

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/26/2013
Agenda Item: 5**

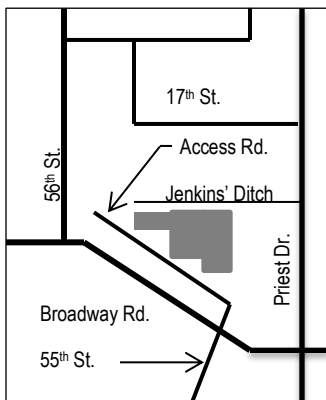
ACTION: Request for a Zoning Map Amendment, an Amended Planned Area Development Overlay, a Development Plan Review and a Preliminary Subdivision Plat for a building expansion for L & H INDUSTRIAL (PL120399), located at 1710 West Broadway Road. The applicant is Archicon Architecture & Interiors, L.C.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff –Approval, subject to conditions

BACKGROUND INFORMATION: L & H INDUSTRIAL (PL120399) consists of an expansion of an existing industrial facility from +/-35,190 sf. to +/-56,230 sf. on an existing +/-2.93 acre site plus landscape improvements including trees, lights and parallel parking on an adjacent city right of way. The site is located at 1710 West Broadway Road in the GID (PAD), General Industrial District (GID west four parcels; PAD these parcels except the westernmost parcel) and the R1-6, Single Family Residential District (east two parcels). The request includes the following:

- ZON13001 Zoning Map Amendment from R1-6, Single Family Residential to GID, General Industrial District for two eastern parcels.
- PAD13002 Amended Planned Area Development Overlay to expand the PAD to include all six parcels (+/-2.93 net acres), increase the maximum building height to 52 ft., reduce the minimum landscape area to 5 percent, reduce the parking setback to 0 ft. and reduce the front yard building setback to 0 ft..
- DPR13017 Development Plan Review including site plan, building elevations, and landscape plan including off-site parking, illumination and landscape in the frontage strip of the City right of way.
- SBD13002 Preliminary Subdivision Plat to consolidate six parcels into two lots.



Property Owner	JMJ Investments, L.L.C.
Applicant	Tim Rasnake, Archicon Architecture & Interiors, L.C.
Current Zoning District	GID (PAD), R1-6
Gross/Net site area	+/-2.93 acres
Total Building area	+/-56,230 sf. including proposed additions
Lot Coverage	44 % of site; Maximum 100 % allowed
Building Height	52 ft.; Maximum 52 ft. allowed (Amend PAD std.)
Building Setbacks	15 ft. front (exist legal non-conform), 0 ft. side, 24 ft. rear; Minimum 0 ft. front (Amend PAD std.), 0 ft. side, 0 ft. rear
Parking Setback	0 ft. front; Minimum 0 ft. allowed (Amend PAD std.)
Landscape Coverage	5 % of site; Minimum 5% allowed (Amend PAD std.)
Vehicle Parking	70 spaces, Minimum 70 spaces allowed
Bicycle Parking	8 spaces, Minimum 7 spaces allowed

ATTACHMENTS: Ordinance (in City Council report), Development Project File

STAFF CONTACT: Kevin O’Melia, Senior Planner (480) 350-8432



COMMENTS:

This site is located on the north of Broadway Road between 56th Street and Priest Drive. The General Plan 2030 Projected Land Use Map designates this area as Work / Industrial. This is an industrial use and has existed since 1969. The eastern portion of the site (two parcels) is in the Single Family Residential District, although there is no longer a residential use here and the General Plan Projected Residential Density Map indicates no density for this area. The General Industrial District that predominates in this area includes three parcels in the center of the site and the large triangular parcel on the west of the site. The three parcels of the center also have a Planned Area Development Overlay that was approved in 1977.

For the three parcels in the center of the site, development standards for the General Industrial District as modified by the Planned Area Development Overlay which are still active are as follows:

- Reduction of parking and maneuvering in front yard setback to 0'-0".
- Allowance for an 8'-0" high fence within the front yard setback.
- Increase in allowable building height to 42'-0"

The inactive Planned Area Development Overlay standards are as follows.

- Front yard setback reduction to 25'-0". The Zoning and Development Code (ZDC) allows a 25'-0" front-yard setback.
- Reduce required masonry on front elevation. The ZDC does not direct a building material for the industrial district.
- Front yard landscaping as per plan. This plan is approved until supplanted by another approved landscape plan.

The PAD does not apply to the west parcel or the two eastern parcels that made up the subject site. A +/-15'-0" front yard building setback of the existing buildings on the west parcel and +/-0'-0" setback for the site wall in the front yard on the east parcels are legal non-conforming.

This request includes the following:

1. Zoning Map Amendment to remove the two eastern parcels from the R1-6, Single-Family Residential District and insert these in the GID, General Industrial District.
2. Amended Planned Area Development Overlay to expand the PAD to include all six parcels (+/-2.93 net acres), increase the maximum building height to 52 ft. to allow the construction of the freestanding building on the eastern portion of the site, reduce the minimum landscape area overall to 5 percent, reduce the parking setback throughout the site frontage to 0 ft., and reduce the front yard building setback from 25 ft. to 0 ft. to cover the existing legal non-conforming building and site walls.
3. Development Plan Review for building elevations, site and landscape plan modifications including an expansion of an existing industrial facility from +/-35,190 sf. to +/-56,230 sf. This addition includes an administrative addition near the western end of the facility and principally includes a manufacturing building to the east that is connected by a rolling crane to the existing building. This work is on a site of +/-2.93 acres. The development also includes extensive work in the +/-0.68 acre public right of way that is between Broadway Road and the frontage road.
4. Preliminary and Final Subdivision Plat to consolidate the six parcels into two lots.

Applicant requests the Development Review Commission take action on the Development Plan Review and Preliminary Subdivision Plat, and provide recommendation to City Council for the Zoning Map Amendment and Amended Planned Area Development Overlay. The City Council will separately consider the Final Subdivision Plat.

PUBLIC INPUT

- The site has been posted with the request. Notification of the request has been mailed to property owners within 300 ft. of the site. There are no registered neighborhood organizations or homeowners' associations within 600 ft. of the site.
- A Neighborhood meeting is not required for this request due to remoteness of this site from the nearest residential development. The nearest point of San Marbeya Apartments at 1720 East Broadway Road is +/- 425 ft. to the southeast of the site, across Broadway Road.
- As of publication of this report, staff has not received public input regarding this request.

PROJECT ANALYSIS

ZONING

The Zoning Map Amendment seeks to reclassify two parcels from Single Family Residential to General Industrial District. These parcels along the Broadway frontage road are bracketed on the north, east and west by properties within the General Industrial District. Placement of these parcels in the General Industrial District is in conformance with the General Plan 2030 Projected Land Use Map “Industrial / Work” classification. Removal of these parcels from the Single Family Residential District is in keeping with the classification of “no density” of the General Plan 2030 Projected Residential Density Map.

Section 6-304 C.2. Approval criteria for Zoning Amendment:

1. The proposed zoning amendment is in the public interest in that a small portion of property within an industrial region may be re-classified as industrial and put to an industrial use.
2. The proposed zoning amendment conforms with and facilitates implementation of General Plan 2030.

PLANNED AREA DEVELOPMENT

This is an Amended Planned Area Development Overlay. The area of the PAD is expanded from the three center parcels to cover the area of the six parcels. The development standards modified are building height, front yard building and parking setbacks, and landscape coverage for the six parcels. The table below compares GID standards without PAD, The currently existing GID (PAD) standards for the three center parcels and the proposed GID (PAD) standards for this development.

Building & Site Standard	GID	GID(PAD)	GID (Amended PAD)
		Three center parcels	Six parcels
MAXIMUM BUILDING HEIGHT (highest roof or parapet to top of curb adjacent to center of front yard)	35.0 FT	42.0 FT	52.0 FT
MINIMUM BUILDING SETBACKS			
.....Front (facing Broadway Road)	25.0 FT	+/-15.0 FT exist'g. bld'gs.	0.0 FT
.....Side (west, east and south)	0.0 FT	0.0 FT	0.0 FT
.....Rear (north)	0.0 FT	0.0 FT	0.0 FT
MINIMUM PARKING SETBACKS	20.0 FT	0.0 FT exist'g. park'g.	0.0 FT
MAXIMUM BUILDING LOT COVERAGE Building area as percent of net site area	100.0 %	100.0 %	100.0 %
MINIMUM LANDSCAPE LOT COVERAGE Landscape area as percent of net site area	10.0 %	+/-5.0 % exist'g ldscp.	5.0 %

The development standard modifications requested, except for 52'-0" building height, exist in portions of the site now. The standards requested by Amended PAD are validated by a combination of site characteristics including the narrowness and unusual wedge-shape of the site and an innovative site development that is reinforced by the development plan conditions of approval. The front-yard building, parking and maneuvering setback has historically been reduced to allow site development. On-site landscape area is limited due to a narrow site and curving frontage, however, on-site landscape area provided is greatly supplemented by landscape development of an adjacent public right of way strip in front of the property.

Section 6-305 D. Approval criteria for P.A.D.

1. *The proposed industrial land use is allowed as defined in Part 3.*
2. *The development standards listed above, as established as part of the Amended PAD Overlay, will be followed for development of this site.*
3. *The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.*

DEVELOPMENT PLAN REVIEW

This is a major expansion of an existing industrial facility that fabricates and repairs mining equipment. The work includes a southern administrative building addition to the west wing of the facility and a major freestanding manufacturing building on the eastern portion of the site. The project includes three major design features that are explained below.

Site Plan: Crane gantry

This industrial site is long and narrow and hugs the inside elbow of Broadway Road as it connects west to the I-10 freeway. The principal proposed site feature is as follows. The major building addition is connected to the existing building with an exposed crane gantry that allows fabricated equipment to be moved between the two buildings through open aircraft hangar-sized doors. The gantry steel is celebrated with a deep orange accent color that turns this construction into a site point of focus. The attention attracted here is welcome as the gantry represents the industrial processes within the facility and is its own architectural expression.

Building Elevations: Window band

The existing buildings are predominantly of metal siding in a desert sand color and the major addition is also of this construction. The color of the steel gantry mentioned above is replicated elsewhere in the canopy of the western building addition. The wall of the addition facing Broadway is by condition of approval modified to add a 6'-0" high horizontal window band of repetitive glazed panels on slightly more than the west half of the length of the south elevation. The band turns the building corner for one glazed panel more on the west elevation. The steel structure exposed within would be painted orange to match the gantry. The purpose of this band, with its sill at 6'-0" to 8'-0" above finish floor so it is visible above the site wall, is to "lift the skirt" of the metal building and add interest to the elevation facing Broadway. As the exposed steel gantry allows the public to observe an aspect of this industrial process at work, the window band also connects passersby to an important component of employment in Tempe.

Landscape Plan: Frontage strip

To the south of the site is a public access road that is parallel to Broadway Road. This access road connects with a hair pin turn into a signalized intersection at Broadway Road near the east end of the site. Between the access road and Broadway road is an unutilized frontage strip of bare dirt that this development seeks to bring into service. The purpose of this service is two-fold: a) to provide illuminated vehicle parking alongside the access road which this facility may utilize and b) to landscape the frontage strip with canopy trees and provide a buffer between Broadway and the industrial park to the north. Canopy trees are organized into a row by condition of approval. The tree row becomes its own design element and acts as a "scrim" in front of the industrial uses to the north. The landscape development of the frontage strip is a "win-win" for both the public and the manufacturer in that parking relief and a tree row are provided in this important section of arterial road that links city and highway.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the shape of the property and curved frontage necessitate a cluster of building forms rather than one monolithic form.*
2. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the building additions seek to utilize established building materials found on the site.*
3. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*

4. *The building and exposed crane gantry provide architectural detail and interest overall with visibility at street level including in particular, special treatment of windows.*
5. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; Valley Metro bus route is located on Broadway Road (Route 45).*
6. *The development appropriately integrates Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*
7. *Landscape accents and separates the industrial facility and frontage access road from the arterial street;*
8. *Signs for L & H Industrial will be reviewed and permitted as a separate submittal package; and*
9. *In accordance with the Zoning and Development Code, lighting is compatible with the proposed building and adjoining buildings and uses and does not create negative effects.*

PRELIMINARY SUBDIVISION PLAT

A subdivision plat is required to unify the six parcels of the site into two lots. The triangular western parcel of 1710 West Broadway (APN # 124-58-002A) will be shortened slightly from the east and will remain a separate lot. This is done after discussion with the Public Works Engineering Division to avoid triggering engineering design criteria for this western lot. The remaining five parcels plus the eastern portion of the triangular parcel are consolidated into one lot. The two resultant lots are held together with a "Covenant and Agreement to Hold as One" to allow penetrations in the buildings that abut the common property line. There is no dedication to public right of way as part of this plat. Because the parcels have never before been subdivided in the City of Tempe, a preliminary subdivision plat is required for review and approval prior to the processing of a final subdivision plat.

Section 6-307 A Approval criterion for Subdivision Plat

1. *The subdivision Plat for L & H Industrial will assist in the goal to provide for the orderly growth and harmonious development of the city;*

CONCLUSION

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review and Preliminary Subdivision Plat. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project conforms to the General Plan 2030 Projected Land Use Map (Industrial / Work) and conforms with the surrounding Zoning Map (General Industrial District) for this site of +/-2.93 net acres. The proposed expansion of an existing industrial use reflects the adjacency of existing industrial uses. Industrial zoning predominates to the north of Broadway Road between Priest Drive and the western boundary of the City.
2. The project will meet or exceed the development standards for the General Industrial District as established by an Amended Planned Area Development Overlay and as required under the Zoning and Development Code. Establishment and maintenance of an extensive landscape right of way development adjacent to the site is proposed in exchange for increased building height, reduced on-site front yard parking and building setbacks and reduced on-site landscape lot coverage. Additionally, as part of a "License for Special Use of City Property" an allowance is made to count parking in the landscaped frontage strip as part of the required parking for this facility.
3. The project will incorporate the Development Plan Review conditions of approval as part of the approval of the design of Building Elevations, Site Plan and Landscape Plan.
4. The Subdivision Plat will be made to conform to the technical standards of Tempe City Code Chapter 30, Subdivisions.
5. The project meets the approval criteria for a Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review and Subdivision Plat.

CONDITIONS OF APPROVAL:

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

ZON13001 AND PAD13002

CONDITIONS OF APPROVAL:

1. A building permit application shall be made on or before May 09, 2015 or the Zoning Map Amendment and Planned Area Development Overlay of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a Zoning Map Amendment and Planned Area Development Overlay Amendment.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than June 10, 2013 or the Zoning Map Amendment and Planned Area Development Overlay shall be null and void.
3. Prior to issuance of building permit, the Amended Planned Area Development Overlay document for L & H Industrial shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe Community Development Department.
4. Increase the maximum allowed building height from 42'-0" for a portion of the site to 52'-0" for the entire +/-2.93 acre site.
5. Reduce the minimum allowed front-yard building setback of +/-15'-0" that exists for a portion of the site to 0'-0" for the entire +/-2.93 acre site.
6. Reduce the minimum parking front-yard setback from 0'-0" that exists for a portion of the site to 0'-0" for the entire +/-2.93 acre site.
7. Reduce the minimum landscape lot coverage from 10 percent to 5 percent for the entire +/-2.93 acre site.
8. Locate a portion of vehicle parking for this site use in the adjacent public right of way frontage island as part of a License for Special Use of City Property.
9. Complete License for Special Use of City Property Agreement with the City of Tempe prior to issuance of building and engineering permits. Maintain parking, pavement, security lights, landscape and automatic irrigation of the public right of way frontage island as part of this Special Use Agreement.
10. Complete site access operation procedure and details with the City of Tempe prior to issuance of building and engineering permits. Meet with Public Works Traffic Engineering and Operations Division. Discuss operation and frequency of large truck usage and options for methods of site access. Traffic control/flagger/escort may be needed due to location of truck turning path into the site from Broadway Road and the Broadway frontage road. Confirm site access procedure. Confirm location and extent of pavement area required for maneuvering and provision for protection of traffic control signalization equipment and pole.

DPR13017
CONDITIONS OF APPROVAL

Site Plan

11. Provide 3'-0" to 4'-0" high masonry screen wall on south of parallel parking spaces in public right of way. Allow 2'-0" clear for door swings. Match finish to concrete masonry unit veneer at base of buildings. Remove chain link fence and secure side and rear of property with a minimum 8'-0" tall painted concrete masonry unit wall or steel vertical picket fence.
12. Provide raised curb at edge of pavement throughout public right of way landscaped island in front of property.
13. Provide upgraded paving at new driveway consisting of uncolored, scored concrete. Extend this paving in driveway from right-of-way line to 20'-0" on site and from curb to curb at the drive edges.
14. Provide expanded landscape islands that are full length of the adjacent parking space at three locations in the parking area adjacent to the administrative offices. Do not locate bike parking in required area of landscaped island.
15. Gate installation: design gates of steel vertical picket, steel mesh, steel panel or similar construction. For opaque gates, provide portals for visual surveillance. Match gate height to adjacent walls. Review gate hardware with Building Safety and Fire staff: design gate to resolve lock with required emergency ingress/egress features.
16. Place freestanding reduced pressure assemblies, etc., in lockable cages. Paint cages, transformer and utility equipment boxes a neutral color (subject to utility provider approval) to match building field color. Do not paint over warning decals or identifiers.

Building Elevations

17. Materials and colors are approved as presented on drawings and materials sample board. Provide light reflectance value of maximum 75 percent.

`Vertical Batten Metal Panel (W1) on administrative building addition:

Manufacturer: American Builders, match existing panel wall type. PVDF Coating Color: Surrey Beige.

`Metal Siding System (W2) at major pre-engineering building at east end of site

Manufacturer: American Builders, PVDF Coating Color: Warm White.

`Brick Veneer (BR1) on administrative building addition: Match existing brick veneer on existing Administration Wing.

`Concrete Masonry Veneer (CMU1): Match existing slump block veneer at base of manufacturing buildings.

`Miscellaneous

Exposed crane and gantry: Finish: paint P3

Exposed metal entrance canopy: Finish: paint P3

Exterior Plaster at upper level reveal between Administrative wings: Finish: smooth texture, paint P1.

`Exterior Paint

Manufacturer: Dunn-Edwards

P1: Off-White Field Color: Exclusive Ivory DE6191

P2: Brown Trim Color: Weathered Brown DE756

P3: Deep Orange Accent Color: Sweet Potato DE5201 (L & H industrial standard corporate color).

`Windows and Doors

Storefront: Medium Bronze Anodized Aluminum Frame and 1" insulated tinted glazing. Match existing aluminum storefront on existing Administration Wing.

Hollow Metal Service Doors and Frames, paint to match adjacent building field color.

18. Add a minimum 6'-0" high horizontal window band of repetitive glazed panels on slightly more than the west half of the length of the south elevation of the pre-engineered metal building that contains the weld shop. The band turns the building corner for one glazed panel more on the west elevation. Paint the steel structure exposed by this opening to match the crane and gantry OR provide metal box-outs around windows in band for external shading. Finish box-outs to match crane and gantry. Provide sill of window band at 6'-0" to 8'-0" above finish floor so it is visible above the site wall.
19. Provide a temporary metal building on the east side of the existing complex for interim installation of the furnace. Paint temporary building to match adjacent buildings. Remove temporary building when the pre-engineered building for the weld shop is constructed and the furnace is moved to its permanent location.
20. Extend the masonry base around four sides of the pre-engineered building for the weld shop, including the north wing that contains the furnace enclosure and blast booth. Detail the masonry base to match the base of the existing buildings.
21. Exposed downspouts are allowed on pre-engineered metal building and office addition. Paint downspouts to match building wall. Detail downspouts so they are a design feature of the building.
22. Exposed wall-mount mechanical equipment is allowed on existing buildings where this equipment replaces existing wall-mount equipment in the same location. Exposed fan vents are allowed on north elevation of pre-engineered building. Paint fan vents to match building wall.
23. Provide secure roof access from interior for the administrative addition and the pre-engineered building. Do not expose roof access to public view.
24. Conceal conduit in new installations on building exteriors. Existing exposed conduit may remain. Slight alterations to existing exposed conduit installations are allowed if necessary. Paint existing exposed conduit to match building wall.
25. Conceal new meter bank and service entrance section installations either inside buildings or in a building appendage that matches the architectural expression of the buildings. Access panels of major cabinets may be exposed if they are flush with the wall of the building in which they are enclosed. Paint exposed access panels to match building field color.
26. At storefront windows of administrative addition ground floor, provide laminated glass or non-glazed hardened panel in lower panes of divided pane curtain wall system to discourage break ins.

Lights

27. Provide minimum 2.0 foot-candles of light from dusk to dawn in parallel parking spaces on south side of Broadway access road.
28. Illuminate building entrances and exits including emergency exits from dusk to dawn.

Landscape

29. Automatic Irrigation:
 - a. Provide separate automatic irrigation systems for 1) the site and adjacent off-site north of the Broadway frontage road and 2) the landscaped frontage island between the frontage road and Broadway Road.
 - b. In each system provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide minimum Schedule 40 PVC mainline. Provide minimum Class 200 PVC feeder line for all diameters except for 1/2" diameter line. Provide minimum Class 315 PVC feeder line for 1/2" diameter line. Provide layout including valve stations, backflow preventer and valve controller. Provide details of water distribution system.
 - c. In each system locate valve controller inside a building or in an exterior, vandal resistant housing.
 - d. In each system hardwire power source to controller. A receptacle connection is not allowed.
 - e. Conceal controller valve wire and power conduits.
30. Provide a thorn-less Cercidium cultivar in parking areas. Individually identify existing trees and palms that remain on site and in frontage strip

31. Add trees along length of public right of way frontage from eastern end of frontage to a point opposite the western tip of property. Locate trees in a row at 25'-0" on center. Provide trees of Acacia salicina except trees that are closest to and on either side of parking security lights may be Acacia stenophylla. Acacia stenophylla may be closer than 20'-0" to the security lights. Provide trees of minimum 24" box size at installation.
32. Add canopy trees in three landscape islands provided in parking area near Administrative building addition. Provide trees of minimum 24" box size at installation. Adjust size of landscape islands and locations of security lighting accordingly.
33. Top dress planting areas with a rock or decomposed granite application with a minimum 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not insert rip-rap or other large rock into landscape unless each piece is secured in a concrete substrate.

Signs

34. Provide 12" high address signs on the south and north elevations of the pre-engineered metal building and on the west elevation of the two story administrative addition. Locate north address sign near the northeast building corner. Locate the south address sign near the southwest building corner. Locate north and south address signs horizontally at same height as crane rail. Center west address sign near top of wall of the administrative addition.
35. Externally illuminate address signs. Provide street numbers with each individual number secured separately to building. Construct address signs of metal reverse pan-channel. Match existing address sign found on Administrative Wing.

SBD13002

CONDITIONS OF APPROVAL

36. The subdivision plat for L & H Industrial for the +/-2.93 net acre property including the consolidation of six existing parcels into two lots shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the Tempe Community Development Department on or before May 09, 2014 or prior to issuance of building permit, whichever comes first. Failure to record the plat on or before May 09, 2014, which is one (1) year from the date of City Council approval, shall make the City Council approval of the plat null and void.
37. For the two proposed lots, complete Covenant and Agreement to Hold as One Parcel. Complete this document with the Building Safety Division and record the document prior to Building Permit issuance.
38. Process Cross Drainage Agreement where drainage pattern crosses common property line between two lots.
39. Indicate all easements on plat including new and existing. By separate instrument, process abandonment of existing easements that are no longer needed.
40. Provide a sidewalk easement at the driveway if a portion of disabled accessible sidewalk bypass that is part of the driveway is located on the subject property.
41. Either have easements and agreements "dedicated hereon" the subdivision plat or have easements and agreements reviewed by the Public Works Department and Building Safety Division, dedicated by separate instrument and recorded at the Maricopa County Recorder's Office. Complete the easements and agreements prior to Building Permit issuance.
42. All property corners shall be set and verified by a Registered Land Surveyor. Submit complete and sealed Notice of Verification to Public Works Land Services Division staff no later than three (3) months from the date of County recordation or as determined by staff.

CODE/ORDINANCE REQUIREMENTS:

BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

TIME LIMIT:

- Development Plan Review approval is valid for one year from date of approval, or through March 26, 2014. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review approval remains in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.

PRELIMINARY SITE PLAN REVIEW:

- Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Reviews dated 12/05/2012 and 02/13/2013. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.

HISTORIC PRESERVATION:

- State and federal laws apply to the discovery of features or artifacts during site excavation (typically, discovery of human or associated funerary remains). Contact Tempe Historic Preservation Officer joseph_nucci@tempe.gov with questions. If discovery is made, contact Arizona State Historical Museum for removal and repatriation of items.

COMMUNICATIONS

- Emergency Radio Communication infrastructure may be required for the buildings and additions. See ZDC Section 4-402 (A) (2). Contact mark_wittenburg@tempe.gov to determine amplification requirements.

PLANNING

General

- Specific requirements of the Zoning and Development Code (ZDC) are not listed but apply to any application. Access ZDC through www.tempe.gov/zoning or purchase from Community Development.

Elevations

- Measure top of building with reference to top of curb on Broadway Road in center of length of property. See ZDC Section 7-108.
- Conceal ground and roof mount mechanical equipment with screens that match or exceed equipment height on all four sides of equipment. See ZDC Section 4-405 (A).
- Crane and gantry may be exposed. See ZDC Section 4-405 (B).
- Provide a security vision panel at service/exit doors with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door. See ZDC Section 4-406. Vision panels are not required in doors to unoccupied equipment rooms.

Lighting

- Design site light in accordance with ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate location of exterior light fixtures on the landscape and photometric plans. Avoid conflicts between lights and trees in order to maintain illumination levels for exterior lighting. See ZDC Section 4-704 (C)(6). Security lights may occur in close proximity of existing trees if the light source is under the existing tree canopy.
- Provide full cut-off exterior lights OR conform to maximum lumen output for fixtures that are not full cut-off. See ZDC Section 4-803 (C) (5).

Landscape

- Provide plant groundcovers with a maximum 2'-0" natural mature height where adjacent or within 6'-0" of pedestrian or parking areas. Canopy trees may occur in this area but shrubs and accents may not. Provide groundcovers and low shrubs of maximum 3'-0" natural mature height between 6'-0" and 12'-0" of pedestrian or parking areas.

- Provide required parking space trees OR shade parking by other means throughout site and along frontage road. See ZDC Section 4-704 (A) Option 1 or Option 2. Proposed site and frontage parking layout suggests Option 2 with overall tree or shade canopy of minimum 20 percent. Measure shade of minimum five year old trees (and canopies, if provided) at 3:00pm on the summer solstice.
- Provide low-water use landscape in public right of way. See Arizona Department of Water Resources Low-Water Using Plant List for the Phoenix Active Management Area.

Signs

- Identification signs require a sign permit. Directional signs without a dedicated light source don't require a permit, depending on size and height. See ZDC Section 4-903 (F).
- Address signs do not require a sign permit. Include address signs in the construction drawing permit set. See ZDC Section 4-903 (A) for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If a new freestanding identification sign is provided, install address signs with nighttime illumination on a masonry base.

LAND SERVICES

- Process License for Special Use of City Property agreement with the City Council through the Public Works Land Services Division. Contact kenneth_olmstead@tempe.gov regarding this process.
- Dedicate new easements hereon subdivision plat or by separate instrument.
- Remove existing easements that are no longer needed by separate instrument. Process removal through Public Works Land Services Division including City Council hearings.

ENGINEERING

- Provide 100 year storm water retention system on site except for western lot.
- Provide 100 year storm water retention in public right of way frontage that is separate from the on-site system.
- Provide a map that clearly defines the drainage areas and eliminate connections to storm drains.
- Pavement retention is allowed. Locate dual chamber drywell(s) in each case in landscape area that is readily accessible to maintenance vehicles. Do not reduce requirements for landscape to make room for drywells.
- Do not locate structures, lights or trees in easements.
- Locate existing overhead utilities underground except for high-voltage transmission lines.
- Record easements granted to City or Agreements entered into with the City prior to Engineering Permit issuance.
- Dimension right of way per Maricopa Association of Government Standard Detail 112.
- Provide vehicle disabled accessible parking and signage per standard detail T-360.
- Provide bike parking hoops per standard detail T-578. Provide 2'-0" by 6'-0" paved bicycle parking spaces.
- Access standard engineering details at www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.
- Indicate clear vision triangles at driveways on landscape plan. Identify street speed limit at frontage road. Begin sight triangle in each driveway at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

TRAFFIC

- Process agreement for site access operation procedure through the Public Works Traffic Engineering and Operations Division. Contact catherine_hollow@tempe.gov regarding this process. Review transit of large truck entrance and egress from site. Discuss and resolve method of traffic control.
- Install driveway per standard detail T-320. Remove/replace deteriorated curb and gutter.
- At pavement modification in public right of way frontage island, coordinate details of location and extent of pavement and protective curbing with Transit Studies and Design.
- Minimum 8'-6" wide x 22'-0" long parallel parking space size in the public right of way is acceptable through the Special Use Agreement.

WATER UTILITIES

- Do not install trees within 20'-0" of existing flood irrigation, sewer or water lines. Locate public water and sewer lines at least 20'-0" from trees and 16'-0" from building foundations.
- Locate water meters and fire hydrants within a recorded exclusive waterline easement contiguous with the water main system. Connect fire hydrants to a looped supply line rather than to a long dead end line. Contact mark_weber@tempe.gov if necessary to discuss options.
- Locate public sewer in an exclusive easement.

STREET LIGHTS

- Install street lights—spaced 180'-0" apart—per standard detail T-651 along Broadway Frontage Road on north side from east to west property lines of subject property.

FIRE

- Maintain required fire access lanes and fire hydrant placements.
- Maintain minimum 20'-0" wide fire lane with hammerhead turnaround so a truck is maximum 200'-0" from any portion of building that has A.F.E.S. Negotiate reduced access distance for portions of buildings without A.F.E.S.
- Maintain lane turn radii and lane turnaround per ZDC Figure 4-502 (G).
- Provide minimum 14'-0" clearance under crane rail and where lane passes under any overhead structure.

SOLID WASTE:

- Identify existing OR provide refuse enclosure that meets or exceeds requirements of standard detail DS-116. Refer to the detail at www.tempe.gov/modules/showdocument.aspx?documentid=6815.
- Maintain Solid Waste truck access lane, turn radii, lane turnaround and overhead clearance same as fire access lane.

BUILDING SAFETY

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act. See Standard Detail T-360 for disabled accessible parking layout and parking signs.
- Two story office addition: provide A.F.E.S. and fire walls OR provide A.F.E.S. in the entire building.
- Additional information required regarding furnace enclosure. A.F.E.S. and fire walls may be required.
- At east building restroom/lockers/showers: if shower is provided in male restroom then shower is provided in female restroom OR indicate this facility is already provided in existing building. Provide a disabled accessible locker room and shower.
- A separate electric service (dedicated power pedestal) required for public right of way frontage.
- A separate water service (dedicated landscape irrigation meter) required for public right of way frontage.

WATER CONSERVATION:

- Under an agreement between the City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have landscape architect and mechanical engineer submit reports with construction drawings during building plan check. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327.

HISTORY & FACTS:

I-10 Freeway Off-Ramp

Note: The signalized intersection of the Broadway frontage road and Broadway Road in front of the east end of the subject property originally connected the I-10 off-ramp to west bound Broadway Road. The I-10 off-ramp originally was located east of Bell Butte and split south of Broadway Road into two separate lanes. The lane for west-bound Broadway traffic connected to the intersection mentioned above. The lane for east-bound Broadway traffic curved and merged into the south lane of Broadway Road. This split off-ramp was removed and replaced with the present (2013) off-ramp system west of Bell Butte in the 1990's. The change is beneficial to site access by heavy trucks.

Residential Development

- October 20, 1964 Earliest date on property record card includes comment on an existing residence located at 1616 West Broadway Road. Record cites construction of a bathroom in 1964. Record mentions that owner claims house pre-existed 1956 and pre-existed annexation of this area into Tempe.
- July 26, 1965 Building Permit Issued to H. Griffith for a single family residence with a double carport and evaporative cooling located at 1628 West Broadway Road.

Industrial Development

- May 22, 1969 Design Review Board approved a steel fabrication building and warehouse located at 1710 West Broadway Road.
- August 13, 1969 Building Permit issued to Herman Goldman (Goldman Construction Company) for a steel fabrication building and warehouse located at 1710 West Broadway Road.
- February 16, 1972 Design Review Board approved a building for Goldman Machine Shop located at 1710 West Broadway Road in the I-2, General Industrial District.
- May 17, 1972 Design Review Board approved a building addition for Goldman Machine Shop in the I-2 District.
- October 4, 1972 Design Review Board approved the landscape for Goldman Gear and Machine Works in the I-2 District.
- January 26, 1978 City Council approved a Zoning Map Amendment from R1-6, Single-Family Residential to I-1, Light Industrial District and a Planned Area Development Overlay (PAD) for Goldman Gear and Machine Works located at 1640 West Broadway Road. The development standards established by the PAD consists of the following allowances: parking and maneuvering in front yard setback, 8 ft. high fence in front yard setback, front-yard setback reduction from 30 ft. to 25 ft., side-yard setback reduction from 10 ft. to 0 ft., building height increase from 30 ft. to 42 ft., reduce required masonry on front elevation, reduce required front yard landscaping as per plan.

Note on the Zoning Map Amendment: the zoning map amendment approved in 1978 culminated a Planning and Zoning Commission and City Council process that spanned almost three years. The issue at that time involved whether 1640 West Broadway Road would be I-2, General Industrial District (like the existing Goldman facility to the west of 1640 West Broadway) or I-1, Light Industrial District. In the 1970's a narrow strip of single-family residential zoning district still existed to the east of this site and south of the Jenkins ditch and extended along Broadway Road to Priest

Road. In 1978 The I-1 designation reflected established City policy at that time to use I-1 to buffer other uses including major public right of way from general industrial areas. With the advent of the Zoning and Development Code in 2005, the I-1 and I-2 Districts together were reclassified as GID, General Industrial District.

Note on the Planned Area Development Overlay: the extent of the PAD Overlay approved in 1978 includes the three center parcels of the current site (APN # 124-58-022A at 1650 W Broadway, APN # 124-58-023A at 1634 West Broadway, and APN # 124-58-017A at 1628 West Broadway). The PAD Overlay of 1978 excludes the westernmost parcel (APN # 124-58-002A at 1710 West Broadway. This parcel in 1978 included the existing Goldman facility) and the two easternmost parcels (APN # 124-58-014 and APN # 124-58-009 both at 1616 West Broadway). The two easternmost parcels were not part of the Goldman facility in 1978. These parcels were in 1978 and at present (2013) are in the R1-6, Single Family District.

- February 15, 1978 Design Review Board approved the building, site and landscape design for Goldman Gear and Machine Works located at 1710 West Broadway Road in the I-1 and I-2 Districts.
- December 20, 1978 Design Review Board approved the building site and landscape design for Goldman Gear and Machine located at 1710 West Broadway Road in the I-1 and I-2 District.
- December 13, 1983 Planning and Zoning Commission continued until further notice the request for a zoning change from R1-6, Single Family Residential District to I-1, Light Industrial District for a 0.5 acre parcel approximately 100 ft. north of the intersection of Broadway Road and the Broadway frontage road.
- Note: This request in 1983 included APN # 124-58-009, which is the easternmost parcel of the current (2013) request. There was no follow-up to the 1983 action. The parcel and an accompanying access parcel retained its R1-6 zoning classification and became an isolated point of residential zoning. Except for these parcels, the north side of Broadway Road in this area is currently (2013) industrial except for a major commercial node to the northwest of the Broadway and Priest intersection.
- March 20, 1985 Design Review Board approved two building mounted signs.
- September 3, 1985 Design Review staff issued sign permit #2655 for three building mounted signs at a maximum 23 ft. height.
- October 16, 1985 Design Review Board approved the request for an increase in height of signage to 35 ft. for X-TEK Goldman located at 1710 West Broadway in the I-2 District.
- PENDING City Council has not been scheduled to hear the License for Special Use of City Property. The City Property is the unpaved public right of way adjacent to the L & H property between Broadway Road and the Broadway access road. The agreement would grant the licensee "...the non-exclusive right to go upon the land for the purpose of constructing, maintaining and securing the encroachments." The encroachments consist of parking, illumination for parking, landscape and truck maneuvering.
- April 18, 2013 City Council is scheduled to have an introductory public hearing for this request: Zoning Map Amendment and Planned Area Development Overlay for L & H Industrial.
- May 09, 2013 City Council is scheduled to have a final public hearing for this request: Zoning Map Amendment and Planned Area Development Overlay for L & H Industrial. On the same evening City Council is scheduled to have a public meeting for this request: Final Subdivision Plat for L & H Industrial.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development Overlay
Section 6-306, Development Plan Review
Section 6-308, Subdivision, Lot Splits and Adjustments

CITY CODE REFERENCE

Chapter 30, Subdivisions



DEVELOPMENT PROJECT FILE

for

L & H INDUSTRIAL

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
3. Location Map
4. Aerial Photo
- 5-12. Letters of Explanation: Development Plan Review, Zoning Map Amendment, Amended Planned Area Development Overlay
13. Site Plan
- 14-15. Floor Plans
- 16-18. Presentation Elevations with Exterior Finish Schedule
19. Building Sections
20. Presentation Context Perspectives
21. Landscape Plan and Plant Legend
- 22-28. Site Photos, Spring 2013
- 29-30. Letter of Explanation: Subdivision Plat
- 31-33. Subdivision Plat: L & H Industrial

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by JMJ Investments L.L.C., a Wyoming Limited Liability Company.

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

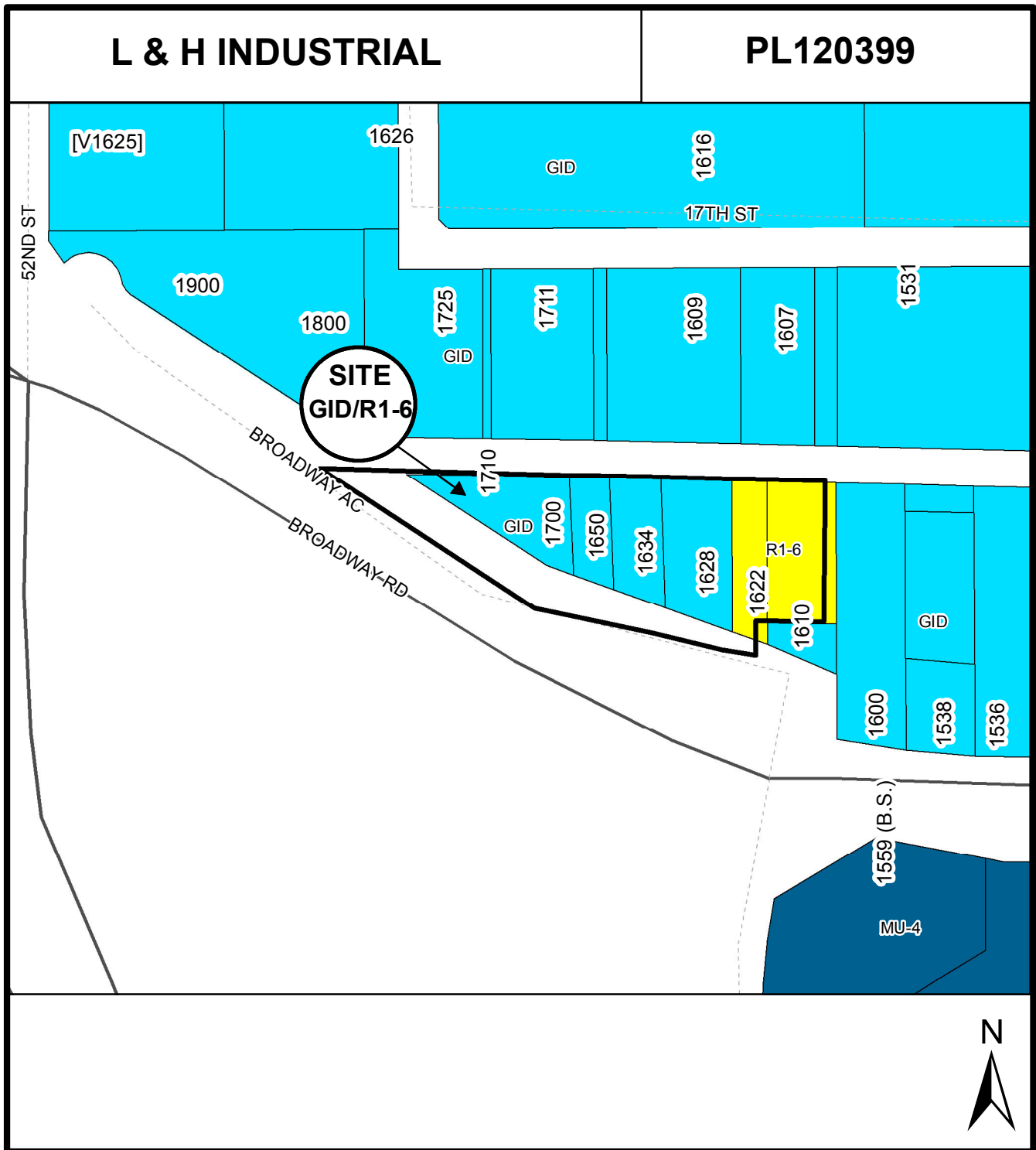
Owner has submitted Application No. **PL120399** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT
- OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Parcel Nos. : 124-58-002A, 124-58-022A, 124-58-023A, 124-58-017A,
124-58-014 and 124-58-009

Addresses: 1710, 1650, 1634, 1628, and 1616 West Broadway Road,
Tempe, Arizona.



Location Map



L & H INDUSTRIAL (PL120399)



L&H Industrial **Project Narrative**

L&H Industrial was founded in Gillette, Wyoming, USA, in 1964 by Leon Wandler with 6 employees. Today they have offices on 4 continents with more than 450 employees, dedicated to delivering outstanding service to the mining centers of the world. L&H Industrial has also assembled a world-wide distribution network with providers that share the same mission, vision and values. With their locations and distribution centers, L&H Industrial can deliver the parts needed wherever located and whenever needed.

L&H's world-class manufacturing and repair center in Tempe, AZ specializes in large-scale projects, namely dragline parts and repairs. The 35,000 square foot shop can handle repair projects of any size. Recently they have invested millions in bringing cutting-edge technology to their Tempe campus. This includes one of largest lathes in the southwestern United States and a Hofler 6-meter gear grinder. They also offer 5-axis CNC machining and provide 24/7 welding services. By maintaining over \$15 million in inventory parts, L&H is capable of making sure customer parts are available with minimal downtime. A full range of services provided includes: heavy manufacturing, machining, welding, gear grinding, mineral processing repair and repair services.

The Tempe expansions will more than double the size of the operation along with revenue generation. Their current 30 plus employees will double along with the addition of increased second shift activity. The site will see the addition of a new 3,000 SF office and a new 20,000 SF welding shop to accommodate all the added services. Outdated facilities will be updated as part of the new building accommodations. L&H currently leases the site and will be purchasing the complete site as part of the total upgrade of the facility and operations. Existing aging cranes will be replaced along with other new equipment additions resulting in a project value of over \$10 million.

The property is currently segmented into several parcels of mixed zoning and has developed this way since the early 1970's. The eastern two (2) parcels of the property are currently zoned R1-6 and will be combined and rezoned as GID (General Industrial District) with a PAD overlay for the entire property. We intend to combine all parcels on the west side of the property rendering the site with only one (1) interior property line.

This facility will require some unique site and building accommodations relative to the special equipment and parts being repaired. As an example, the newly proposed 20,000 SF welding shop on the east side of the property will need to be in upwards of 50'-0" tall to accommodate the intended 100-ton bridge crane. This is necessary for lifting, turning and moving large parts into the shop for repair. (Refer to Illustration "B" for example).

Site usable area will need to be maximized as much as possible to facilitate the efficiency of the operation.

The existing R.O.W. area located just southeast of the property is intended to be improved and used by L&H Industrial for extended parking and for allowing the occasional large truck hauling mining parts in need of repair to access the site. The City of Tempe's Economic Development Department supports this concept and is currently working with Traffic and Engineering regarding this request for a use agreement.



ARCHICON

ARCHITECTURE & INTERIORS, L.C.

The Tempe expansion is nothing new for L&H. A look at their history shows continuous growth and a quest for strong market presence through the past four plus decades. Their world presence creates diversity and helps reduce the impact of local business swings. An expansion of this size leads to only one conclusion: L&H is investing their future in the Phoenix Metro market and this expansion plays an important role in their company growth.



Illustration "A" Growth Chart
This is why L&H Industrial is "Mining in motion."



Illustration "B"





L&H INDUSTRIAL INC.

LETTER OF EXPLANATION FOR ZONING MAP AMENDMENT

Introduction

This application requests a Zoning Map Amendment for roughly 2.9 acres of property located at 1710 West Broadway Road. The property is currently segmented into several parcels with mixed zoning and has developed this way since the early 1970's. The eastern two (2) parcels of the property are currently zoned R1-6 and will be combined and rezoned as GID to be consistent with the *General Plan 2030 Projected Land Use* of Industrial.

We intend to unify the existing parcels into one (1) lot and create one (1) new interior lot line through the Subdivision Plat process. This portion of the request will run concurrent with the Zoning Map Amendment to change the two (2) existing R1-6 parcels to GID.

As stated above, In order for the existing business to continue functioning on the property under defined and appropriate development standards, this application requests a Zoning Map Amendment.

Background

L&H Industrial Inc. is a world-class manufacturing and repair center in Tempe and specializes in large-scale projects, namely dragline parts and repairs for mining equipment. The 35,000 square foot shop can handle repair projects of any size. Recently they have invested millions in bringing cutting-edge technology to their Tempe facility.

Existing Land Use – General Industrial

Existing buildings occupy nearly the entire northwestern portion of the property totaling roughly 35,000 square feet and consist of primarily industrial (manufacturing/machine shop) supported by a 2,600 SF 2-story office.

The northeastern portion of the property is currently being utilized as an open work and storage yard for surplus parts and staging. This area will be modified as proposed in the expansion and redevelopment of the site. A new Repair Shop will occupy a portion of this area. Surface parking spaces occupy the southern section of the site along W. Frontage Road. An asphalt roadway also runs through the property and is used by trucks for the delivery and pickup of large equipment which is vital to their operation.

Proposed Land Use – General Industrial

The proposed use for the property will remain the same with slightly expanded uses that are occurring on site today – primarily the maintenance and repair of heavy mining machinery parts.

Specifically, the uses break down as follows:

- General Office –
 - existing 2,600 square foot, 2-story office (Building 'E') to remain
 - Roughly 3,000 square feet of new office is proposed and will be constructed immediately adjacent to the existing 2-story office
- Industrial (Machine Shop)
 - 20,000 square feet of Repair Shop with locker rooms, showers and restrooms, new soda blast and furnace enclosure

The total combined area of this facility after the proposed redevelopment and expansion will be nearly 60,000 square feet. The number of employees is anticipated to double due to the additional space, anticipated growth and demand for repairs.

Relationship to the Surrounding Properties

The proposed zoning, existing / proposed use, and planned expansion are highly compatible with the industrial nature of the surrounding properties. GID zoning already exists to the north, east and west of the property.

General Plan Conformance

Arizona Revised Statutes 9-462.01.F requires that all adopted zoning and rezoning ordinances be consistent with and conform to the adopted General Plan of the municipality. The General Plan designation for the subject property is General Industrial and the proposed rezoning and the existing / proposed uses are in line with this designation.

Thank you for your consideration of this request.

 2/4/13

Mark Barbour
Director
Archicon Architecture and Interiors, L.C.



L&H INDUSTRIAL INC.

REQUEST FOR PLANNED AREA DEVELOPMENT OVERLAY

Introduction

This application requests a PAD overlay for roughly 2.9 acres of property located at 1710 West Broadway Road. The property is currently segmented into several parcels with mixed zoning and has developed this way since the early 1970's. The eastern two (2) parcels of the property are currently zoned R1-6 and will be combined and rezoned as GID to be consistent with the *General Plan 2030 Projected Land Use* of Industrial.

We intend to unify the existing parcels into one (1) lot and create one (1) new interior lot line through the Subdivision Plat process. This portion of the request will run concurrent with the Zoning Map Amendment to change the two (2) existing R1-6 parcels to GID.

As stated above, In order for the existing business to continue functioning on the property under defined and appropriate development standards, this application requests a PAD overlay atop of the GID zoning.

Background

L&H Industrial Inc. is a world-class manufacturing and repair center in Tempe and specializes in large-scale projects, namely dragline parts and repairs for mining equipment. The 35,000 square foot shop can handle repair projects of any size. Recently they have invested millions in bringing cutting-edge technology to their Tempe facility.

The Tempe facility will require some unique site and building accommodations relative to the special equipment and parts being delivered and repaired. As an example, the newly proposed 20,000 square foot repair shop on the east side of the property will need to be in upwards of fifty-two feet in height to accommodate the new 100-ton bridge crane. The bridge crane is necessary for lifting, turning and moving large parts into the shop for repair as they arrive via special transport vehicles. The presence of this new crane will be celebrated as an icon of the proposed expansion for this facility; spanning between the existing and newly proposed repair shops.

The main access to the property will need to accommodate the special transport vehicles thus requiring a wider than standard driveway onto the site from the Frontage Road. Currently, the special transport vehicles encroach onto the public ROW when entering the property. A sixty-five foot wide driveway is being requested. This unusual driveway width is also intended to allow emergency vehicle access to the property in the event there is a large vehicle delivery in progress. Emergency vehicles such as fire trucks will not be hindered in their access to the site.

Existing Land Use

Existing buildings occupy nearly the entire northwestern portion of the property totaling roughly 35,000 square feet and consist of primarily industrial (manufacturing/machine shop) supported by a 2,600 SF 2-story office.

The northeastern portion of the property is currently being utilized as an open work and storage yard for surplus parts and staging. This area will be modified as proposed in the expansion and redevelopment of the site. A new Repair Shop will occupy a portion of this area. Surface parking spaces occupy the southern section of the site along W. Frontage Road. An asphalt roadway also runs through the property and is used by trucks for the delivery and pickup of large equipment which is vital to their operation.

Proposed Land Use

The proposed use for the property will remain the same with slightly expanded uses that are occurring on site today – primarily the maintenance and repair of heavy mining machinery parts.

Specifically, the uses break down as follows:

- General Office –
 - existing 2,600 square foot, 2-story office (Building 'E') to remain
 - Roughly 3,000 square feet of new office is proposed and will be constructed immediately adjacent to the existing 2-story office
- Industrial (Machine Shop)
 - 20,000 square feet of Repair Shop with locker rooms, showers and restrooms, new soda blast and furnace enclosure

The total combined area of this facility after the proposed redevelopment and expansion will be nearly 60,000 square feet. The number of employees is anticipated to double due to the additional space, anticipated growth and demand for repairs.

Additionally, the employee and customer parking area will be reconfigured and additional parking spaces will be provided on site. Additional spaces will also be provided within the Public Right-of-Way along the W. Frontage Road pending an agreement between L&H Industrial, Inc. and the City of Tempe Land Services. The R.O.W. will be improved as required by current ZDC relative to landscaping and lighting.

The existing outdoor storage yard will be slightly reduced in size and new storage racks with new asphalt paving will be added to the outdoor work area north of Building 'A' as referenced on the site plan.

Relationship to the Surrounding Properties

The proposed zoning, existing / proposed use, and planned expansion are highly compatible with the industrial nature of the surrounding properties. GID zoning already exists to the north, east and west of the property.

General Plan Conformance

Arizona Revised Statutes 9-462.01.F requires that all adopted zoning and rezoning ordinances be consistent with and conform to the adopted General Plan of the municipality. The General Plan designation for the subject property is General Industrial and the proposed rezoning and the existing / proposed uses are in line with this designation.

Request and Justification for Modifications to Development Standards

The following modifications to the Development Standards are being requested as part of the PAD Overlay:

Table 4-204 Development Standards in Office/Industrial Districts (1)

1. The Building Height Maximum allowed within a GID is 35'-0". A variance was previously granted in 1978 for this property allowing the maximum building height to be increased to 42'-0". We are requesting an increase of 10'-0" for a maximum of 52'-0".
 - Justification:
 - A new 100-ton bridge crane is necessary as part of the new development and expansion of the facility. The new crane rails and supporting structural frame will be enclosed within the new Repair Shop and extend through the west wall into the new on-site drive lane continuing through the east wall of Building 'A'.
 - The vertical clearance necessary for a crane with this capacity will dictate a maximum building height of 52'-0". Low profile crane options have been considered in an effort to keep the building height as low as possible.

2. The Minimum Landscape Area allowed within a GID is 10%. In an effort to achieve balance between required parking spaces, landscaping and necessary facility circulation we are requesting a maximum landscaped area of 6%.
 - Justification:
 - Due to the unusually large parts and equipment this operation handles on a regular basis, site usable area will need to be maximized as much as possible to facilitate efficiency in their growing operation. Every square foot of space, both interior and exterior, is critical for staging and equipment.
 - The property owner's planned improvements intended for the Public R.O.W. south of the property will significantly enhance the appearance and curb appeal of the facility. Most of the site will be screened from view by the street trees.

3. The minimum Front Parking Setback allowed is 20'-0". In 1978 a variance was granted allowing parking and maneuvering within the Front Yard for the four (4) western parcels. We are requesting that parking and maneuvering be allowed for the remaining portions of the property frontage.
 - Justification:
 - Due to the unusually large parts and equipment this operation handles on a regular basis, site usable area will need to be maximized as much as possible to facilitate efficiency in their growing operation. On-site parking has been maximized and located wherever possible to meet the ZDC.

Section 4-602 General Parking Standards

4. Item B-3 states that a parking area shall be located on the lot it serves, or on a contiguous lot. We request that a portion of the required parking spaces for this property be located along the W. Frontage Road within the Public Right-of-Way pending an agreement between L&H Industrial, Inc. and the City of Tempe Land Services.

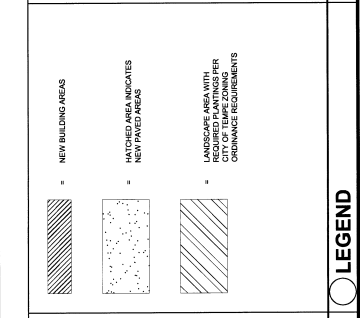
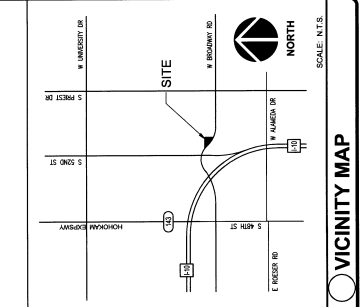
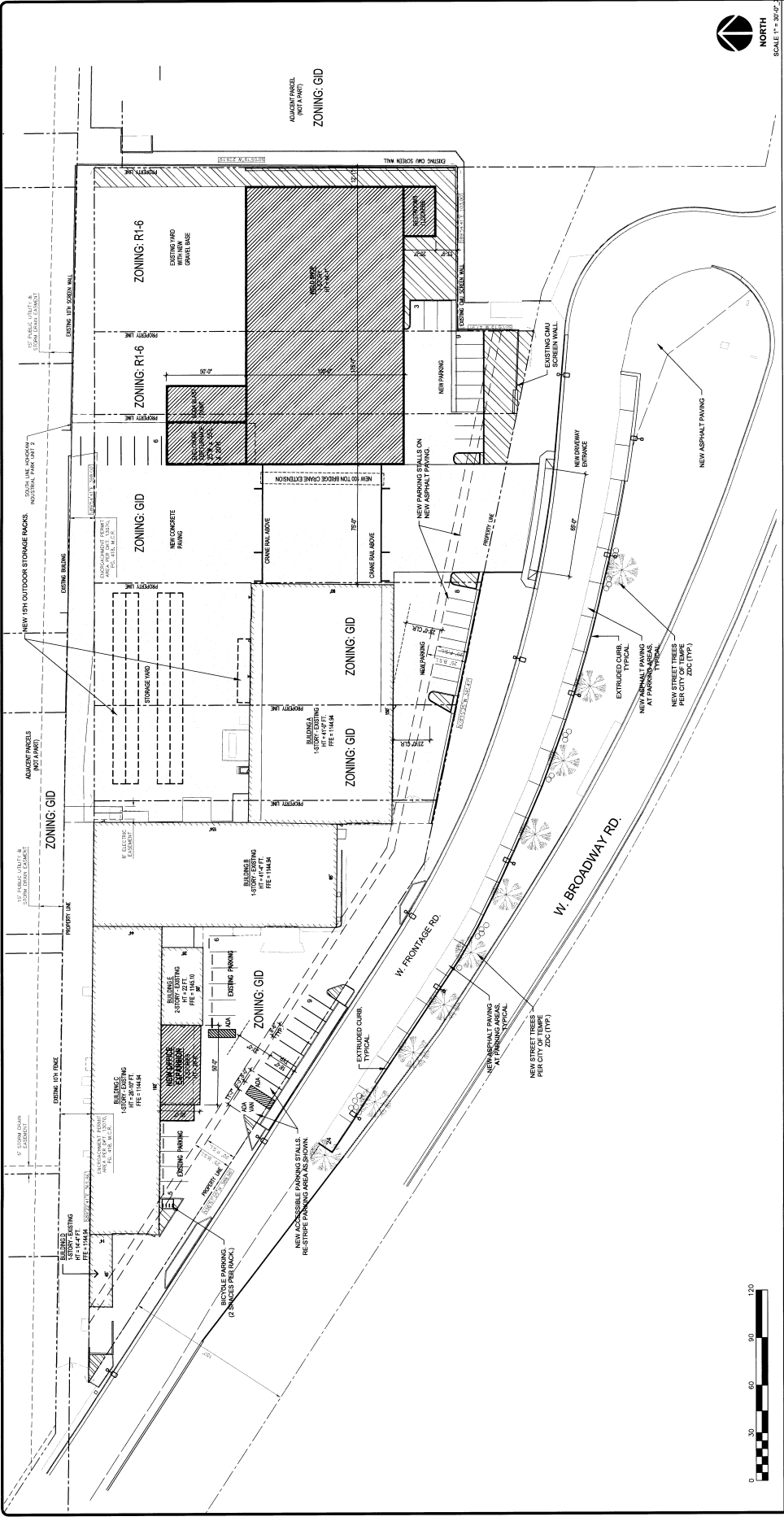
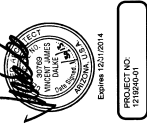
- Justification:

- Due to the unusually large parts and equipment this operation handles on a regular basis, site usable area will need to be maximized as much as possible to facilitate efficiency in their growing operation. On-site parking has been maximized and located wherever possible to meet the ZDC.
- Historically, L&H employees have been parking along the W. Frontage Road due to limited parking on site. The agreement between L&H Industrial and City of Tempe Land Services will allow this to continue while adding necessary lighting and landscaping.

Thank you for your consideration of this request for a PAD Overlay of this property.

 2/4/13

Mark Barbour
Director
Archicon Architecture & Interiors, L.C.



PROPOSED BUILDING AREA	PROPOSED PARKING REQUIRED
WELD SHOP	18 SPACES
RESTROOMS LOCKERS	10 SPACES
OFFICE	70 SPACES
TOTAL PROPOSED	46 SPACES
	24 SPACES
	70 SPACES
	3 SPACES
	3 SPACES
	4 SPACES
	2 SPACES
	8 SPACES
	TOTAL PROVIDED

LANDSCAPE CALCULATIONS	EXISTING BUILDING AREA
LANDSCAPE AREA PROVIDED	17,500
LANDSCAPE AREA REQUIRED	640
	1,450
	1,450
	51,400
	42
	LOT COVERAGE
	33.3%

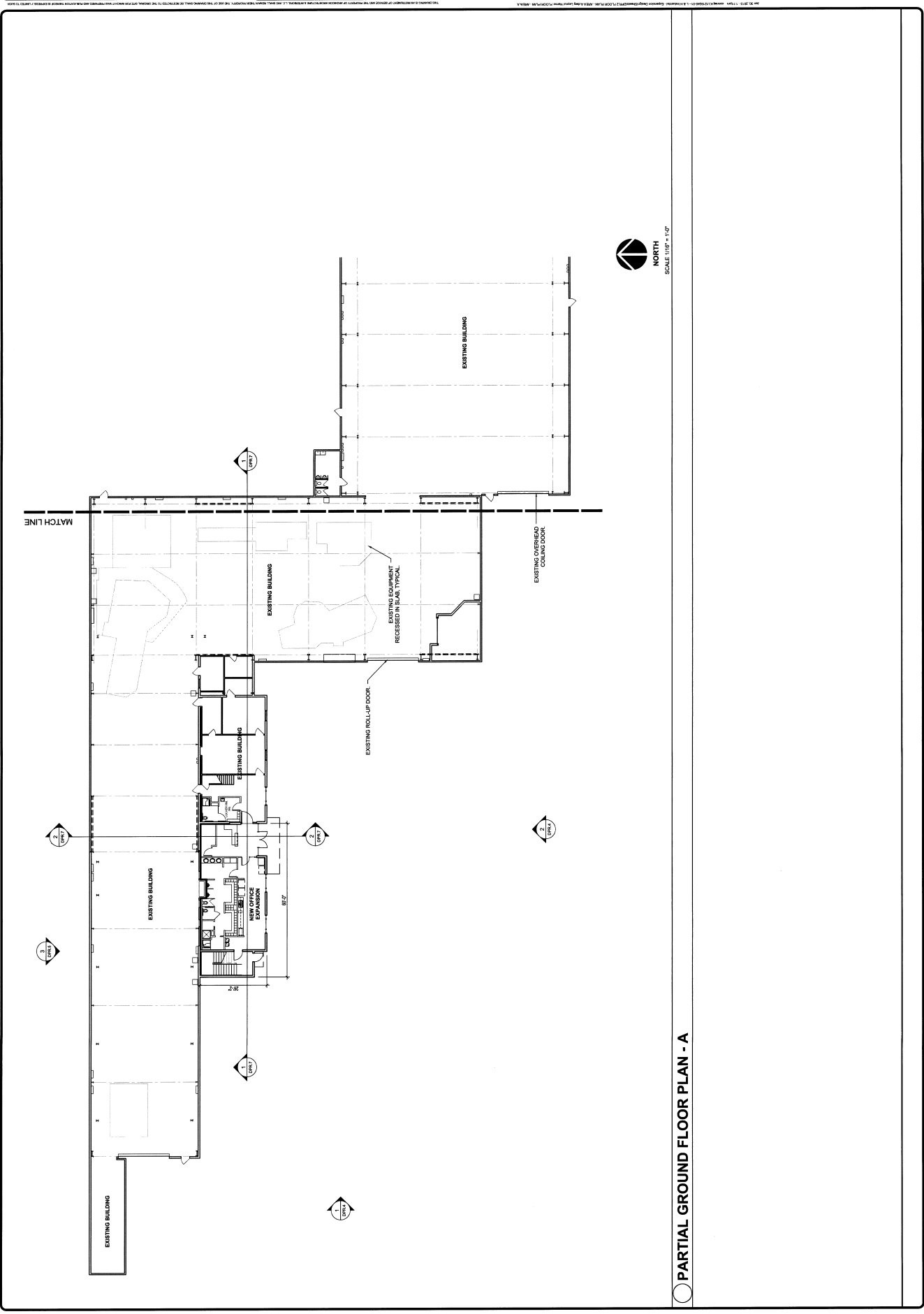
BUILDING AREA	1st Floor	2nd Floor	Total
BUILDING A	13,500		13,500
BUILDING B	14,400		14,400
BUILDING C	1,300		1,300
BUILDING D	1,300		1,300
TOTAL EXISTING	30,500		30,500
TOTAL PROPOSED			55,196

PROJECT NAME:	L&H INDUSTRIAL EXPANSION AND SITE IMPROVEMENTS
PROJECT ADDRESS: <td>1710 W. BROADWAY ROAD, TEMPE, AZ 85282</td>	1710 W. BROADWAY ROAD, TEMPE, AZ 85282
EXISTING ZONING: <td>GID / R1-6</td>	GID / R1-6
PROPOSED ZONING: <td>GID</td>	GID
EXISTING USE: <td>WAREHOUSE / MANUFACTURING / OFFICE</td>	WAREHOUSE / MANUFACTURING / OFFICE
PROPOSED USE: <td>WAREHOUSE / MANUFACTURING / OFFICE</td>	WAREHOUSE / MANUFACTURING / OFFICE
SITE AREA: <td>127,737 SF (2.9 ACRES)</td>	127,737 SF (2.9 ACRES)
BUILDING HEIGHT ALLOWED: <td>36'-0"</td>	36'-0"
BUILDING HEIGHT PROPOSED: <td>56'-0"</td>	56'-0"
BUILDING SETBACKS: <td>REQUIRED / PROVIDED</td>	REQUIRED / PROVIDED
FRONT (SOUTH): <td>25' / 25'</td>	25' / 25'
REAR (NORTH): <td>N/A / N/A</td>	N/A / N/A
SIDE (WEST): <td>0' / 0'</td>	0' / 0'
SIDE (EAST): <td>12'-1" / 12'-1"</td>	12'-1" / 12'-1"
CONSTRUCTION TYPE: <td>1B - FULLY SPRINKLERED</td>	1B - FULLY SPRINKLERED

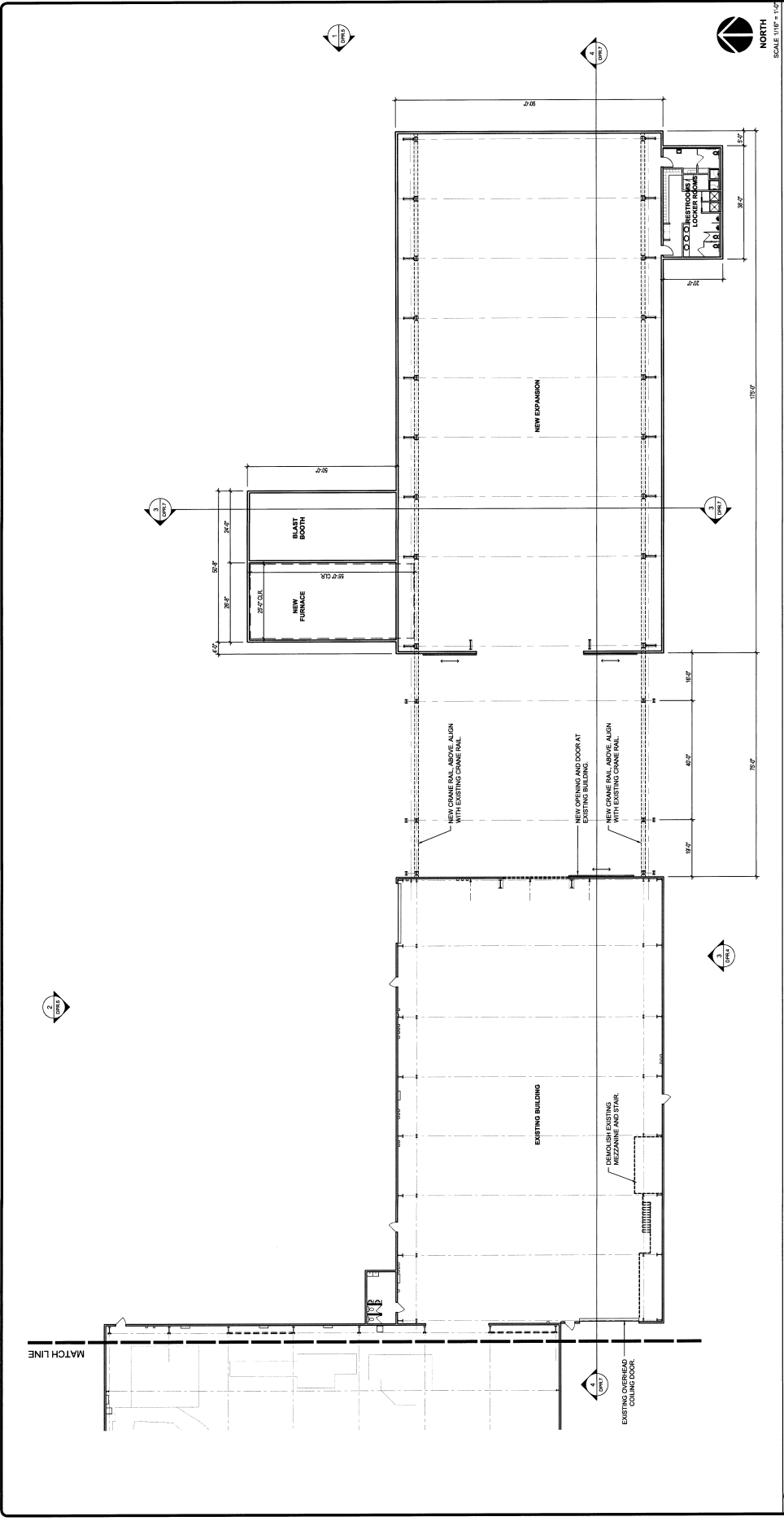
VICINITY MAP

LEGEND

PROJECT INFORMATION

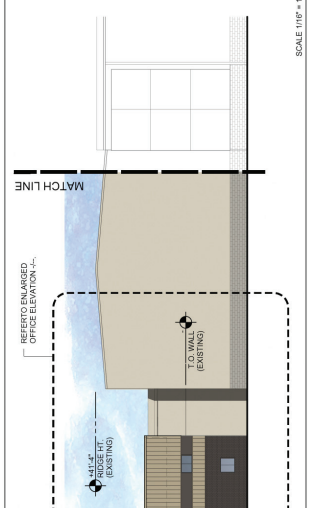


PARTIAL GROUND FLOOR PLAN - A



PARTIAL GROUND FLOOR PLAN - B

- [M1] METAL PANEL WALL MANUFACTURER: AMERICAN BUILDINGS TYPE: MATCH EXISTING METAL PANEL TYPE COLOR: SANDY BEIGE
- [M2] MASONRY WALL MANUFACTURER: AMERICAN BUILDINGS COLOR: WARM WHITE
- [M3] BRICK VENEER - MATCH EXISTING
- [F1] EXTERIOR PAINT MANUFACTURER: DUNN EDWARDS TYPE: MATCH EXISTING COLOR: SW6515
- [F2] EXTERIOR PAINT MANUFACTURER: AMERICAN BUILDINGS TYPE: MATCH EXISTING COLOR: WARM WHITE
- [F3] EXTERIOR PAINT MANUFACTURER: DUNN EDWARDS TYPE: MATCH EXISTING COLOR: SW6515
- [M4] MASONRY VENEER - MATCH EXISTING

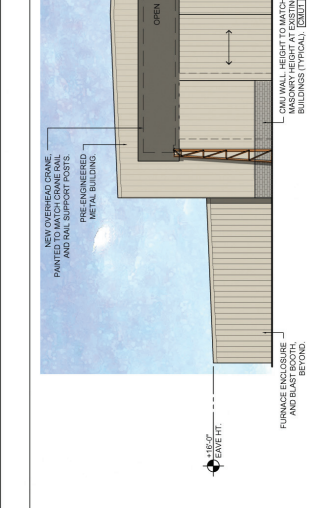


OVERALL EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

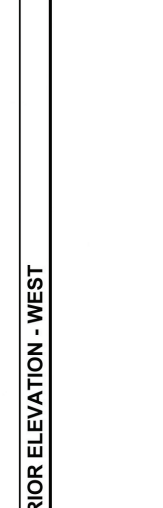
FINISH LEGEND



OVERALL EXTERIOR ELEVATION - SOUTH 'A'
SCALE: 1/8" = 1'-0"



OVERALL EXTERIOR ELEVATION - SOUTH 'B'
SCALE: 1/8" = 1'-0"

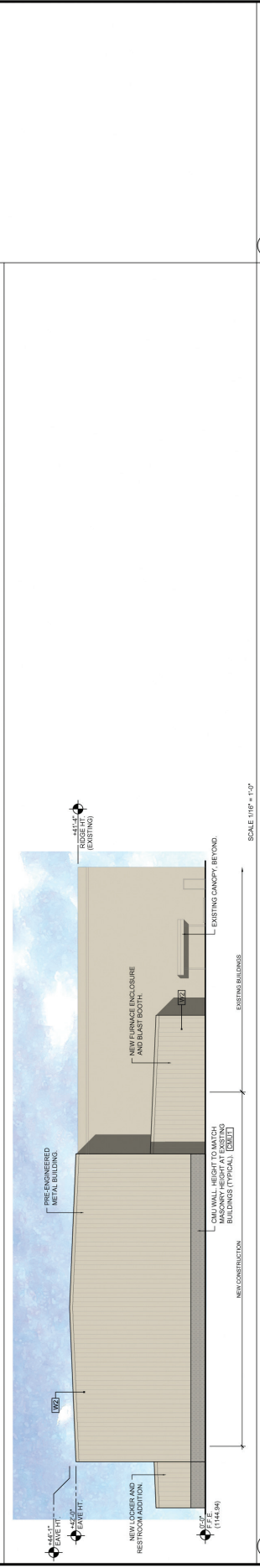


EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



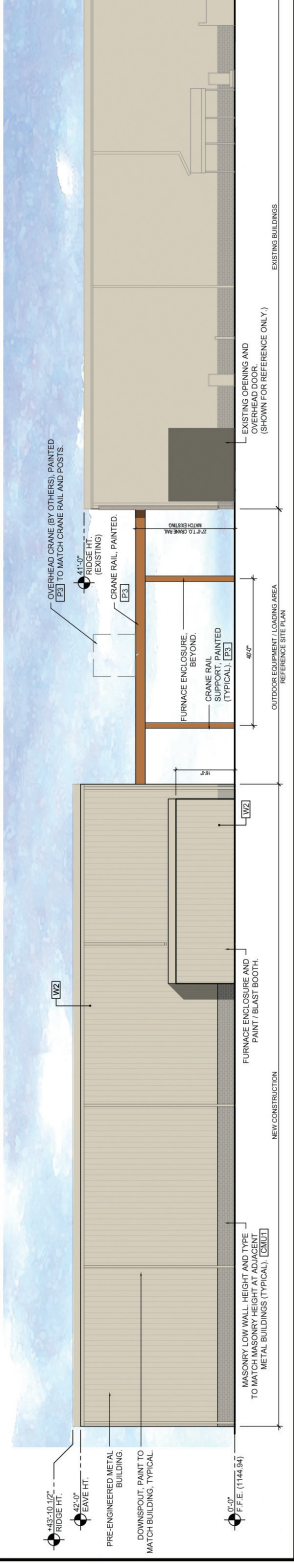
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

- [M1] METAL PANEL WALL
MANUFACTURER: AMERICAN BUILDINGS
TYPE: MATCH EXISTING METAL PANEL TYPE
COLOR: SAGE/BEIGE
- [M2] METAL PANEL WALL
MANUFACTURER: AMERICAN BUILDINGS
TYPE: MATCH EXISTING METAL PANEL TYPE
COLOR: WARM WHITE
- [M3] BRICK VENEER - MATCH EXISTING
- [F1] EXTERIOR PAINT
MANUFACTURER: DUNN EDWARDS
TYPE: MATCH EXISTING
FINISH: 100% ACRYLIC FLAT FINISH
- [F2] EXTERIOR PAINT
MANUFACTURER: DUNN EDWARDS
TYPE: MATCH EXISTING
COLOR: WARMED BROWN 302 798
FINISH: 100% ACRYLIC FLAT FINISH
- [F3] EXTERIOR PAINT
MANUFACTURER: DUNN EDWARDS
TYPE: MATCH EXISTING
COLOR: SWEET POTATO 125201
FINISH: 100% ACRYLIC GLOSS FINISH
- [M4] MASONRY VENEER - MATCH EXISTING



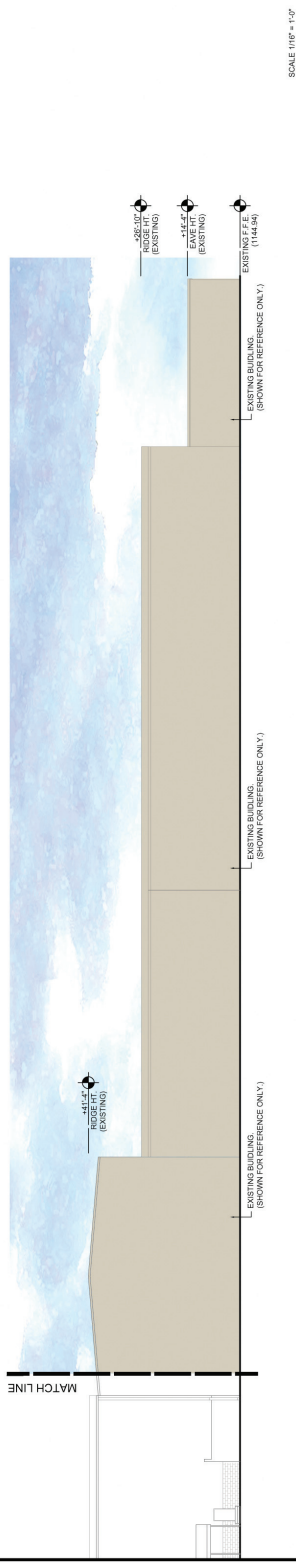
OVERALL EXTERIOR ELEVATION - EAST
SCALE 1/16" = 1'-0"

- FINISH LEGEND**



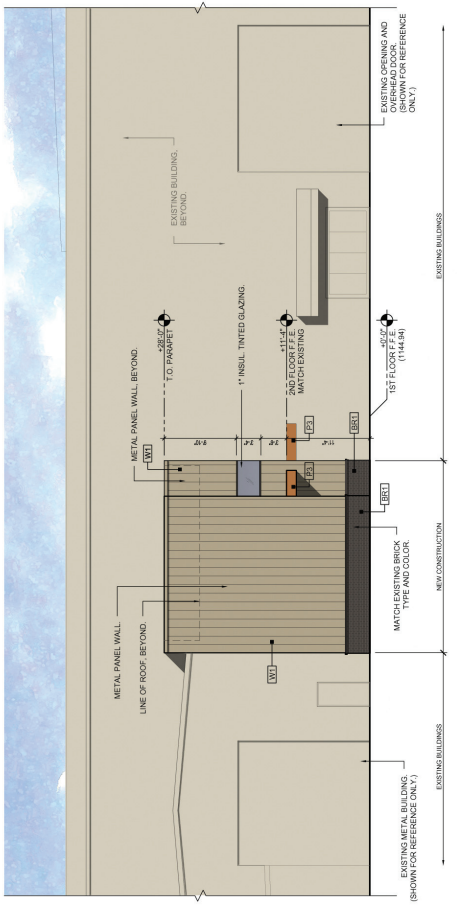
OVERALL EXTERIOR ELEVATION - NORTH 'B'
SCALE 1/16" = 1'-0"

- OVERALL EXTERIOR ELEVATION - NORTH 'A'**

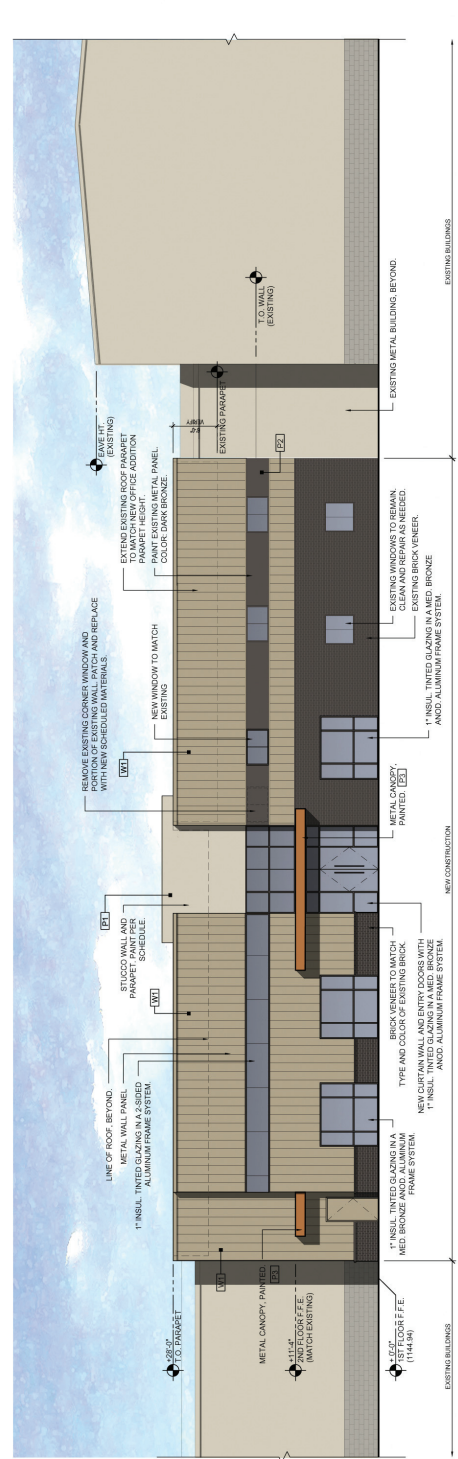


OVERALL EXTERIOR ELEVATION - NORTH 'A'
SCALE 1/16" = 1'-0"

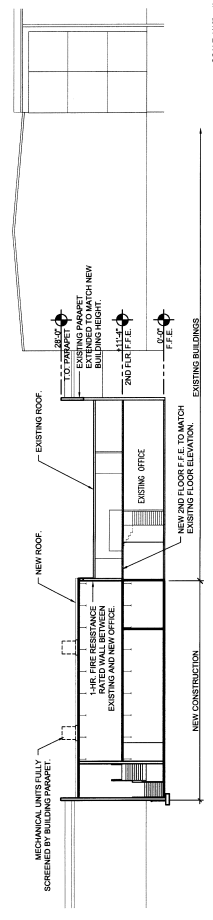
- [W1] METAL PANEL WALL
MANUFACTURER: AMERICAN BUILDINGS
TYPE: MATCH EXISTING METAL PANEL TYPE
COLOR: SAGE GREEN
FINISH: 100% ACRYLIC FLAT FINISH
MANUFACTURER: AMERICAN BUILDINGS
COLOR: WARM WHITE
- [W2] BRICK VENEER - MATCH EXISTING
- [W3] EXTERIOR PAINT
MANUFACTURER: DUNN EDWARDS
TYPE: MATCH EXISTING
FINISH: 100% ACRYLIC FLAT FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: WARM WHITE
FINISH: 100% ACRYLIC FLAT FINISH
- [W4] EXTERIOR PAINT
MANUFACTURER: DUNN EDWARDS
TYPE: MATCH EXISTING
FINISH: 100% ACRYLIC FLAT FINISH
MANUFACTURER: DUNN EDWARDS
COLOR: SWEET POTATO DEBOUT
FINISH: 100% ACRYLIC GLOSS FINISH
- [W5] MASONRY VENEER - MATCH EXISTING



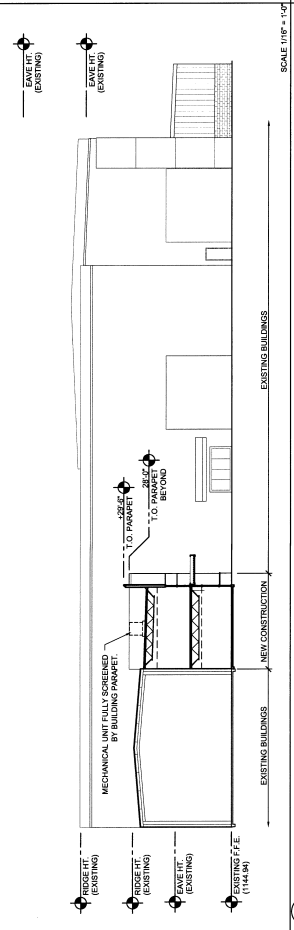
ENLARGED EXTERIOR OFFICE ELEVATION - WEST
SCALE 1/8" = 1'-0"



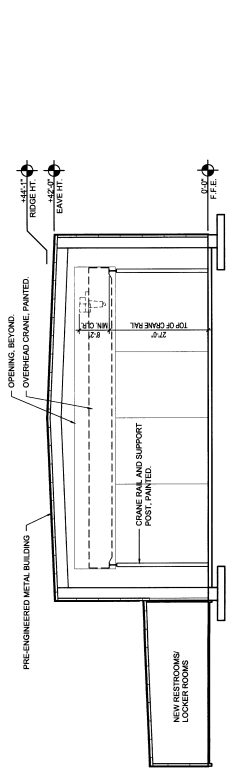
ENLARGED EXTERIOR OFFICE ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



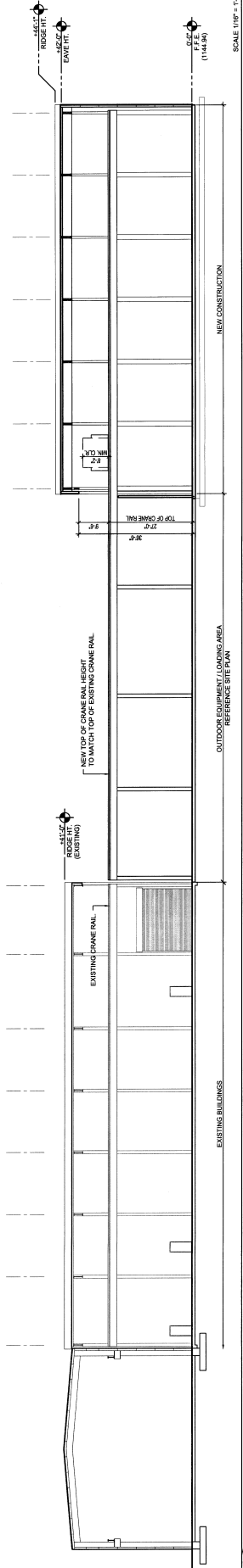
1) BUILDING SECTION - OFFICE
 SCALE 1/16" = 1'-0"



2) BUILDING SECTION - OFFICE
 SCALE 1/16" = 1'-0"



3) BUILDING SECTION
 SCALE 1/16" = 1'-0"



4) BUILDING SECTION
 SCALE 1/16" = 1'-0"



View Looking Northeast



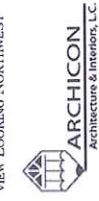
EXISTING



EXISTING



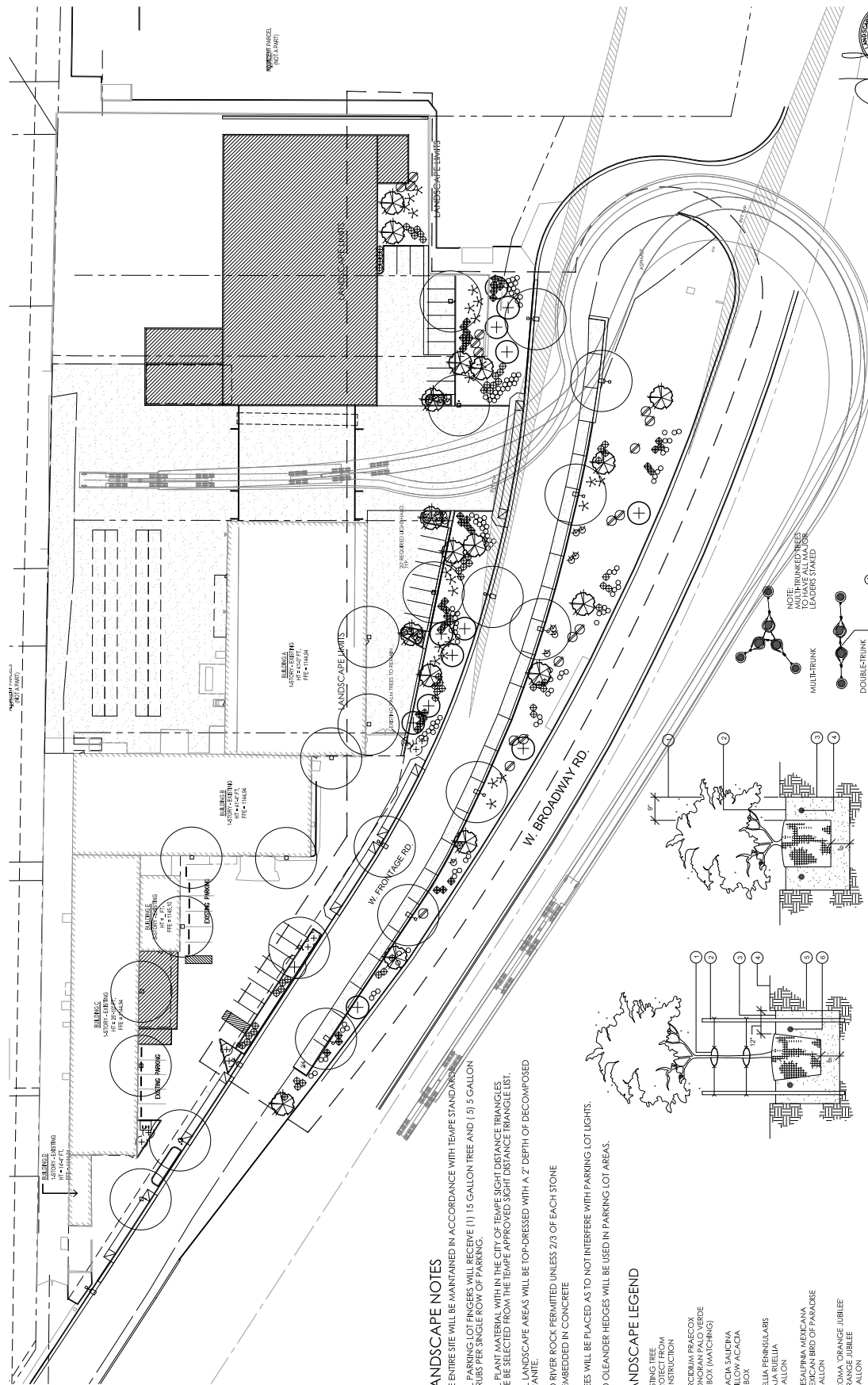
View Looking Northwest



L&H INDUSTRIAL - EXPANSION & SITE IMPROVEMENTS
 1710 W. BROADWAY ROAD
 TEMPE - ARIZONA

DATE ISSUED: 1.29.13

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 SITE PLANNING
SCOTTSDALE, ARIZONA 85260
PH. (602) 265-0320 FAX. (602) 266-6619



LANDSCAPE NOTES
THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARD:
ALL PARKING LOT PLANTERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.
ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.
NO CLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

LANDSCAPE LEGEND

- EXISTING TREE
- PROTECT FROM CONSTRUCTION
- CERCIDILUM PRAECOX
- SONORAN PALM VERDE 24" BOX (W/IRCHING)
- ACACIA SALICINA WILLOW ACACIA 24" BOX
- RUELLIA PENNSILVANA
- BAJA RUELLIA 5 GALLON
- CAREALPINA MEXICANA AMERICAN IRID OF PARADISE 5 GALLON
- TECOMA ORANGE JUJUBE 5 GALLON
- HEPHERAL DE PARVIFLORA
- L. CA. 5 GALLON
- DASYLIRION WHEELERII
- AGAVE PARVIFLORUS 5 GALLON
- LAWNS
- HERNANDIA MEXICANA 1 GALLON
- MATCH EXISTING
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS

1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASKIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. 2" BASKIN TABLETS SEE SPEC. FOR BAND
BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPEC.

SHRUB PLANTING DETAIL

1. 1/2" RUBBER HOSE WITH 4 IN WIRE
2. TWO 2" ROUND BY 8" LONG GREEN TREE STAKES BURY 2" BELOW GRADE
3. 4" BASIN
4. 2" BASKIN TABLETS SEE SPEC. FOR BAND
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPEC.

DOUBLE STAKING DETAIL

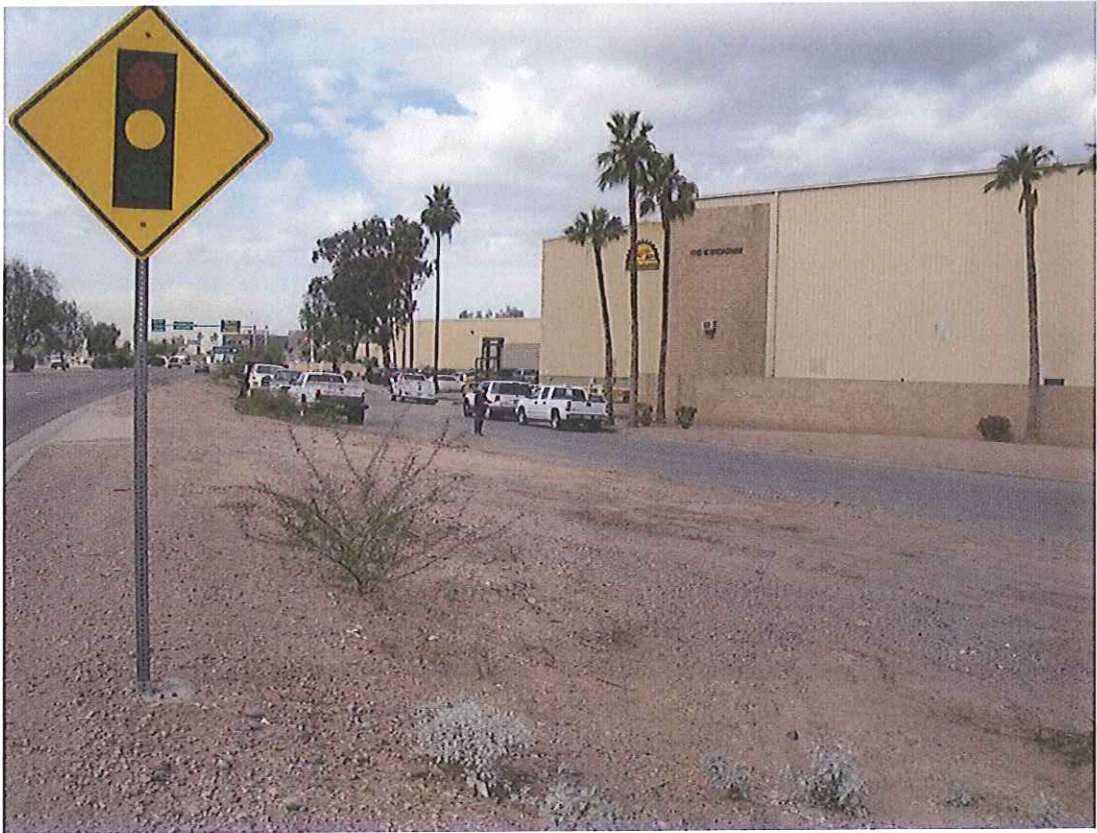
TREE GUYING DETAIL

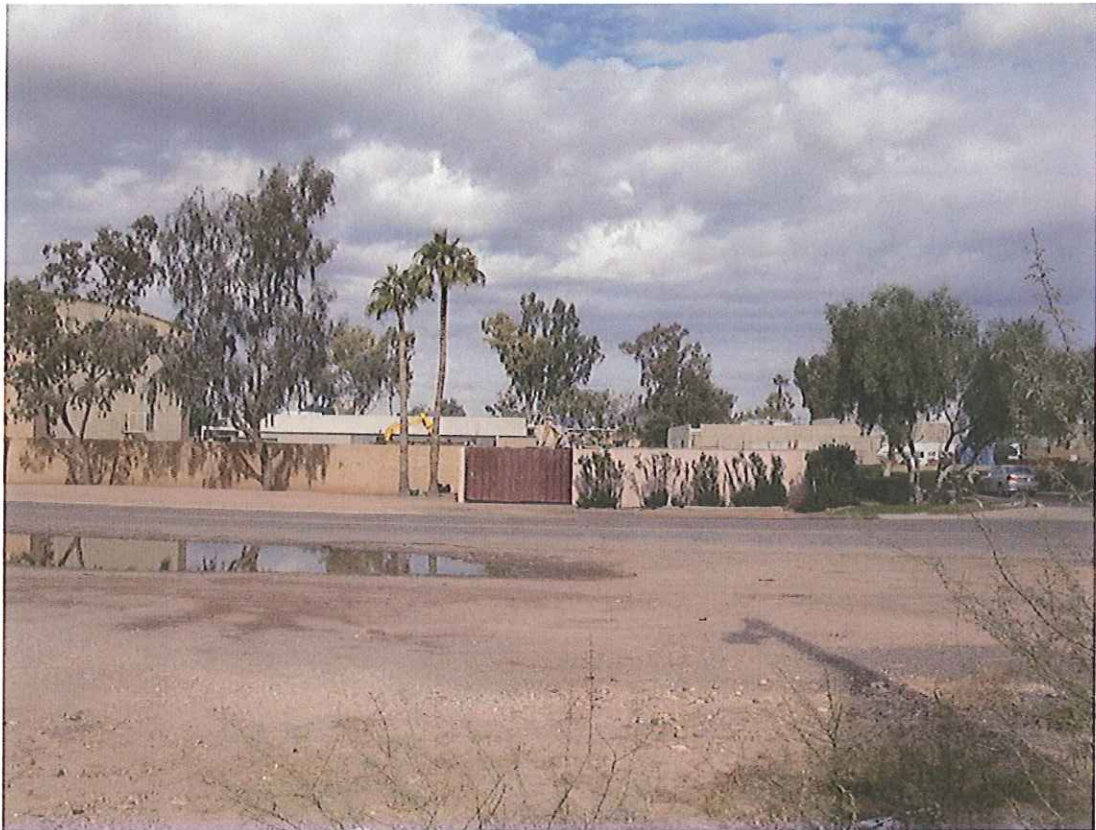
















L&H INDUSTRIAL INC.

LETTER OF EXPLANATION FOR SUBDIVISION PLAT

Introduction

This application requests a Subdivision Plat for roughly 2.9 acres of property located at 1710 West Broadway Road. The property is currently segmented into six (6) parcels with mixed zoning and has developed this way since the early 1970's. The eastern two (2) parcels of the property are currently zoned R1-6 and will be combined and rezoned as GID to be consistent with the *General Plan 2030 Projected Land Use* of Industrial.

We intend to unify all existing parcels into one (1) lot and create one (1) new interior lot line splitting the property into two (2) parcels through the Subdivision Plat process. This portion of the request will run concurrent with a PAD Overlay and Zoning Map Amendment request to change the two (2) existing R1-6 parcels to GID.

Background

L&H Industrial Inc. is a world-class manufacturing and repair center in Tempe and specializes in large-scale projects, namely dragline parts and repairs for mining equipment. The 35,000 square foot shop can handle repair projects of any size. Recently they have invested millions in bringing cutting-edge technology to their Tempe facility.

The City of Tempe Engineering Department has worked closely with the Civil Engineer of Record for this project relative to site drainage and retention requirements. The City of Tempe Engineering Division concurs that if the proposed project was subdivided into two (2) parcels as described above and the proposed site building expansion does not trigger the "25% ordinance" for the west lot; Engineering would be able to remove any stipulations that required storm water retention for the west lot. The currently proposed site improvements for the western portion of the site are in compliance relative to the "25%" stipulation.

All improvements associated with the east lot would need to be in full compliance with current City of Tempe development requirements.

Existing Land Use – General Industrial

Existing buildings occupy nearly the entire northwestern portion of the property totaling roughly 35,000 square feet and consist of primarily industrial (manufacturing/machine shop) supported by a 2,600 SF 2-story office.

Proposed Land Use – General Industrial

The proposed use for the property will remain the same with slightly expanded uses that are occurring on site today – primarily the maintenance and repair of heavy mining machinery parts.

Specifically, the uses break down as follows:

- General Office –
 - existing 2,600 square foot, 2-story office (Building 'E') to remain
 - Roughly 3,000 square feet of new office is proposed and will be constructed immediately adjacent to the existing 2-story office
- Industrial (Machine Shop)
 - 20,000 square feet of Repair Shop with locker rooms, showers and restrooms, new soda blast and furnace enclosure

The total combined area of this facility after the proposed redevelopment and expansion will be nearly 60,000 square feet. The number of employees is anticipated to double due to the additional space, anticipated growth and demand for repairs.


Relationship to the Surrounding Properties

The proposed zoning, existing / proposed use, and planned expansion are highly compatible with the industrial nature of the surrounding properties. GID zoning already exists to the north, east and west of the property.

General Plan Conformance

Arizona Revised Statutes 9-462.01.F requires that all adopted zoning and rezoning ordinances be consistent with and conform to the adopted General Plan of the municipality. The General Plan designation for the subject property is General Industrial and the proposed rezoning and the existing / proposed uses are in line with this designation.

Thank you for your consideration of this request.



3/4/13

Mark Barbour
Director
Archicon Architecture and Interiors, L.C.

L&H INDUSTRIAL

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION:

JMJ INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME "L&H INDUSTRIAL", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT OF "L&H INDUSTRIAL" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER 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 INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 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 HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____

JMJ INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: MANAGING MEMBER

LEGAL DESCRIPTION:

SEE SHEET 2

OWNER:

JMJ INVESTMENTS, LLC,
1710 WEST BROADWAY RD.
TEMPE, AZ

DEVELOPER:

CONSULTECH, LLC
9682 BEACON HILL CT
HIGHLANDS PLANNING CO. 80126
CONTACT: PAUL ANDRADE, PRINCIPAL
EMAIL: PAUL@CONSULTECHLLC.COM
TELE: 303-246-4336

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SE 1/4 OF SECTION 20, T. 1N., R. 4E., SAID SOUTH LINE BEARING SOUTH 89°36'26" WEST, AS SHOWN ON THE FINAL PLAT FOR HOHOKAM INDUSTRIAL PARK UNIT 2, RECORDED IN BOOK 174, PAGE 33, M.C.R.

BENCHMARK:

S.E. CORNER OF SECTION 20, T. 1N., R. 4E., G.&S.R.B.&M.; FOUND BRASS CAP IN HANDHOLE; CITY OF TEMPE POINT NUMBER 111. ELEVATION = 1148.29 CITY OF TEMPE DATUM.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL, OF THE CITY OF TEMPE, ARIZONA, ON THIS _____ DAY OF _____, 2013.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

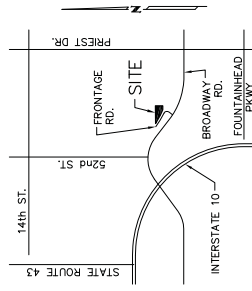
BY: _____ CITY ENGINEER _____ DATE _____

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 DECEMBER, 2012; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY E. STOCKER R.L.S. 17516 _____ DATE _____



VICINITY MAP
N.T.S.

LEGEND

SEE SHEET 3

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 #17516.
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 PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADDED 'X' (OTHER FLOOD AREAS) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C 2165H, DATED SEPTEMBER 30, 2005. 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.

FINAL PLAT L&H INDUSTRIAL			
Site Consultants, Inc. ENGINEERS - SURVEYORS - CONSULTANTS 113 SOUTH ROCKFORD DR., TEMPE, ARIZONA 85281 TEL. (480) 894-2850 FAX (480) 894-2847		PROJECT: 1949	DRAWN: DMB-YRP
DATE: 3-18-2013	SCALE: AS NOTED	CHECKED BY: GCE	DRAWN BY: MDC
DATE: 5-30-2013	SCALE: AS NOTED	DATE: 3-18-2013	DATE: 3-18-2013

REC13006

SBD13002

DS121162

LEGAL DESCRIPTION:

PARCEL NO. 1:
 THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROPERTY LINE OF INTERSTATE HIGHWAY ROUTE NUMBER 10 AND THE SOUTH BANK OF THE JENKINS DITCH;
 THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST ALONG SAID SOUTH BANK OF JENKINS DITCH; 364.92 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL NO. 1 IN DEED TO DONALD A. LORENZ ET UX, RECORDED IN DOCKET 4031, PAGE 287, MARICOPA COUNTY RECORDS;
 THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID LORENZ TRACT, 215.90 FEET TO A POINT ON THE NORTHEASTERLY PROPERTY LINE OF THE AFORESAID INTERSTATE HIGHWAY ROUTE NO. 10;
 THENCE ALONG SAID NORTHEASTERLY LINE NORTH 78 DEGREES 14 MINUTES 45 SECONDS WEST 40.34 FEET (MEASURED) (NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST 40.01 FEET RECORD);
 THENCE CONTINUING ALONG SAID HIGHWAY PROPERTY LINE NORTH 56 DEGREES 59 MINUTES 35 SECONDS WEST (MEASURED) (NORTH 56 DEGREES 56 MINUTES 50 SECONDS EAST RECORD) 386.17 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION OF THE WITHIN DESCRIBED PROPERTY LYING WITHIN THE EAST 240 FEET OF THE WEST 450 FEET AS MEASURED ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:
 THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER AND ON THE SOUTH BANK OF CANAL KNOWN AS JENKINS DITCH, RUNNING EAST 610-1/2 FEET;
 THENCE SOUTH 198 DEGREES;
 THENCE WEST APPROXIMATELY 610-1/2 FEET IN A SEMICIRCLE 33 FEET NORTH AND PARALLEL WITH PAVED ROAD ON NORTH SIDE OF DOUBLE BUTTES AS IT EXISTED SEPTEMBER 27, 1947, TO A POINT IN THE MIDDLE OF THE ROAD ON THE WEST SIDE OF ABOVE QUARTER SECTION;
 THENCE NORTH 198 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 799 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND ON THE SOUTH BANK OF THE CANAL KNOWN AS THE JENKINS DITCH;
 THENCE EAST 60 FEET;
 THENCE SOUTH 314 FEET;
 THENCE NORTHWEST 72 FEET;
 THENCE NORTH 278 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION TAKEN BY THE STATE OF ARIZONA IN FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 6959, PAGE 421.

PARCEL NO. 3:
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 859 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AND ON THE SOUTH BANK OF THE CANAL KNOWN AS JENKINS DITCH, RUNNING THENCE EAST 77 FEET;
 THENCE SOUTH 379 1/2 FEET;
 THENCE NORTHWEST 91 1/2 FEET;
 THENCE NORTH 314 FEET TO THE PLACE OF BEGINNING.
 EXCEPT THAT PORTION TAKEN BY THE STATE OF ARIZONA IN FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 6959, PAGE 421.

PARCEL NO. 4:
 PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 936 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER ON THE SOUTH BANK ON THE CANAL KNOWN AS JENKINS DITCH;
 THENCE EAST 106 FEET;
 THENCE SOUTH 444 FEET;
 THENCE NORTHWEST 134 FEET;
 THENCE NORTH 363 FEET TO THE POINT OF BEGINNING;
 EXCEPT THAT PART WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE, WHICH WAS CONVEYED TO STATE OF ARIZONA IN DOCKET 5657, PAGE 510, RECORDS OF MARICOPA COUNTY, ARIZONA;
 BEGINNING AT A POINT ON THE CENTERLINE OF EXISTING BROADWAY ROAD, WHICH POINT IS NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST 1201.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 20;
 THENCE NORTH 0 DEGREES 35 MINUTES 10 SECONDS EAST 75 FEET;
 THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1357.4 FEET, A DISTANCE OF 274.15 FEET
 THENCE NORTH 66 DEGREES 45 MINUTES 22 SECONDS WEST 84.83 FEET;
 THENCE NORTH 78 DEGREES 12 MINUTES 54 SECONDS WEST 78.73 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 78 DEGREES 12 MINUTES 54 SECONDS WEST 108.35 FEET TO THE END OF THIS LINE.

PARCEL NO. 5:
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 1042 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, AND ON THE SOUTH BANK OF CANAL KNOWN AS JENKINS DITCH;
 THENCE EAST 52 FEET;
 THENCE SOUTH 382 FEET;
 THENCE WEST 52 FEET;
 THENCE NORTH 382 FEET TO THE PLACE OF BEGINNING.
 EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:
 A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE RIGHT OF WAY OF THE PHOENIX-CASA GRANDE INTERSTATE HIGHWAY AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE CENTERLINE OF EXISTING BROADWAY ROAD, WHICH POINT IS NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, 1201.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 20;
 THENCE NORTH 0 DEGREES 35 MINUTES 10 SECONDS EAST, 75 FEET;
 THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1357.40 FEET, A DISTANCE OF 274.15 FEET;
 THENCE NORTH 0 DEGREES 05 MINUTES 25 SECONDS EAST, 107.58 FEET;
 THENCE NORTH 66 DEGREES 45 MINUTES 12 SECONDS WEST, 84.83 FEET;
 THENCE NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST, 25.63 FEET TO THE EASTERLY LINE OF DEFENDANT'S PROPERTY AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST, 53.1 FEET;
 THENCE SOUTH 0 DEGREES 05 MINUTES 25 SECONDS WEST, 187.37 FEET;
 THENCE SOUTH 89 DEGREES 22 MINUTES 35 SECONDS EAST, 52 FEET;
 THENCE NORTH 0 DEGREES 05 MINUTES 25 SECONDS EAST, 177.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:
 THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 1094 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND ON THE SOUTH BANK OF THE CANAL KNOWN AS JENKINS DITCH;
 THENCE EAST 103 FEET;
 THENCE SOUTH 423 FEET;
 THENCE WEST 103 FEET;
 THENCE NORTH 423 FEET TO THE POINT OF BEGINNING.

FINAL PLAT L&H INDUSTRIAL	
Site Consultants, Inc. ENGINEERS - SURVEYORS - CONSULTANTS	
113 SOUTH ROCKFORD DR., TEMPE, ARIZONA 85281 TEL. (480) 894-2820 FAX (480) 894-2847	
PROJECT: 1949	DRAWN BY: GCE
DATE: 3-15-2013	SCALE: AS NOTED
DATE: 3-15-2013	DATE: 3-15-2013
DATE: 3-15-2013	DATE: 3-15-2013

FINAL PLAT
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PROJECT: 1949
 DATE: 3-15-2013
 DRAWN BY: MDO
 CHECKED BY: GCE
 DATE: 3-15-2013
 EXPIRES: 6-30-2013
 SCALE: 1" = 40' HORIZONTAL
 SHEET: 3 OF 3



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°47'31"W	103.00'
L2	S00°51'19"W	48.34'
L3	N00°51'19"E	10.16'
L4	S00°51'19"W	19.98'
L5	S78°13'57"E	25.38'
L6	S88°35'56"E	15.00'
L7	S00°51'19"W	10.00'

LINE AS DESCRIBED IN RESOLUTION OF THE BOARD OF SUPERVISORS PER DEC. 1997-081447, M.C.R. AND AS SHOWN ON (R3), THE INDUSTRIAL PARK UNIT 2, BOOK 174, PG. 33, M.C.R.

REFERENCE DOCUMENTS
 (R1) - RECORD CALL PER THE FINAL PLAT OF HOHOKAM INDUSTRIAL PARK UNIT 2, BOOK 174, PAGE 33, M.C.R.
 (R2) - RECORD CALL PER DOCKET 2287, PAGE 178, M.C.R. (DEED BENNETT TO REHM 1957)
 (R3) - RECORD CALL PER A.D.O.T. RIGHT OF WAY MAPS, PROJECT 1-10-3(22)152 DATED 2-2-1985
 (R4) - RECORD CALL PER DOCKET 6958, PAGE 421, M.C.R. (LORENZ CONDEMNATION BY A.D.O.T. 1988)
 (R5) - RECORD CALL PER DOCKET 5657, PAGE 510, M.C.R. (GRIFFITH DEED TO A.D.O.T. 1965)
 (R6) - RECORD CALL PER DOCKET 9124, PAGE 576, M.C.R.
 (R7) - RECORD OF SURVEY PER BOOK 1079, PAGE 11, M.C.R.
 (C) - CALCULATED

LEGEND
 --- SECTION LINE
 --- PROPERTY LINE
 --- LOT LINE
 --- EASEMENT LINE
 [] FOUND BRASS CAP IN HANDHOLE
 [] FOUND BRASS CAP FLUSH
 [] FOUND MONUMENT AS NOTED
 [] PROPERTY CORNER PER THIS SET
 [] 1/2" REBAR WITH CAP MARKED RELS 17516

S. 1/4 CORNER SECTION 20, T. 1N., R. 4E., G&SR&B&M.; FND. BRASS CAP FLUSH



SCALE
 1" = 40' ft.