PL070363)



Civil Engineering
Land Surveying

April 14, 2008

Mr. Jon Christopher
City of Tempe
Development Services Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281

Project Number: 08TEMPE01

Project Name: Priest and University Lot Subdivision, City of Tempe Job # 3225-6672

John,

This project was performed for the City of Tempe under the Job# 3225-6672. The intent of this subdivision plat is to create a one lot subdivision for future sale by the City of Tempe.

The City of Tempe contracted with Arizona Engineering Company to perform an ALTA/ACSM Land Title Survey for the Subject Parcel based on the survey performed by James R. Cristea, sealed on 4-8-1998, a copy of this survey is attached to this letter. The title report provided by the City reflects the parcel boundary shown on the Cristea survey. This survey shows an encroachment of the fence/wall for the parcel to the west onto the Subject Parcel, this was confirmed by the measurements shown on the ALTA survey.

Currently the Subject Parcel is described by the Maricopa County Assessors Office as two separate parcels, with the identifying numbers of APN 124-72-200D and APN 124-72-200A. The descriptions for the above stated parcels, which are based on a subdivision plat recorded in 1958, create overlaps with the existing rights of way for Priest Drive and University Drive.

The purpose of this one lot subdivision plat is to resolve overlap issues with the rights of way for Priest Dr. and University Dr., and with the adjoining parcel to the west. The City of Tempe provided Arizona Engineering Company with a description and exhibit for the proposed parcel boundary which resolves the overlap issues. A copy of the description and exhibit provided by the City of Tempe, signed by Ramiro C. Guaderrama on 4-4-2007, are attached to this letter. Arizona Engineering Company used this description to establish the boundary for the Subject Parcel.

It's my understanding that the development proposed for this parcel is a car wash.

Very truly yours,

ARIZONA ENGINEERING COMPANY

John J. Scott, R.L.S.,
Vice President, Survey Services
jscott@arizonaengineering.com

1501 South Yale Street, Suite 101 • Flagstaff AZ 86001 • 928-774-7179 • Fax 928-779-1041
706 East Bell Road, Suite 201 • Phoenix AZ 85022 • 602-493-1009 • Fax 602-493-0099
www.arizonaengineering.com

APR 16 2008

PRIEST AND UNIVERSITY LOT

A PLAT OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATED UNDER THE NAME OF "PRIEST & UNIVERSITY LOT" A PLAT OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "PRIEST AND UNIVERSITY LOT" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH, THE STREETS, PUBLIC UTILITIES, DRAINAGE AND RETENTION EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

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

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____
THE CITY OF TEMPE, A MUNICIPAL CORPORATION

BY: _____ DATE: _____
HUGH HALLMAN
ITS: MAYOR

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL 1: 124-72-200A1
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17, A THENCE SOUTH 89°55'30" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 33.00 FEET;
THENCE SOUTH 89°55'30" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°55'30" WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET;
THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET;
THENCE NORTH 89°55'30" EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET;
THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.
(CONTINUED ON SHEET 2)

OWNER/DEVELOPER:

CITY OF TEMPE
31 EAST FIFTH STREET
TEMPE, ARIZONA 85281

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND PRIEST DRIVE, SAID POINT BEING THE SOUTHEAST QUARTER CORNER OF SECTION 17, ELEVATION 1145.47 (CITY OF TEMPE DATUM #106)

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°55'08" WEST ALONG THE MONUMENT LINE OF UNIVERSITY DRIVE, FROM THE INTERSECTION WITH PRIEST DRIVE, MONUMENTED WITH CITY OF TEMPE BENCHMARK # 106, TO THE SOUTH QUARTER CORNER OF SECTION 17, MONUMENTED WITH CITY OF TEMPE BENCHMARK # 110, BEING A CITY OF TEMPE BRASS CAP AT THE INTERSECTION OF 52ND STREET AND UNIVERSITY DRIVE.

APPROVALS:

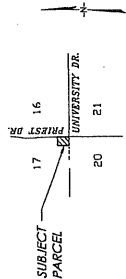
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2008.

BY: _____ MAYOR DATE _____
ATTEST: _____ CITY CLERK DATE _____
BY: _____ CITY ENGINEER DATE _____
BY: _____ DEVELOPMENT SERVICES DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2008; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE MONUMENTS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN J. SCOTT, R.L.S. R.L.S. #37486 DATE _____



VICINITY MAP
N.T.S.

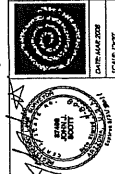
LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SUBDIVISION CORNER SET
- FOUND BRASS CAP AS NOTED
- CALCULATED POSITION
- CALCULATED
- (C)
- (R1)
- PRIEST DRIVE CONSTRUCTION DOCUMENTS
- PER CITY OF TEMPE PRIEST DRIVE WIDENING, PROJECT# 886220, DATED JANUARY 1992
- MARICOPA COUNTY RECORDER
- (R2)
- M.C.R.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PARCEL LIES WITHIN "ZONE X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C-2165 H, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH A VERAGE 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.

SHEET 1 OF 2

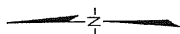


Arizona
ENGINEERING
C COMPANY
1001 North 17th Street, Suite 100
Phoenix, AZ 85016-1001
Phone: 602.955.1111
Fax: 602.955.1112
www.jscotteng.com
PRIEST AND UNIVERSITY LOT
DRAWN BY: JSC
CHECKED BY: JSC
DATE: 03/17/08

REC000000

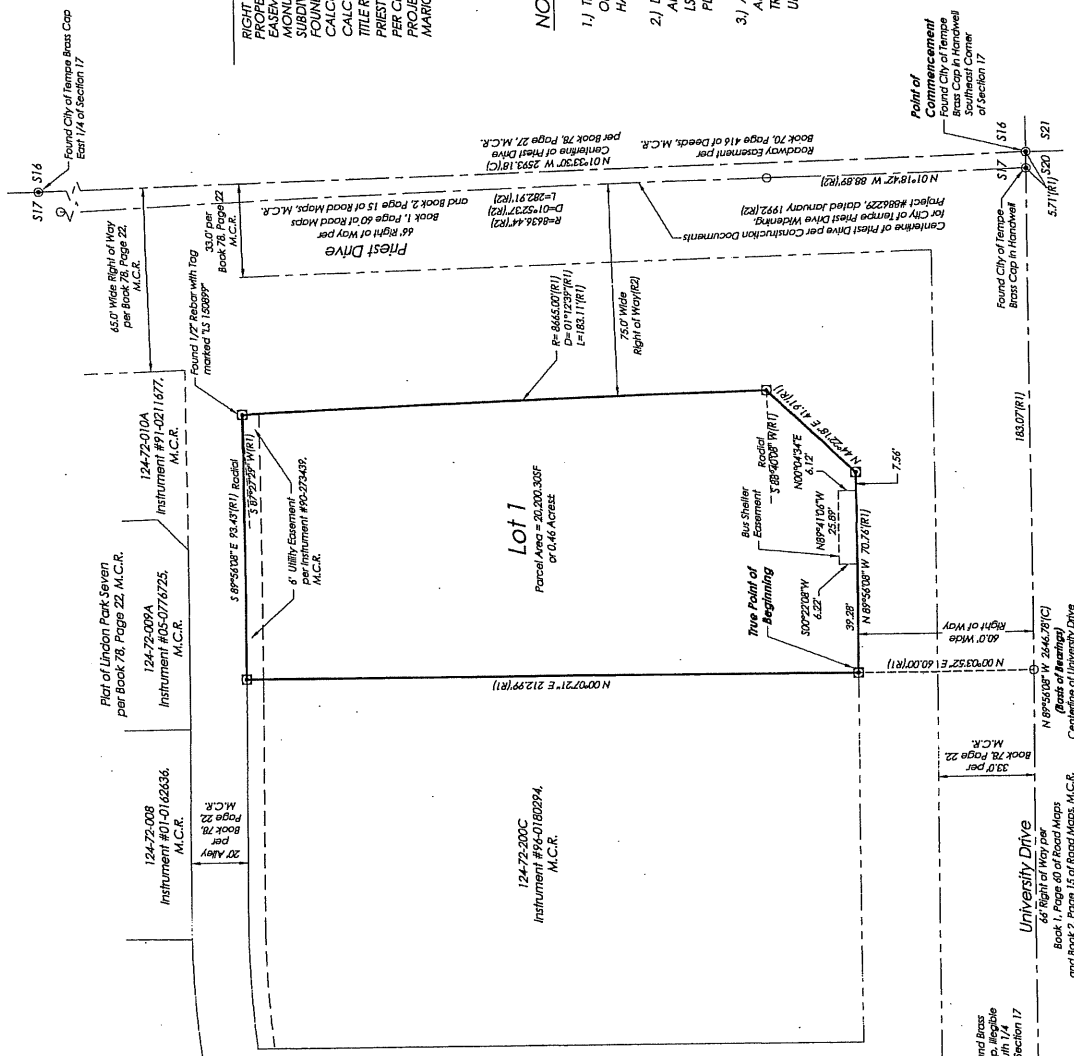
SBD000000

DS000000



LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):
(CONTINUED FROM SHEET 1)

PARCEL 2: (124-72-2000)
THAT PORTION OF TRACT A, LINDON PARK SEVEN, ACCORDING TO BOOK 78 OF MARICOPA COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA; AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89°55'05" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 183.00 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 183.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH, A DISTANCE OF 90.00 FEET TO A POINT; SAID POINT LYING ON THE SOUTH BOUNDARY OF THAT CERTAIN ALLEY AS SHOWN ON THE PLAT OF THE AFOREMENTIONED LINDON PARK SEVEN, ACCORDING TO BOOK 78 OF MARICOPA COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT ON SAID PLAT;
THENCE NORTH 89°55'05" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID ALLEY, A DISTANCE OF 128.00 FEET TO A POINT LYING 55 FEET WEST OF THE EAST LINE OF SAID SECTION 17;
THENCE SOUTH ALONG A LINE LYING 55 FEET WEST OF THE EAST LINE OF SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT; THENCE SOUTH 89°55'05" WEST, A DISTANCE OF 128.00 FEET TO THE TRUE POINT OF BEGINNING.



LEGEND

- RIGHT OF WAY LINE
 - PROPERTY LINE
 - MONUMENT LINE
 - SUBDIVISION CORNER SET
 - FOUND BRASS CAP AS NOTED
 - CALCULATED POSITION
 - CALCULATED
 - TITLE REPORT DESCRIPTION
 - PRIEST DRIVE CONSTRUCTION DOCUMENTS
 - PER CITY OF TEMPE PRIEST DRIVE WIDENING, PROJECT# 886229, DATED JANUARY 1992
 - MARICOPA COUNTY RECORDER
- (R1) (R2) M.C.R.

NOTES:

- 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 3/8" REBAR WITH ALUMINUM CAP MARKED "ARENCO, LS13010, LS37494", UNLESS OTHERWISE NOTED ON THE PLAT.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

A RIZONA ENGINEERING COMPANY
PRIEST AND UNIVERSITY LOT
124-72-2000
MARICOPA COUNTY, ARIZONA
1001 South Priest Road, Suite 101
Phoenix, AZ 85024-4300
Phone: 480-968-1234
Fax: 480-968-1235
E-mail: info@arizona-engineering.com
www.arizona-engineering.com
DRAWN BY: JES
CHECKED BY: JES
DATE: 01/17/00
SCALE: AS SHOWN
PROJECT: 124-72-2000

REC000000

SBD000000

DS000000