



#30
MAY 24 2012
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 12-051

DATE: MAY 7, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PPT12-0002 ARIZONA-ELLIOT COMMERCE CENTER

Request: Preliminary Plat approval for a new commercial development that includes a fuel station

Location: Southwest corner of Elliot Road and Arizona Avenue

Applicant: MD Partners

Project Info: 6.6 acres, 3 lots

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Commission and Staff recommend conditional approval.

BACKGROUND

The site received zoning approval in early 2012 for a commercial development that includes a fuel station, convenience store, car wash, restaurant pads, and self-storage. The site is currently vacant. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

CC Memo 12-051

May 7, 2012

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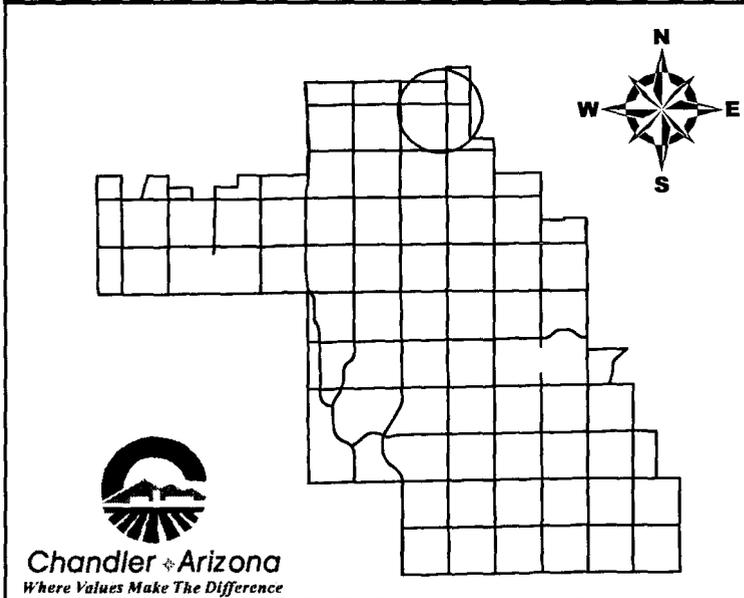
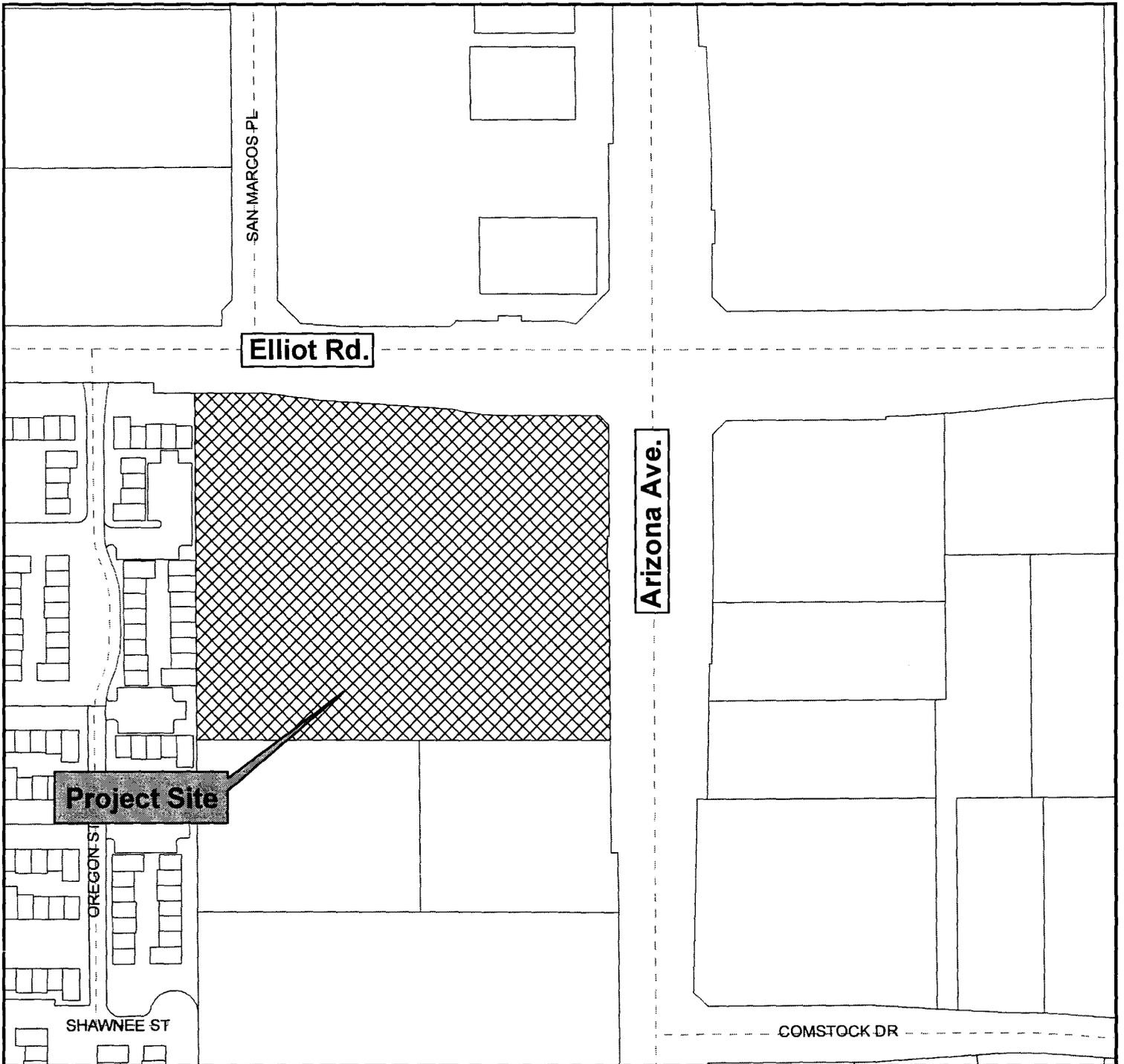
1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

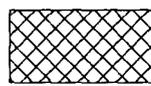
Move to approve Preliminary Plat PPT12-0002 ARIZONA-ELLIOT COMMERCE CENTER, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



**Arizona-Elliot
Commerce Center**



Chandler Arizona
Where Values Make The Difference



Elliot Rd.

Arizona Ave.

SAN MARCOS BL

Project Site

Vicinity Map



Arizona-Elliot
Commerce Center



Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/25/2012

A PRELIMINARY PLAT FOR ARIZONA-ELLIOT COMMERCE CENTER

FOR A PORTION OF LAND IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL 000-00-0000
 THE EAST 80 FEET OF THE NORTH 80 FEET OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
 EXCEPT THE NORTH 80 FEET AND EXCEPT THE EAST 80 FEET AND EXCEPT THE FOLLOWING:
 COMMENSAL AT THE NORTHEAST CORNER OF SAID SECTION 16,
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 80.00 FEET;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS EAST 80.00 FEET TO A POINT ON A LINE 80.00 FEET WEST OF SAID PARALLEL, WITH THE EAST LINE OF SAID NORTHEAST QUARTER;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 100.00 FEET;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS EAST 80.00 FEET TO A POINT ON A LINE 80.00 FEET WEST OF SAID PARALLEL, WITH THE EAST LINE OF SAID NORTHEAST QUARTER;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS EAST 80.00 FEET TO A POINT ON A LINE 80.00 FEET WEST OF SAID PARALLEL, WITH THE EAST LINE OF SAID NORTHEAST QUARTER;
 EXCEPT THE FOLLOWING:
 A PORTION OF THE EAST 80 FEET OF THE NORTH 80 FEET AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENSAL AT THE NORTHEAST CORNER OF SAID SECTION 16,
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID EAST 80 FEET A DISTANCE OF 80.00 FEET TO A LINE 80.00 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER AND THE POINT OF BEGINNING;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 80.00 FEET TO A LINE 80.00 FEET PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 80.00 FEET TO THE SOUTH LINE OF THE NORTH 80 FEET OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 80.00 FEET TO THE WEST LINE OF THE EAST 80 FEET OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 80.00 FEET TO THE POINT OF BEGINNING, AND
 EXCEPT THE FOLLOWING PROPERTY OWNED TO THE CITY OF CHANDLER BY GENERAL WARRANTY AND RECORDS 100-100-0000, 100-100-0001, 100-100-0002 AND 100-100-0003 AS FOLLOWS:
 COMMENSAL AT THE NORTHEAST CORNER OF SAID SECTION 16,
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS EAST 80.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE ORIGINAL WARRANTY DEED RECORDED AS 100-100-0000, 100-100-0001, 100-100-0002 AND 100-100-0003;
 THENCE WESTWARD ALONG SAID SECTION 16 BOUNDARY 80.00 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 16;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET;
 THENCE NORTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET TO THE BOUNDARY OF A NEIGHBORING CORNER INTERSECTED WITH A BOUNDARY OF 80.00 FEET;
 THENCE WESTWARD ALONG THE JAW OF SAID CORNER 80.00 FEET THROUGH A CORNER ANGLE OF 90 DEGREES TO INTERSECT THE BOUNDARY OF A NEIGHBORING CORNER;
 THENCE WESTWARD ALONG THE JAW OF SAID CORNER 80.00 FEET THROUGH A CORNER ANGLE OF 90 DEGREES TO INTERSECT THE BOUNDARY OF A NEIGHBORING CORNER;
 THENCE WESTWARD ALONG THE JAW OF SAID CORNER 80.00 FEET THROUGH A CORNER ANGLE OF 90 DEGREES TO INTERSECT THE BOUNDARY OF A NEIGHBORING CORNER;
 THENCE SOUTH 80 DEGREES 15 MINUTES 00 SECONDS WEST 80.00 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING, AND
 EXCEPT THE FOLLOWING PROPERTY OWNED TO THE CITY OF CHANDLER BY GENERAL WARRANTY AND RECORDS 100-100-0000, 100-100-0001, 100-100-0002 AND 100-100-0003 AS FOLLOWS:
 THE EAST 80 FEET OF THE EAST 80 FEET OF THE NORTH 80 FEET OF THE NORTH 80 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 16;
 EXCEPT ALL METAL, IRON, STEEL AND WOODEN SIGNS AS SHOWN IN THE PLAT TO SAID LAND.

SITE AREA

GROSS 288,540 SQ.FT. OR 6.62 ACRES
 PARCEL 1: 164,722 SQ.FT. OR 3.76 ACRES NET
 PARCEL 2: 76,609 SQ.FT. OR 1.76 ACRES NET
 PARCEL 3: 47,148 SQ.FT. OR 1.08 ACRES NET

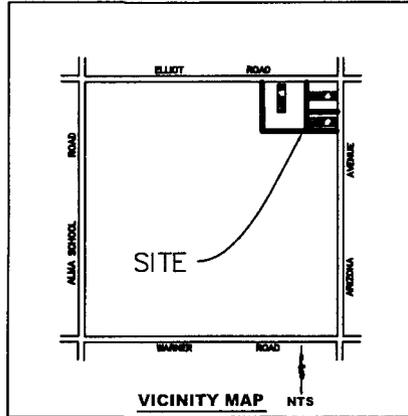
BENCHMARK

CITY OF CHANDLER BENCHMARK #22
 3" CITY OF CHANDLER BRASS CAP PLUMB BETWEEN ELLIOT ROAD AND WARNER ROAD, 400' WEST OF ARIZONA AVENUE AT POINT OF INTERSECTION OF PALMADO DRIVE, STRAIGHT NORTH OF BUILDING #2.
 ELEVATION = 1007.840 FEET (CITY OF CHANDLER DATUM NAVD 83)

CITY OF CHANDLER BENCHMARK #23
 3" BRASS CAP IN BASE OF ELECTRICAL TRANSMISSION TOWER #18 BETWEEN EMERALD LAKE ROAD AND ELLIOT ROAD, EAST OF ARIZONA AVENUE, 80' SOUTH OF CANAL.
 ELEVATION = 1008.533 FEET (CITY OF CHANDLER DATUM NAVD 83)

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, DOCUMENTED AS SHOWN HEREIN AS BEARING S00°15'00"E.



OWNER

ARIZONA ELLIOT HOLDINGS, L.L.C.
 1981 N. TULSA BOULEVARD #100A,
 PHOENIX, AZ 85008
 CONTACT: JOHN PARKER
 PHONE: (602)

ENGINEER

SHEDDEN FARRON
 16000 N. 80th ST., STE. A
 SCOTTSDALE, AZ 85260
 CONTACT: JOHN PARKER
 PHONE: (602) 351-3412

NOTES

1. ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
2. THIS PROJECT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WARD, SEWER, AND UTILITY EASEMENTS EXCEPT PLANTING OR PLANTING AS DESIGNATED BY APPROVED LANDSCAPING PLANS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF CHANDLER SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE RELOCATED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
4. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
5. MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF RAY ROAD OFFICE SERVICES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.
6. ORITE ZONING IS: A0-1

FLOOD ZONE

BOUNDARY NUMBER	PARCEL NUMBER (SPRIN. ACRES)	DATE	TYPE OF FLOOD	FLOOD ZONE	DATE PLACED	REASON FOR PLACEMENT
10000	000-00-0000	8/21/00	0	0	8/21/00	X

ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LEGEND (EXISTING)

- BRASS CAP IN MANHOLE
- BRASS CAP PLUMB
- POLAR ALIGNMENT
- SET 1/4" IRON W/ CAP IS 3072"
- GROUND ELEVATION POINT
- IRON NAIL
- FIRE HYDRANT
- WATER METER
- WATER METER PREVENTER
- POWER POLE
- TOWER CAMERA
- TOWER CHIMNEY
- ELECTRIC BLUESCOPE
- ELECTRIC GAS
- SIDER MANHOLE
- SIGN
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FERRISPAN BLUESCOPE
- ELECTRIC JUNCTION BOX
- LANDSCAPE IRRIGATION
- IRRIGATION CONTROL VALVE
- TELEPHONE BLUESCOPE
- WATER BLUESCOPE
- ELECTRIC TRANSMISSION TOWER
- TELEPHONE TOWER
- TELEPHONE BLUESCOPE
- STREET LIGHT
- TELEPHONE MANHOLE
- LIGHT POLE
- TRAFFIC SIGNAL JUNCTION BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MOUNT ARM
- TELEPHONE JUNCTION BOX
- PALM TREE
- PALM TREE
- SIGN
- SIGN
- MARICOPA COUNTY BOUNDARY
- COUNTY BOUNDARY
- RIGHT OF WAY
- ARIZONA'S PARCEL NUMBER
- CHAIN LINK FENCE
- OVERPASS
- METAL SIGN FENCE
- CONCRETE
- ASPHALT
- CONCRETE
- STAMPED CONCRETE

LEGEND (PROPOSED)

- NEW POLE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- HAND-DIPPED PAVEMENT
- NEW LIGHT POLE
- NEW ELECTRIC TRANSMISSION TOWER
- NEW WATER METER
- NEW WATER METER
- NEW GROUND BARRIERS
- DRIVEWAY / SLAT
- NEW SAFETY SIGN MANHOLE

10000 NORTH 80th STREET, SUITE A, SCOTTSDALE, ARIZONA 85260 • TEL: 602-351-3412 • FAX: 602-351-3412

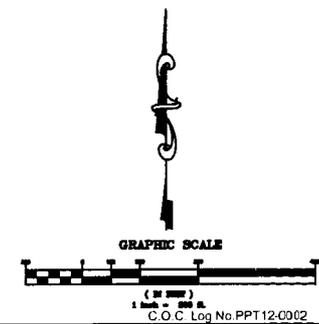
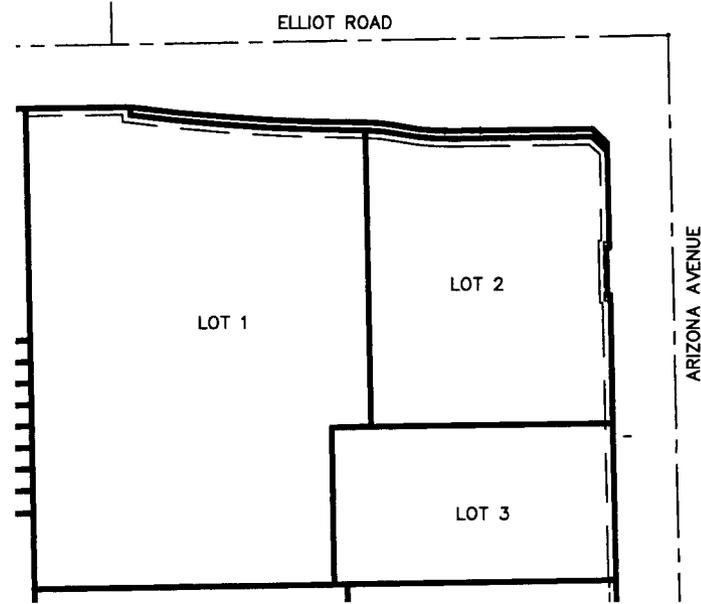
ARIZONA-ELLIOT COMMERCE CENTER
 CHANDLER, ARIZONA

PRELIMINARY PLAT OF ARIZONA-ELLIOT COMMERCE CENTER
 CHANDLER, ARIZONA

10000 NORTH 80th STREET, SUITE A, SCOTTSDALE, ARIZONA 85260 • TEL: 602-351-3412 • FAX: 602-351-3412

A PRELIMINARY PLAT FOR ARIZONA-ELLIOT COMMERCE CENTER

FOR A PORTION OF LAND IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE
5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



C.O.C. Log No. PPT12-0302

18000 NORTH 80TH STREET, SUITE A • SCOTTSDALE, ARIZONA 85260 • TEL: 933-8200 • FAX: 933-7888

A PRELIMINARY PLAT OF
**ARIZONA-ELLIOT
 COMMERCE CENTER**
 CHANDLER, ARIZONA

P2

Legal Description
Circle K Parcel

A portion of land situated in the Northeast Quarter of Section 16, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a Found PK Nail at the Northeast Corner of said Section 16, from which a Found A.D.O.T. Aluminum Cap Flush at the East Quarter Corner of said Section 16 bears South 01 degrees 13 minutes 00 seconds East, a distance of 2653.60 feet;

Thence South 01 degrees 13 minutes 00 seconds East, along the East line of the Northeast Quarter of said Section 16, a distance of 110.17 feet;

Thence South 88 degrees 47 minutes 00 seconds West, a distance of 65.00 feet, to a point on the Westerly Right-of-Way line of Arizona Avenue, said point also being the **POINT OF BEGINNING**.

Thence along said Westerly Right-of-Way line, the following five courses:

South 01 degrees 13 minutes 00 seconds East, parallel with and 65.00 feet West of the East line of the Northeast Quarter of said section 16, a distance of 109.41 feet;

Thence South 89 degrees 09 minutes 27 seconds West, parallel with and 220.00 feet South of the North line of the Northeast Quarter of said Section 16, a distance of 3.00 feet;

Thence South 01 degrees 13 minutes 00 seconds East, parallel with and 68.00 feet West of the East line of the Northeast Quarter of said Section 16, a distance of 48.50 feet;

Thence North 89 degrees 09 minutes 27 seconds East, parallel with and 268.50 feet South of the North line of the Northeast Quarter of said Section 16, a distance of 3.00 feet;

Thence South 01 degrees 13 minutes 00 seconds East, parallel with and 65.00 feet West of the East line of the Northeast Quarter of said Section 16, a distance of 133.06 feet;

Thence South 89 degrees 09 minutes 27 seconds West, parallel with and 401.55 feet South of the North line of the Northeast Quarter of said Section 16, a distance of 250.01 feet;

Thence North 01 degrees 13 minutes 00 seconds West, parallel with and 315.00 feet West of the East line of the Northeast Quarter of said Section 16, a distance of 308.10 feet, to a point on the proposed Southerly Right-of-Way line of Elliot Road, said point also being a point on a non-tangent

Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.

curve, the center of which bears South 01 degrees 41 minutes 42 seconds West, and having a Radius of 233.25 feet

Thence along said proposed Southerly Right-of-Way line, the following three courses:

Easterly, along said curve, through an Arc Length of 37.58 feet, and a Central Angle of 09 degrees 13 minutes 55 seconds, to a reverse curve, having a Radius of 266.75 feet;

Thence Easterly, along said curve, through an Arc Length of 54.79 feet, and a Central Angle of 11 degrees 46 minutes 10 seconds;

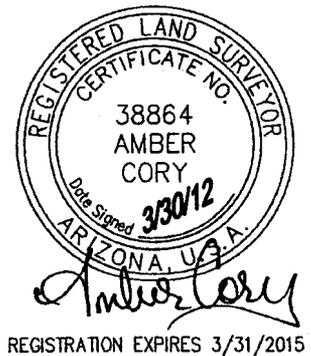
Thence North 00 degrees 50 minutes 33 seconds West, a distance of 8.25 feet, to a point on the existing Southerly Right-of-Way line of Elliot Road;

Thence North 89 degrees 09 minutes 27 seconds East, parallel with and 95.49 feet south of the North line of the Northeast Quarter of said Section 16, and along said Southerly Right-of-Way line, a distance of 143.26 feet;

Thence South 46 degrees 01 minutes 50 seconds East, along a Right-of-Way chamfer at the Southwest Corner of Elliot Road and Arizona Avenue, a distance of 21.43 feet, to the **POINT OF BEGINNING**.

Encompassing 75,981 square feet or 1.743 acres, more or less

See Exhibit "A" attached hereto and made a part hereof.



Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

FOUND CITY OF CHANDLER
BRASS CAP IN HANDHOLE
NORTH 1/4 CORNER,
SEC. 16, T.1S., R.5E.

EXHIBIT 'A' CIRCLE K PARCEL

FOUND PK NAIL
NORTHEAST CORNER,
SEC. 16, T.1S., R.5E.

S89°09'27"W 2652.40'

ELLIOT ROAD

R=266.75'
L=54.79'
Delta=11°46'10"

PROPOSED R/W
VARIES

95.49' EXISTING R/W

110.17'

N89°09'27"E 143.26'

P.O.B.

S46°01'50"E 21.43'

S88°47'00"W 65.00'

N00°50'33"W 8.25'

R=233.25'
L=37.58'
Delta=9°13'55"

S89°09'27"W 3.00'

65' R/W

S01°13'00"E 48.50'

ARIZONA AVENUE

2543.43'

N89°09'27"E 3.00'

68' R/W

S01°13'00"E 133.06'

65' R/W

S89°09'27"W 250.01'

S01°13'00"E 2653.60'



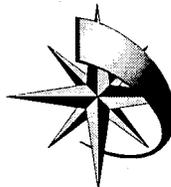
SCALE: 1"=60'



Amber Cory

REGISTRATION EXPIRES 3/31/2015

FOUND A.D.O.T.
ALUMINUM CAP FLUSH
EAST 1/4 CORNER,
SEC. 16, T.1S., R.5E.



NORTHSIGHT

LAND SURVEY CONSULTING INC
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