#42

JAN 23 2014

Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-163**

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PPT13-0028 GARDENS AT OCOTILLO

Request: Preliminary Plat approval

Location: 1500 NW Jacaranda Parkway;
Southeast corner of Queen Creek Road and Pennington Drive

Applicant: Len Swartz; Olsson Associates

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval.

BACKGROUND

This Preliminary Plat is for an assisted living care center that was approved by Council in late 2012. 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 (Baron)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0028 GARDENS AT OCOTILLO, subject to the following condition:

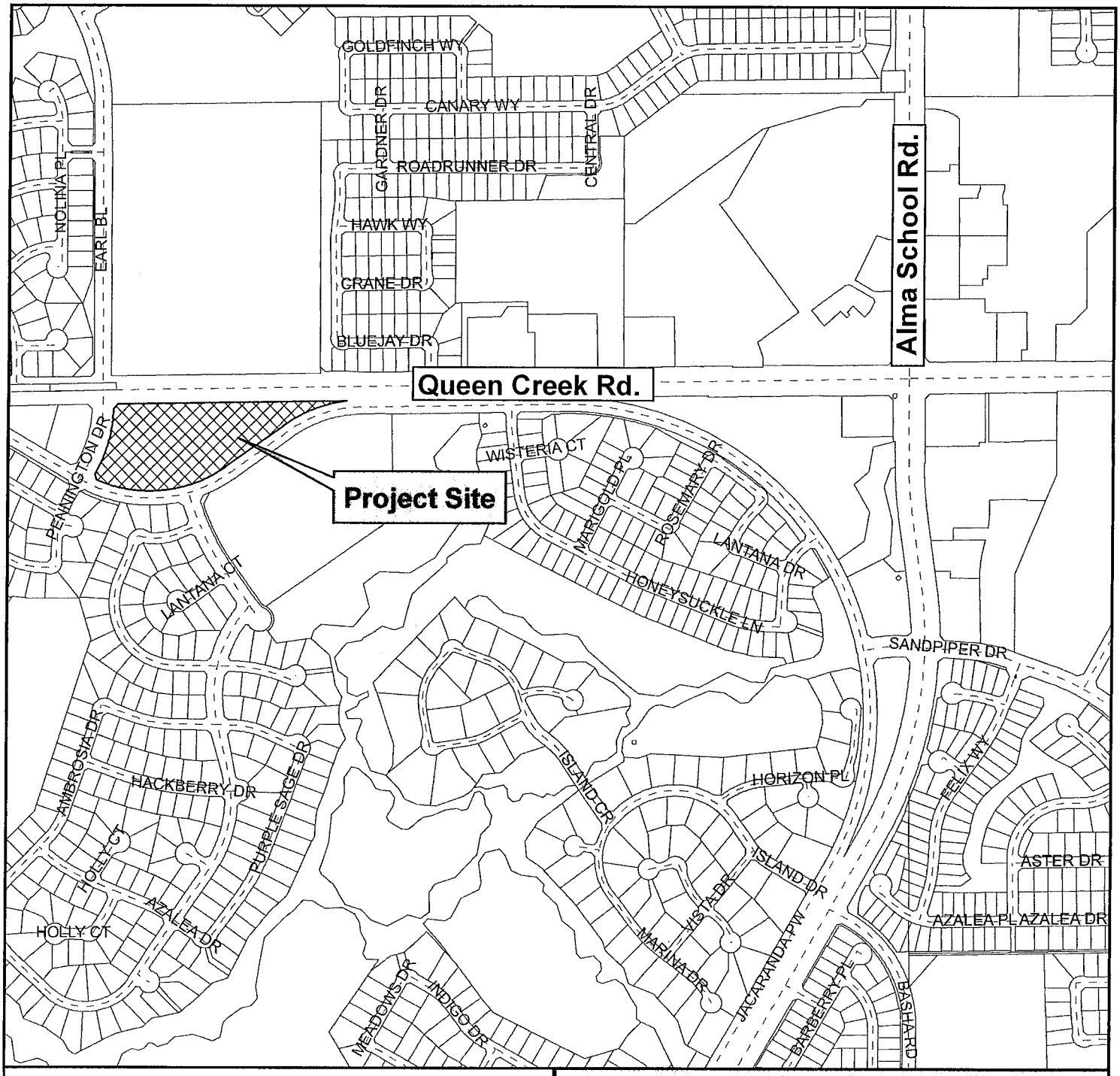
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

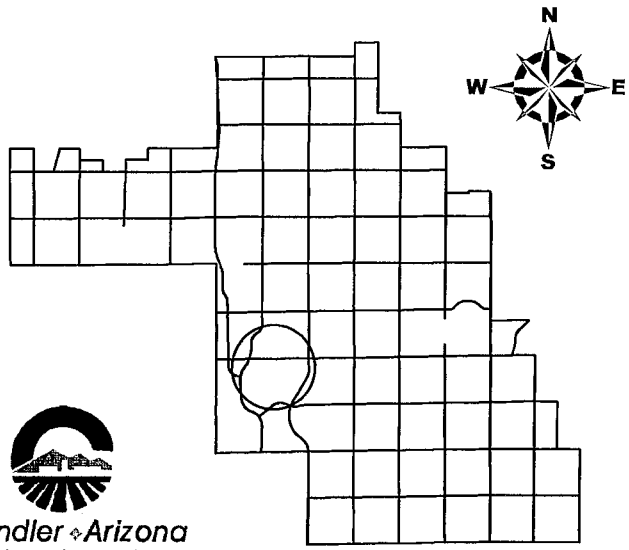
Move to approve Preliminary Plat PPT13-0028 GARDENS AT OCOTILLO, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



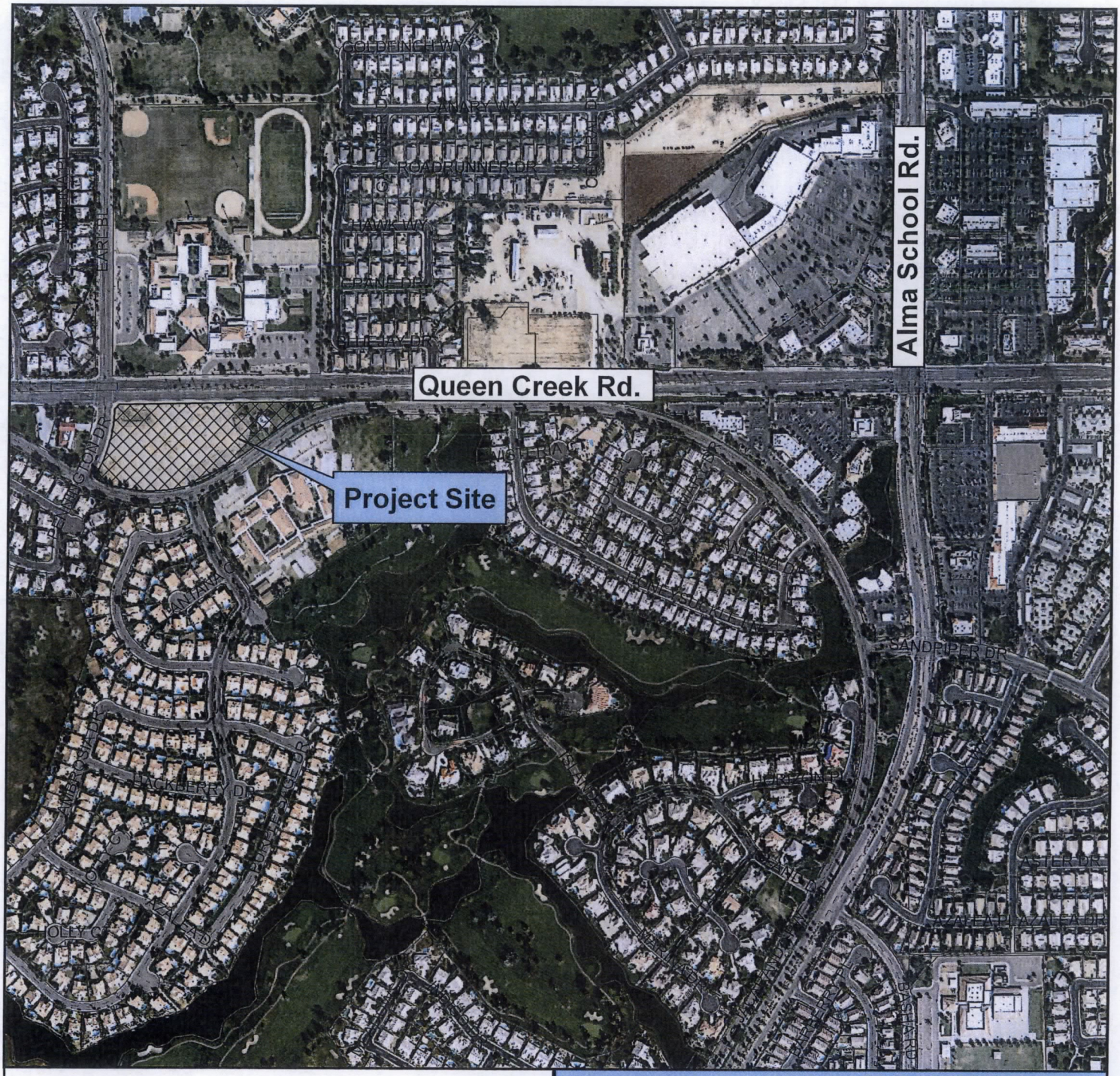
Vicinity Map



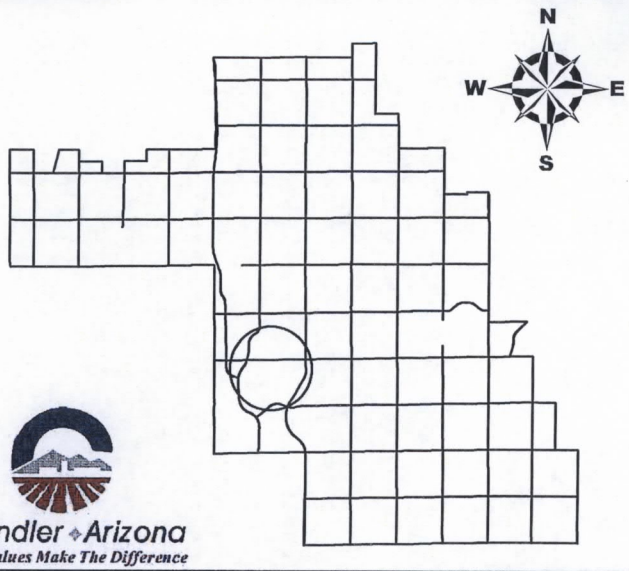
Gardens at Ocotillo

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2013



Vicinity Map



Gardens at Ocotillo

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2013

PRELIMINARY PLAT
GARDENS AT OCOTILLO

1651 W QUEEN CREEK RD, CHANDLER, ARIZONA.
LOCATED IN THE NORTH HALF OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APN: 303-35-008F
CHANDLER UNIFIED
SCHOOL DISTRICT
ZONING: SCHOOL

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 59.01 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 57 SECONDS WEST 65.00 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL ANGLE OF WHICH BEARS SOUTH 05 DEGREES 22 MINUTES 59 SECONDS EAST 833.00 FEET AND THE POINT OF BEGINNING;

THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 03 MINUTES 22 SECONDS AN ARC DISTANCE OF 321.01 FEET;

THENCE SOUTH 55 DEGREES 33 MINUTES 45 SECONDS WEST 320.75 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 617.00 FEET TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 14 SECONDS AN ARC DISTANCE OF 638.44 FEET;

THENCE NORTH 16 DEGREES 27 MINUTES 28 SECONDS WEST 26.89 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 89 DEGREES 03 MINUTES 41 SECONDS WEST 660.00 FEET;

THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 21 SECONDS AN ARC DISTANCE OF 315.82 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 23 SECONDS EAST 28.77 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 26 SECONDS EAST 1007.84 FEET;

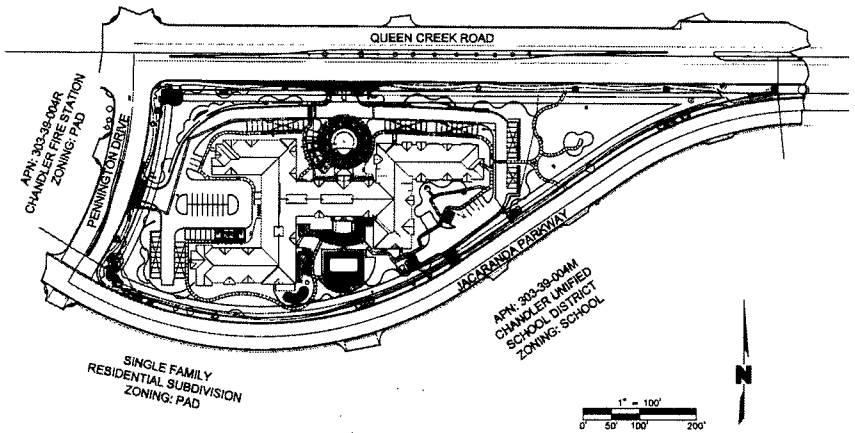
THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST 59.03 FEET TO THE POINT OF BEGINNING.

NOTES:

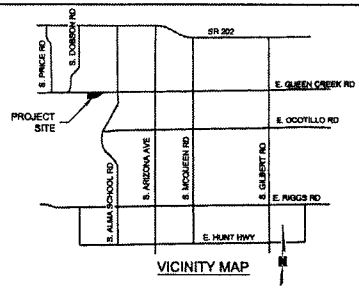
1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE AND UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

LEGEND:

- SECTION LINE
- EASEMENT LINE (AS NOTED)
- BRASS CAP IN HAND HOLE (UNLESS NOTED OTHERWISE)
- BRASS CAP FLUSH (UNLESS NOTED OTHERWISE)
- FOUND REBAR W/ CAP "LS21754" (UNLESS NOTED OTHERWISE)
- SIGN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC RISER
- LIGHT POLE
- TRAFFIC LIGHT POLE
- TRAFFIC SIGNAL W/ ARM
- TRAFFIC SIGNAL BOX
- TRAFFIC CABINET
- SEWER MANHOLE
- CABLE BOX
- FIBER OPTIC PEDESTAL
- IRRIGATION VALVE
- IRRIGATION VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- UNKNOWN MANHOLE
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- PALM TREE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT LINE
- PROPERTY LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED BACKFLOW PREVENTOR
- WATER METER
- PROPOSED DRYWELL
- PROPOSED STORM INLET



INDEX MAP



VICINITY MAP

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040040	2685 SEPT. 30, 2005	G	SEPT. 30, 2005	X	

ZONE X 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 LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UNIT MIX

36 STUDIO
69 1-BEDROOM
30 2-BEDROOM
135 TOTAL UNITS
165 TOTAL BEDS

PARKING INFORMATION:

REQUIRED PARKING	
1 SPACE PER 3 BEDS PLUS 1 SPACE PER STAFF MEMBER ON DUTY ON MAXIMUM SHIFT	
165 BEDS/3	: 55 SPACES
40 STAFF (ESTIMATED)	: 40 SPACES
TOTAL REQUIRED PARKING	: 95 SPACES
ACCESSIBLE PKG REQUIRED	: 4 SPACES
PROVIDED PARKING	
STANDARD PKG PROVIDED	: 87 SPACES
ACCESSIBLE PKG PROVIDED	: 8 SPACES
TOTAL PROVIDED PARKING	: 95 SPACES

RETENTION CALCULATION TABLE

BASIN NAME	AREA (SF)	AREA (ACRES)	RUNOFF COEFF.	RAINFALL DEPTH (INCH)	RETENTION REQUIRED (CF)	ABOVEGROUND RETENTION PROVIDED (CF)	Drywell Qatty after 1 wk
A	83,725.3	1.16	0.48	2.2	6,067.9	6,076	1
B	34,711.5	0.80	0.77	2.2	6,013.9	6,176	1
C	18,993.0	0.37	0.80	2.2	3,466.4	3,727	1
PC	268,412.4	6.05	0.87	2.2	49,200	59,987	4
TOTALS	411,841.9	9.48			68,948.8	76,789	7

BENCHMARKS:

BENCHMARK NUMBER	NGVD 29 ELEVATION	DESCRIPTION	EQUATION	NAVD 88 ELEVATION
44A	1194.940	SECTION 8, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT INTERSECTION OF ARROYO DR AND HAWK COURT; 240' NORTH OF QUEEN CREEK RD AND 750' EAST OF DOBSON RD. (NORTHING, 693083.388, EASTING, 711742.493)	1.709	1196.65

DESIGN TEAM CONTACTS

OWNER/DEVELOPER
SPECTRUM RETIREMENT COMMUNITIES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
PHONE: (303) 360-8612
FAX: (303) 360-8614
CONTACT: MIKE LONGFELLOW

ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ

ARCHITECT
WHITNEYBELL PERRY INC.
575 W. CHANDLER BLVD, SUITE 123
CHANDLER, ARIZONA 85225
PHONE: (602) 255-1891
FAX: (602) 420-0148
CONTACT: MIKE PERRY

SITE ZONING:

EXISTING/PROPOSED P.A.D.

SITE LOCATION:

LATITUDE: 33°15'40.01"
LONGITUDE: 111°52'10.48"

SITE INFORMATION:

NET: 274,863 SF OR 6.310 ACRES
GROSS: 411,225 SF OR 9.44 ACRES

SHEET INDEX:

COVER SHEET	1
PRELIMINARY PLAT	2
SECTIONS	3
GRADING SHEET	4

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARING S89°48'26"E PER MAP OF DEDICATION OF "RIGHT-OF-WAY AND EASEMENTS FOR OCTILLO", RECORDED IN BOOK 303, PAGE 24, MARICOPA COUNTY RECORDS.

OLSSON ASSOCIATES

45548 LEONARD J. SWARTZ — REGISTERED LAND SURVEYOR — ARIZONA U.S.A. — Expires 3/31/2014

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

COVER SHEET

GARDENS AT OCOTILLO
1651 W. QUEEN CREEK ROAD
CHANDLER, ARIZONA
2013

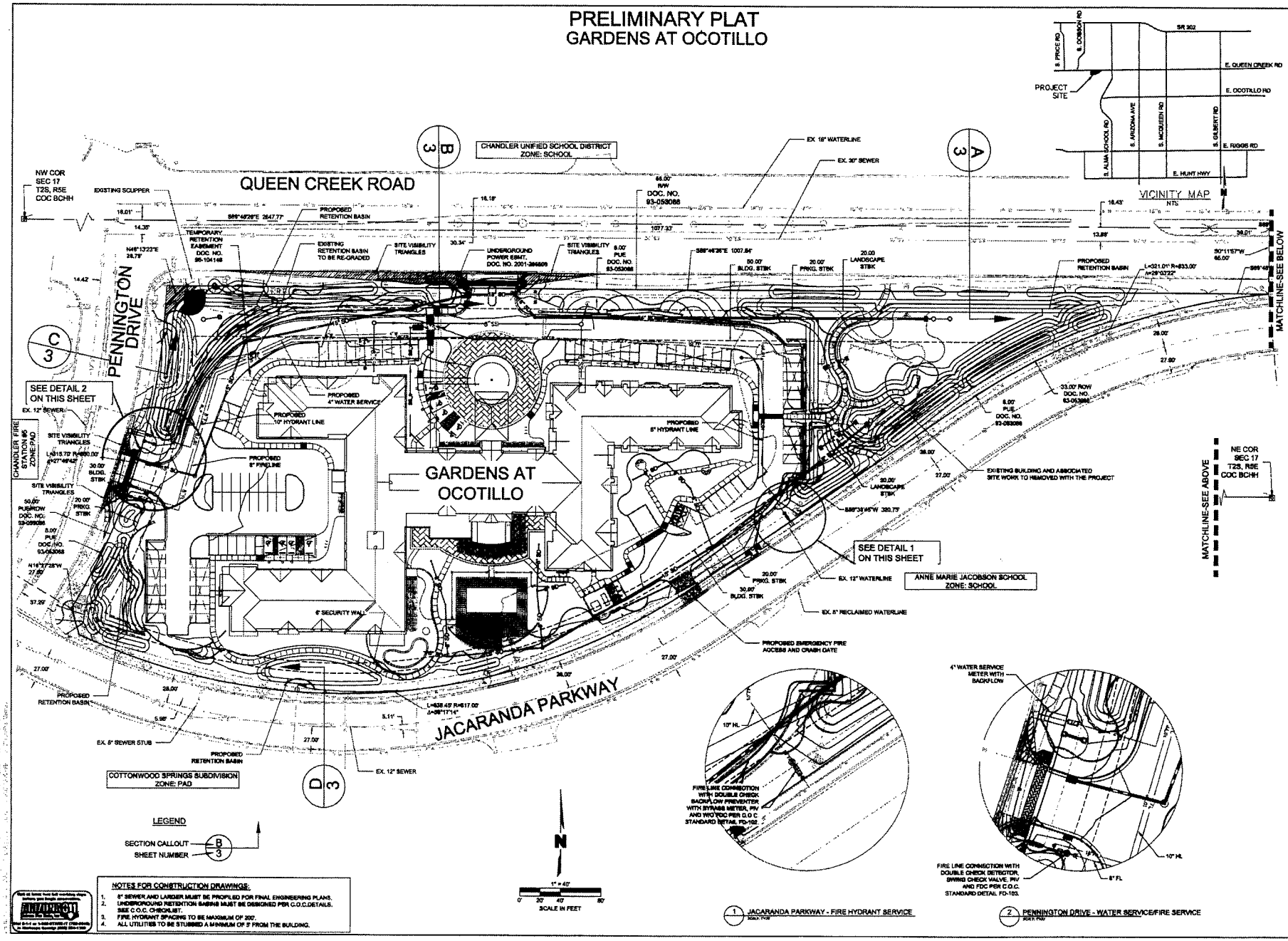
drawn by:
designed by:
checked by:
project no: 012-04
date: 1.30.13

SHEET
PP01
1 of 4

C.O.C. LOG NO. PPT13-0028

Call at least one full working day before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (Toll-free)

PRELIMINARY PLAT
GARDENS AT OCOTILLO



1 JACARANDA PARKWAY - FIRE HYDRANT SERVICE

2 PENNINGTON DRIVE - WATER SERVICE/FIRE SERVICE

NOTES FOR CONSTRUCTION DRAWINGS:

1. 8" SEWER AND LARGER MUST BE PROFILED FOR FINAL ENGINEERING PLANS.
2. UNDERGROUND RETENTION BASINS MUST BE DESIGNED PER C.O.C.DETAILS. SEE C.O.C. CHECKLIST.
3. FIRE HYDRANT SPACING TO BE MAXIMUM OF 200'.
4. ALL UTILITIES TO BE STUBBED A MINIMUM OF 5' FROM THE BUILDING.

OLSSON ASSOCIATES

Registered Professional Engineer (Civil) 42245 LEONARD J. SWARTZ ARIZONA U.S.A. Expires 3/31/2014

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PRELIMINARY PLAT

GARDENS AT OCOTILLO
1651 W. QUEEN CREEK ROAD
CHANDLER, ARIZONA
2013

drawn by:
designed by:
checked by:
project no.: 012-04
date: 11-20-12

SHEET
PP02
2 of 4

C.O.C. LOG NO. PPT13-0028