

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/12/2014  
Agenda Item: 6**

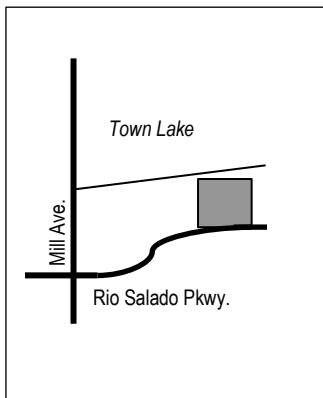
**ACTION:** Request for a Preliminary Subdivision Plat for THE LOFTS AT HAYDEN FERRY, located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates.

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

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

**BACKGROUND INFORMATION:** THE LOFTS AT HAYDEN FERRY (PL120260) consists of an approved new multi-family development, all within a four-story building with a fifth-level loft and two levels of underground parking. The subdivision plat will satisfy the conditions of approval for this project. The request includes the following:

SBD14010 Preliminary Subdivision Plat consolidating 3 parcels into one (1) lot.



Property Owner	RP HFL, LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Zoning District	MU-4(PAD), Mixed-Use High Density with a Planned Area Development Overlay and within the Rio Salado Overlay District
Gross/Net site area	3.42 acres
Total Building area	524,815 sf. (327,182 sf. above grade)
Dwelling Units	264 units
Lot Coverage	55 % (NS)
Building Height	60 ft. (165 ft. per PAD)
Building Setbacks	No Standard per PAD
Landscape area	45% (NS)
Vehicle Parking	459 spaces (528 minimum required)
Bicycle Parking	155 spaces (155 minimum required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Deputy Community Development Director, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Deputy Community Development Director

**COMMENTS:**

This site is located northeast of Mill Avenue and Rio Salado Parkway, adjacent to Tempe Town Lake, and just east of the Bridgeview Condominiums at Hayden Ferry Lakeside. The project site is currently vacant with an excavated grade. The project for this development is currently in review for permits with the anticipation of starting construction soon.

The proposed subdivision plat is intended to consolidate the existing three parcels on the site into a single subdivision lot. This plat will also satisfy one of the required conditions of approval required to receive building permits.

**Conclusion**

Based on the information provided staff recommends approval of the requested Subdivision Plat. The property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

**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 August 12, 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:**

- August 27, 2012 Applicant for the LOFTS AT HAYDEN FERRY held a neighborhood meeting for this request.
- September 11, 2012 The Development Review Commission recommended approval of the Planned Area Development Overlay and approved the Development Plan Review for THE LOFTS AT HAYDEN FERRY, located at 260 East Rio Salado Parkway. Subject to modified conditions presented by staff. (6-1, vote, Commissioner Spears dissenting)
- October 4, 2012 City Council introduction and first public hearing for THE LOFTS AT HAYDEN FREERY.
- October 18, 2012 City Council at the second and final public hearing, approved the request for an Amended Planned Area Development Overlay consisting of a new four-story, 264 unit, multi-family development for THE LOFTS AT HAYDEN FERRY located at 260 East Rio Salado Parkway. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.46)
- TBD City Council Final Subdivision Plat meeting for this request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments



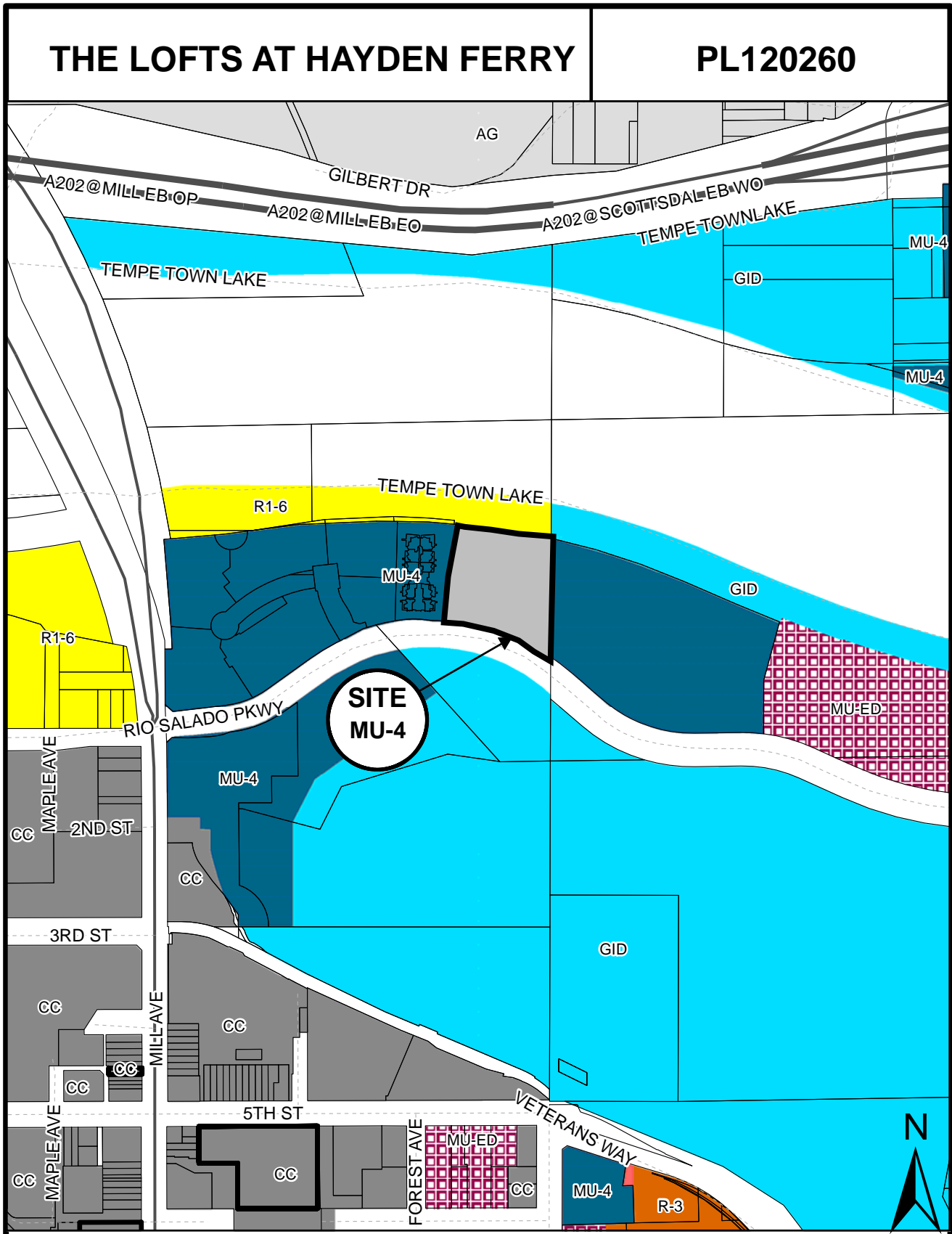
**DEVELOPMENT PROJECT FILE**  
for  
**THE LOFTS AT HAYDEN FERRY**

**ATTACHMENTS:**

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

# THE LOFTS AT HAYDEN FERRY

PL120260



**Location Map**



**PL120260 - THE LOFTS AT HAYDEN FERRY**

# "HAYDEN FERRY LAKESIDE EAST II"

PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**DEDICATION**  
 STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )  
 KNOW ALL MEN BY THESE PRESENTS:

THAT OLIVER, MCMILLAN HAYDEN FERRY LANDING, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS DEEDED TO THE PUBLIC THE HEREIN DESCRIBED PARCEL OF LAND, MARICOPA COUNTY RECORDS, DOCUMENT NUMBER 2010-005160, MARICOPA COUNTY RECORDS, PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "HAYDEN FERRY LAKESIDE EAST II" A RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT THE HEREIN DESCRIBED PARCEL OF LAND SHALL BE DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE, CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATE TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**ACKNOWLEDGEMENT**  
 STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_

WHO ACKNOWLEDGED SELF 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 HAVE HERETO SET MY HAND AND OFFICIAL SEAL:  
 NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ 20 \_\_\_\_\_

**LIEN HOLDER RATIFICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN M.T. COUNTY RECORDS, DOCUMENT NUMBER \_\_\_\_\_, HAS HEREBY RAFFIERS, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
 STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_

WHO ACKNOWLEDGED SELF 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 HAVE HERETO SET MY HAND AND OFFICIAL SEAL:  
 NOTARY PUBLIC \_\_\_\_\_ EXPIRES \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ 20 \_\_\_\_\_

**LEGAL DESCRIPTION**  
 A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, 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 A 5/8 INCH REBAR FOUND AT THE CENTER OF SAID SECTION 15, FROM WHICH A BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 03 MINUTES 17 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2629.81 FEET;

THENCE NORTH 09 DEGREES 11 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 380.24 FEET TO THE POINT OF BEGINNING ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 36 DEGREES 08 MINUTES 27 SECONDS EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 801.00 FEET, WITH A CHORD OF NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, 441.80 FEET, AND A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 01 SECONDS FOR AN ARC DISTANCE OF 447.60 FEET TO A NON-TANGENT LINE;

THENCE NORTH 05 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 188.81 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.03 FEET TO A POINT ON THE SOUTH LINE OF THE FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS;

THENCE SOUTH 84 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 83.38 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 200.82 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 85.34 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 00 DEGREES 11 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 473.27 FEET TO THE POINT OF BEGINNING.

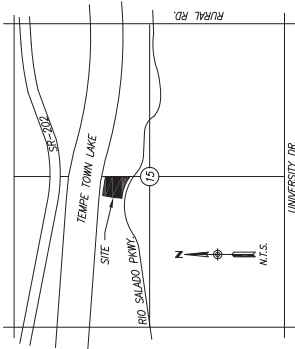
**NOTES**  
 1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.  
 2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.  
 3. LOT CORNERS TO BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.  
 4. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

**FLOOD ZONE CERTIFICATION:**  
 BASED ON FLOOD INSURANCE RATE MAP NO. 04013C2245L, PANEL 2245 OF 4425, DATED OCTOBER 16, 2013, THE PROJECT AREA LIES IN ZONE "X", ZONE "X" IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOODING WITH AN AVERAGE DEPTH OF 1.0 FEET OR LESS. THERE ARE NO AREAS WITH ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE FOOT, AND AREAS PROTECTED BY LEASES FROM THE ANNUAL CHANCE FLOOD.

**SURVEYOR'S CERTIFICATION**  
 I, THE SURVEYOR, HEREBY CERTIFY AND ASSURE AND THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE HEREIN DESCRIBED PARCEL HAS EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



OLIVER, MCMILLAN HAYDEN FERRY LANDING, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS DEEDED TO THE PUBLIC THE HEREIN DESCRIBED PARCEL OF LAND, MARICOPA COUNTY RECORDS, DOCUMENT NUMBER 2010-005160, MARICOPA COUNTY RECORDS, PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "HAYDEN FERRY LAKESIDE EAST II" A RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT THE HEREIN DESCRIBED PARCEL OF LAND SHALL BE DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE, CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATE TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.



**SHEET INDEX**  
 1 COVER SHEET  
 2 FINAL PLAT

**SURVEYOR/ENGINEER**  
 HUBBARD ENGINEERING  
 1840 S. STAPLEY DR. SUITE #137  
 MESA, AZ 85204  
 PHONE: (480) 892-3313  
 FAX: (480) 892-7057  
 CONTACT: ADRIAN BURCHAM, RLS

**PARCEL ACRES**  
 TOTAL ACRES: 160.934 SQ. FT. OR 3.6945 AC. +/-

**NO PARCEL ADDRESS AVAILABLE**

**ZONING**  
 MU-4  
 07'-0" SETBACK  
 10'-0" MIN. FLOOR SPACE RESTRICTIONS  
 NO FLOOR SPACE RESTRICTIONS

**PARCEL ADDRESS**  
 NO PARCEL ADDRESS AVAILABLE

**OWNER**  
 OLIVER, MCMILLAN HAYDEN FERRY LANDING, LLC

**VICINITY MAP**  
 T1N, R4E, SEC 15

**BASIS OF BEARINGS**  
 THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MEASURED BEARING = S001129.7W  
 RECORD BEARING = S001129.7W AS SHOWN IN "HAYDEN FERRY LAKESIDE EAST II" ALTA PERFORMED BY MERESTONE LAND SURVEY DATED 07/08/10

**CERTIFICATION**  
 THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATED.

**CERTIFICATION**  
 THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

**APPROVAL**  
 BY ACCEPTANCE OF THIS PLAT, THE CITY OF TEMPE HEREBY AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENT DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.  
 APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AITEST: \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PROJECT NO.** 12183  
**DATE** 04/29/14  
**PROJECT ENG.** ADRIAN BURCHAM



Project No.	12183
Date	04/29/14
Project Manager	ADAM BURCHAM
Project Eng.	

SH-2012

- LEGEND**
- SECTION/QUARTER SECTION LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - EASEMENT AS NOTED
  - CENTERLINE
  - FND BCHH
  - SET REBAR W/CAP LS 41282
  - FND BCFL
  - BRASS CAP IN HANDHOLE
  - BRASS CAP FLUSH
  - REBAR
  - FOUND
  - FND
  - BK. PG.
  - BOOK PAGE
  - DOC.
  - DOCUMENT
  - M.C.R. MARICOPA COUNTY RECORDER
  - C.O.T. CITY OF TEMPE
  - 33' EXISTING RIGHT-OF-WAY

