

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/26/2013  
Agenda Item: 4**

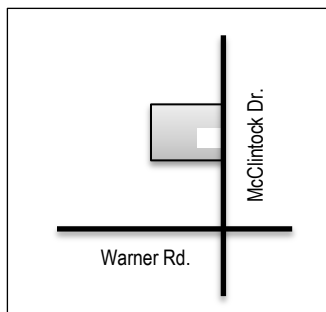
**ACTION:** Request for a Preliminary Subdivision Plat for DESERT CROSS LUTHERAN CHURCH, located at 8600 South McClintock Drive. The applicant is the City of Tempe.

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

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

**BACKGROUND INFORMATION:** DESERT CROSS LUTHERAN CHURCH (PL130053) consists of combing two existing lots and subdividing a smaller lot at the southeast corner of the property. The request includes the following:

SBD13003 Preliminary Subdivision lot consisting of two (2) lots.



Property Owner	Desert Cross Lutheran Church
Applicant	Ken Olmstead, City of Tempe
Current Zoning District	AG, Agricultural & R/O, Residence/Office District
Total site area	7.88 acres
Proposed Lot 1	0.2410 acres or 10,500 square feet
Proposed Lot 2	7.6391 acres or 332,759 square feet

**ATTACHMENTS:** Development Project File

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

Department Director: Lisa Collins, Interim Community Development Director  
Legal review by: N/A  
Prepared by: Ryan Levesque, Senior Planner



**COMMENTS:**

This site is located northwest of Warner Road and McClintock Drive. The site consists of the existing Desert Cross Lutheran Church, which contains two parcels. The City of Tempe has entered into an agreement to purchase a portion of the church's property for the purpose of development a utility substation near the southeast corner of the property.

As a result the request will combine two existing parcel owned by the church, which have different zoning designations, and subdivide a smaller lot intended to be purchased by the City of Tempe.

**Conclusion**

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The site has access to a public street and meets the technical standards identified in the Tempe City Code, Chapter 30, Subdivision.

**CONDITIONS OF APPROVAL:**

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

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before March 26, 2014. Failure to record the plat on or before March 26, 2014, or within one year of City Council approval, shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

**HISTORY & FACTS:**

January 10, 2013                      City Council approved Resolution 2013.05, allowing the City to enter into an agreement to purchase real property, related to this request.

TBD                                      City Council meeting for the Final Subdivision Plat for this request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivision, Lot Splits and Adjustments



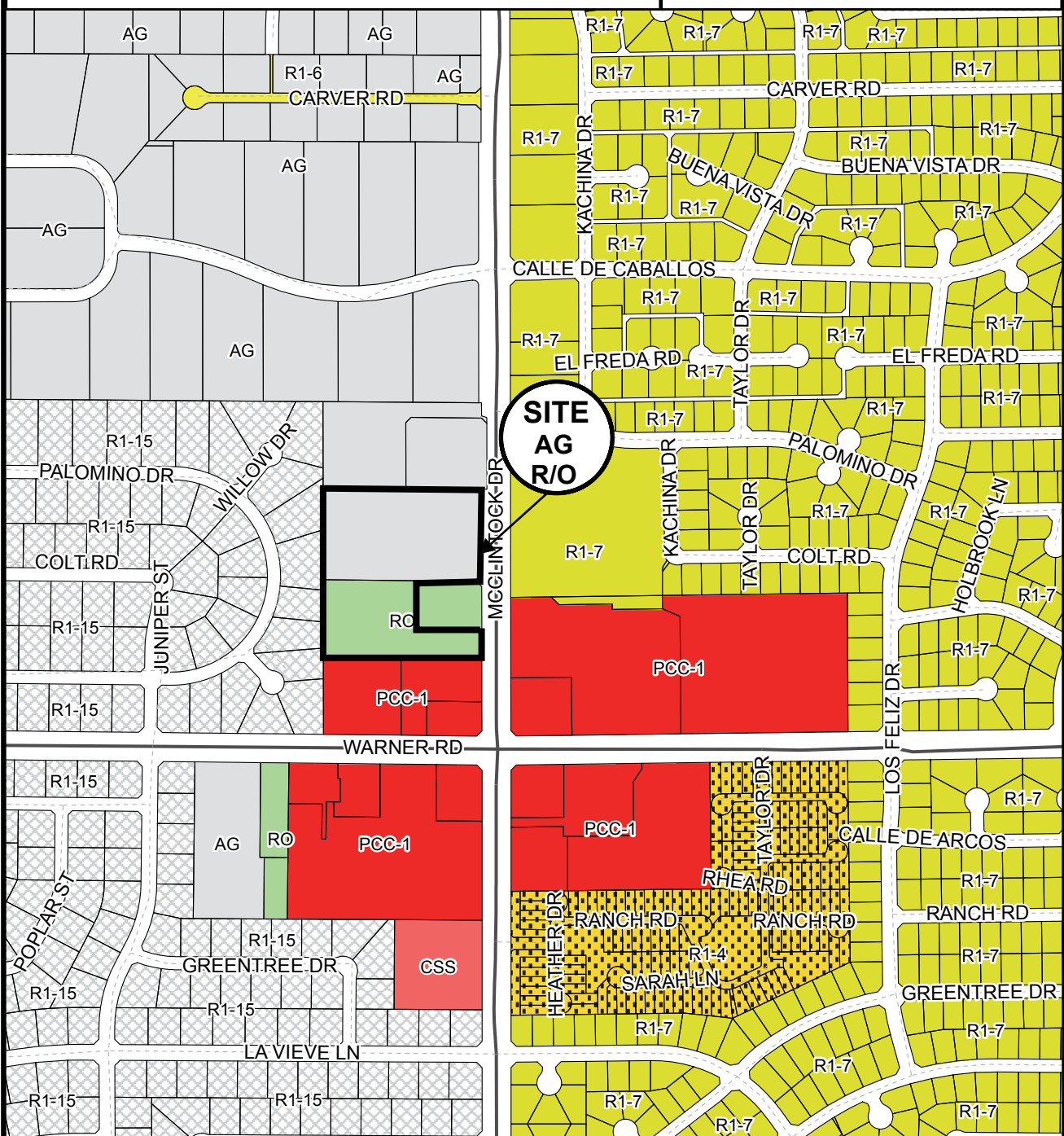
**DEVELOPMENT PROJECT FILE**  
for  
**DESERT CROSS LUTHERAN CHURCH**

**ATTACHMENTS:**

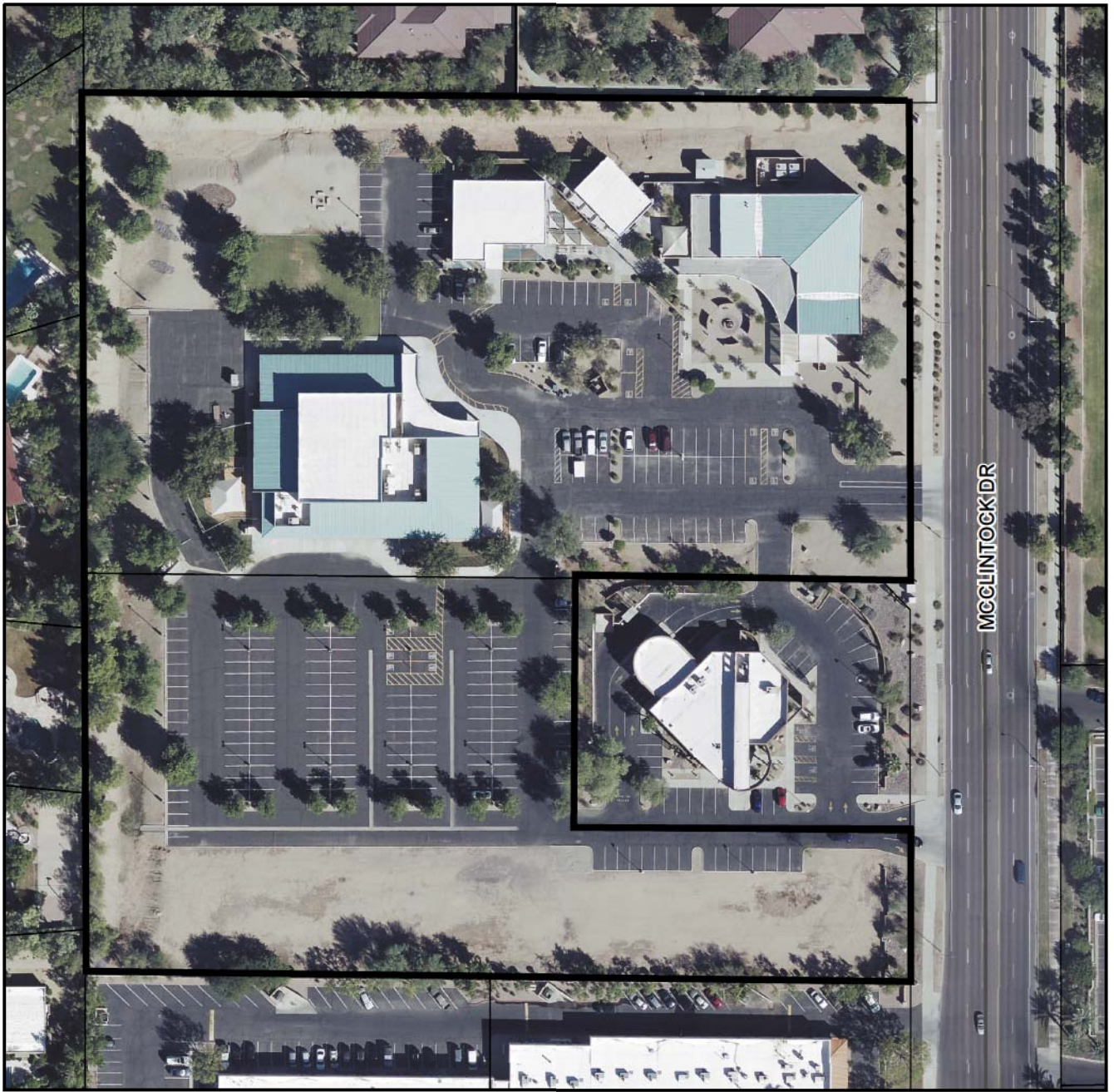
1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat

# DESERT CROSS LUTHERAN

# PL130053



**Location Map**



**DESERT CROSS LUTHERAN CHURCH (PL130053)**

City of Tempe  
P. O. Box 5002  
31 East Fifth Street  
Tempe, AZ 85280  
480-350-8200  
www.tempe.gov



Public Works Department  
Engineering Division

March 3, 2013

Ryan Levesque  
Senior Planner  
City of Tempe, Community Development  
31 E 5<sup>th</sup> St

RE: Desert Cross Lutheran Church  
8510 S McClintock Dr.  
Tempe, AZ. 85283

Dear Mr. Levesque.

The City of Tempe Public Works Department water Utilities Division has been involved in a project to assure a constant supply of domestic water. Efforts within this project are focused at identifying locations and constructing several new well sites throughout the City.

The division has been in contact with Desert Cross Lutheran church, located at the above referenced property and successfully negotiated for purchase of a portion of the church property. The Tempe City Council approved this acquisition through Resolution 2013.05 on January 10, 2013 and we are now ready to finalize the purchase. The proposed plat for Desert Cross Lutheran Church will facilitate the purchase of Lot 2 to be used by the City of Tempe for construction of the new Well Site 16.

If you have any questions regarding this plat or the on-going City project please feel free to contact me.

Kenneth L Olmstead  
ROW Management Coordinator  
City of Tempe  
Engineering Division  
480-858-2367

A handwritten signature in cursive script that reads 'Kenneth L Olmstead'. A long horizontal line extends from the end of the signature across the page.

# "DESERT CROSS LUTHERAN CHURCH" A FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION:

DESERT CROSS LUTHERAN CHURCH, INC., AN ARIZONA NON-PROFIT CORPORATION AS OWNER, HAS PLANNED UNDER THE NAME OF "DESERT CROSS LUTHERAN CHURCH," IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201, THROUGH 33-1207 OF THE ARIZONA REVISED STATUTES, LOCATED WITHIN A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "DESERT CROSS LUTHERAN CHURCH," AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## ACKNOWLEDGMENT:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE OWNER, 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: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

DESERT CROSS LUTHERAN CHURCH, INC.

BY: DOUGLAS W. BJOTVEDT DATE: \_\_\_\_\_  
TIS: MANAGER/OWNER/PRESIDENT etc

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL NO. 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 55 FEET THEREOF.

PARCEL NO. 2: THE NORTH 20 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 55 FEET THEREOF.

PARCEL NO. 3: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 00° 00' 20" EAST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 458.72 FEET; THENCE NORTH 89° 20' 41" WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 20" WEST ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 111.33 FEET; THENCE NORTH 89° 20' 41" WEST A DISTANCE OF 603.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 00° 01' 01" WEST ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 72.79 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 89° 23' 47" EAST ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 358.66 FEET; THENCE SOUTH 00° 20' WEST ALONG A LINE PARALLEL WITH AND 300.00 FEET WEST OF THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 181.00 FEET; THENCE SOUTH 89° 23' 47" EAST A DISTANCE OF 245.00 FEET ALONG A LINE PARALLEL WITH AND 201.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

## OWNER:

DESERT CROSS LUTHERAN CHURCH  
8600 S. MCCLINTOCK DRIVE  
TEMPE, AZ 85286  
TEL: 480-730-2533  
FAX: 480-730-2533  
CONTACT: DOUGLAS W. BJOTVEDT

## AREA:

LOT 1: 10,500 SQ.FT. OR 0.2410 ACRES MORE OR LESS  
LOT 2: 332,759 SQ.FT. OR 7.6391 ACRES MORE OR LESS

## BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PER CITY OF TEMPE, ARIZONA, SURVEY CONTROL DATUM UPDATED 05/23/2011

SAID BEARING= NORTH 00° 05' 25" WEST

## 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 \_\_\_\_\_

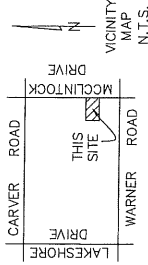
BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY PERSONAL DIRECTION THE MONTH OF FEBRUARY, 2013. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

RYAN D. GILBERT R.L.S. 54333 DATE 02/20/13



## LEGEND

- MONUMENT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- MEASURED
- (M)
- (R)
- RECORDED
- MSUR: MARICOPA COUNTY RECORDS
- ESMT: EASEMENT
- EXIST: EXISTING
- FLS: REGISTERED LAND SURVEYOR
- FOUNDED CITY OF TEMPE BRASS CAP FLUSH (AS NOTED)
- FOUNDED CITY OF TEMPE BRASS IN HANDHOLE (AS NOTED)
- FOUND CORNER (AS NOTED)
- SET 1/2 IRON ROD WITH TAG
- RLS#54333
- UNLESS OTHERWISE NOTED

## NOTES:

NOTES: (CAN BE PUT ON SECOND SHEET)

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 INCH REBAR WITH TAG RLS#54333.
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 OPERATE AT THE DESIGNATED 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 ZONE SHADDED X AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP NUMBER GAO-03-0034E, FLOOD SAFETY NUMBER JO-2005, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



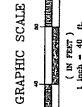
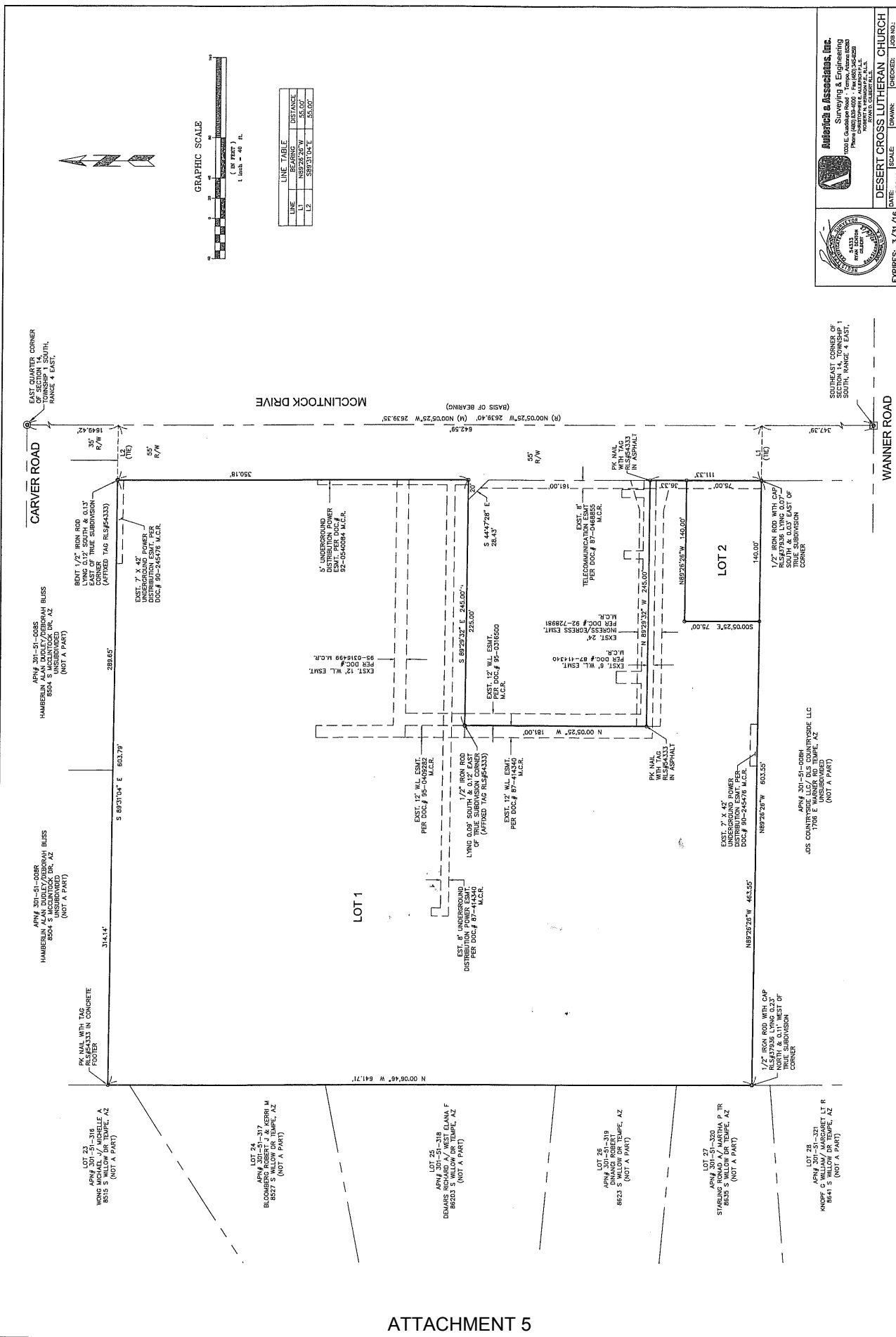
DATE: 3/31/16	SCALE: NTS	DRAWN: RDS	CHECKED: RDS	JOB NO.: 15010
DESERT CROSS LUTHERAN CHURCH				

REC00000

SBD00000

DS000000

DS000000



LINE	BEARING	DISTANCE
L1	N89°21'04"E	45.00'
L2	S89°21'04"E	45.00'

**AutoPunch & Associates, Inc.**  
 Surveying & Engineering  
 1000 E. Chandler Road - Tempe, Arizona 85280  
 Phone: (480) 831-1234  
 Fax: (480) 831-1235  
 E-mail: info@autopunch.com  
 RONALD G. CLAYTON, P.E.

**DESERT CROSS LUTHERAN CHURCH**  
 DATE: 3/21/16 SCALE: 1"=40' DRAWN: T.L. CHECKED: R.S.D. JOB NO.: 130077