

Staff Summary Report



Development Review Commission Date: 02/26/08

Agenda Item Number: _____

SUBJECT: This is a public hearing for a preliminary subdivision plat for UNIVERSITY CENTER III, located at 1240 E. University Drive.

DOCUMENT NAME: DRCr_UniversityCtrIII_022608

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **UNIVERSITY CENTER III (PL070127)**, (Talla Fallstich, St. Paul Travelers, Owner / George Swarstad, CMX Engineering, Applicant), for a Preliminary Subdivision Plat on +/-19.2 net acres, within the GID, General Industrial Zoning District, and also within the Rio Salado and Transportation Overlay Districts, located at 1240 E. University Drive. The request includes the following:

SBD07056 – (REC07087) Preliminary Subdivision Plat to divide one 19.2 acre site into two lots, 12.04 and 7.16 net acres.

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

REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359) for Lisa Collins
Chris Anaradian, Development Services Manager (480-858-2204)

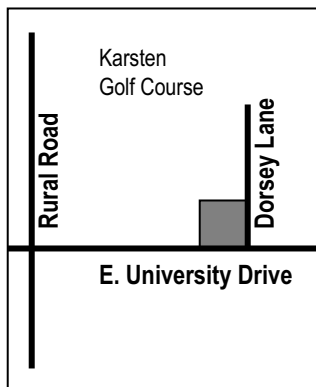
SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-2

ADDITIONAL INFO:



Owner	Talla Fallstich, St. Paul Travelers
Applicant	Mike Edwards, DFD Cornoyer Hedrick
Existing zoning	GID
Total site area	21.8 gross acres / 19.2 net acres
Total building area	292,153 square feet (Lot 1 is 168,153 / Lot 2 is 124,000)
Lot Coverage	13 % (NS defined in GID)
Building Height	45 ft (maximum allowed by previous variance)
Building setbacks	25' front, 20' parking, 0' side, 0' rear, 25' street side
Landscaped area	22% (10% minimum required in GID)
Vehicle Parking	586 spaces (413 required, 516 max allowed)
	10/03/06 Hearing Officer approved use permit to allow additional surface parking in excess of 125% allowed.
Bicycle Parking	16 spaces (16 minimum required)

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 for Phase III
4. Letter of Intent
- 5-8. Plat

COMMENTS:

The applicant is requesting approval for a Final Subdivision Plat for a new commercial office building. University Center III is the third phase of development consisting of approximately 124,000 s.f. of additional commercial office space to the existing 168,153 s.f. center. The site is zoned GID, General Industrial and is within the Rio Salado Overlay District and within the Transportation Overlay District Corridor. The site is approximately 1 mile east of the Arizona State University campus. The former Tempe Fire Station and the Cornerstone retail commercial center is to the west of the site and to the east is the APS Ocotillo Power Plant. The ASU Karsten Golf Course is to the north of the site and to the south, across University Drive, is apartments and student housing. The lot is a "U" shaped configuration that straddles a smaller existing restaurant pad. The proposed subdivision plat would take the existing 21.8 gross acre site, dedicate 2.6 acres to right-of-way on the eastern side for completion of the Dorsey Lane, and the remaining 19.23 net acre undivided lot and subdivide it into two: Lot 1 is 12.07 acres and Lot 2 is 7.16 acres.

The Development Review Commission approved a Development Plan Review for site plan, building elevations, and landscape plan on May 22, 2007. 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.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat (Condominium Plat) for UNIVERSITY CENTER III 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 March 20, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.
2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

HISTORY & FACTS:

November 7, 1984	Design Review Board approved building elevations, site and landscape plans for University Center.
October 24, 1984	Board of Adjustment granted a variance to increase the maximum height for buildings one and two (B1 and B2) from 30 feet to 40 feet, with a five foot parapet above the maximum building height.
December 26, 1984	Board of Adjustment approved two variances for this site: <ul style="list-style-type: none">a. Reduce the number of parking spaces so that the ratio of parking spaces to gross office square footage is 1:220.b. Reduce the size of the parking spaces from nine feet to 8 ½ feet, and the stall length from 20 feet to 18 feet.
March 27, 1985	Board of Adjustment approved a variance for an oversized “sale/lease” sign.
January 15, 1986	Design Review Board approved sign criteria for University Center.
January 22, 1986	Board of Adjustment approved variances for University Center: <ul style="list-style-type: none">a. Variance to increase the number of freestanding signs on the same street frontage from one to six.b. Variance to increase the size of two directional signs from two s.f. to four s.f.c. Variance to increase the maximum allowable height of the directional signs from three feet to six feet.d. Variance to increase the maximum allowable height for all parking lot lighting standards from 16 feet to 17 feet 5 inches.
January 22, 1986	Board of Adjustment approved a variance to increase the parking lot lighting standards from 16 feet to 17 feet 5 inches.
November 18, 1987	Design Review Board denied a request to modify the sign package for University Center.
December 2, 1987	Design Review Board procedurally denied a request to modify the sign package for University Center.
January 14, 1988	City Council approved the request to appeal the December 2, 1987 decision of the Design Review Board.
April 19, 1988	Hearing Officer approved the following variances for University Center with the condition that they expire April 19, 1989: <ul style="list-style-type: none">a. Variance to allow a second freestanding “sale/lease” sign on the same street frontage.b. Variance to allow an increase in the size of a “sale/lease” sign from six s.f. to 32 s.f.c. Variance to allow an increase in the size of a second “sale/lease” sign from six s.f. to 64 s.f.
June 14, 1990	City Council approved the request for a site plan for University Center Phase I and Perkins Restaurant consisting of 172,452 s.f. on 12.06 net acres and 5420 s.f. on .99 acres (Perkins) and approved the following: <ul style="list-style-type: none">a. Use permit to allow a commercial use in an industrial district (Perkins restaurant)b. Variance to waive the required landscape islands at the end of certain rows of parking in the interior truck court.
November 20, 1990	Hearing Officer approved variance request to reduce the required on-site parking from 788 to 768 spaces, located at 1100 E. University Drive, in the I-1 and I-2 General Industrial Districts.
August 1, 2006	Zoning Administrator approval of the proposed project to meet the Transportation Overlay District intent through TOD Section 5-603 B.2 Option B per the objectives listed in Section 5-601 and the pedestrian environment in Figure 5-612F.

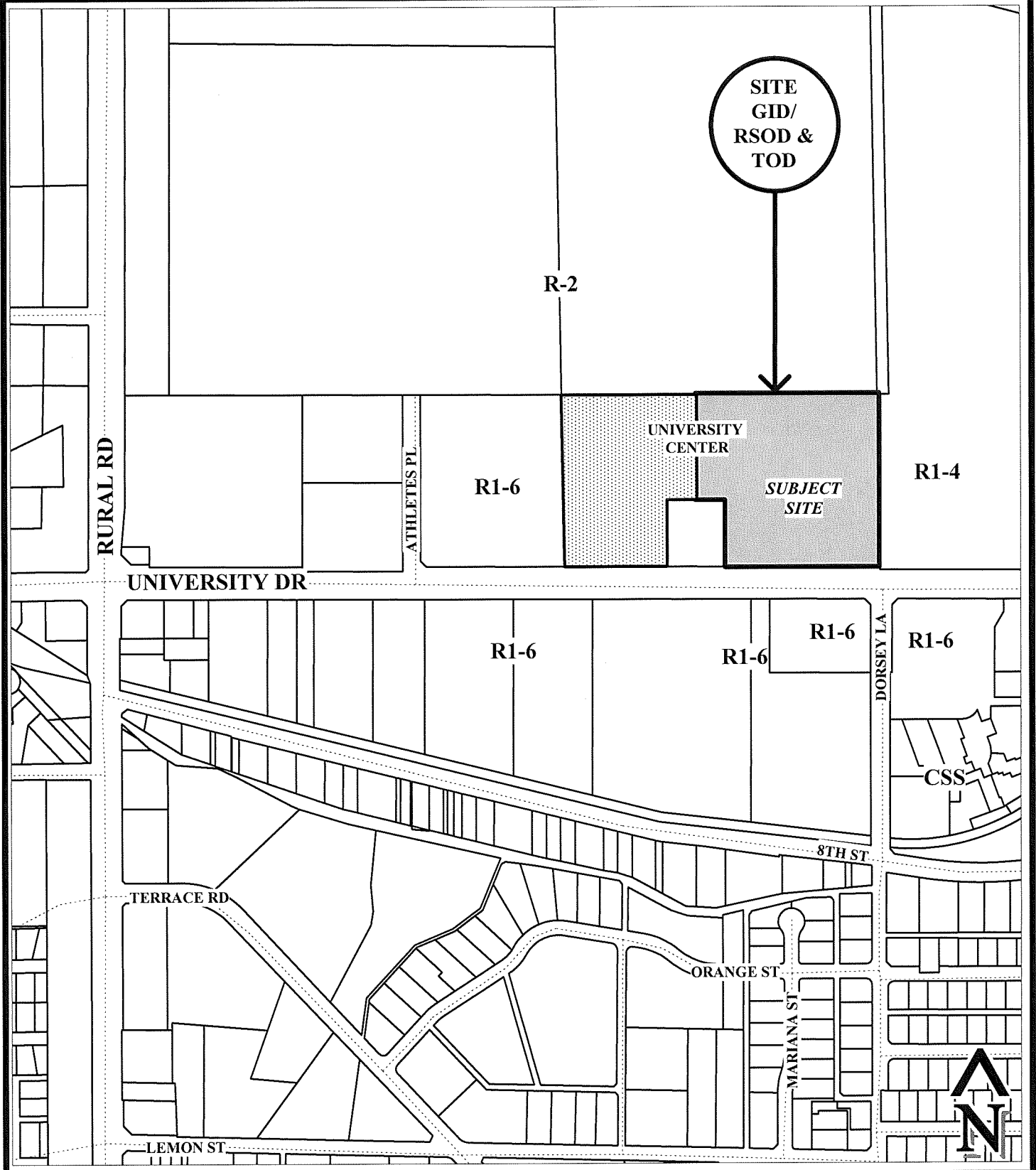
October 3, 2006	Hearing Officer approved a use permit to allow 86 more than the 500 maximum allowed surface parking spaces.
May 22, 2007	Development Review Commission approved DPR07070 a Development Plan Review including site plan, building elevations, and landscape plan.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

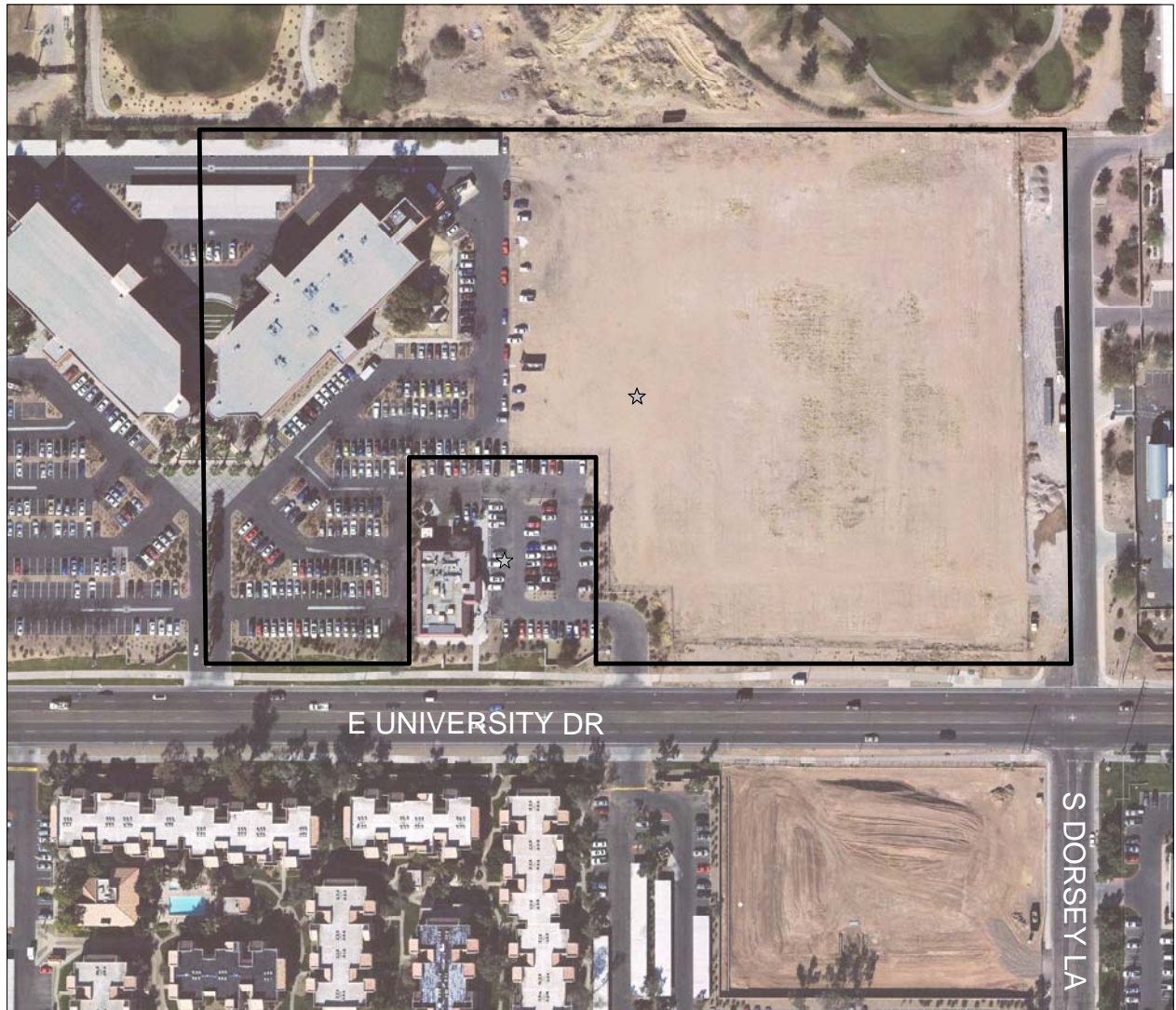
Section 6-307, Subdivisions

UNIVERSITY CENTER III

PL070127

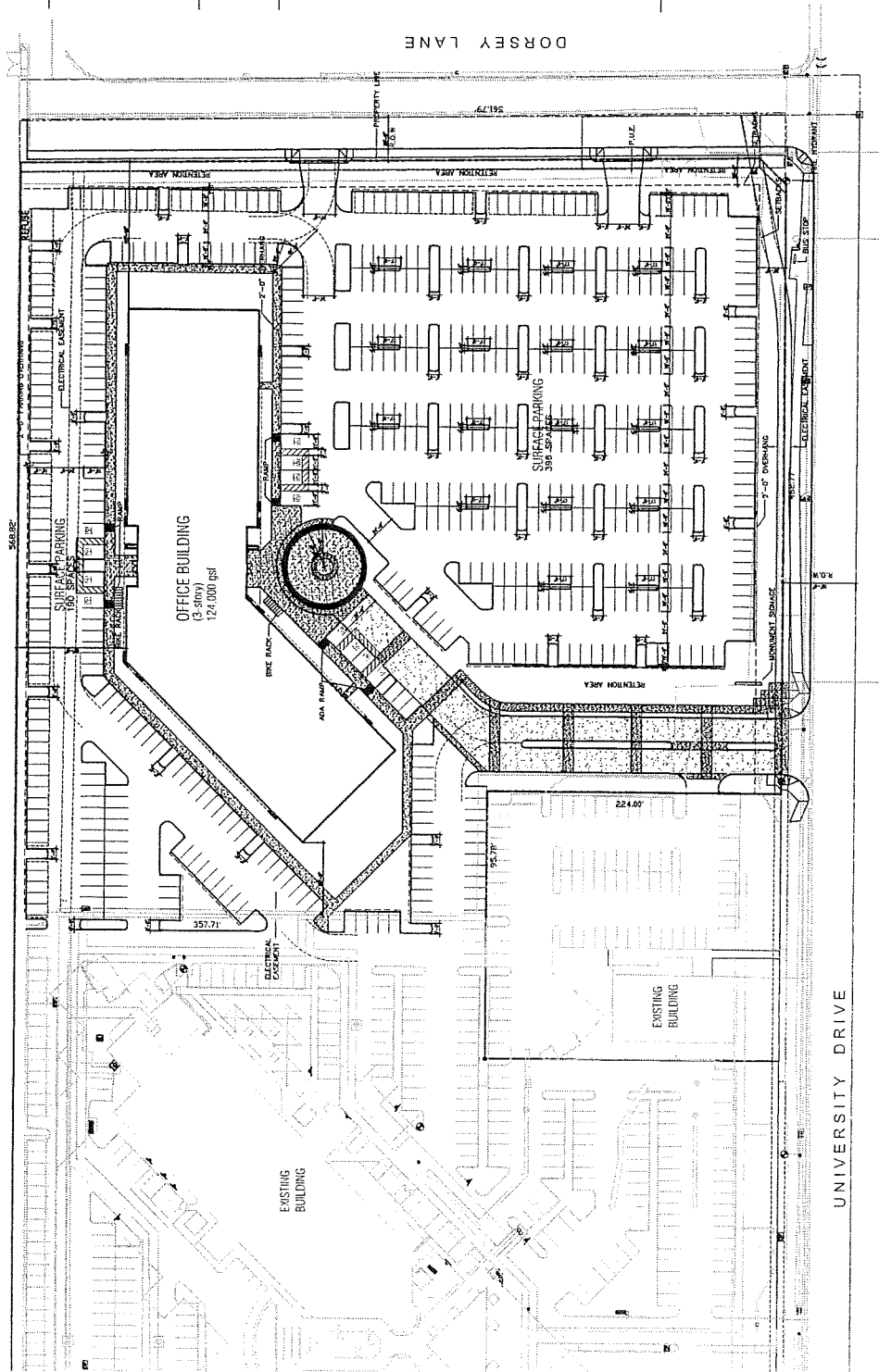


Location Map

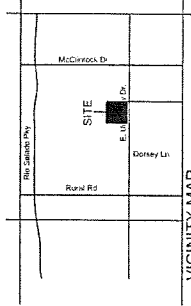


UNIVERSITY CTR OFFICE COMPLEX (PL070127)

GOLF COURSE



VICINITY MAP



Site Data

Parcel	132-34-003w, parcel 2
Address	1240 E. University Dr. (preliminary)
Zoning	GID (Rio Salado Overlay)
Site Area	7.60 acres (331,485 sf)
Building Area	124,000 gsf (120,000 rsf)
Parking Required	400 spaces (1300 rsf)
Parking Provided	586 spaces (4,900 : 1000rsf)
Accessible Required	08 spaces
Accessible Provided	12 spaces
Bike Required	15.5 (18000 sf)
Bike Provided	16
Parking Lot Landscape	23,400 sf (10% required)
F.A.R.	29,100 sf (12.44% provided)
	0.37

DFD Comoy/Hedrick
Mike Edwards (contact)
2425 East Camelback Road STE.400
Phoenix, Arizona 85016
602.381.4848

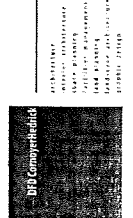
SITE PLAN



UNIVERSITY CENTER III
Tempe, Arizona

ST PAUL
TRAVELERS

06228
02 MAY 2007





December 14, 2007

City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85281

RE: University Center III
1240 E. University Dr.
Tempe, AZ

To Whom It May Concern:

CMX at the request of the City of Tempe Real Estate Services Division, has prepared the attached Final Plat for University Center III.

This drawing defines previously unplatted property located within the City of Tempe and creates two lots. Lot 1 contains existing office buildings and related improvements. Lot 2 is currently undeveloped, but plans for a new office building are currently being reviewed by Development Services.

The property is currently zoned GID (Rio Salado Overlay) which allows for this type of development.

Please call me if you have any questions or need additional information.

Very truly yours,

CMX

George Swarstad
Project Manager/Applicant

GS/ng

WORKING TOGETHER FOR A BETTER TOMORROW

PEORIA CENTER AT ARROWHEAD NORTH. 16165 NORTH 83RD AVENUE | SUITE 201 | PEORIA, AZ 85382
TEL 623.466.6040 | FAX 623.466.6041 | WWW.CMXENGINEERING.COM

ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY NEW YORK PENNSYLVANIA MEXICO

ATTACHMENT 4

UNIVERSITY CENTER III

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ST. PAUL PROPERTIES, INC., A DELAWARE CORPORATION, AS
OWNER, HAS PLATTED UNDER THE NAME OF "UNIVERSITY CENTER III", A
PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS
PLAT OF "UNIVERSITY CENTER III" 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 SUCH STREETS AND EASEMENTS AS SHOWN
ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008 BEFORE
ME, THE UNDERSIGNED, 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: _____

ST. PAUL PROPERTIES, INC., A DELAWARE CORPORATION:

BY: _____ OWNER _____ DATE: _____
ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP
1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

(CONTINUED ON PAGE 2)

OWNER/DEVELOPER

ST. PAUL PROPERTIES INC.,
385 WASHINGTON ST.
ST. PAUL, MINNESOTA 55102
PHONE: (651) 310-2065
CONTACT: MICHAEL ELNICKY

BENCHMARK

3" BRASS CAP IN HAND HOLE AT THE INTERSECTION
OF UNIVERSITY DRIVE AND RURAL ROAD.
ELEVATION = 1166.36' (CITY OF TEMPE DATUM)

BASIS OF BEARING:

BASIS OF BEARING IS SOUTH 89°43'17"
EAST ALONG THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 14.

APPROVALS

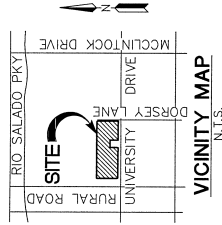
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY
OF TEMPE, ARIZONA ON THIS _____ DAY OF _____ 2008.

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 PLATTED HEREON WAS MADE UNDER MY
DIRECTION DURING THE MONTH OF NOVEMBER, 2007. THAT
THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE
MONUMENTS SHOWN 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.

BY: BRIAN J. BENEDICT _____ DATE _____
REGISTRATION #32222
CMX
7740 NORTH 16TH ST
SUITE 100
PHOENIX, ARIZONA 85020



REC07087

SBD07056

DS060693

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 1/2" REBAR. RLS #32222.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND
OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES)
SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES
WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE
MAP, MAP NUMBER 04013C 2170 G, DATED SEPTEMBER 30, 2005.
AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1%
ANNUAL 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.

COUNTY RECORDER

REC07087

SBD07056

DS060693

DWG. NO. **FP01**
DESIGNED: CMX
DATE: JAN. 2008
SCALE: 1"=50'
APPROVED: BJB



Copyright, CMX 2007 - This plan document set is the sole property of CMX. No reproductions or other than authorized CMX employees other than adding "for-bid" information, are allowed by anyone other than authorized CMX employees.

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

(CONTINUED FROM SHEET 1)

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE SOUTH QUARTER CORNER BEARS SOUTH 89 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE 2627.99 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1039.98 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCKET 10162, PAGE 759, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A POINT WHICH IS 30.00 FEET EASTERLY FROM THE WEST LINE OF THAT PARCEL DESCRIBED IN SAID DOCKET 10162, PAGE 759, SAID 30.00 FEET BEING MEASURED AT THE RIGHT ANGLE TO SAID WEST LINE;

THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL TO SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 43 SECONDS EAST, A DISTANCE OF 561.71 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 10162, PAGE 759;

THENCE ALONG THE LAST DESCRIBED NORTH LINE, ALONG THE EASTERLY PROLONGATION THEREOF, AND ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 14217, PAGE 1586, AT THE MARICOPA COUNTY RECORDER'S OFFICE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE OF 1547.29 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 581.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHWEST QUARTER;

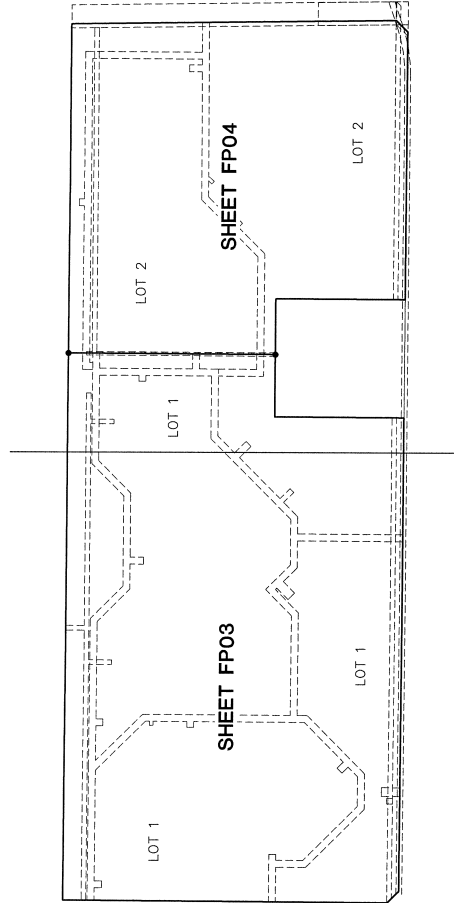
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 515.80 FEET;

THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 16 MINUTES 43 SECONDS EAST, A DISTANCE OF 224.00 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 203.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 43 SECONDS WEST, A DISTANCE OF 224.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE OF 818.28 FEET TO THE TRUE POINT OF BEGINNING.



SHEET MAP
1"=100'



COUNTY RECORDER

REC07087

SBD07056

DS060693

DWG. NO. **FP02**
REV. **2 OF 4**

CMX PROJ. 7507
DESIGNED: CMX
DATE: JAN. 2008
SCALE: 1"=50'
APPROVED: BJB
DRAWN: CL

DS060693 SBD07056 REC07087

UNIVERSITY CENTER III
1180 EAST UNIVERSITY DRIVE
TEMPE, ARIZONA



PHOENIX OFFICE
7740 N. 16TH ST. STE 100
PHOENIX, ARIZONA 85020
PH (602) 967-1900
FAX (602) 967-1901

ARIZONA • FLORIDA • MARYLAND • NEVADA • NEW JERSEY
NEW YORK • PENNSYLVANIA • TEXAS

Copyright, CMX 2007 - This plan document is the sole property of CMX. No alterations to these plans other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.

LINE	LENGTH	BEARING
L1	55.00'	N00°16'43"E
L2	50.00'	S89°43'17"E
L3	28.28'	N44°43'17"W

ARIZONA BOARD OF REGENTS
APN 132-34-003-G

ARIZONA BOARD OF REGENTS
APN 132-34-003-R

CORNER STONE CENTER 99 LLC
APN 132-34-003-M

STATE OF ARIZONA
APN 132-34-003-N

