

19940

Drawing No.

Project No.

Layer

Smith's

TEMPE ELEMENTARY SCHOOL DISTRICT NO. 3 OF MARICOPA COUNTY, ARIZONA SOUTHERN & RURAL PROPERTY

STIPULATION OF APPROVAL

STIPULATIONS OF APPROVAL

- 1. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
2. Off-site improvements to bring roadways to current standards include:
a. Water lines and fire hydrants.
b. Sewer lines.
c. Storm drains.
d. Roadway improvements including curb, gutter, and either a bikepath along arterial streets or a sidewalk along other streets.
3. Fees to be paid with the development of this project include:
1. Water and sewer development fees.
2. Street light investment costs.
3. Water and/or sewer participation charges.
4. Inspection and testing fees.
4. All street dedications shall be made within six (6) months of Council approval.
5. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
6. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to issuance of occupancy permit for this (re)development in accordance with Ordinance No. 86,855.
7. Should this property be divided into two or more lots, review and approval of CC&R's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the plan or plat. These CC&R's shall provide (at a minimum) for all landscaping on site to be maintained by a single responsible entity according to the landscape plan approved by the City and that no amendments to the CC&R's or lot splits of the property may be recorded until reviewed and approved by the City.
8. Building permit shall be obtained and substantial construction commenced within two years of the date of Council approval or the zoning shall automatically revert to that in place at the time of application.
9. If the plan is recorded, then it shall reflect cross access to be maintained throughout the site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
10. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the north, prior to issuance of a building permit.
11. Smith's shall be responsible for resolving the details of closing Geneva Drive with staff prior to building permits being issued. The closure shall be upgraded in design and landscaping.
12. The closing of Geneva Drive and installation of final solution shall occur prior to occupancy of Smith's.
13. All roof mounted mechanical equipment (Smith's) shall be screened by parapet walls. Details to be approved by the Design Review Board.
14. The Smith's project shall be processed to the Design Review Board prior to issuance of a building permit.
15. Public art (per Ordinance requirements) shall be installed prior to occupancy permit for Smith's.
16. Existing trees along Southern Avenue frontage and eastern property line shall be retained where possible. Details to be resolved with the Design Review Board.
17. Perimeter landscaping and walls including the trees immediately north of Smith's shall be installed in the 1st Phase of development. Details to be resolved with the Design Review Board.
18. The developer will preserve the existing mature evergreen trees which are located approximately adjacent to the east property line and wall. Landscaping the area shown as parking on the plan where these trees exist.
19. The developer will appoint a specific contract individual to direct concerns during the construction of the project.
20. The developer will contact the adjacent property owners and review the proposed elevations and landscaping before a Design Review application is filed.
21. The developer will establish a \$7,500 fund which will be made available to Ms. Johnson and Ms. Kelly to make physical improvements to their property which specifically mitigate the impact of the proposed Smith's development project.
22. The development shall be limited to 86,000 square feet on the property leased by the District for Smith's market.
23. The developer will pay particular attention to the design of the north wall of the Smith's Supermarket with efforts to incorporate landscape buffering, to detail the wall so that it does not appear as a "blank warehouse" and potentially to incorporate within it some of the required public art component.
24. The average height of the Smith's store shall not exceed 30'. No architectural details shall exceed 35' in height on the north or west side of the Smith's Supermarket. Any 40' architectural element will not be visible from any adjacent single-family property.
25. No delivery trucks will be allowed to enter Smith's site after 11:00 p.m. at night or before 6:00 a.m. in the morning. During that period no maneuvering of trucks will be allowed in the loading dock and no truck would be allowed to run refrigeration units or have its engine idling.
26. The closure of Geneva shall take place during Phase One of construction. All details and cost of the closure shall be the responsibility of the developer.
27. Smith's shall create a \$100,000 foundation fund for community activities. Smith's will receive proposals from the neighborhood and the district on how the income from this amount will be spent. Up to \$25,000 of the income within that first 5 years shall be dedicated to improving open space in Meyer Park. In consultation with the Rural/Geneva Neighborhood Association and the Tempe Parks and Recreation Department.
28. There shall be no additional commercial development on the site other than the Smith's Supermarket and the School District Office.
29. All conditions shall be complied with prior to issuance of Certificate of Occupancy.
30. The trash compactor located on the east side of the supermarket shall be screened and have the ability to be internally sanitized for odor. Any additional garbage receptacles will be located within the loading dock areas.
31. The 6" masonry wall, separating the office project to the east from the applicant's property, shall be raised from 6' to 8'. The composition and finished completed condition of the wall will be reviewed in the next process of the Design Review Board.
32. The trees that will be supplied by the developer will be 24" box trees along the east property line between the office project and the applicant's property, placed 15' on center. The type trees will be a choice of the owner from a list that is approved during the design review process.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: SMITH'S LEASE PARCEL

That part of the Southwest Quarter of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian described as follows:
Beginning at a point 95.00 feet North of the South Line and 55.50 feet East of the West Line (as measured perpendicularly to each line respectively) of said Southwest Quarter of Section 26;
thence North 00°00'30" West (assumed bearing) parallel to the West line of said Southwest Quarter, a distance of 151.75 feet;
thence North 05°25'07" East 100.45 feet;
thence North 00°00'30" West 175.50 feet;
thence South 89°39'30" West 10.00 feet;
thence North 00°00'30" West 8.75 feet;
thence North 89°47'06" East 180.00 feet to a point;
thence North 00°00'30" West 25.00 feet;
thence North 89°47'06" East 532.32 feet;
thence South 00°00'30" West 505.00 feet to a point on the North Right-of-Way line of Southern Avenue that is 55.00 feet (measured perpendicularly) North of the South line of said Southwest Quarter;
thence South 89°47'06" West (recorded South 89°48'03" West) parallel to the South line of said Southwest Quarter a distance of 50.00 feet;
thence North 84°30'16" West 100.50 feet;
thence South 89°47'06" West 531.78 feet;
thence North 45°06'42" West 42.35 feet to the point of beginning.
The above described property being in and forming a part of the City of Tempe, Maricopa County, Arizona, and comprising an area of 7.949 acres, more or less.

LEGAL DESCRIPTION: SCHOOL SITE PARCEL

That part of the Southwest Quarter of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian described as follows:
Commencing at the Southwest Corner of the Southwest Quarter of said Section 26,
thence North 00°00'30" West 535.00 feet;
thence North 89°47'06" East 55.00 feet to a point on the East Right-of-Way line of Rural Road, said point being the TRUE POINT OF BEGINNING.
thence continuing North 89°47'06" East 180.00 feet;
thence North 00°00'30" West 25.00 feet;
thence North 89°47'06" East 532.32 feet;
thence North 00°00'30" West 148.00 feet;
thence South 89°47'06" West 712.32 feet;
thence South 00°00'30" East 173.00 feet to the point of beginning.
The above described property being in and forming a part of the City of Tempe, Maricopa County, Arizona, and comprising an area of 2.5235 acres, more or less.

STATE OF ARIZONA - County of Maricopa. I hereby certify that the within instrument was filed and recorded at request of City of Tempe.
Date: 8-3-90
By: [Signature]

CERTIFICATION OF OWNER

CERTIFICATION OF OWNER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
SIGNED THIS 27 DAY OF July 1990
BY: [Signature]
STATE OF ARIZONA
COUNTY OF MARICOPA
SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF July 1990
BY: [Signature]
MY COMMISSION EXPIRES: 1-16-94

APPROVALS

APPROVALS:

THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 9 DAY OF November, 1990.
BY: [Signature] MAYOR
ATTEST: [Signature] CITY CLERK
CITY ENGINEER: [Signature] DATE: 8-3-90
BY: [Signature] PLANNING DIRECTOR

DEVELOPER / ENGINEERS

DEVELOPER:

THE BOYER COMPANY
127 SOUTH 500 EAST
SUITE 310
SALT LAKE CITY, UTAH 84102
PHONE: (801) 521-4781

ENGINEER:

MOREA-HALL ENGINEERING, INC.
1820 WEST MARICOPA FREEWAY
PHOENIX, ARIZONA 85007
PHONE: (602) 246-8909

ENGINEER:

GREAT BASIN ENGINEERING, INC.
3544 LINCOLN AVENUE,
OGDEN, UTAH 84401
PHONE: (801) 384-4515



VARIANCES

Variations

- A. Reduce the required side yard setback from 40' to 0' in the PCC-1 Zoning District.
B. Increase allowed building height from 30' to 40' in the PCC-1 Zoning District.
C. Waive the 6" masonry wall required between commercial and residential district along the north property line.
D. Waive the 15' landscaping strip and double row of trees required for a commercial use exceeding 50,000 s.f. adjacent to a residential district along the north property line.

VICINITY MAP



Seal

Revisions: No. Date Description

TEMPE ELEMENTARY SCHOOL DISTRICT NO. 3 OF MARICOPA COUNTY, ARIZONA SOUTHERN & RURAL PROPERTY A General & Final Plan of Development for Smith's Food & Drug Centers, Inc.



524 SOUTH 800 EAST
SALT LAKE CITY, UTAH 84102
801 531-8432
FAX 801 531-9850

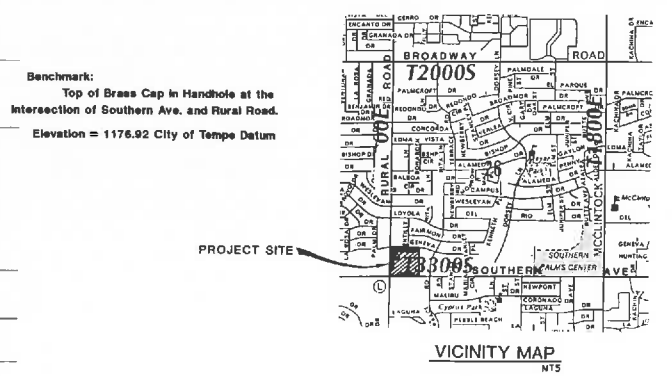
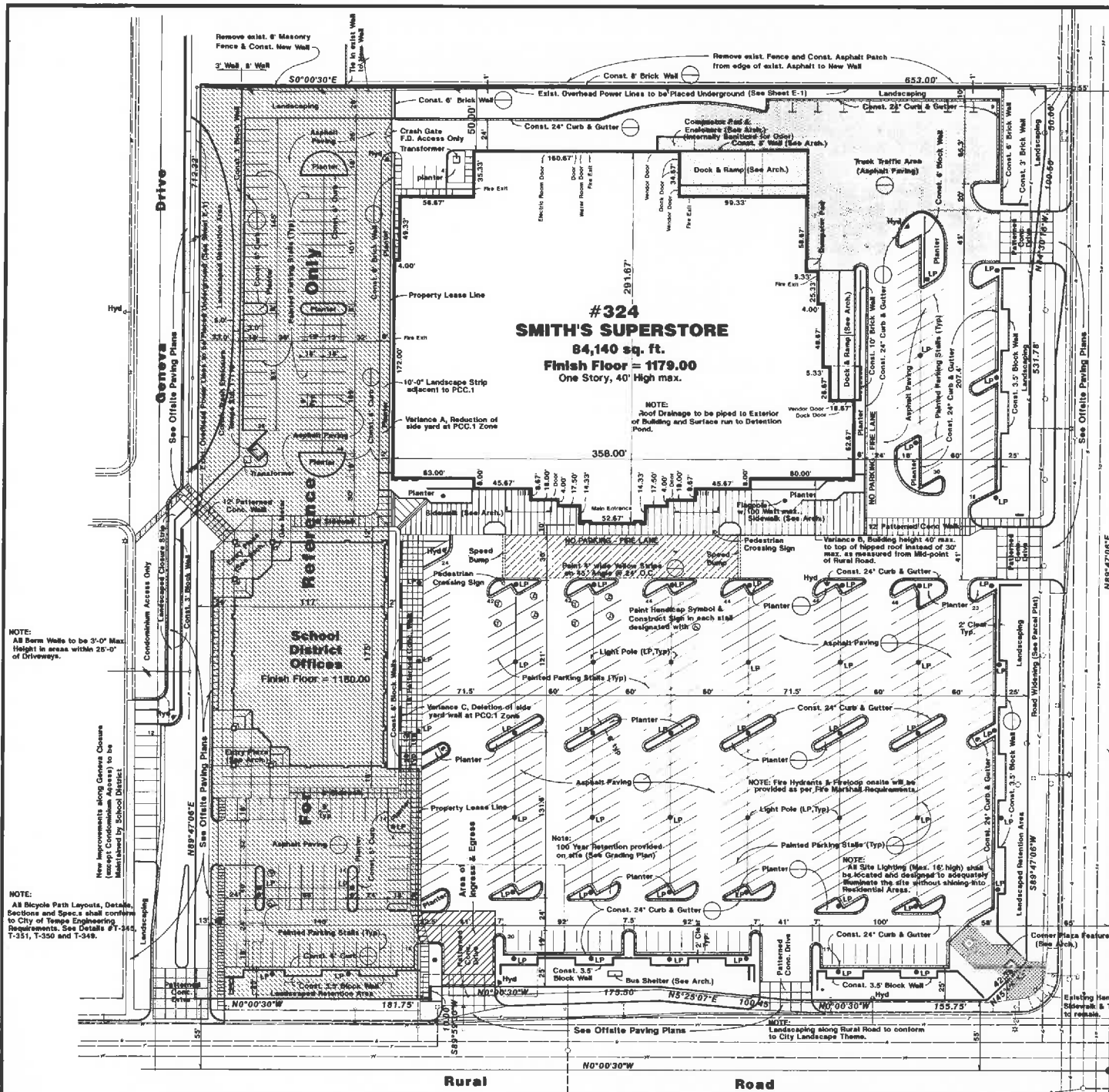
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Layers Used

File No.
Drawing Description

PROJECT APPROVALS

Drawing No. AO.0

26w



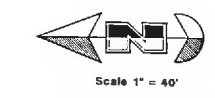
SITE DATA
FOR RETAIL ZONING APPLICATION

SITE AREA GROSS	422,292 S.F.
NET	9,694 ACRES
BUILDING AREA	351,650 S.F.
SMITH'S SUPERMARKET	8,073 ACRES
PARKING REQUIREMENTS	91,220 S.F.
68,400 RETAIL @ 1/250	274 STALLS
17,000 STORAGE @ 1/500	34 STALLS
600 DINING @ 1/75	8 STALLS
TOTAL REQUIRED	316 STALLS
TOTAL PROVIDED	418 STALLS
ZONING	
EXISTING	SCHDOL. ZONE
PROPOSED	PCC-1
COVERAGE RATIOS (BASED ON SITE NET AREA)	
BUILDING	24.48% (87552)
PAVING	68.41% (212420)
LANDSCAPING	15.99% (56230)
BUILDING DATA	
SUPERMARKET	TYPE III-1HR SPRINKLED

STATE OF ARIZONA
County of Maricopa
I hereby certify that the work herein was done and reported as true and correct.
City of Tempe
MB 690-88
in Book 23
on Page 23
Witness my hand and official seal this day and year above.
Helen S. Schmitt
City Clerk



Owner:
Tempe Elementary School District
No. 3 of Maricopa County, Arizona
3205 So. Rural Road
Tempe, Az. Phone 839-7102
Attn: Ortin Wilkins



Site Area = 10.473 Acres
534 Total Stalls Shown

General & Final Plan of Development
of a Portion of the Southwest Quarter of Section 26, Township 1 North, Range 4 East of the 6th and Salt River Base and Meridian, City of Tempe, Maricopa County, Arizona.

Smith's Food & Drug Centers, Inc.
Tempe Elementary School District No. 3 of Maricopa County, Arizona.

GREAT BASIN ENGINEERING, INC.
CORPORATE ENGINEERS AND ARCHITECTS
ODDEN and LAKE CITY, UTAH

DATE: June 25, 1990
DRAWN: KR
SCALE: 1"=40'

REVISIONS:
DRWG. NO. 1
Exhibit C

26w