
**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/23/2013
Agenda Item: 3**

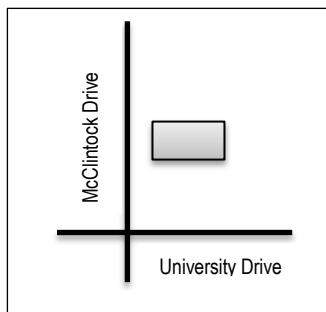
ACTION: Approve a Preliminary Subdivision Plat for MINDER BINDER, located at 715 South McClintock Drive. The applicant is Superior Surveying Services, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: MINDER BINDER (PL120259) consists of combining 4 existing parcels into 1 lot for the purpose of redeveloping the existing site for a new restaurant. The request includes the following:

SBD13009 Preliminary Subdivision Plat consisting of combining 4 parcels into 1 lot.



Property Owner
Applicant
Current Zoning District
Lot 1

GIGBIGPACAZ, LLC
Superior Surveying Services, Inc.
CSS- Commercial Shopping and Services
1.163 acres

ATTACHMENTS: Development Project File

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

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

COMMENTS:

This site is located at the northeast corner of University Drive and McClintock Drive.

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. An approval of a Final Subdivision plat is required for this request.
2. 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 July 30, 2014. Failure to record the plat on or before July 30, 2014, or within one year of City Council approval, shall make the plat null and void.
3. 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:

- | | |
|--------------------|---|
| February 22, 1973 | The City Council approved the zoning amendment of this site from AG to C-1, Neighborhood Commercial. |
| September 16, 1972 | Building Permit issued for a new restaurant building for Minder Binders Restaurant .including a two story building, parking lot and sign. |
| April 09, 2013 | The Development Review Commission approved the request for a Development Plan Review consisting of the remodel of an existing restaurant building |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivision, Lot Splits and Adjustments



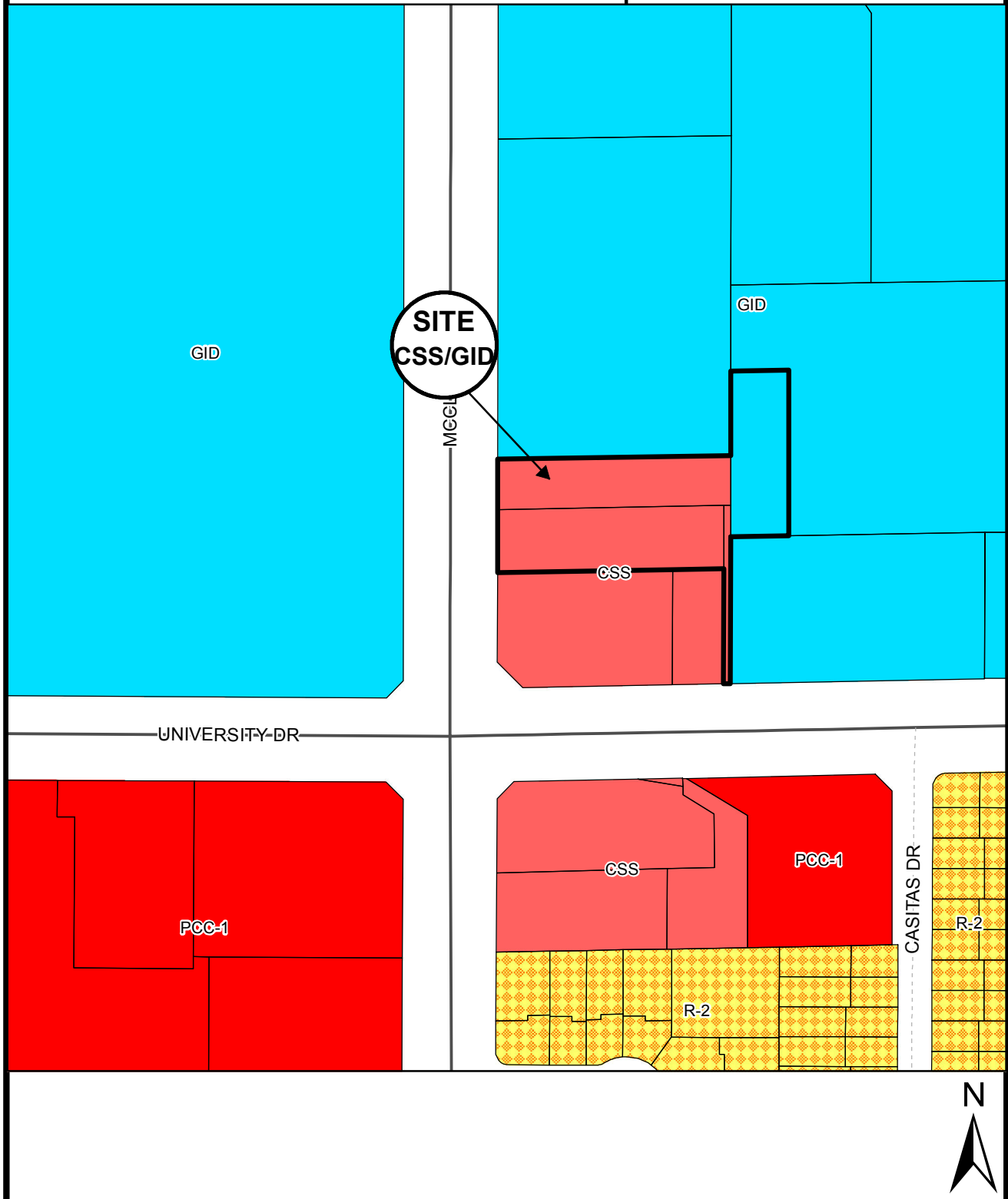
DEVELOPMENT PROJECT FILE
for
MINDER BINDER

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
- 5-7. Subdivision Plat

THE MISSION @ MINDER BINDERS

PL120259



Location Map



THE MISSION @ MINDER BINDERS (PL120259)

Project: Minder Binder
715 S. McClintock Dr.
Tempe, AZ 85257

PROJECT OVERVIEW

The subject property is located on the east side of McClintock Dr. just north of University Dr. & encompasses approximately 1.1635 acres (the property). This application request approval of the Community Development Planning Department. The site has an attractive and prominent location within the city of Tempe and has been established since 1971.

The overall goal of Minder Binder is to bring back part of Tempe history and restore the original building along with expanding on the design and upgrading the exterior elevations with a santa fe style façade to bring a part of Arizona history back to life. Built in 1971 Minder Binder in one of Tempe's still standing landmarks.

ADJACENT PROPERTIES

The property is bordered by a Circle K on the south property with surrounding industrial bordering the east and north property lines. Tempe being a college town the Minder Binder project is carefully designed to be compatible with all the adjacent and proximate land uses while bring a pleasant and architecturally appealing building to the existing area by the use of materials such as concrete, stucco, stone veneer and metal. The community of the entire development will be accommodated with the addition of plant material along street frontage providing shade for bystanders.

CONCEPTUAL SITE PLAN

The proposed project will consist of the addition on the existing two story building on site. The expansion will sit on 1.1635 acres consisting of four lots. The proposed building addition will be two stories and have a covered patio addition. The proposed addition will have a santa fe style look and feel and utilize dual pane glazing and mature trees to insure energy conservation and comfort as part of the integrated design. The building is capped by a metal seamed along pitched gable roof with thermoplastic polyolefin single ply membrane roofing to provide architectural appeal by introducing different elements.

The existing site is now being redesigned to accommodate the expansion of the existing building. Additional parking has been added to insure adequate parking is provided along with bicycle racks to accommodate the patrons that do not drive to site. A bus stop is to remain along McClintock and the addition of ada path of travel and sidewalk has been added to insure ease of travel from street frontage. The path of travel has been adequately lighted by the use of light poles in such a manner as to not create negative effects. The Americans With Disability Act Conformance has been adhered in the development of the

proposed site additions & adequate ada parking has been provided along with clearly lite path of travel along foundation planting.

All utilities on site are ran underground. Building & landscape material is proposed in such a way that it is proportionate to the existing site. Landscape accents have been provided in parking lot and setbacks to provide shade and an appealing entrance into site along McClintock. The use of small plant material and maintenance will be utilized to insure safety of customers at site.

VEHICULAR ACCESS AND CIRCULATION

Driveway locations, access points and internal roads have been located in a manner that will be compatible with the current uses associated with the Downtown Tempe to the west. With two existing on site one existing onto McClintock Dr. and one exiting onto University Dr. Patrons have the option to access site from multiple locations. All driveways meet the spacing standards and criteria as set forth by the city.


Foundation hardscape and clearly labeled ada access paths that are adequately lighted have been provided to insure vehicular circulation in a way to minimize conflicts with pedestrians access. The Tempe Pedestrian and Bicycle Facility Guidelines have been taken into consideration in construction of site plan.

BUILDING

The santé fe adobe style gives the appearance as if the structure was erected from the earth. The building has been broken down into smaller spaces with the addition of stairs & metal railing on the exterior of the building are provided help separate the floors and create multiple levels with architectural elements to insure a more human scale from the sidewalk.

Between doors and windows the addition of large roll-up doors have been used to help create an open feeling and increase the security of adjacent outdoor spaces. The addition of roll-up doors and large windows with customized metal gates contribute to the public spaces making them more attractive.

Sincerely ,


Howard Li

2/19/13
Date

MINDERBINDER

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

DEDICATION
 GIGBIGPACAZ LLC, AS OWNER HAS PLATTED UNDER THE NAME OF "MINDERBINDER", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "MINDERBINDER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND STREET SHALL CONSTITUTE 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.

OWNER
 GIGBIGPACAZ LLC
 5602 N. 76TH PLACE
 SCOTTSDALE, AZ 85250
 CONTACT: KRISTEN BELL
 MANAGING MEMBER

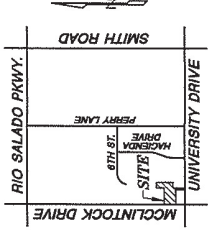
DEVELOPER
 GIGBIGPACAZ LLC
 5602 N. 76TH PLACE
 SCOTTSDALE, AZ 85250
 CONTACT: KRISTEN BELL
 MANAGING MEMBER

BENCHMARK
 CITY OF TEMPE BENCHMARK NUMBER 148 BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND MCCLINTOCK DRIVE HAVING AN ELEVATION OF 1174.41 (CITY OF TEMPE DATUM)

ACKNOWLEDGMENT
 ON THIS _____ DAY OF _____, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KRISTEN BELL, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND REC'D THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 GIGBIGPACAZ LLC
 ITS: _____ (NAME) _____ DATE _____
 _____ (TITLE)

LEGAL DESCRIPTION
(PRIOR TO SUBDIVISION)
 SEE SHEET 2 OF 3 FOR DESCRIPTION



VICINITY MAP
 NOT TO SCALE

LEGEND

-----	SUBDIVISION LINE	●	PROPERTY CORNER (FOUND OR SET AS NOTED)
-----	BOUNDARY LINE	○	ASSESSOR PARCEL NUMBER
-----	MONUMENT LINE	○	MARICOPA COUNTY RECORDER
-----	RIGHT OF WAY LINE	○	R/W
-----	EXISTING EASEMENT LINE	○	BK.
-----	SUBDIVISION CORNER PIN TO BE SET (UNLESS OTHERWISE NOTED)	○	DOCKET
-----	PROPERTY CORNER (FOUND OR SET AS NOTED)	○	PAGE
-----	ASSESSOR PARCEL NUMBER	○	A.P.N.
-----	MARICOPA COUNTY RECORDER	○	M.C.R.
-----	R/W	○	R/W
-----	BK.	○	BK.
-----	DOCKET	○	DKT.
-----	PAGE	○	P.G.

FLOOD PLAIN CERTIFICATION
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2170G, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."



DAVID S. KLEIN, R.L.S. 42137
 SBD.....

REC.....

DS.....

MINDERBINDER

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:
 THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 88 DEGREES 40 MINUTES 00 SECONDS EAST (BASIS OF BEARING, IN BOOK 210 OF MAPS, PAGE 49, MARICOPA COUNTY, ARIZONA, BEING THE FINAL PLAT OF EMKAY INDUSTRIAL PARK) A DISTANCE OF 328.23 FEET TO A POINT ON THE SOUTH LINE BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF UNIVERSITY DRIVE;
 THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST THENCE THE WEST LINE SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 227.20 FEET TO A POINT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 04 SECONDS WEST 195.25 FEET;
 THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, 68.32 FEET;
 THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS EAST 195.10 FEET;
 THENCE SOUTH 88 DEGREES 42 MINUTES 42 SECONDS WEST A DISTANCE OF 68.29 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
 THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 EXCEPT THE NORTH 990.0 FEET; AND
 EXCEPT THE SOUTH 264.0 FEET; AND
 EXCEPT THE WEST 55.0 FEET.

PARCEL NO. 3:
 THE EAST 80.0 FEET OF THE SOUTH 190.0 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 EXCEPT THE SOUTH 85.0 FEET.

PARCEL NO. 4:
 THE NORTH 74.0 FEET OF THE SOUTH 264.0 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 EXCEPT THE WEST 55.0 FEET.

AREA
 GROSS = 68413 SQ. FEET
 1341 ACRES
 NET = 60848 SQ. FEET
 1189 ACRES
 NOTE: NET AREA IS GROSS AREA
 LESS ANY EASEMENTS FOR ROADWAY

- NOTES**
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 2. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.



REC*****

SBD*****

DS*****

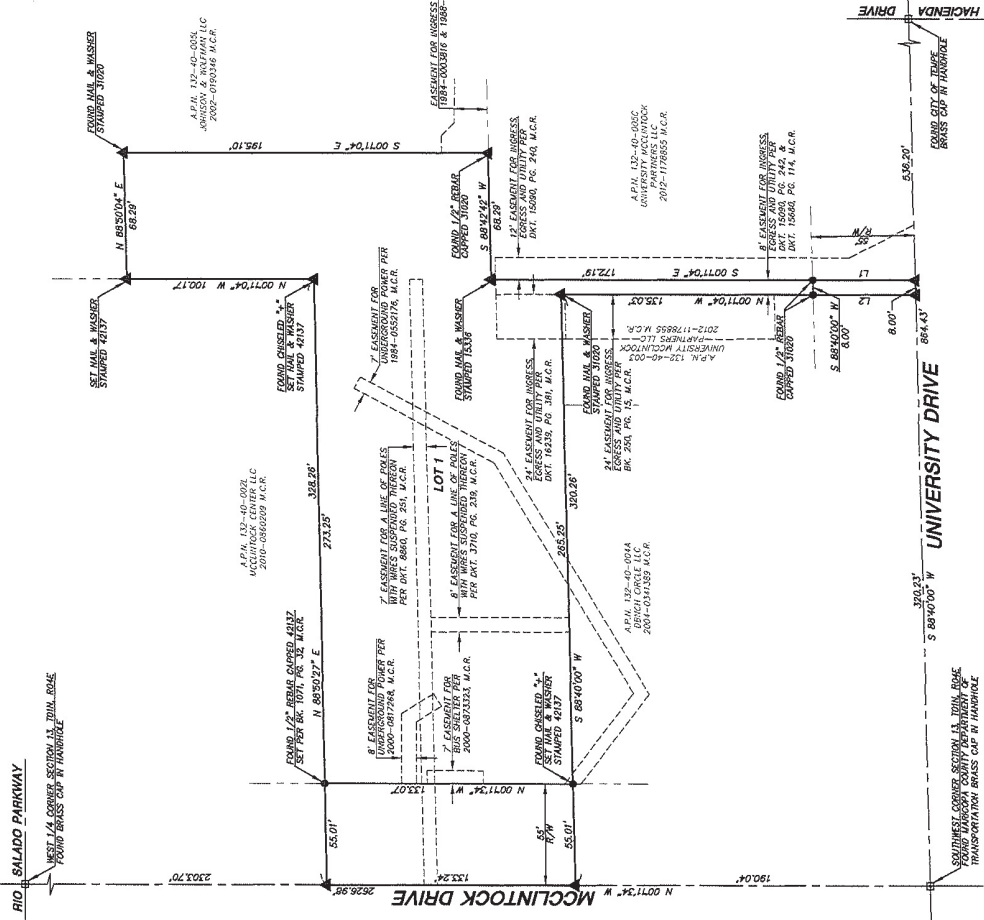
MINDERBINDER
 715-719 S. MCLINTOCK DRIVE & 1840 E. UNIVERSITY DRIVE, TEMPE, AZ 85281

21415 N. 23rd Avenue, Phoenix, AZ 85027
 623-889-0223 (Office) 623-889-0728 (Fax)
 www.superiorsurveying.com
 info@superiorsurveying.com

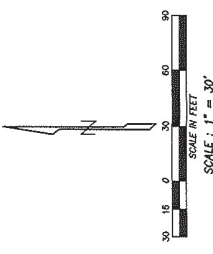
SUPERIOR
 SURVEYING SERVICES, INC.
 DATE: 12/15/2018
 SHEET 2 OF 3
 JOB NO.: 180304

DS*****
 SBD*****
 REC*****

MINDERBINDER



LINE	BEARINGS	LENGTH
L1	S 00°11'04" E	55.01'
L2	N 00°11'04" W	55.01'



LEGEND

- SUBDIVISION LINE
- BOUNDARY LINE
- MONUMENT LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- ▲ SUBDIVISION CORNER PIN TO BE SET (UNLESS OTHERWISE NOTED)
- PROPERTY CORNER (FOUND OR SET AS NOTED)
- ASSESSOR PARCEL NUMBER
- MARIICOPA COUNTY RECORDER
- RIGHT-OF-WAY
- BOOK
- DOCKET
- PAGE



REC.....

SBD.....

DS.....

MINDERBINDER

DS.....
 SBD.....
 REC.....

715-719 S. MCCLINTOCK DRIVE & 1840 E. UNIVERSITY DRIVE, TEMPE, AZ 85281