

CITY OF TEMPE DEVELOPMENT REVIEW COMMISSION

Meeting Date: 02/12/2013

Agenda Item: 2

ACTION: Request approval of a Preliminary Subdivision Plat for the ASU RESEARCH PARK, located at 8750 South Science Drive. The applicant is Survey Innovation Group.

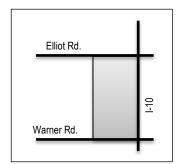
FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: ASU RESEARCH PARK (PL120203) consisting of a subdivision of the existing development, roadways, utility and future development sites into individual lots. The request includes the following:

SBD12012 Preliminary Subdivision Plat consisting 28 lots and 13 tracts, all on approximately 282 acres.

Property Owner



Applicant Laurie Castillo, Survey Innovation Group **Current Zoning District** AG, Agricultural District Total Net Site Area 282.423 acres Lot 1 10.105 acres Lot 12 16.478 acres Lot 23 9.631 acres Tract F 1.323 acres Lot 2 1.903 acres Lot 13 4.161 acres Lot 24 12.266 acres Tract G 6.469 acres Lot 3 4.315 acres Lot 14 13.636 acres Lot 25 4.750 acres Tract H 12.729 acres Lot 4 5.264 acres Lot 15 7.087 acres Lot 26 2.309 acres Tract I 12.387 acres Lot 5 12.464 acres Lot 16 7.916 acres Lot 27 12.719 acres Tract J 0.600 acres Lot 6 4.254 acres Lot 17 6.046 acres Lot 28 17.889 acres Tract K 0.785 acres Lot 7 2.571 acres Lot 18 2.000 acres Tract A 1.650 acres Tract L 1.379 acres

Lot 8 17.811 acres Lot 19 6.680 acres Tract B 2.809 acres Tract M 0.207 acres

Arizona Board of Regents / Arizona State University

Lot 9 10.308 acres Lot 20 3.935 acres Tract C 2.102 acres Lot 10 11.257 acres Lot 21 9.510 acres Tract D 1.556 acres Lot 11 9.081 acres Lot 22 10.897 acres Tract E 1.190 acres

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner



COMMENTS:

The ASU Research Park is located west of the Loop 101 freeway and south of Elliot Road and north of Warner Road. This request intends to subdivide the existing ASU property into individual lots for the existing development, future development and tracts for existing features, roadways, etc.

The lots have access to a public street and conform to the technical standards found in the Tempe City Code, Chapter 30, Subdivisions. Therefore staff recommends approval of the requested Subdivision Plat, subject to the conditions listed below.

CONDITIONS OF APPROVAL:

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

- 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 Community Development Department on or before February 12, 2014. Failure to record the plat on or before within one year of City Council approval, shall make 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:

September 20, 1984	City Council approved a Map of Dedication consisting of the dedication of public utilities and public streets located within the ASU Research Park.
February 12, 2013	Scheduled meeting with the Development Review Commission for this request.
March 7, 2013	Proposed meeting with the City Council for a Final Subdivision plat.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



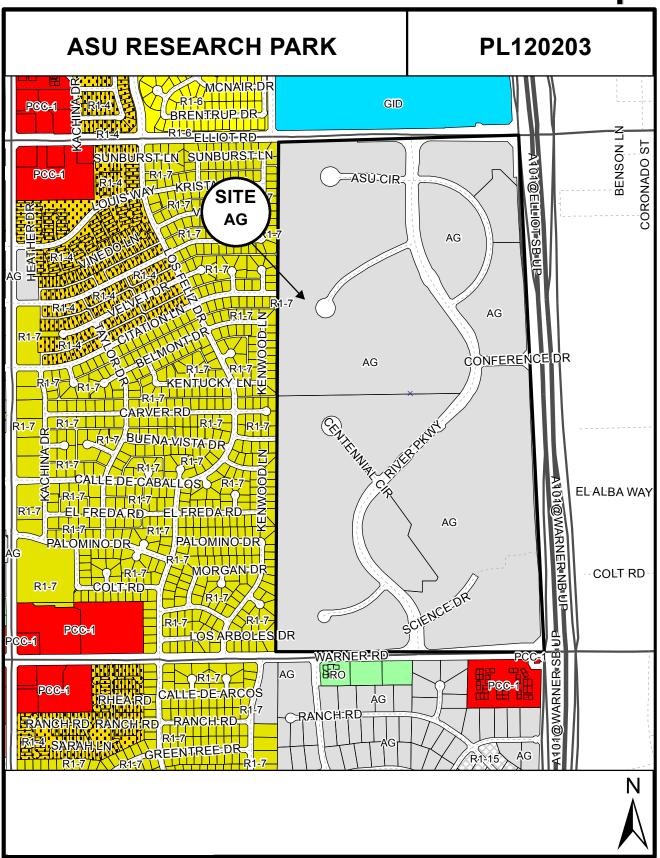
DEVELOPMENT PROJECT FILE

for ASU RESEARCH PARK

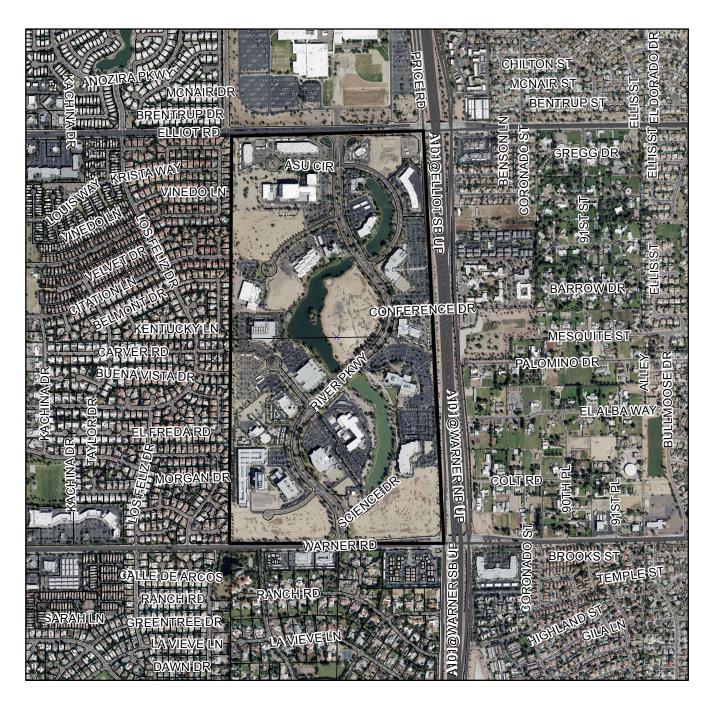
ATTACHMENTS:

- 1. Location Map
- 2. Aerial Photo
- 3-7. Subdivision Plat





Location Map



ASU RESEARCH PARK (PL120203)



STATE ROUTE 101

7301 EAST EVANS ROAD SCOTTSDALE, AZ 85260 PHONE (480) 922-0781 FAX (480) 922-0781

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MCCLINTOCK DRIVE ARIZONA BOARD OF REGENTS PO BOX 870401 PO BOX 870401 TEMPE, ARIZONA 85287 BENCHMARK OWNER

FOUND BRASS CAP IN A HANDHOLE AT THE NORTH QUARTER CORNER OF SECTION 13, 71S, R4E.

NOTES

VICINITY MAP

WARNER 7.15. F

2. LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35833.

4. WITH RESPECT TO ANY WATER RETENTION SYSTEM SHOWN ON THE SAPROVED GRADICS AND DRAINGER PLANS, OWNER STALL HAVE THE SOFE RESPONSIBILITY TO: (1) REGULARITY INSPECT THE SYSTEM (AT LEAST WAULLY). AND (2) MANTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSEARE THE VOLUME OF STORM WATER AS SHOWN ON THE APPROVED DESIGN PLANS. THE FORECOING ASSUMPTION OF RESPONSIBILITY SHALL NOT BE CHANGED MINIOUS PRINCED BESIGN PLANS. THE HOUT PRINCE MATHER ONSENT OF THE CITY OF TEMPE ENGINEER.

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LOT 12

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LOT 10

BASIS OF BEARING

LOT 14

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FOUND BRASS CAP FLUSH

FOJND 1/2" REBAR

FOJND PK NAIL

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SET BRASS CAP FLUSH

ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THERRIN CONTAINEN

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS SOUTH 89 DECRESS 57 MINUTES 14 SECONDS WEST (NORTH 89 DECREES 06 MINUTES 15 SECONDS EAST, CITY OF TEMPE DATUM(F)).

BEC13038

LOT 23

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F THE DAY OF APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE, ARIZONA ON THIS ________ D^A

SBD12012

DATE	DATE	
BY:MAYOR	ATTEST:CITY_CLERK	BY:

LOT 24

LOT 25

KEY MAP

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2190Z1SA

DATE DATE CITY ENGINEER COMMUNITY DEVELOPMENT ₽.:

REC12036 SBD12012 DS120617

DATE: 08/27/12 SCALE: N.T.S.

DRAWING NAME: 11-102 FINAL B JOB NO. 2011-DRAWN: RMH HECKED: JAS

£ 107

LOT 2

ASU CIRCLE "A"

ARIZONA BOARD OF REGENTS, A BODY CORPORATE AS OWNER HAS PLATED UNDER THE NAME OF "ASUI RESERVER PARK" A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE A EAST OF THE CILIA AND SAIT RINER BASE AND MERIDIAN, MARICOPA COUNIT, ARIZONA, AS SHOWN AND PLATED HEREON AND HERED PUBLISHES THIS PLY OF "ASU RESEARCH PARK" AND DECLARES THAT SAID PLAT SETS PORTH THE LOCATION AND OVERS THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT; TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME ONCEN EACH RESECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND ESCREMENTS AS SHOWN ON SAID PLAT AND HEREBY DESCREMENTS AS SHOWN ON SAID PLAT AND HEREBY DESCREMENTS AS SHOWN ON SAID PLAT AND HEREBY DESCREMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE

DEDICATION

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101

A PORTION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ASU RESEARCH PARK

LOT 4

10T

ELEVATION=1186.66 (COT DATUM)

..G.,

SHEET

8 TOT

9 10T

6 LO7

OWNER GRANTS TO THE CITY OF TEMPE RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY AND REFUSE VEHICLES OVER AND ACROSS TRACTS A-F.

1. THIS LAND DIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

LOTS

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ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERSROUND.

LOT 22 LOT 26 ო SHEET LOT 21 SHEET MANOVATION GREDLE AR. LOT 15 LOT 27 LOT 20 LOT 18 LOT 19 LOT 28 LOT 16 LOT 17 PROPERTY CORNER PIN TO BE SET 1/2" REBAR WITH CAP, RLS#35833 SUBDIVISION CORNER PIN TO BE SET 1/2" REBAR WITH CAP, RLS#35833 FOJND CHISELED "X" IN CONCRETE FOJND BRASS CAP IN HANDHOLE

STREET CENTERLINE BOUNDARY LINE EASEMENT LINE SECTION LINE

RIGHT OF WAY

R∕W

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

COMMISSION ⊭ EXPIRES: NOTARY PUBLIC

ARIZONA BOARD OF REGENTS, A BODY CORPORATE

DATE:

ВХ:

CERTIFICATION

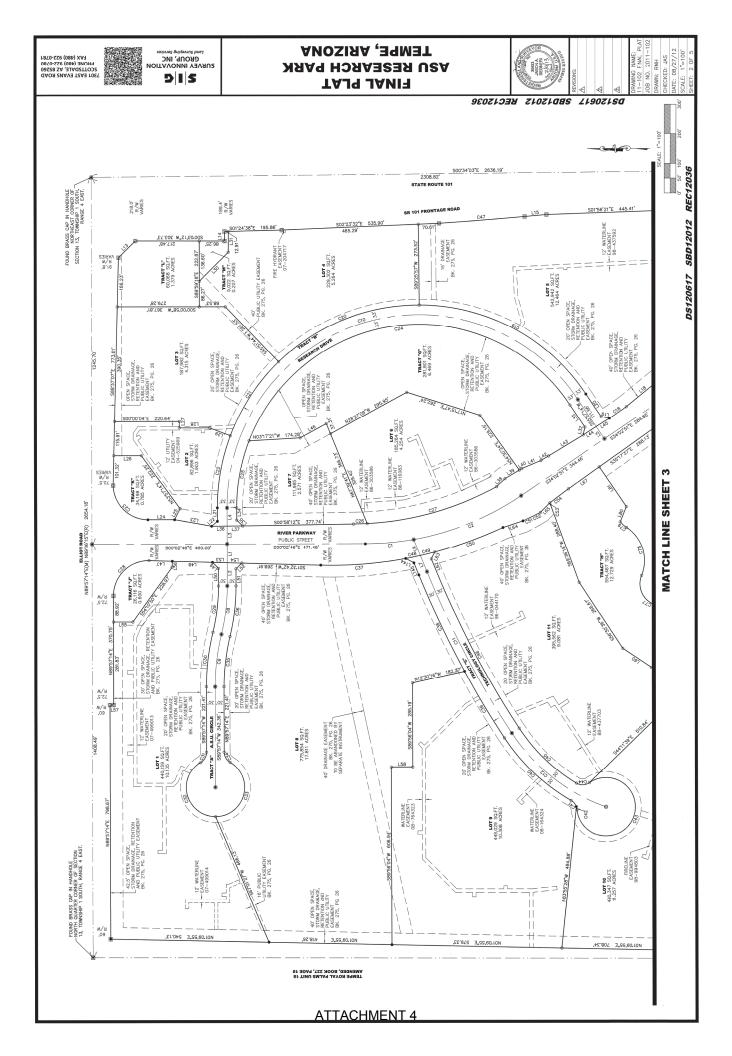
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2012: THAT THE SJRVEY IS TRUE AND COMPLETE AS SHOWN: THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN: THAT POSTITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

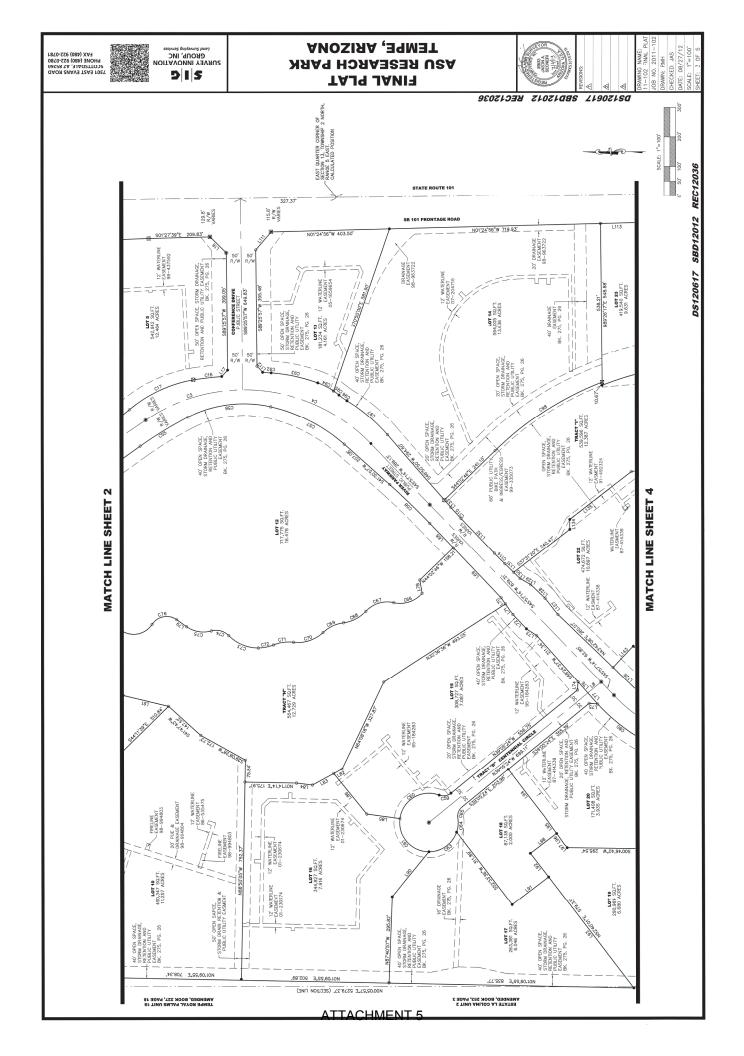
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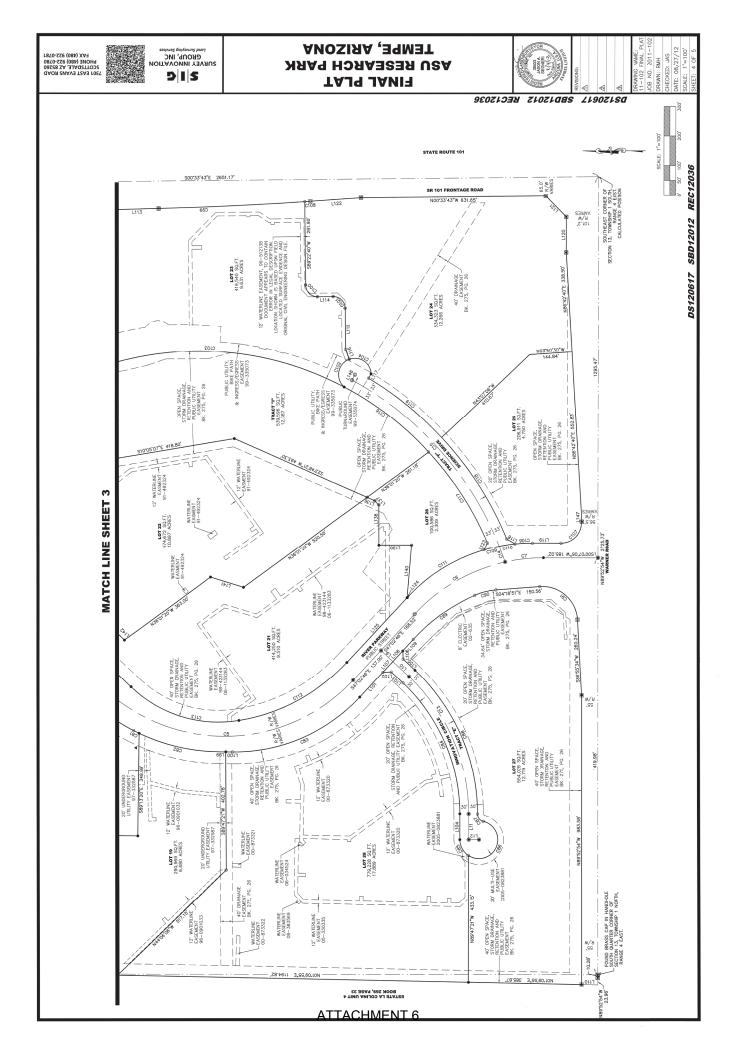
(1/1/2 DATE

TS:

OWNER RESERVES, FOR THE BENEFIT OF LOTS 1–27 AND TRACT M, A NON EXCLUSIVE, PERPETUAL AND APPURTENANT EASEMENT, RICHT AND AUTHORITY FOR STORM WATER DRAINAGE AND RETENTION OVER, UPON, ALONG AND THROUGH ALL LOTS, TRACTS, STREETS AND EASEMENTS HEREI TRACTS G, H AND I ARE FOR THE SOLE AND EXCLUSIVE USE AND ELENJOYMENT OF THE OWNERS AND LESSEES OF THE HERBIN DESCRIBED PREMISES AND THEIR RESPECTIVE EMPLOYTES AND INVITIES. ON THIS _____ DAY OF _____ 20___ BEFORE ME, THE UNDERSIGNED, PERSONALLY **ACKNOWLEDGMENT** ATTACHMENT 3







D2150617 SBD12012 REC12036

DRAWING NAME: 11-102 FINAL P. JOB NO. 2011-1. DRAWN: RM+ CHECKED: JAS JATE: 08/27/12

ASU RESEARCH PARK TAJ9 JANI3

SURVEY INNOVATION 315

PROPERTY CORNER PIN TO BE SET 1/2" REBEAR WITH CALP, RESPOSSUS SUBDIVINGUOM CORNER PIN TO BE SET 1/2" REBAR WITH CAP, RUSG-SUSGS SET BRASS CAP FLUSH FOUND BRASS CAP IN HANDHOLE FOUND BRASS CAP FLUSH

FOUND 1/2" REBAR FOUND CHISELED "X" IN CONCRETE FOUND PK NAIL

STREET CENTERLINE SECTION LINE

REC12036

SBD12012 DS120617

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

7301 EAST EVANS ROAD SCOTTSDALE, AZ 85260 PHONE (480) 922-0781 FAX (480) 922-0781

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112,345 SOFT, 2,002 ACRES DOSTING PUBLIC ROADWAY AND PUBLIC UTILITIES LISEBLENT PER BOOK 275, PAGE 26
61,725 SOFT, 2,102 ACRES DOSTING PUBLIC ROADWAY AND PUBLIC UTILITIES LISEBLENT PER BOOK 275, PAGE 26
67,786 SOFT, 1,580 ACRES DOSTING PUBLIC ROADWAY AND PUBLIC UTILITIES LISEBLENT PER BOOK 275, PAGE 28
61,684 SOFT, 1,180 ACRES DOSTING PUBLIC ROADWAY AND DUBLIC UTILITIES LISEBLENT PER BOOK. S OPEN SPACE, STORM DRANAGE, RETENTON & PUBLIC UTILITIES

SES OPEN SPACE, STORM DRANAGE, RETENTON & PUBLIC UTILITIES

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OPEN SPACE, STORM DRANAGE, RETENTON & PUBLIC UTILITIES

OPEN SPACE, STORM DRANAGE, RETENTON & PUBLIC UTILITIES DOC NO. 99-335074 34,198 SQ.FT. 0.785 AGRES 60,068 SQ.FT. 1.379 AGRES 9,022 SQ.FT. 0.207 AGRES

WIRELESS COMMUNICATION FACILITIES

281,801 SQ.FT. 6.469 ACRES 554,467 SQ.FT. 12.729 ACRES 539,596 SQ.FT. 12.387 ACRES

ATTACHMENT 7