

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/28/2014  
Agenda Item: 3**

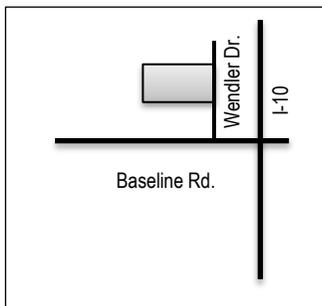
**ACTION:** Request for a Preliminary Subdivision Plat for BASELINE CORPORATE CENTER, located at 4920 South Wendler Drive. The applicant is Hunter Engineering.

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

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

**BACKGROUND INFORMATION:** BASELINE CORPORATE CENTER (PL130448) consists of an existing development with two office buildings. This request would subdivide the existing parcel into two lots with each lot containing a building and parking. The request includes the following:

SBD13028 Preliminary Subdivision Plat for two lots.



Property Owner  
Applicant  
Current Zoning District  
Lot 1  
Lot 2

Orsett/Baseline LLC  
Roger Buss, Hunter Engineering  
GID, General Industrial District  
5.759 acres  
5.313 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 north of Baseline Road and west of the I-10 Freeway, along Wendler Drive. The site consists of two office buildings with general parking in the back of the site. The request will create two lots, subdividing the development with one building and its associated parking for each lot. Draft CC&Rs have been submitted to the City for review of property maintenance, parking agreements and cross access between the lots. Additional review of the site discovered that an existing turn-around road, part of Wendler Drive is located on the subject property. Staff is requiring this portion of the roadway and existing public sidewalk, be located within a public access easement.

**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 January 28, 2015. 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.
3. A cross access agreement and cross drainage easement shall be dedicated on the plat, for the purpose of maintaining the existing emergency service routes and existing drainage patterns.
4. The Wendler Drive vehicle turn-around and sidewalk shall be located within a dedicate public access easement.

**HISTORY & FACTS:**

June 3, 1998	Design Review Board approved the request by Baseline Corporate Center for site plan, building elevations, and landscape plan.
November 13, 2001	Planning Commission approved a Preliminary Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive.
November 30, 2001	City Council approved a Final Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive. (Approval Expired)
January 28, 2013	Scheduled meeting with Development Review Commission for this request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

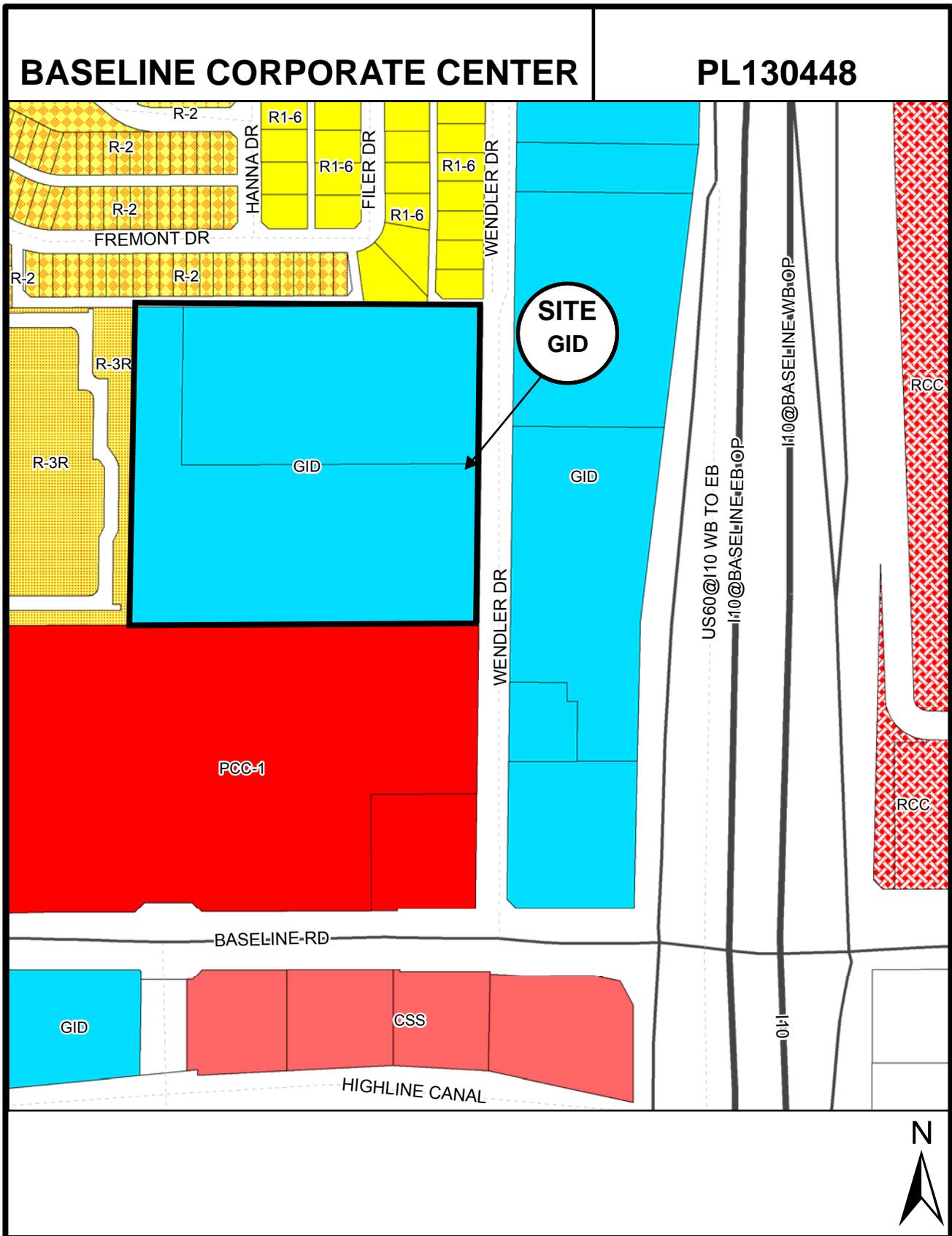
Section 6-307, Subdivisions, Lot Splits and Adjustments



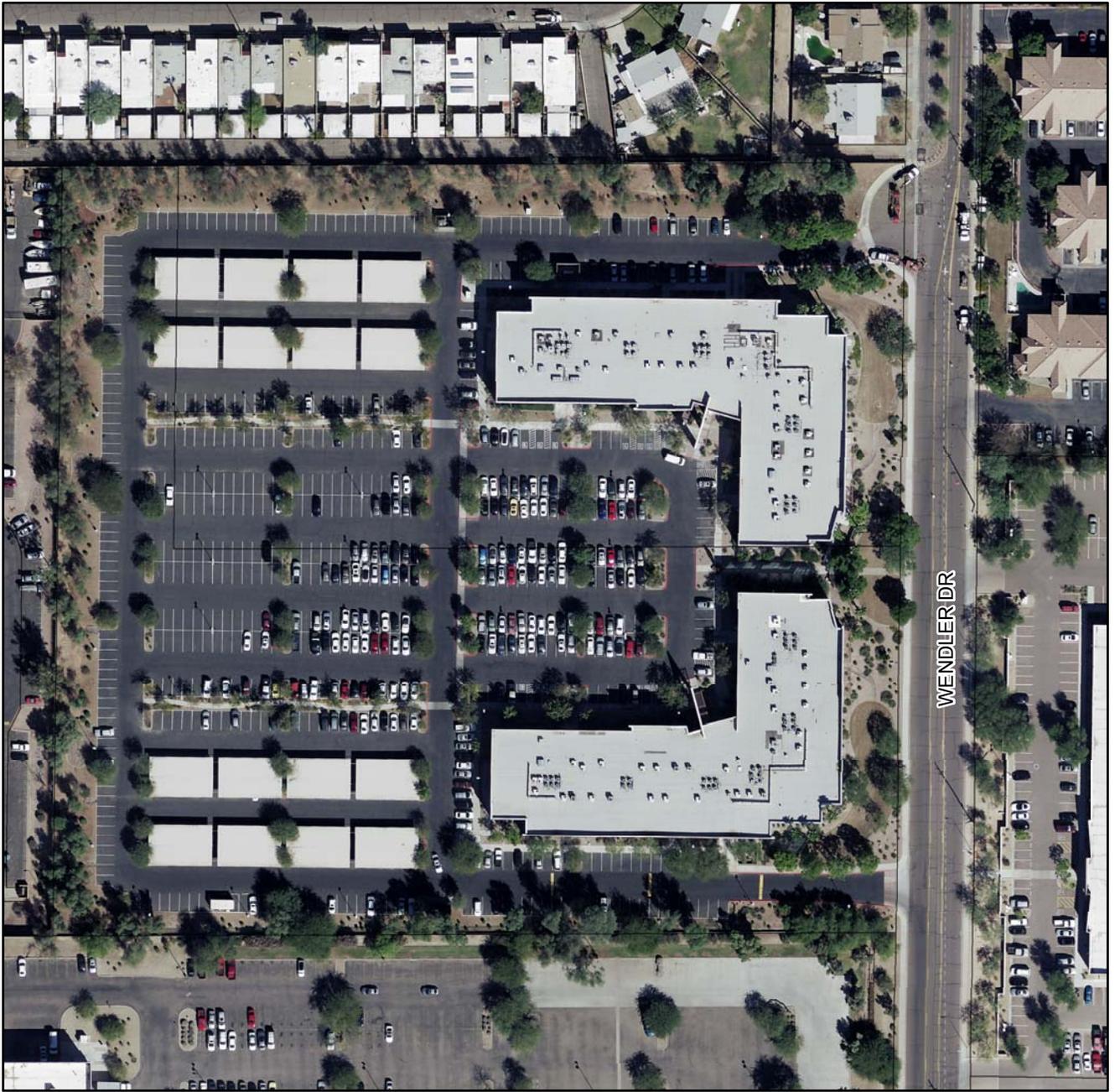
**DEVELOPMENT PROJECT FILE**  
for  
**BASELINE CORPORATE CENTER**

**ATTACHMENTS:**

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



**Location Map**



**BASELINE CORPORATE CENTER (PL130448)**

10450 N. 74<sup>th</sup> STREET  
SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

EXPLANATION LETTER TO CITY OF TEMPE  
COMMUNITY DEVELOPMENT PLANNING:

TO:  
FIRM: City of Tempe  
FROM: Jerry D. Heath, Jr., R.L.S.  
DATE: November 19, 2013  
SUBJECT: **Baseline Corporate Center**  
HE PROJ. #: ORSE002-SP

The purpose of this letter is to describe the intent of the attached submittal.

The intent is to create a Final Plat of the existing parcel APN #123-22-002E into two separate parcels as shown on the accompanying submittal. The site is an existing General Industrial District zoned parcel that is fully improved with two separate buildings. The current zoning will be maintained. All improvements will be maintained as shown on the current A.L.T.A./A.C.S.M. Land Title Survey provided.

Sincerely,

Jerry D. Heath, Jr., R.L.S.  
Survey Dept. Manager

# BASELINE CORPORATE CENTER

## FINAL PLAT OF

THE EAST 760.29 FEET, AS MEASURED ALONG THE SOUTH LINE, OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### DEDICATION:

ORSETT/BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS DEDICATED TO THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "BASELINE CORPORATE CENTER" AND DECLARES THAT SAID PLAT SETS FORTH THE LOTS, STREETS, AND EASEMENTS TO BE CONVEYED TO THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS TO BE CONVEYED TO THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY. SAID DEDICATION AND EASEMENTS DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE SUCH AS 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 \_\_\_\_\_ 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 \_\_\_\_\_

ORSETT/BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ STEVE VINCENT \_\_\_\_\_ DATE: \_\_\_\_\_

IT'S: \_\_\_\_\_

### LEGAL DESCRIPTION:

THE EAST 760.29 FEET, AS MEASURED ALONG THE SOUTH LINE, OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 33 FEET.

### LEGEND:

- RIGHT-OF-WAY LINE \_\_\_\_\_
- PROPERTY LINE \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_
- MOUNDMENT LINE \_\_\_\_\_
- SUBDIVISION CORNER PIN TO BE SET
- FOUND BRASS CAP IN HAND HOLE
- PROPERTY CORNER PIN TO BE SET
- MARICOPA COUNTY RECORDER
- M.C.R. \_\_\_\_\_

### OWNER:

ORSETT/BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
5353 N. 16TH ST. SUITE 105  
PHOENIX, ARIZONA 85016  
PHONE: (602) 344-3210  
ATTN: STEVE VINCENT

### SURVEYOR:

HUNTER ENGINEERING AND SURVEYING  
10450 SCOTTSDALE AVENUE, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
CONTACT: JERRY HEATH JR., R.L.S.

### BENCHMARK:

CITY OF PHOENIX BRASS CAP IN HANDHOLE  
SOUTHWEST SECTION CORNER, SEC. 32, T.1N., R.4E.,  
ELEVATION= 1211.52 (CITY OF TEMPE DATUM)

### BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°44'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY FOR BASELINE CORPORATE CENTER RECORDED IN BOOK 677 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS, ARIZONA.

### APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

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 PLATED HEREON WAS MADE AND COMPLETED DURING THE MONTH OF APRIL 2013 THAT THE SURVEY IS TRUE AND CORRECT AND THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED;

JERRY D. HEATH, R.L.S. 45835

DATE

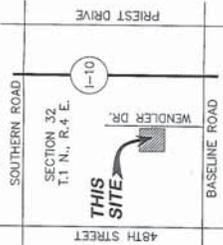
DS

SBD

REC

### VICINITY MAP:

NOT TO SCALE



### 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, RLS 45835.
- ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- UNDERGROUND STORM WATER STORAGE SYSTEMS AND/OR DRYWELL, WHERE USED, AND AS SHOWN ON THE GRADING AND DRAINAGE PLANS FOR THIS PROJECT, ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE AND THE OWNER SHALL BE SOLELY LIABLE FOR ANY AND ALL CLAIMS RESULTING THEREFROM. THE CITY BY ALLOWING THE CITY ENGINEER TO REVIEW THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF THE SYSTEM FOR THE OWNER'S USE IS NOT TO BE TAKEN 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 CERTIFICATION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

### FLOOD PLAIN CERTIFICATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 0401S2240L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X. ZONE X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES, OR BASE FLOODING IS NOT SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

### RECORDER'S INFO.



NO.	DATE	REVISION

NO. DATE REVISION

DRAWN BY: P.E. CHECKED BY: J.H.

PURPOSE: FINAL PLAT

10450 SCOTTSDALE AVENUE, SUITE 200  
SCOTTSDALE, AZ 85258  
F 480 991 3985

HUNTER ENGINEERING CIVIL AND SURVEY

FINAL PLAT OF  
BASELINE CORPORATE CENTER

DS 101150  
SBS  
REC

SECTION 32  
TOWNSHIP 1N  
RANGE 4E

ORSETT002-SP

SCALE  
1"=40'

SHEET  
1 OF 2

# BASELINE CORPORATE CENTER

## FINAL PLAT OF

THE EAST 760.29 FEET, AS MEASURED ALONG THE SOUTH LINE, OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

FINAL PLAT OF MOOREL CARRIED GRADES  
- UNIT 2 FOR BK. 18A, PG. 12, M.C.R.

N. LINE, S.E. 1/4, S.W. 1/4, S.W. 1/4 SEC. 32, T.1N., R.4E.

58°43'27"W

58°43'27"E

SOUTHERN AVENUE

N. 1/4 COR. SEC. 32, T.1N., R.4E. BRASS CAP IN HANDHOLE

NO. 4320700(0) 2656.83(C)

DATE OF SURV. 03-22-2024

T.1N., R.4E., NO. 4320700(0) 1328.91(C)

NO. 4320700(0) 1328.91(C)

58°43'27"W

337 ROADWAY EXCEPION

58°43'27"W

15' WATER LINE EMT.

12' WATER LINE EMT.

50' RETENTION EMT.

8' ELECTRIC EMT.

12' WATER LINE EMT.

42' CLEAR AREA EMT.

48TH STREET

S.W. COR. SEC. 32, T.1N., R.4E. PHENIX BRASS CAP IN HANDHOLE

NO. 4320700(0) 1318.09(C)

S.W. COR. S.E. 1/4, S.W. 1/4 SEC. 32, T.1N., R.4E.

NO. 4320700(0) 663.07(C)

58°43'27"E

LOT 1

250,899 SQ. FT. 5,739 AC.

LOT 2

20,455 SQ. FT. 5,383 AC.

W. LINE, S.W. 1/4, S.W. 1/4 SEC. 32, T.1N., R.4E.

NO. 4320700(0) 663.07(C)

WENDLER DRIVE

NO. 4320700(0) 663.07(C)

NO. 4320700(0) 663.07(C)