

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 11/26/2013
Agenda Item: 3

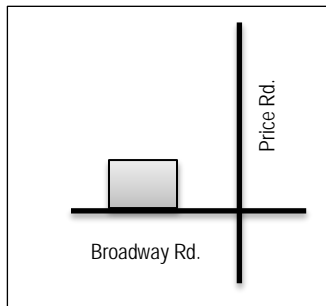
ACTION: Request for a Preliminary Subdivision Plat for BROADWAY ACADEMIC BUILDING, located at 2152 East Broadway Road. The applicant is Cawley Architects, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BROADWAY ACADEMIC BUILDING (PL130006) consists of a subdivision plat to consolidating three existing parcels and a portion of another into two lots, as required in the conditions of approval for the new school building for the Southwest College of Naturopathic Medicine. The request includes the following:

SBD13025 Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner
Land Surveyor
Current Zoning District

Southwest College of Naturopathic Medicine
Jerry D. Heath Jr., Hunter Engineering
GID, General Industrial District (western portion) &
R/O Residential/Office District (eastern portion)

Total site area
Lot 1
Lot 2

4.007 acres
2.110 acres
1.897 acres

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located on the north side of Broadway Road, east of the Loop 101 freeway. The area consists of the Southwest College of Naturopathic Medicine campus, with an existing 3-story building with parking structure and an existing building at the rear of the property. An existing 1-story, 6,949 sf. building at the southwest corner of the campus is the building proposed for demolition as a result of the new proposed building.

On June 11, 2013, the Development Review Commission approved the development plan review for BROADWAY ACADEMIC BUILDING (PL130006) consisting of demolishing the existing one-story building and constructing a new school and retail building for the Southwest College of Naturopathic Medicine.

The request for a consolidated subdivision plat was part of the required conditions of approval for the development. Recording of the subdivision will allow the applicant to proceed with completion of building permits for this project.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. This request has access to a public street and meets the technical requirement of the Tempe City Code, Chapter 30, Subdivision, and will conform to the conditions as proposed.

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 November 26, 2014. Failure to record the plat 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:

June 11, 2013 The Development Review Commission approved a Development Plan Review consisting of a two-story, 50,000 sf. building and two Use Permits to allow a private school expansion and more than 15% commercial in the General Industrial District for BROADWAY ACADEMIC BUILDING, located at 2152 East Broadway Road. The applicant is LGE Design Build.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments

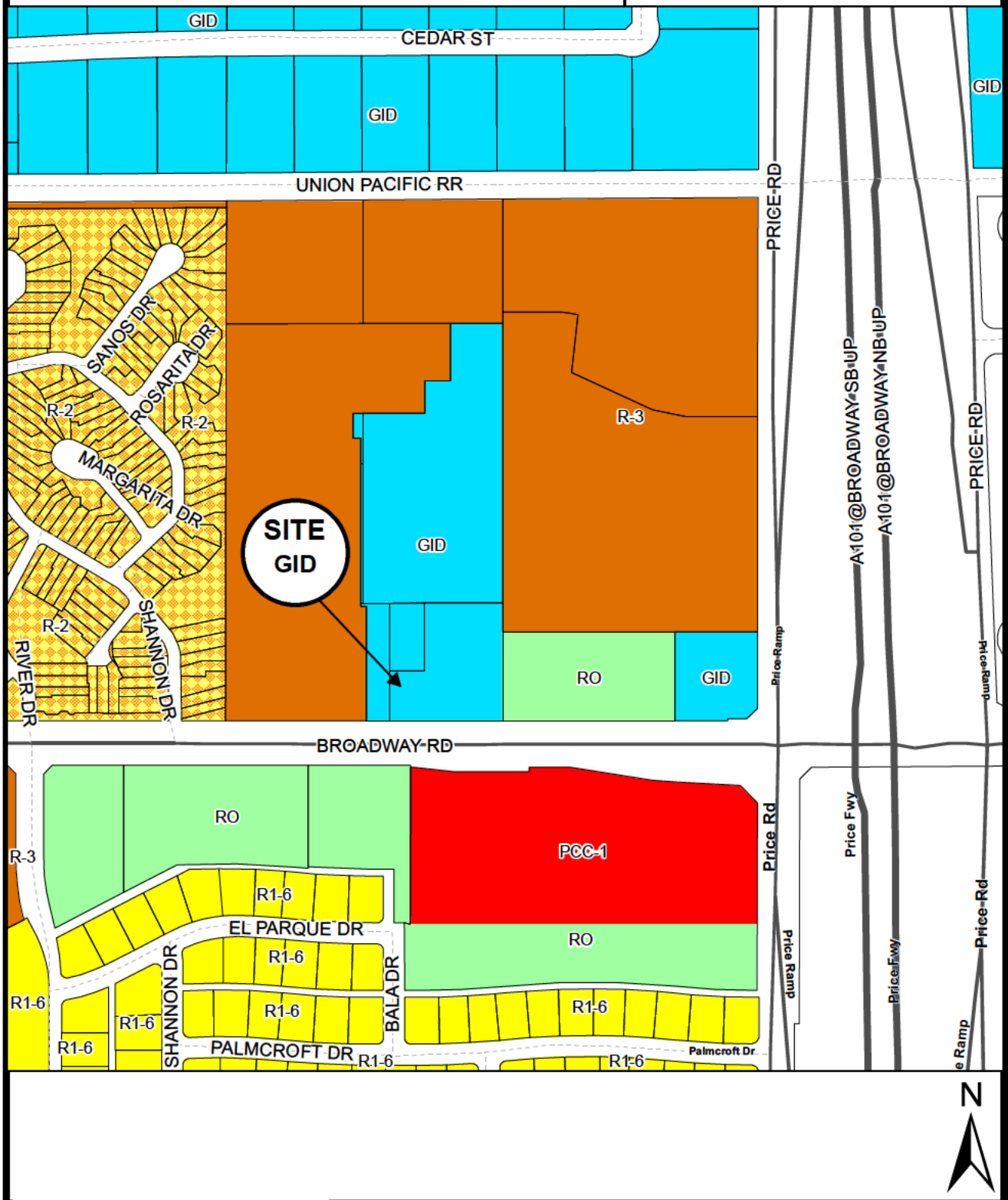


DEVELOPMENT PROJECT FILE
for
BROADWAY ACADEMIC BUILDING

ATTACHMENTS:

1. Location Map
- 2-3. Aerial Photos
- 4-6. Subdivision Plat

BROADWAY ACADEMIC BUILDING



Location Map



BROADWAY ACADEMIC BUILDING



1 Building Site Photo

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE
BROADWAY ACADEMIC BUILDING
CITY OF TEMPE DEVELOPMENT PLAN REVIEW SUBMISSION
EXISTING CONDITIONS SITE PHOTOS
APRIL, 2013

"BROADWAY ACADEMIC BUILDING"

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE & HEALTH SCIENCES, INC., AS OWNER, HAS PLATED UNDER THE NAME OF "BROADWAY ACADEMIC BUILDING", THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREINAFTER REFERRED TO AS "BROADWAY ACADEMIC BUILDING" 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, STREET, EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE & HEALTH SCIENCES, INC., AS OWNER, HEREBY DEDICATE TO THE CITY OF TEMPE THE EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF, SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE & HEALTH SCIENCES, INC., AS OWNER HAS HERETO CAUSED ITS NAME TO BE AFFIXED AS THE UNDESIGNED OWNER, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2013.

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE & HEALTH SCIENCES, INC.

BY: _____ DATE: _____

IT'S: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2013, BY:

AS _____ OF EMERALD PHASE III, AN ARIZONA LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC

DATE: _____

LEGAL DESCRIPTION: (LOT 1-PRIOR TO SUBDIVISION)

PARCEL NO.1:
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WESTERLY CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24;
THENCE NORTH 00 DEGREES 06 MINUTES 37 SECONDS EAST AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BROADWAY ROAD AND THE TRUE POINT OF BEGINNING OF SAID SECTION 24;
THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID BROADWAY ROAD, A DISTANCE OF 246.18 FEET;
THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST AND CONTINUING ALONG THE RIGHT OF WAY LINE OF SAID BROADWAY ROAD, A DISTANCE OF 5.00 FEET;
THENCE WEST AND CONTINUING ALONG THE RIGHT OF WAY LINE OF SAID BROADWAY ROAD, A DISTANCE OF 77.57 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS EAST, A DISTANCE OF 275.62 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 35 SECONDS WEST, A DISTANCE OF 13.92 FEET;

LEGAL DESCRIPTION: (LOT 1-PRIOR TO SUBDIVISION)

PARCEL NO.1: (CONTINUED)
THENCE NORTH 00 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 111.57 FEET;
THENCE EAST, A DISTANCE OF 111.57 FEET;
THENCE NORTH, A DISTANCE OF 112.50 FEET;
THENCE EAST, A DISTANCE OF 40.00 FEET;
THENCE NORTH, A DISTANCE OF 77.00 FEET;
THENCE EAST, A DISTANCE OF 186.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;
THENCE SOUTH 00 DEGREES 06 MINUTES 37 SECONDS WEST AND ALONG SAID EAST LINE, A DISTANCE OF 802.53 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE WEST QUARTER AND THE SOUTH 171.00 FEET OF THE EAST 82.50 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO.2:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH 171.00 FEET OF THE EAST 82.50 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 55.00 FEET THEREOF.

LEGAL DESCRIPTION: (LOT 2-PRIOR TO SUBDIVISION)

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;
MEASURE THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, 210.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 53 DEGREES 00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, PARALLEL TO AND 55.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, 404.77 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;
THENCE WESTERLY ALONG THE WESTERLY LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, 210.00 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, PARALLEL TO THE SOUTHERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 404.74 FEET TO THE POINT 250.00 FEET WESTERLY FROM THE EASTERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;
THENCE SOUTH PARALLEL TO AND 250.00 FEET WESTERLY FROM THE EASTERLY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION:

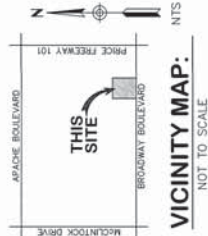
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2013; THAT THE SURVEY IS TRUE AND ACCURATE; THAT THE SURVEY INSTRUMENTS AND FIELD NOTES WILL BE SET AS FORTH IN THE PUBLIC RECORDS; THAT THE POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____, JERRY D. HEATH, JR., R.L.S., 45835 _____ DATE

DS130020

SBD

REC



VICINITY MAP:
NOT TO SCALE

OWNER:

SOUTHWEST COLLEGE OF NATUROPATHIC MEDICINE & HEALTH SCIENCES, INC.
2140 E. BROADWAY ROAD
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4000
CONTACT: DR. PAUL MITTMAN

DEVELOPER:

LGE DESIGN BUILD
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
CONTACT: DAVID SELLERS

BENCHMARK:

THE BENCHMARK FOR THIS PROJECT IS BASED UPON THE CITY OF TEMPE SURVEY CONTROL NETWORK DATUM BEING A FOUND BRASS CAP IN HANSHOLE MARKING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST LOCATED AT THE INTERSECTION OF BROADWAY ROAD AND PRICE ROAD WITH AN ELEVATION OF 1197.34.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" WEST (WEST), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CONDITION OF TITLE REPORT.

APPROVALS:

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

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



DS130020

SBD

REC

1 of 3

SCALE 1"=20'

JOB NO. LGE0138-SP

SECTION 24

WASDFP HL

PHOENIX, AZ

DATE: _____

BY: _____

REVISION

NO. _____

DATE _____

PURPOSE: FINAL PLAT

"BROADWAY ACADEMIC BUILDING"

SBD

REC

HUNTER ENGINEERING
10450 N. 24TH ST., SUITE 200
SCOTTSDALE, AZ 85258
F 480 991 9885
T 480 991 9883

CIVIL AND SURVEY

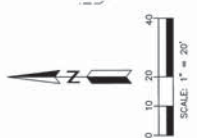
DRAWN BY: P.H.

DESIGNED BY: J.M.

NO.	DATE	REVISION

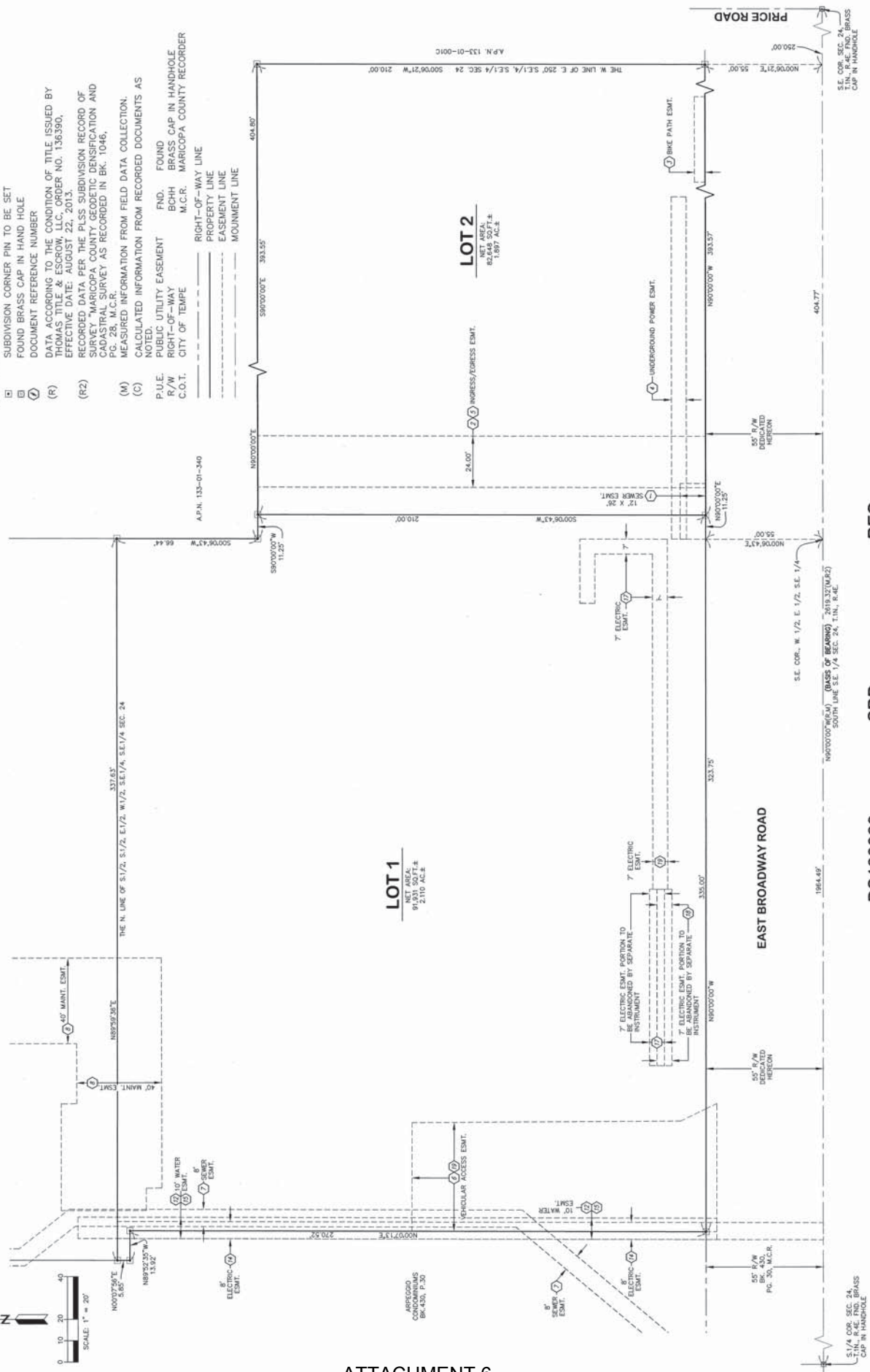
"BROADWAY ACADEMIC BUILDING"

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- (B) SUBDIVISION CORNER PIN TO BE SET
- (C) FOUND BRASS CAP IN HAND HOLE
- (D) DOCUMENT REFERENCE NUMBER
- (R) DATA ACCORDING TO THE CONDITION OF TITLE ISSUED BY THOMAS TITLE & ESCROW, LLC, ORDER NO. 136390, EFFECTIVE DATE: AUGUST 22, 2013.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND ADJUSTMENT SURVEY AS RECORDED IN BK. 1046, PG. 28, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- C.O.T. CITY OF TEMPE
- FND. FOUND
- BCHH BRASS CAP IN HANDHOLE
- M.C.R. MARICOPA COUNTY RECORDER
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE



ATTACHMENT 6

"BROADWAY ACADEMIC BUILDING"

JOB NO.: GCE138-SP
SECTION 24
TOWNSHIP 1 NORTH
RANGE 4E
SCALE: 1" = 20'
SHEET 3 OF 3

HUNTER ENGINEERING
10450 N. 24TH ST. SUITE 200
SCOTTSDALE, AZ 85224
F: 480.991.3985
T: 480.991.3986
CIVIL AND SURVEY



NO.	DATE	REVISION

PURPOSE: FINAL PLAN

REC _____
SBD _____
DS130020