

# Staff Summary Report



Development Review Commission Date: 07/24/2012

Agenda Item Number: 3


**SUBJECT:** Request approval of a Preliminary Subdivision Plat for 1006 MCCLINTOCK located at 1006 South McClintock Drive.

**DOCUMENT NAME:** DRCr1006McClintock\_072412 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for 1006 MCCLINTOCK (PL120236) (The Southland Corporation, property owner; Laurie Castillo, Survey Innovation Group, applicant) consisting of the subdivision of one parcel into two lots, with the north lot consisting of an existing 7-Eleven and the south lot vacant, located at 1006 South McClintock Drive in the CSS, Commercial Shopping and Services District. The request includes the following:

SBD12008 – Preliminary Subdivision Plat consisting of two (2) lots on 1.107 acres.

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

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

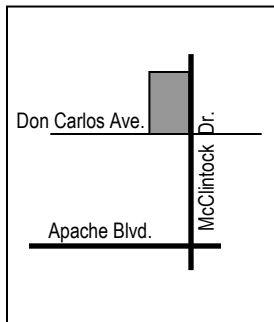
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** Lisa Collins, Interim Community Development Director (480-350-8989)

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

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

**ADDITIONAL INFO:** The subdivision plat will split an existing parcel of land into two. There are no current development plans for this request.



Lot 1: 0.494 acres  
Lot 2: 0.613 acres  
Total: 1.107 acres

**PAGES:**

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

**ATTACHMENTS:**

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

COMMENTS:

This site is located at the northwest corner of McClintock Drive and Don Carlos Avenue. The property consists of an existing 7-Eleven convenience store with vacant land near the corner. This request will subdivide the existing parcel into two lots, with the northern-most lot with the convenience store and the southern-most lot, near the corner, consisting of vacant land. This request will allow the future sale of the land for a potential development interest. There are no known development plans at this time.

This request includes the following:

A Preliminary and Final Subdivision Plat consisting of one parcel into two (2) lots.

REASON FOR APPROVAL:

1. The Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

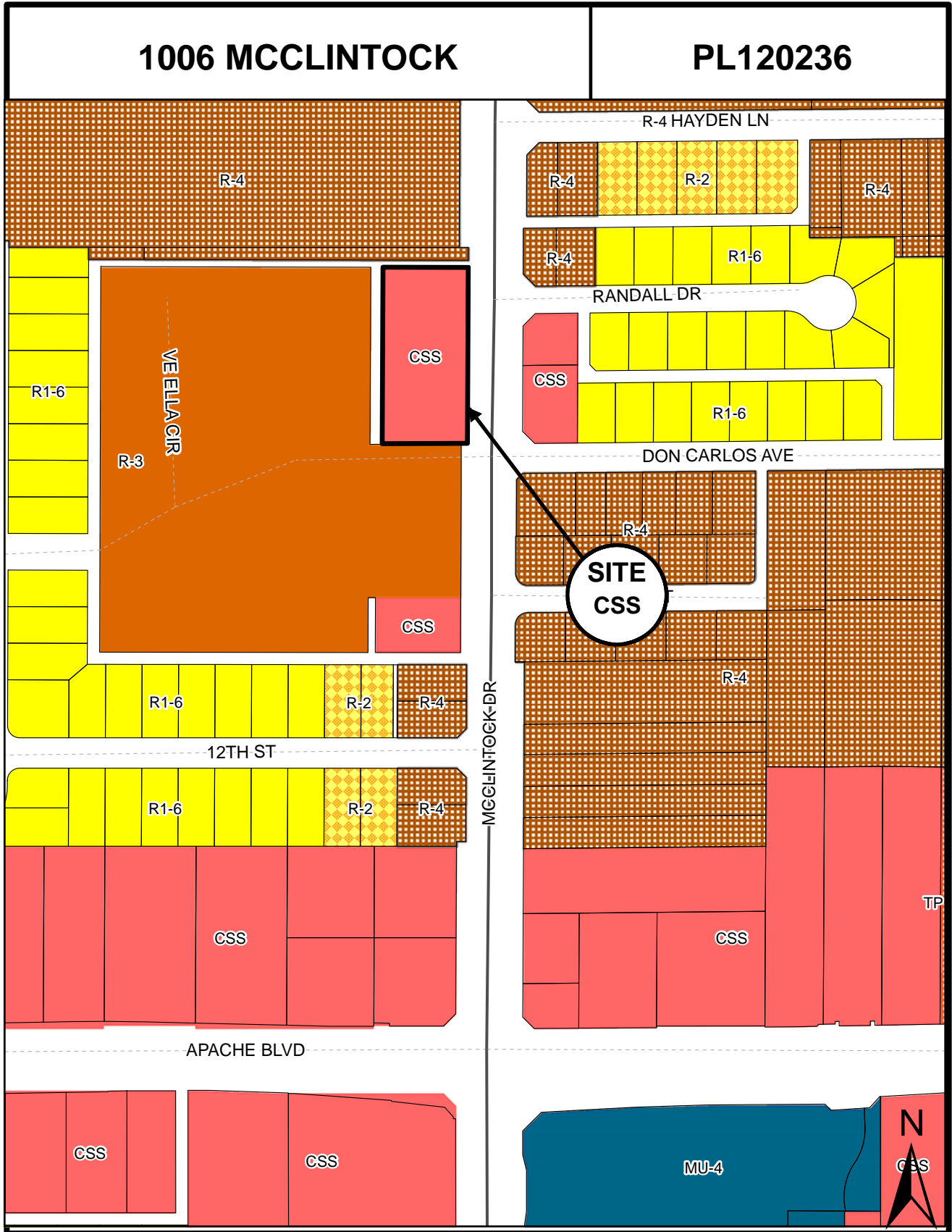
1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe, Community Development Department on or before August 9, 2013. Failure to record the plat on or before August 9, 2013, one (1) year from date of City Council approval, shall make the approval of the plat null and void.
2. 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:

- July 11, 1963 Certificate of occupancy received for a convenience store, previously addressed 1070 South McClintock Drive (now 1006 S. McClintock Dr.)
- December 22, 1986 Board of Adjustment approved a request by the Southland Corporation (7-ELEVEN) for a use permit to allow a gas station as an accessory use to a convenience store, a variance to operate a gas station at a location other than at the intersection of two major arterial streets, and a variance to reduce the minimum required lot dimensions, located at 1006-1024 South McClintock Drive. APPROVAL VOIDED DUE TO INACTIVITY

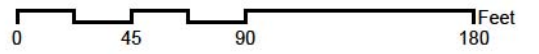
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



**Location Map**

# Planning Map



# Legend



June 27, 2012

City of Tempe  
Community Development Department  
31 E Fifth St  
Tempe, AZ 85280

RE: Preliminary Plat for 7-Eleven Location No. 13017  
1006 South McClintock Drive

To Whom It May Concern:

The intent of this Preliminary Plat is to split an existing 48,242-sf/1.107-ac parcel currently Zoned as CSS into two separate parcels. Lot One will contain an area of 21,520 sf/0.494 acres and will include an existing 7-Eleven Store. Lot 2 will contain an area of 26,722 sf/0.613 acres and will be a vacant parcel.

Currently, there are no development plans in place; however, we hope to market Lot 2 as a vacant parcel to a user or developer interested in constructing a commercial building that will not compete with or have an adverse effect on the existing 7-Eleven Store. We hope that the future use of the vacant parcel would complement the adjacent 7-Eleven Store and be something useful and positive for the Don Carlos Neighborhood.

If you have any questions please contact me at your convenience, my contact information is below.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Chris Ezell', written in dark ink.

Chris Ezell  
Transaction Specialist  
Asset Optimization  
Real Estate & Development  
7-Eleven, Inc.  
Direct: 972-828-7568 / Fax: 972-828-8995  
Email: christophe.ezell@7-11.com

# 1006 SOUTH MCCLINTOCK DRIVE

A PRELIMINARY PLAT LOCATED IN THE NORTHEAST QUARTER SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23) TOWNSHIP ONE (1) NORTH, RANGE (4) EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE THEREOF, 40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, 160 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 4,340, PAGE 256, RECORDS OF MARICOPA COUNTY, ARIZONA, 302.538 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF ROADWAY, 160.16 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST PARALLEL TO THE EAST LINE OF SECTION 23, A DISTANCE OF 300.506 FEET TO THE TRUE POINT OF BEGINNING.

## ZONING

SUBJECT PARCEL IS ZONED CSS - "COMMERCIAL SHOPPING SERVICES" CITY OF TEMPE ZONING JURISDICTION.

## ADDRESS

1006 SOUTH MCCLINTOCK DRIVE  
TEMPE, ARIZONA, 85281

## OWNER

THE SOUTHLAND CORPORATION, A TEXAS CORPORATION  
P.O. BOX 711  
DALLAS, TX 75221

## AREA

LOT 1: 21,520 SQUARE FEET OR 0.494 ACRES NET  
LOT 2: 26,722 SQUARE FEET OR 0.613 ACRES NET  
TOTAL: 48,242 SQUARE FEET OR 1.107 ACRES NET

## BENCHMARK

TOP OF BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND MCCLINTOCK DRIVE.  
ELEVATION: 1174.41 FEET  
CITY OF TEMPE DATUM

## BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, SAID LINE BEARS SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST AS SHOWN ON RECORD SURVEY FOR VILLAGES AT MCCLINTOCK PER BOOK 1091, PAGE 12, MARICOPA COUNTY RECORDERS.

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ COMMUNITY DEVELOPMENT \_\_\_\_\_ 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 MAY, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
JASON SEGNERI RLS# 35833 DATE \_\_\_\_\_



VICINITY MAP  
N.T.S.

## NOTES

1. THIS LAND DIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35833.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM 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) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

## FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2170 G, DATED SEPTEMBER 30, 2005; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN A FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.



3901 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
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FAX (480) 922-0781  
WWW.SISURVEYAZ.COM



SIC  
SURVEY INNOVATION  
GROUP INC  
Land Surveying Services

1006 SOUTH MCCLINTOCK DRIVE  
TEMPE, ARIZONA

REVISIONS:


DESIGNING FIRM:  
JOB NO. 2012-047  
DRAWN: RMH

CHECKED: JAS  
DATE: 05/21/12  
SCALE: N.T.S.  
SHEET: 1 OF 2

REC

SBS

DS

REC

SBD

DS



