

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/23/2013
Agenda Item: 2**

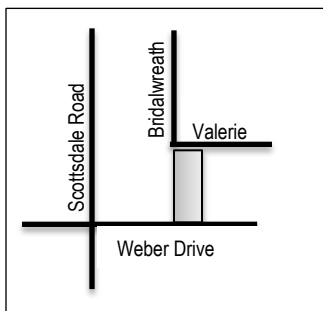
ACTION: Request for a Preliminary Subdivision Plat for THE NEWPORT, located at 1102 East Weber Drive. The applicant is American West Development

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE NEWPORT (PL120237) consists of a new 38 unit single-family residential development with two and three-story homes. The request includes the following:

SBD13012 Preliminary Subdivision Plat consisting of 38 lots and 1 tract



Property Owner
Applicant
Current Zoning District
Lots 1 – 38
Tract A

Chris Risi, TJR Holdings
Joseph Risi, American West Development Co.
R1-6, Single-Family Residential
1,132 – 2,123 sq. ft.
48,633 sq. ft. or 1.12 acres

ATTACHMENTS: Development Project File

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

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



COMMENTS:

The 2.29 acre site is a through-lot located between Valerie Drive to the north and Weber Drive to the south, east of Scottsdale Road and north of the 202 freeway and Tempe Town Lake. The Palms apartment community is located to the west, single-family homes on multi-family zoned property are to the south, single-family homes are to the east, and the North Tempe Multi-Generational Community Center and Laird School are to the north of the property.

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 23, 2014. Failure to record the plat on or before July 23, 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:

1940s	Aerial surveys indicate a residence was constructed on this site during the 1940s; no additional information about the property is available. It has remained a single family residence with a variety of structures over the years, annexed into the city with no building property record card information.
February 27, 2013	The applicant held a neighborhood meeting at the North Tempe Multi-Generational Center at 1555 N Bridalwreath. Approximately 25 residents attended the meeting.
April 9, 2013	The Development Review Commission heard the request for a General Plan Density Map Amendment, Zoning Map Amendment, Planned Area Development and Development Plan Review. Approximately 10 residents attended the meeting. The Commission recommended approval of the General Plan and Zoning map amendments, and the PAD. The Commission continued the Development Plan Review based on condition #6 of the PAD, requiring units along the east side to be reduced in height to two stories.
May 9, 2013	City Council introduced and held a public hearing for a resolution for a General Plan Amendment, an ordinance for a Zoning Map Amendment and a Planned Area Development Overlay for THE NEWPORT located at 1102 E Weber Drive. (Resolution No. 2013.50 and Ordinance No. 2013.26)

May 14, 2013 Development Review Commission heard public comments and a presentation on revised site plan, elevations and landscape plan for the Development Plan Review for THE NEWPORT. The Commission unanimously approved the request.

May 30, 2013 City Council adopted a resolution for a General Plan Amendment, an ordinance for a Zoning Map Amendment and a Planned Area Development Overlay for THE NEWPORT located at 1102 E Weber Drive. (Resolution No. 2013.50 and Ordinance No. 2013.26)

ZONING AND DEVELOPMENT CODE REFERENCE:

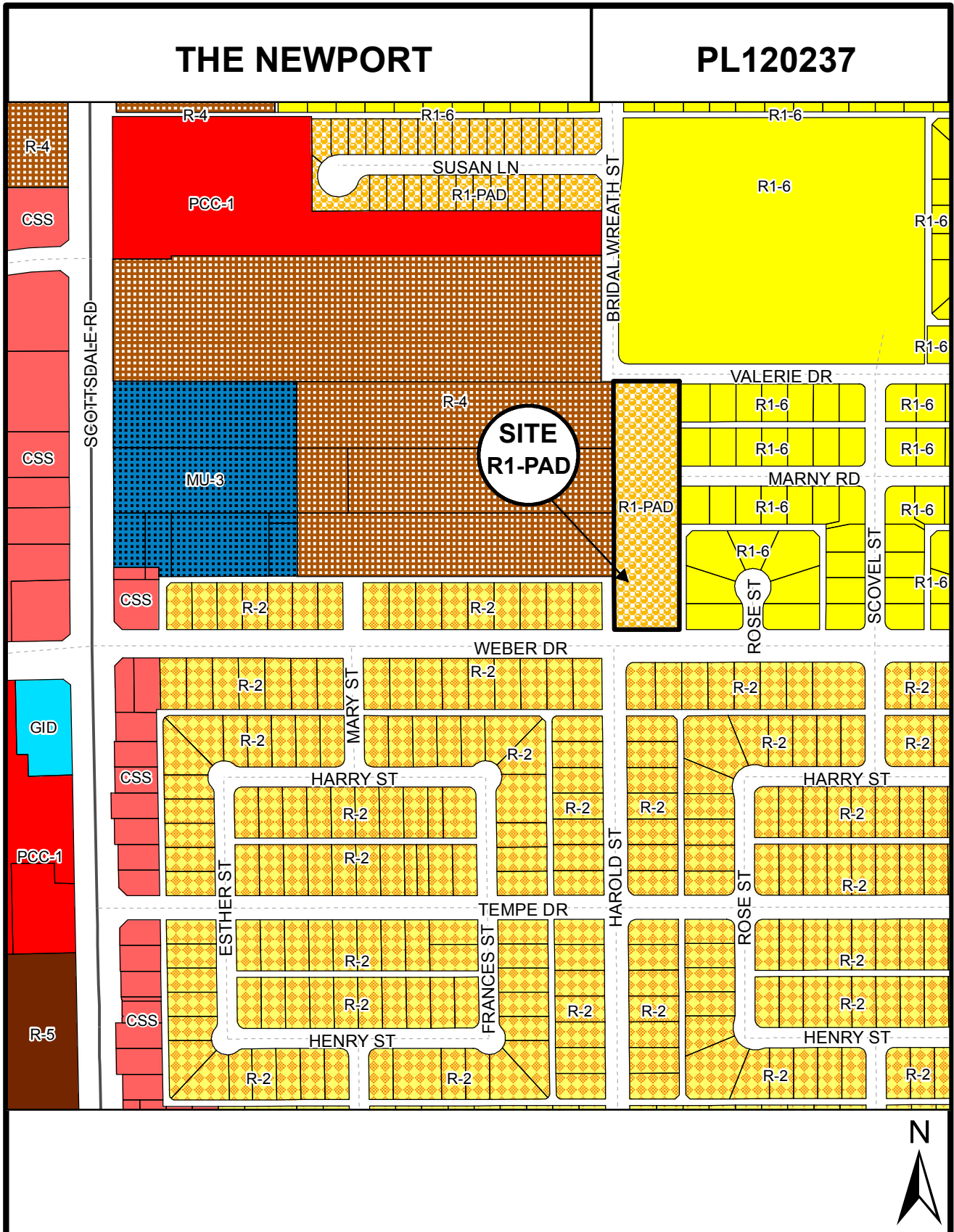
Section 6-307, Subdivision, Lot Splits and Adjustments



DEVELOPMENT PROJECT FILE
for
THE NEWPORT

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Subdivision Plat



Location Map



THE NEWPORT (PL120237)

THE NEWPORT AT TEMPE

A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.

DEDICATION

CJR HOLDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "THE NEWPORT AT TEMPE", A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, T.O.N., R.04 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "THE NEWPORT AT TEMPE" 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.

OWNER

CJR HOLDING, L.L.C.
P.O. BOX 8270
SCOTTSDALE, AZ 85252

DEVELOPER

AMERICAN WEST DEVELOPMENT COMPANY, L.P.
P.O. BOX 8270
SCOTTSDALE, AZ 85252

BENCHMARK

CITY OF TEMPE BRASS CAP IN A HANDSIC AT THE WEST 1/4 CORNER OF SECTION 11, T.O.N., R.04 E.
NAVD 88 ELEVATION: 1188.78 PER BOOK 707 OF SURVEYS, PAGE 01, MCR0

BASIS OF BEARING

THE ASSUMED BEARING OF N01°11'49"59"42" EAST AS SHOWN ON THE MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, WAS USED AS BASIS OF BEARING FOR THIS FINAL PLAT OF "THE NEWPORT AT TEMPE".

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,

ARIZONA ON THIS _____ DAY OF _____, 2013.

BY: _____	DATE _____
MAYOR	
ATTEST: _____	DATE _____
CITY CLERK	
BY: _____	DATE _____
CITY ENGINEER	
BY: _____	DATE _____
COMMUNITY DEVELOPMENT	

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 THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MORTHY J EVANS R.L.S. 50988

DATE



NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR WITH CAP OR TAG OF PLS. 3" AT NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- (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.
- THIS FINAL PLAT OF "THE NEWPORT AT TEMPE" WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CTA1206307, EFFECTIVE DATE OF MAY 30, 2012.

FLOOD PLAIN CERTIFICATION

THE SUBJECT PROPERTY IS SITUATED IN ZONE "X" AS SHOWN A FLOOD INSURANCE RATE MAPS PANEL NUMBER 04013C2 60F, DATED SEPTEMBER 30, 2005.

ZONE "X" HAS BEEN DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% 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.



Issue 02/20/16

LET Docket 09/22/13

FINAL PLAT THE NEWPORT AT TEMPE
A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.

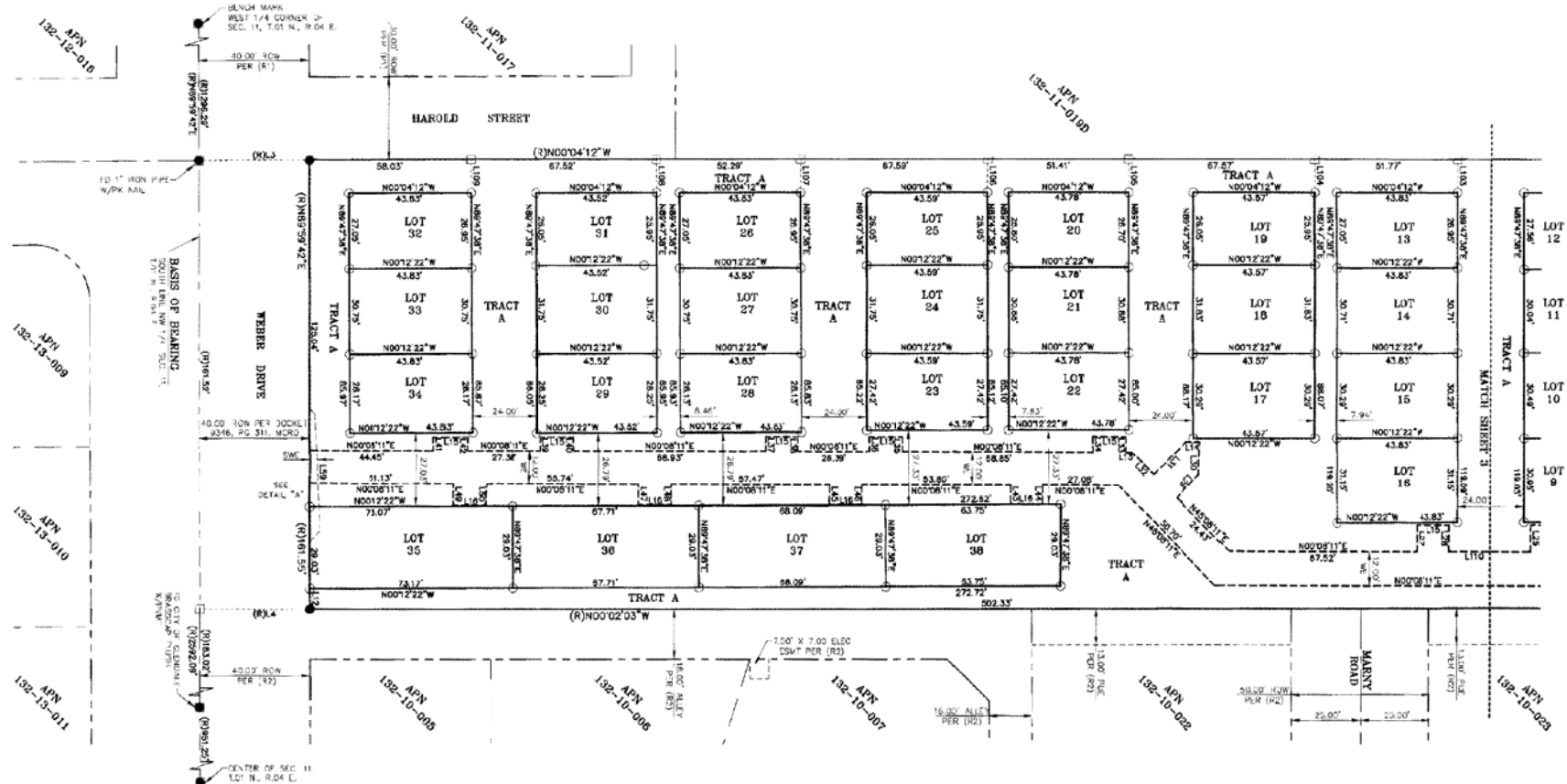
BOOK ENGINEERING, INC.
3228 EAST INDIAN SCHOOL ROAD, SUITE 105
PHOENIX, ARIZONA 85018
PHONE: 602-924-0266 FAX: 602-955-0288

JOB NO:
9080-13-01
SHEET:
1 of 3



THE NEWPORT AT TEMPE

A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.



LEGEND

- LOT OR TRACT LINE
 - CENTERLINE
 - RIGHT OF WAY
 - ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT (DEDICATED HEREON)
 - MATCH LINE
- FOUND CORNER (AS SHOWN) (L.S. = W. POINT) (UNLESS OTHERWISE NOTED)
 - SUBDIVISION CORNER FOUND 1/2" REBAR W/ CAP (LS NUMBER) (UNLESS OTHERWISE NOTED)
 - LOT CORNER TO BE SET AT FUTURE DATE
 - SQUARED LINE TO FOUND
 - RIGHT OF WAY (SM) EASEMENT
 - CITY OF TEMPE
 - MARICOPA COUNTY RECORDERS OFFICE
 - ASSESSORS PARCEL NUMBER
 - BOOK
 - PAGE
- (R1) PER A.L.A./C.S.M. SURVEY RECORDED IN DOCUMENT #0715-0474846, MCR0
- (R1) PFR FINAL PLAT OF POWELL PLAZA, RECORDED IN BK 95 OF PLATS, PG 72, MCR0
- (R2) PER FINAL PLAT OF WY - C - MY STATES RECORDED IN BK 122 OF PLATS, PG 31, WORO
- WE WATER EASEMENT DEDICATED HEREON
- SE SANITARY SEWER EASEMENT INDICATED HEREON
- SNE SIDEWALK EASEMENT DEDICATED HEREON

ADJOINING PARCEL INFORMATION

APN	OWNER NAME	ADDRESS
132-11-017	ROBERT T HENDERSON	1048 E WEBER DR, TEMPE, AZ 85281
132-10-036	SH VIA ARBON	1117 F VALERIE DR, TEMPE, AZ 85281
132-10-023	RICHARD KEITH FIN CLEVER	1165 F MARYN RD, TEMPE, AZ 85281
132-10-022	DELAUNTY CONSOLE	1175 F MARYN RD, TEMPE, AZ 85281
132-10-007	S E O PROPERTY MANAGEMENT LLC	1414 N WASE ST, TEMPE, AZ 85281
132-10-006	S E O PROPERTY MANAGEMENT LLC	1415 N WASE ST, TEMPE, AZ 85281
132-10-005	PATRICIA A CARROLL	804 N WASE ST, TEMPE, AZ 85281
132-11-010	TEREN AVENUE LP	ADDRESS NOT AVAILABLE



Expires 06/30/16

132-11-010-013

FINAL PLAT THE NEWPORT AT TEMPE

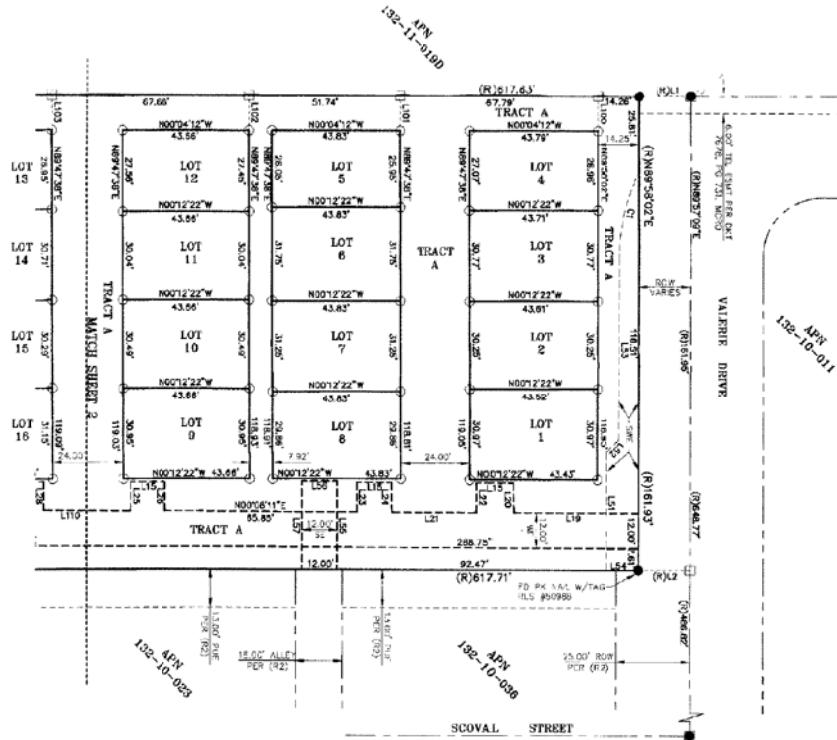
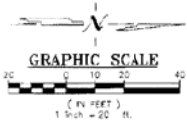
A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.

HOOKE ENGINEERING, INC.
 5098 EAST INDIAN SCHOOL ROAD, SUITE 105
 PHOENIX, ARIZONA 85018
 PHONE: 602-954-0100 FAX: 602-954-0289

JOB NO: 9090-13-01
 SHEET: 2 of 3

THE NEWPORT AT TEMPE

A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.



- LEGEND**
- LOT OR TRACT LINE
 - CENTERLINE
 - - - RIGHT OF WAY
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT (EIGHTEEN HEREON)
 - - - MATCH LINE
 - (R) PER ALTA/ASU SURVEY RECORDED IN DOCUMENT #2013-0475856, M/C/D
 - (R1) PER FINAL PLAT OF POWELL PLAT RECORDED IN BK 58 OF PLATE PG 42, M/C/D
 - (R2) PER FINAL PLAT OF WY - O - MY ESTATES RECORDED IN BK 222 OF PLATE PG 31, M/C/D
 - WE WAREFA EASEMENT (EIGHTEEN HEREON)
 - SE SANITARY SEWER EASEMENT (EIGHTEEN HEREON)
 - SWE SIDEWALK EASEMENT (EIGHTEEN HEREON)
 - ONLY DOT BRASS/CAP FLUSH W/PLUMB (UNLESS OTHERWISE NOTED)
 - SUBD VISION CORNER FOUND 1/2" REBAR W/CAP RLS 50998 (UNLESS OTHERWISE NOTED)
 - LOT CORNER TO BE SET AT FUTURE DATE
 - CALCULATED PD FOUND
 - RIGHT OF WAY ESWT EASEMENT
 - CITY OF TEMPE
 - M/C/D MARICOPA COUNTY RECORDERS OFFICE
 - APN ASSESSORS PARCEL NUMBER
 - BK BOOK PG PAGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°04'12"W	17.48
L2	N00°02'43"W	17.25
L3	N00°04'12"W	40.30
L4	N00°02'03"W	40.99
L12	N88°52'42"E	7.49
L13	N00°02'43"W	12.76
L14	N00°02'03"W	4.93
L19	N00°03'04"E	14.05
L16	N00°12'22"W	12.95
L19	N00°04'11"E	43.42
L20	N89°14'09"W	10.11
L21	N00°08'11"E	29.33
L22	N89°14'09"W	16.09
L23	N89°14'09"W	9.54
L24	N89°14'09"W	9.56
L25	N89°14'09"W	9.57
L27	N89°14'09"W	9.51
L28	N89°14'09"W	9.54
L29	N46°14'09"W	32.14
L30	N00°02'03"W	12.00
L31	N44°50'49"E	13.06
L32	N45°08'11"E	11.47
L35	N89°14'09"W	9.76
L34	N89°14'09"W	9.73
L35	N89°14'09"W	9.43
L36	N89°14'09"W	5.40
L37	N89°14'09"W	9.50
L38	N89°14'09"W	9.53
L39	N89°14'09"W	9.52
L40	N89°14'09"W	9.55
L41	N89°14'09"W	9.58
L42	N89°14'09"W	9.51
L43	N89°14'09"W	7.07
L44	N89°14'09"W	7.00
L45	N89°14'09"W	7.46
L46	N89°14'09"W	7.76
L47	S49°44'01"E	7.98
L48	S39°44'01"E	7.81
L49	S39°44'01"E	6.24
L50	S39°44'09"E	8.21
L51	S39°43'34"W	40.32
L52	S44°42'24"W	3.89
L53	S39°43'09"W	64.24
L54	N00°02'03"W	13.91
L55	S39°41'49"W	30.17
L56	N00°08'11"E	13.29
L57	S39°41'49"W	30.20
L58	N48°07'10"W	5.37
L59	N47°14'15"E	42.75
L60	N42°07'07"E	7.42
L100	N89°52'48"E	12.30
L101	N89°52'48"E	12.30
L102	N89°52'48"E	12.30
L103	N89°52'48"E	12.30
L104	N89°52'48"E	12.30
L105	N89°52'48"E	12.30
L106	N89°52'48"E	12.30
L107	N89°52'48"E	12.30
L108	N89°52'48"E	12.30
L109	N89°52'48"E	12.30
L110	N00°08'11"E	29.33

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	120°03'11"	88.43	30.27

LOT & TRACT AREAS

TRACT A = 45643 SQUARE FEET OR 1.1185 ACRES

TRACT B = 1346 SQUARE FEET OR 0.0309 OF AN ACRE

TRACT C = 345 SQUARE FEET OR 0.008 OF AN ACRE

LOT 0 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 1 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 2 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 3 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 4 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 5 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 6 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 7 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 8 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 9 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 10 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 11 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 12 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 13 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 14 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 15 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 16 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

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LOT 30 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 31 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 32 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 33 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 34 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 35 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE

LOT 36 = 1,182 SQUARE FEET OR 0.0271 OF AN ACRE



1ST SHEET 06/23/23
FINAL PLAT THE NEWPORT AT TEMPE
 A PORTION OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 01 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA.
HOOK ENGINEERING, INC.
 3228 EAST MARIAN AVENUE, SUITE 100,
 PHOENIX, ARIZONA 85018
 PHONE: 602-951-0188 FAX: 602-958-0289
 JOB NO: 8909-13-01
 SHEET: 3 of 3