#43

DEC 12 2013

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-153**

DATE: DECEMBER 12, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PPT13-0015 MCQUEEN COMMONS

Request: Preliminary Plat (PPT) approval

Location: Approximately ¼-mile south of the southeast corner of Ray and McQueen roads

Applicant: Ricky Holston, Sunrise Engineering

Project Info: Approximately 1.46-acres, 20 Townhouse units, 13.7 du/net acre

RECOMMENDATION

Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval subject to a single condition.

BACKGROUND

This Preliminary Plat is for a 20-unit residential townhouse development. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0015 MCQUEEN COMMONS, subject to the following condition:

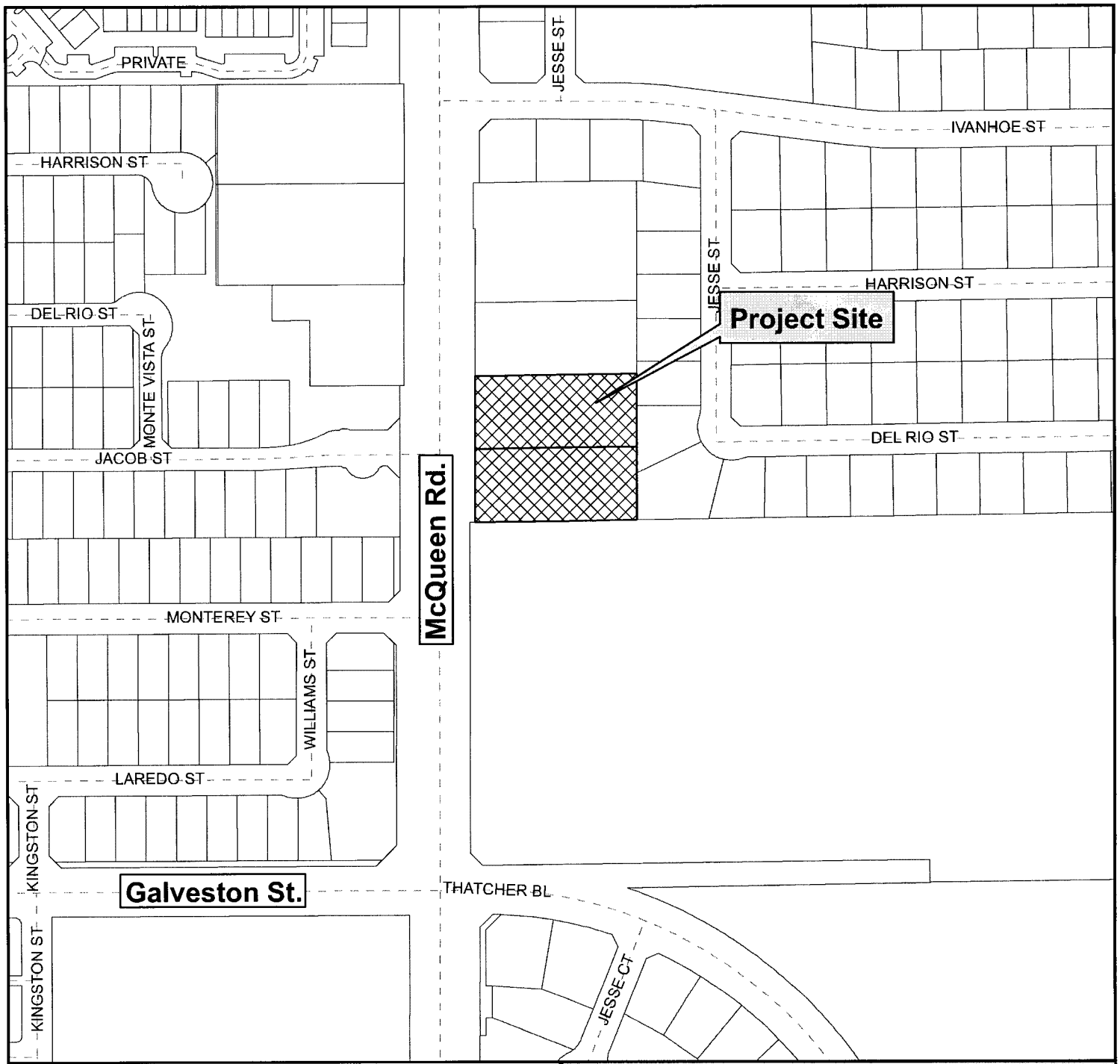
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

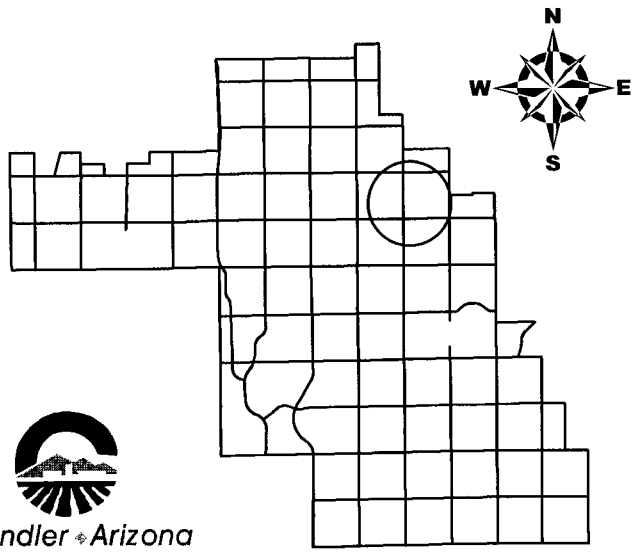
Move to approve the Preliminary Plat PPT13-0015 MCQUEEN COMMONS, as per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



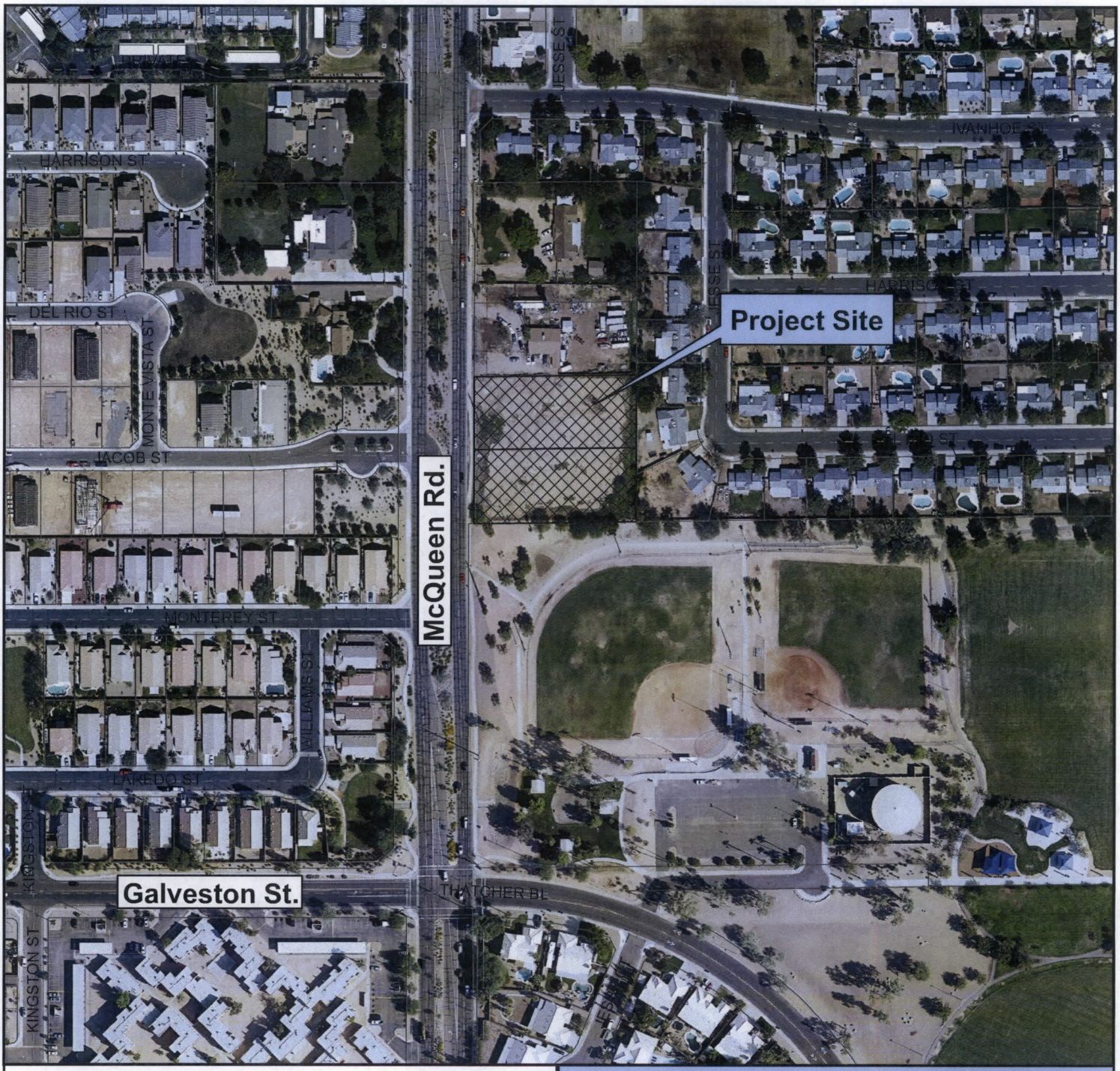
Vicinity Map



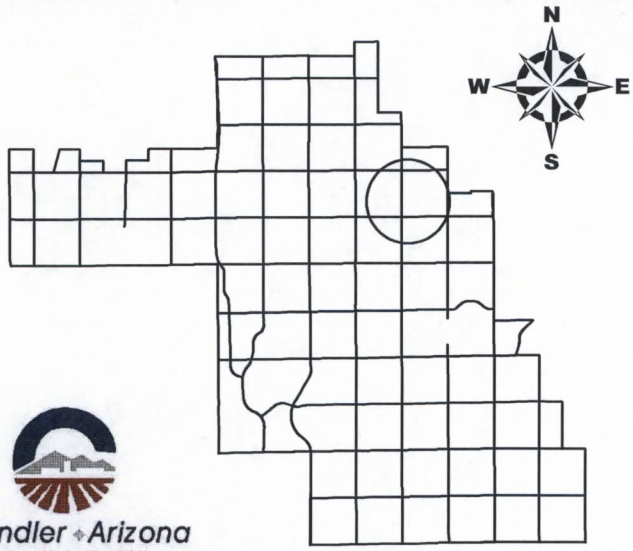
McQueen Commons

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/3212013



Vicinity Map



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Where Values Make The Difference

CITY OF CHANDLER 8/3212013

PRELIMINARY PLAT
FOR
MCQUEEN COMMONS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

OWNER\APPLICANT
GALVESTON & MCQUEEN , LLC
7377 DOUBLETREE RANCH ROAD, SUITE 270
SCOTTSDALE, AZ 85258
CONTACT: JOHN J BADURA
PHONE: (480) 499-5401
FAX: (480) 284-4687

ENGINEER
SUNRISE ENGINEERING, INC.
2152 VINEYARD, SUITE 123
MESA, AZ 85210
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600
FAX: (480) 768-8609

PROJECT DATA
CURRENT ZONING: PAD
PROPOSED ZONING: AMENDMENT TO EXISTING PAD
NET AREA: 1.46 ACRES
GROSS AREA: 1.46 ACRES
TOTAL LOTS: 0.83 ACRES (20 LOTS)
OPEN SPACE: 0.63 ACRES (42.60%)

BENCHMARK
CITY OF CHANDLER BM #27
SECTION 26, T1S, R5E, 2" BRASS CAP SET IN BASE OF MOST WESTERLY BALL FIELD LIGHT STANDARD AT PIMA PARK BETWEEN RAY ROAD AND CHANDLER BLVD., 140' EAST OF MCQUEEN ROAD, 390' NORTH OF GALVESTON STREET AND THATCHER.

ELEV = 1225.84' (CITY OF CHANDLER – NAVD88)

FLOOD ZONE
SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

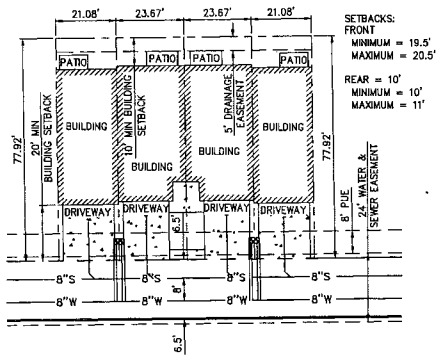
THIS PROJECT IS SHOWN TO LIE WITHIN FLOOD ZONE "X (OTHER FLOOD AREAS)" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2655G DATED 09/30/2005.

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

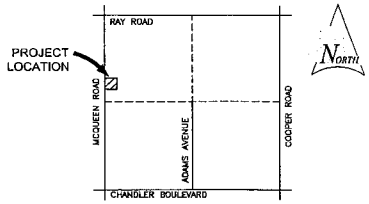
NOTES
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.



TYPICAL LOT LAYOUT
SCALE: 1"= 20'



VICINITY MAP
NOT TO SCALE

LEGEND
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CABLE LINE
- EXISTING IRRIGATION LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING IRRIGATION MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING LOT LINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPOSED SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN AND STRUCTURE

REVISION	COMMENT	DATE

SUNRISE ENGINEERING, INC.
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
www.sunrise-eng.com

GALVESTON & MCQUEEN, LLC.
MCQUEEN COMMONS
PRELIMINARY PLAT
COVER SHEET

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
04390	CFM	SLF	GSC	1 of 4	COV

C.O.C. LOG NO. PPT13-0015

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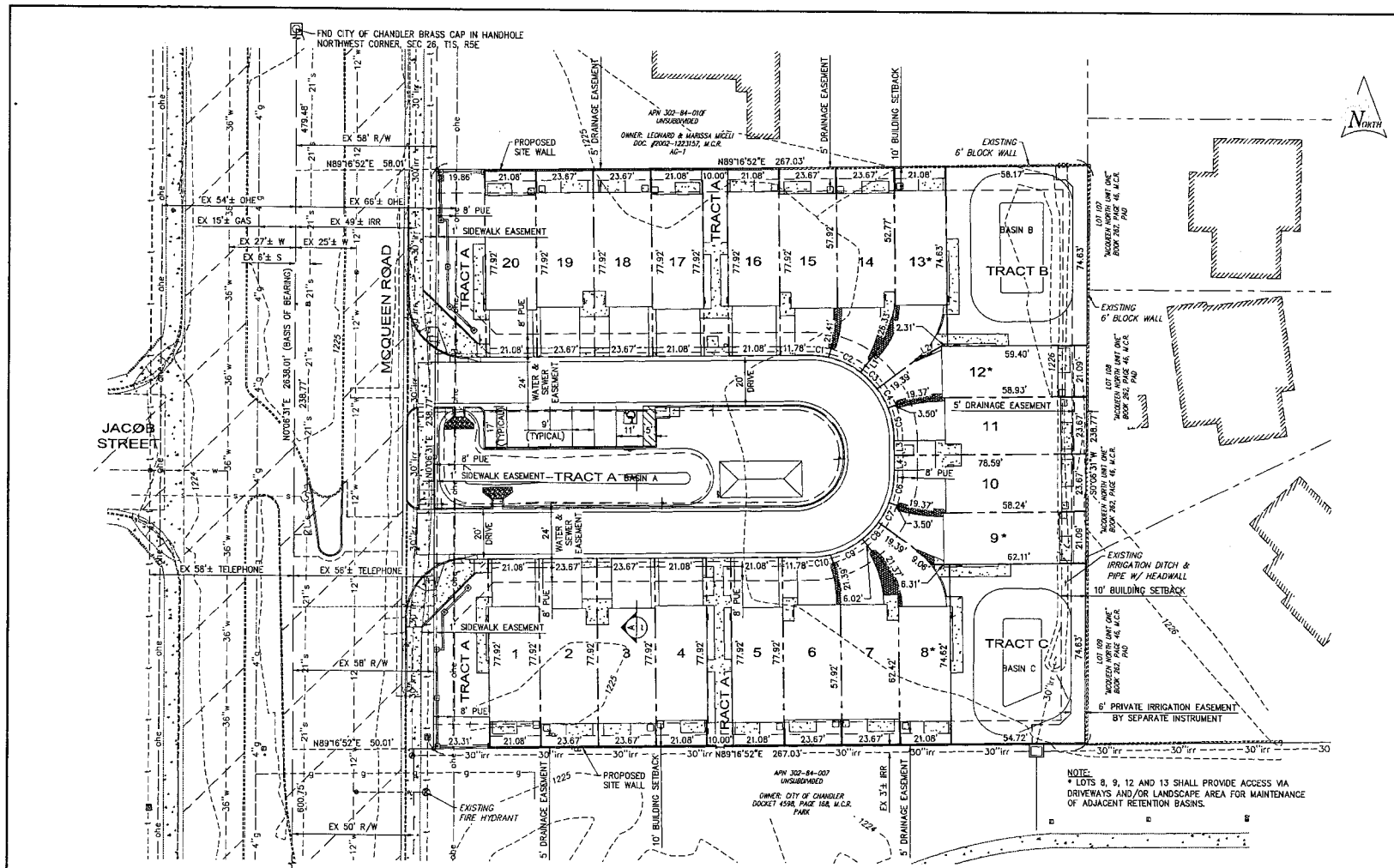
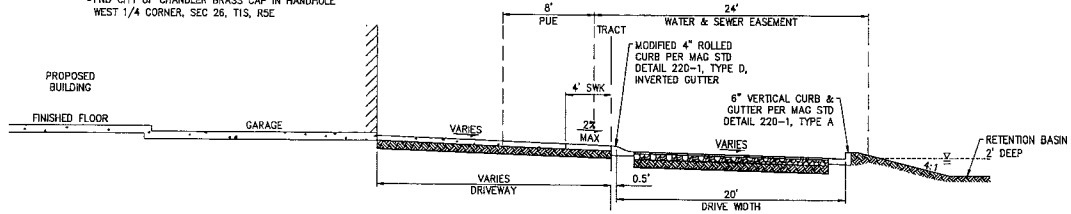


AREA TABLE		
LOT #	SQ FT	ACRES
1	1,642.74	0.04
2	1,844.03	0.04
3	1,844.03	0.04
4	1,642.74	0.04
5	1,642.74	0.04
6	1,822.04	0.04
7	1,889.16	0.04
8	1,842.51	0.04
9	1,617.72	0.04
10	1,844.18	0.04
11	1,852.55	0.04
12	1,826.63	0.04
13	1,879.67	0.04
14	1,862.61	0.04
15	1,823.07	0.04
16	1,642.74	0.04
17	1,642.74	0.04
18	1,844.03	0.04
19	1,844.03	0.04
20	1,642.74	0.04
LOT TOTAL	35,292.70	0.81
TRACT A	20,035.57	0.46
TRACT B	4,300.77	0.10
TRACT C	4,123.66	0.10
TRACT TOTAL	28,460.20	0.65

LINE TABLE		
NO.	BEARING	LENGTH
L1	S36°59'40"W	9.96
L2	S61°16'57"W	12.39
L3	N0°43'08"W	6.96
L4	N0°43'08"W	6.96

CURVE TABLE			
NO.	RADIUS	LENGTH	DELTA
C1	34.50'	8.13'	13°29'58"
C2	34.50'	14.58'	24°12'50"
C3	34.50'	9.57'	15°53'49"
C4	34.50'	9.15'	15°12'08"
C5	34.50'	12.76'	21°11'14"
C6	34.50'	12.72'	21°07'20"
C7	34.50'	9.19'	15°16'01"
C8	34.50'	9.49'	15°45'15"
C9	34.50'	14.67'	24°21'25"
C10	34.50'	8.13'	13°29'58"



A ROADWAY CROSS SECTION
SCALE: 1" = 5'

SCALE 0 20' 40'
HORIZ: 1" = 20'

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GALVESTON & MCQUEEN, LLC.
MCQUEEN COMMONS
PRELIMINARY PLAT

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
04390	CFM	SLF	GSC	2 of 4	PP

C.O.C. LOG NO. PPT13-0015

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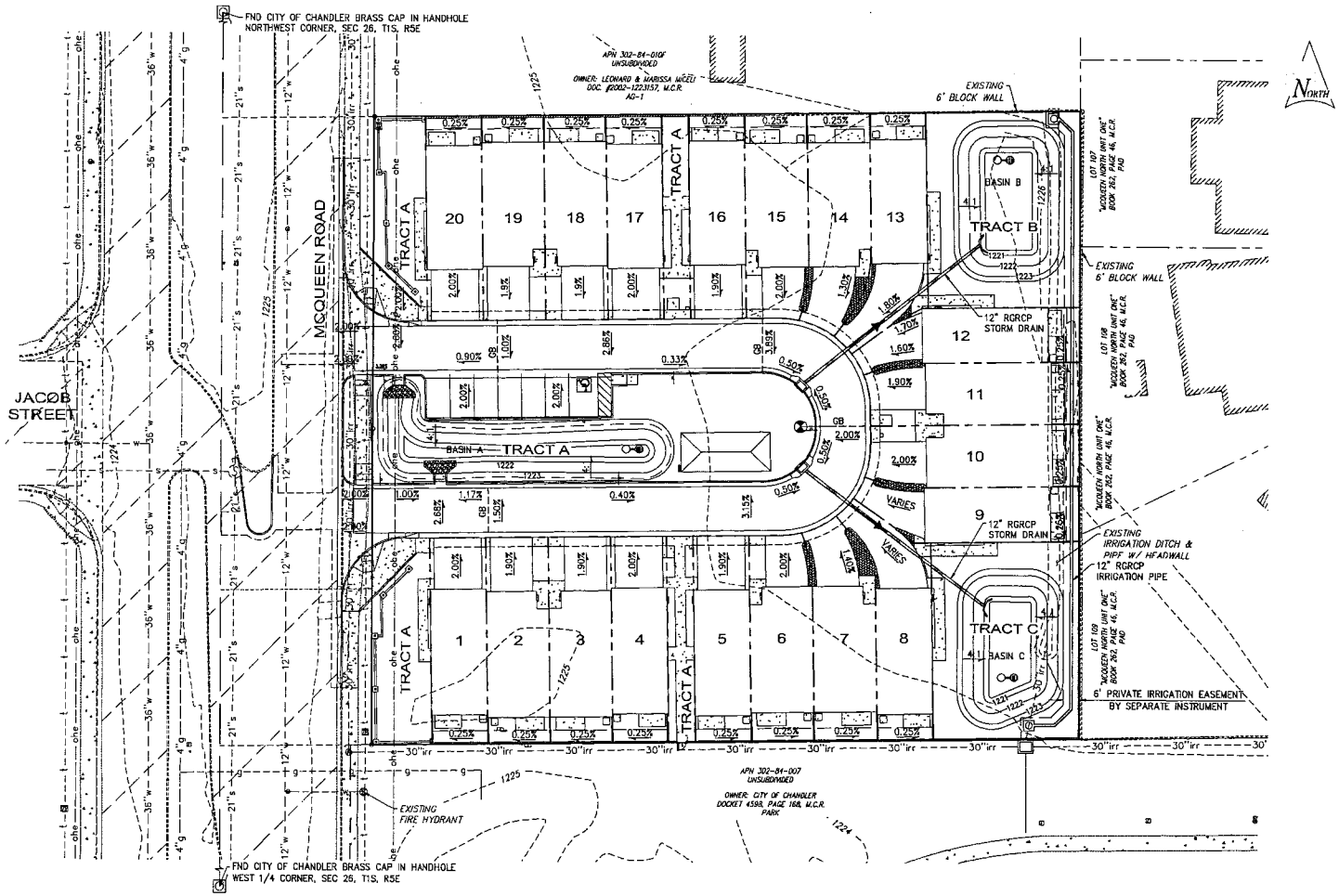

SCALE
0 20' 40'
HORIZ: 1" = 20'

REV NO.	COMMENT	DATE

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GALVESTON & MCQUEEN, LLC.

MCQUEEN COMMONS
PRELIMINARY PLAT
GRADING

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
04390	GFM	SLF	GSC	3 of 4	GD

C.O.C. LOG NO. PPT13-0015

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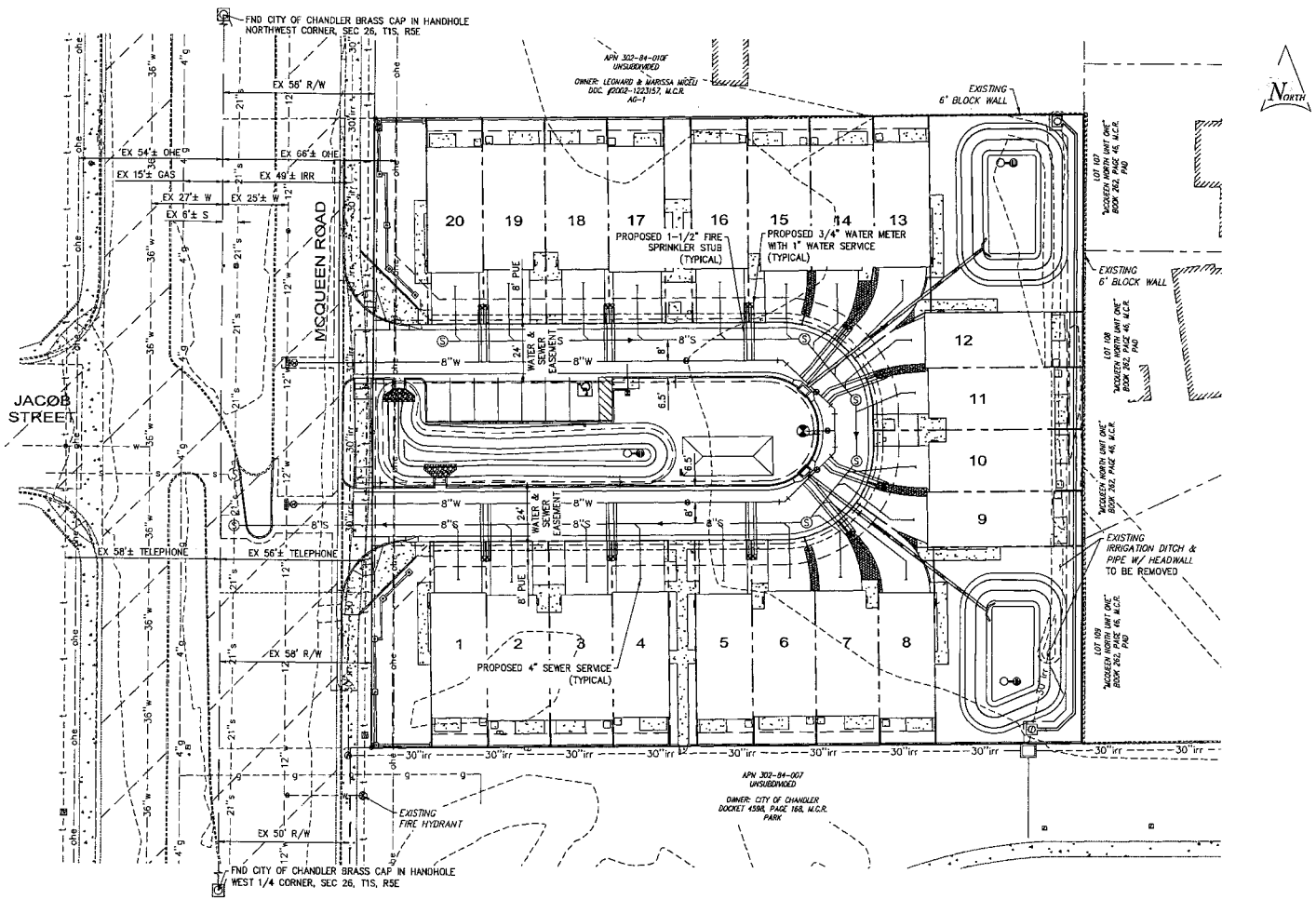

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SUNRISE

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GALVESTON & MCQUEEN, LLC.

MCQUEEN COMMONS
PRELIMINARY PLAT
UTILITIES

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
04390	CFM	SLF	GSC	4 of 4	UT

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