#39

MAR 26 2015

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-045**

DATE: MARCH 26, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PPT13-0022 NORIA MIXED-USE

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of McQueen and Germann roads

Applicant: David Soltysik; Terrascape Consulting

BACKGROUND

This Preliminary Plat is for a multi-family residential and commercial mixed-use development located at the southeast corner of McQueen and Germann roads that was approved by Council in late 2013. 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 Abstain: 1 (Ryan)

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

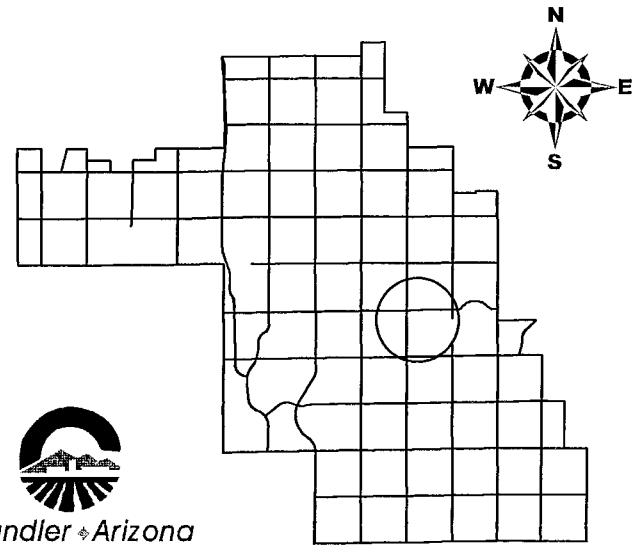
PROPOSED MOTION

Move to approve Preliminary Plat PPT13-0022 NORIA MIXED-USE, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat

Vicinity Map

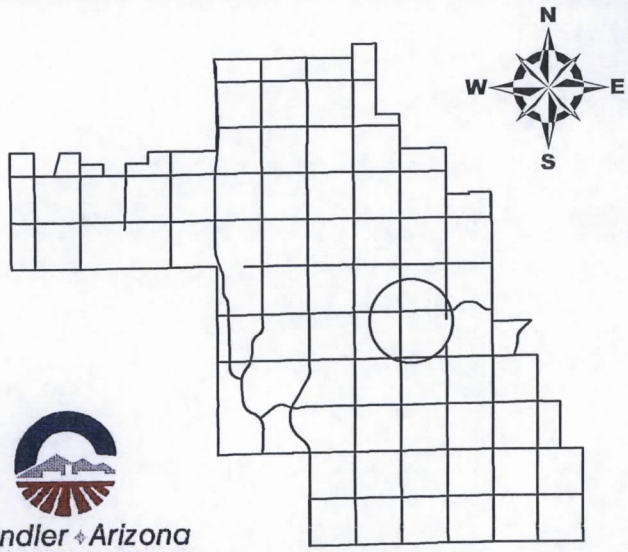


Chandler Arizona
Where Values Make The Difference

Noria Mixed-Use Community

CITY OF CHANDLER 2/6/2015

Vicinity Map



Noria Mixed-Use Community

Chandler Arizona
Where Values Make The Difference

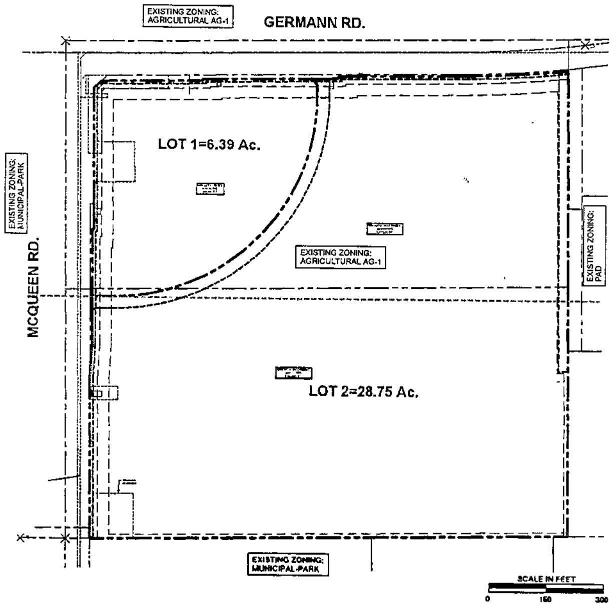
CITY OF CHANDLER 2/6/2015

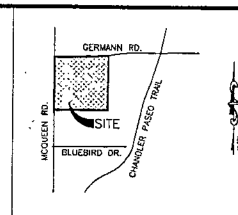
PRELIMINARY PLAT FOR:
NORIA MIXED-USE COMMUNITY
GERMANN & MCQUEEN
CHANDLER, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. THIS SUBDIVISION SHALL COMPLY WITH THE "RESIDENTIAL DEVELOPMENT STANDARDS" DATED MAY 23, 2002.
5. NO PHASING IS PROPOSED.
6. THIS SUBDIVISION IS WITHIN CHANDLER AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION AESEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
7. CURRENT ZONING: AGRICULTURAL AG-1
   PROPOSED USES: PAD C-2 = COMMERCIAL DISTRICT
   PAD MF-2 = MULTI-FAMILY RESIDENTIAL DISTRICT.





VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

ROBSON COMMUNITIES
9532 E. RIGGS RD.
SUN LAKES, AZ 85248

CONTACT: STEVE SORIANO
PHONE (480) 895-9200

ARCHITECT

WHITNEYBELL PERRY ARCHITECTS INC.
575 W. CHANDLER BLVD., SUITE 123
CHANDLER, ARIZONA 85225

CONTACT: JAMES MICHAEL PERRY, AIA
PHONE: (602) 266-1891
FAX: (480)821-0148

CIVIL ENGINEER

TERRASCAPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297-8732
FAX: (602) 230-8458

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

INDEX OF SHEETS

COVER SHEET, NOTES, CALCULATIONS	1
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PRELIMINARY G&D	4-5

PROJECT AREA

AREA GROSS (PER SURVEY): = 35.40 ACRES
SITE AREA NET: = 35.15 ACRES
NEW LOT 1: 6.39 AC.
NEW LOT 2: 28.75 AC.

PARCEL APN:

303-32-010L AND 303-32-010M

FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 04013C2065G, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE 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 DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

BENCHMARK (CMCN) NO. 40A

SECTION 10, T2S, R5E, CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK RD AND PIONEER PARKWAY; 1300' SOUTH OF GERMANN RD AND 700' WEST OF MCQUEEN RD. (NORTHING, 827154.945, EASTING, 717765.451)

BENCHMARK (CMCN) NO. 39A

BRASSCAP IN HAND HOLE - BEING THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. NAVD 88 ELEVATION = 1223.75

LEGAL DESCRIPTION:

THE NORTH HALF (PARCEL NO. 1) AND SOUTH HALF (PARCEL NO. 2) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL NO. 1
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 33 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 47 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE 73.84 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST 7.00 FEET; THENCE NORTH 46 DEGREES 32 MINUTES 41 SECONDS EAST 21.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 41 MINUTES 47 SECONDS EAST 998.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2926.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 10 SECONDS, AN ARC DISTANCE OF 269.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER. THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 46.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33 FEET OF SAID NORTHWEST QUARTER. THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE 1289.24 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE WEST 65 FEET AND THE EAST 10 FEET OF THE WEST 75 FEET OF THE NORTH 437 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, EXCEPT THE NORTH 92 FEET AND THE WEST 40 FEET THEREOF, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198, AND EXCEPT THE FOLLOWING BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 40 FEET AND THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 15 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 THAT IS 15 FEET EAST FROM SAID POINT OF INTERSECTION; HENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO.03-1649198; AND EXCEPT THE FOLLOWING BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 75 FEET AND THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 35 FEET; THENCE IN A NORTHEREASTERELY DIRECTION TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 THAT IS 35 FEET EAST FROM SAID POINT OF INTERSECTION, THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198.

PARCEL NO. 2
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 65 FEET, EXCEPTING THEREFROM THE WEST 40 FEET THEREOF, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198.

NOTE

NO WELLS WERE ENCOUNTERED ONSITE OR IDENTIFIED ON THE ADWR REGISTRY ONLINE.

Terrascape consulting
• civil engineering • surveying • urban planning
1102 E. Missouri Avenue, Phoenix, Arizona 85014 • 575 W. Chandler Boulevard, Suite 123, Chandler, Arizona 85225
T: (602) 297-8732 F: (602) 230-8458 W: terrascapeconsulting.com E: info@terrascapeconsulting.com

SEAL:
44150 DAVID M. SOLTYSIK 12/10/14
EXPIRES 3/31/2015

NORIA MIXED-USE COMMUNITY
GERMANN & MCQUEEN

PRELIMINARY PLAT

ROBSON COMMUNITIES
9532 E. RIGGS RD.
SUN LAKES, AZ 85248

ARIZONA811

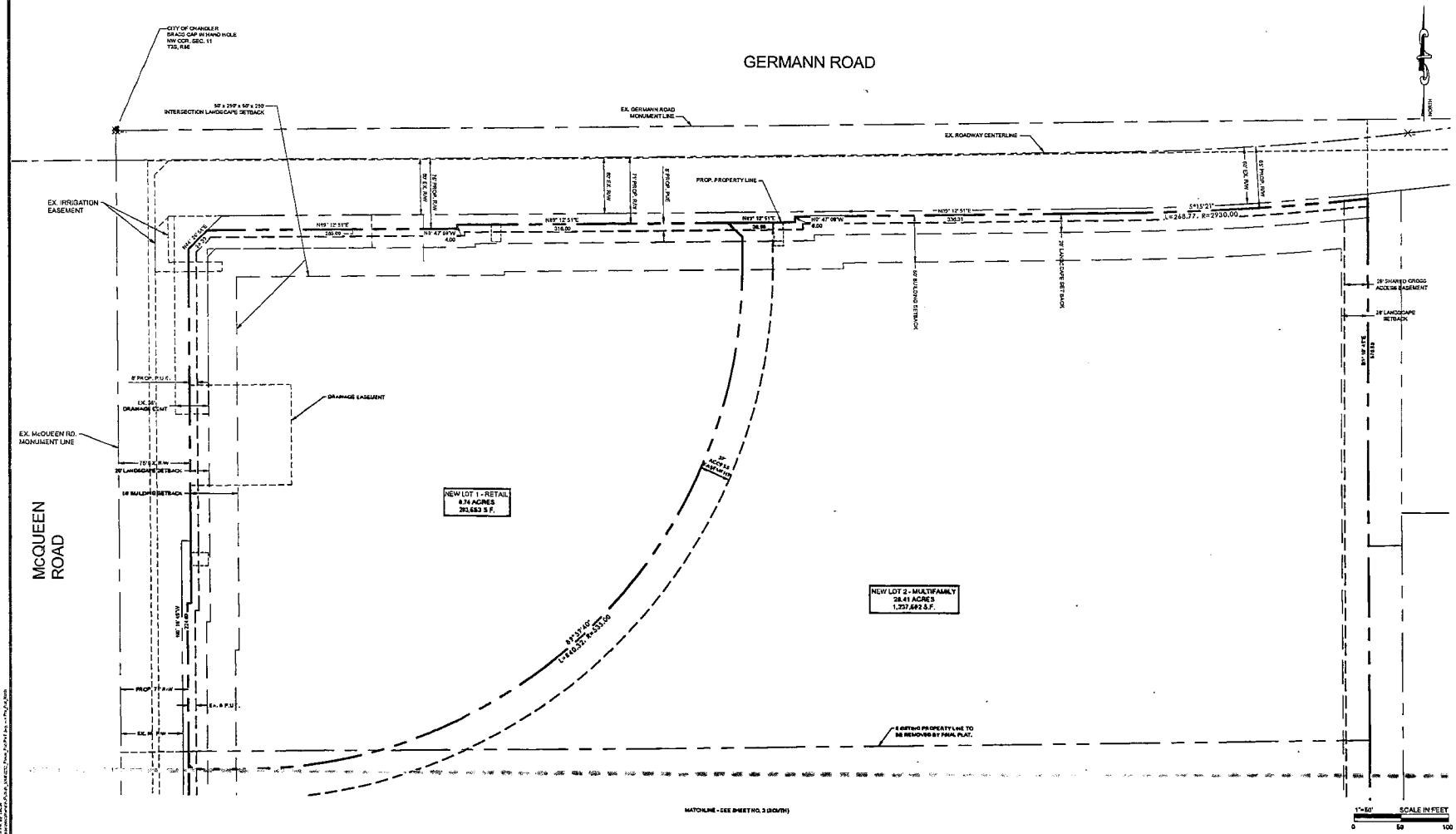
DATE:	DESCRIPTION
10/12/2012	PRE-TECH
01/18/2013	PDP SUBMITTAL
3/27/2013	REVISED PDP SUBMITTAL
07/18/2013	PREPLAT SUBMITTAL
12/10/2014	2ND. PREPLAT SUBMITTAL

CHECKED BY: DMS
DRAWN BY: SEH/JT
TITLE: COVER SHEET, NOTES, CALCULATIONS
SHEET No. 1 of 5
PROJECT No. 0252

C.O.C. Log No. PPT13-0022

PRELIMINARY PLAT FOR:
NORIA MIXED-USE COMMUNITY
GERMANN & MCQUEEN
CHANDLER, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Terrascape consulting
• civil engineering
• surveying
• urban planning

SEAL:

EXPIRES 3/31/2015

NORIA MIXED-USE COMMUNITY
GERMANN & McQUEEN

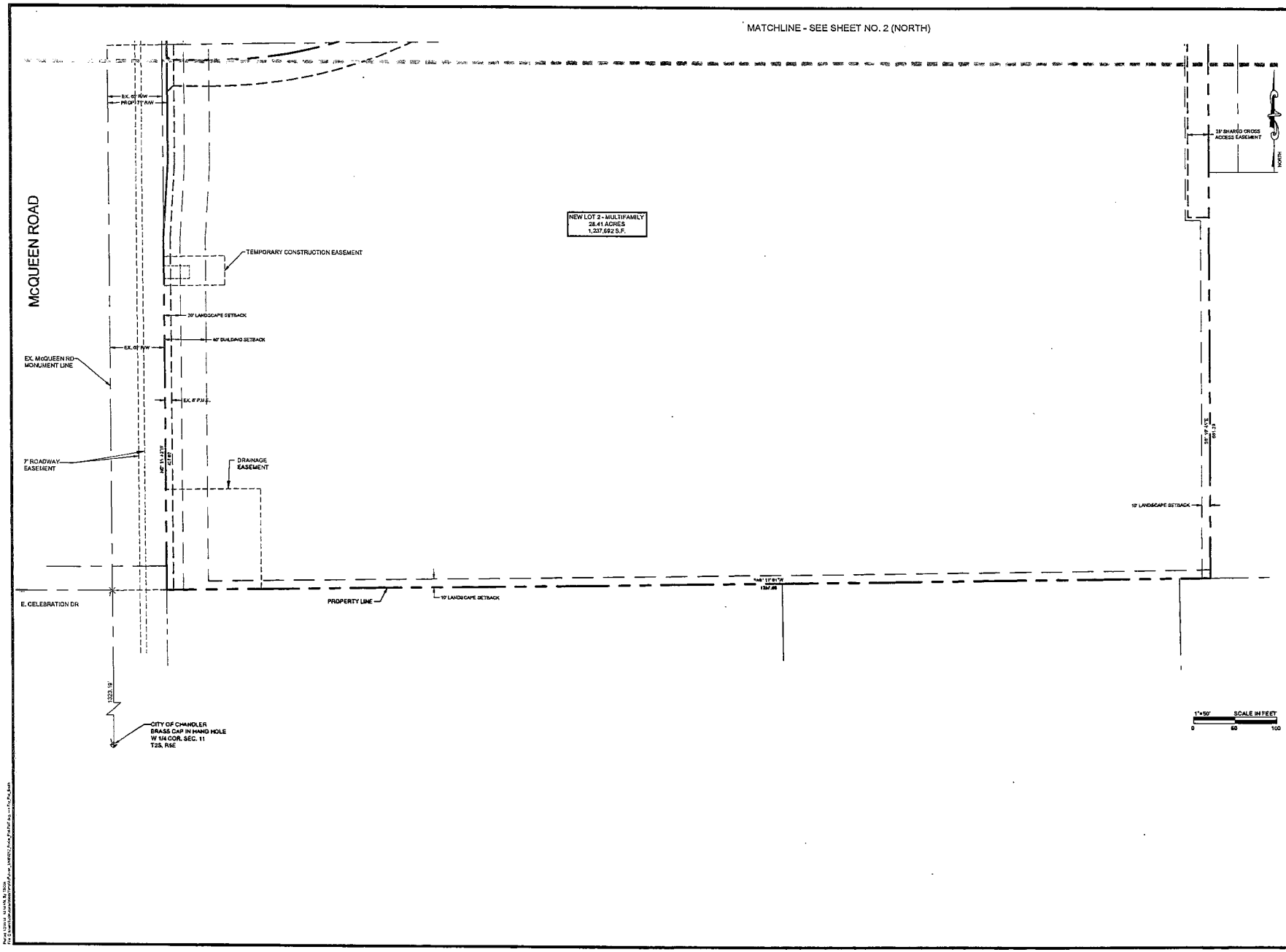
PRELIMINARY PLAT

ROBSON COMMUNITIES
9532 E. RIGGS RD.
SUN LAKES, AZ 85248

DATE:	DESCRIPTION
10/12/2012	PRE-TECH
01/18/2013	PDP SUBMITTAL
3/27/2013	REVISED PDP SUBMITTAL
07/10/2013	PREPLAT SUBMITTAL
12/10/2014	2ND PREPLAT SUBMITTAL

CHECKED BY: DMS
DRAWN BY: SEHMT
TITLE: PRELIMINARY PLAT (NORTH)
SHEET No. 2 of 5
PROJECT No. 0252

C.O.C. Log No. PPT13-0022



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T: (602) 297-8722 F: (602) 330-4489 W: terrascapeca.com E: info@terrascapeca.com

SEAL:
44166
DAVID M. SOLTYSIK
12/31/2014
EXPIRES 3/31/2015

NORIA
MIXED-USE
COMMUNITY
GERMANN & McQUEEN

PRELIMINARY PLAT

ROBSON COMMUNITIES
8532 E. RIGGS RD.
SUN LAKES, AZ 85248

Call at least two full working days before you begin excavation
ARIZONA 811
Blue Stake, Inc. 1-(602)-263-1100
Blue Stake of Southern Arizona 1-(520)-889-7945
In Maricopa County (602) 263-1100

DATE:	DESCRIPTION
10/12/2012	PRE-TECH
01/18/2013	PDP SUBMITTAL
3/27/2013	REVISED PDP SUBMITTAL
07/18/2013	PREPLAT SUBMITTAL
12/10/2014	2ND. PREPLAT SUBMITTAL

CHECKED BY: DMS
DRAWN BY: SEHMT
TITLE: PRELIMINARY PLAT (SOUTH)
SHEET No. 3 of 5
PROJECT No. 0252

C.O.C. Log No. PPT13-0022