



MEMORANDUM **Planning Division – PZ Memo No. 16-033**

DATE: MARCH 31, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: LAUREN SCHUMANN, CITY PLANNER *LS*
SUBJECT: PPT15-0016 TOWER STORAGE LLC

Request: Preliminary Plat (PPT) approval

Location: South of the southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Craig Baker, SBL Engineering

BACKGROUND

This Preliminary Plat is for a self-storage facility on an approximate 11.5 acre lot located south of the southeast corner of Arizona Avenue and Chandler Heights Road, which was annexed and zoned in October 2015. 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: 5 Opposed: 0 Absent: (Baron, Pridemore)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve Preliminary Plat, PPT15-0016 TOWER STORAGE LLC, 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.

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PROPOSED MOTION

Move City Council approve Preliminary Plat PPT15-0016 TOWER STORAGE LLC, as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Preliminary Plat

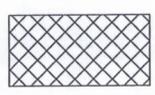


Chandler Heights Rd.

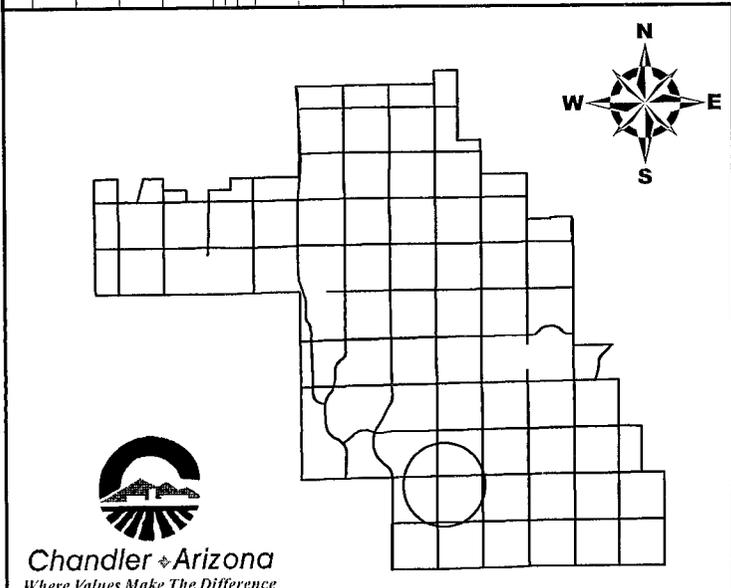
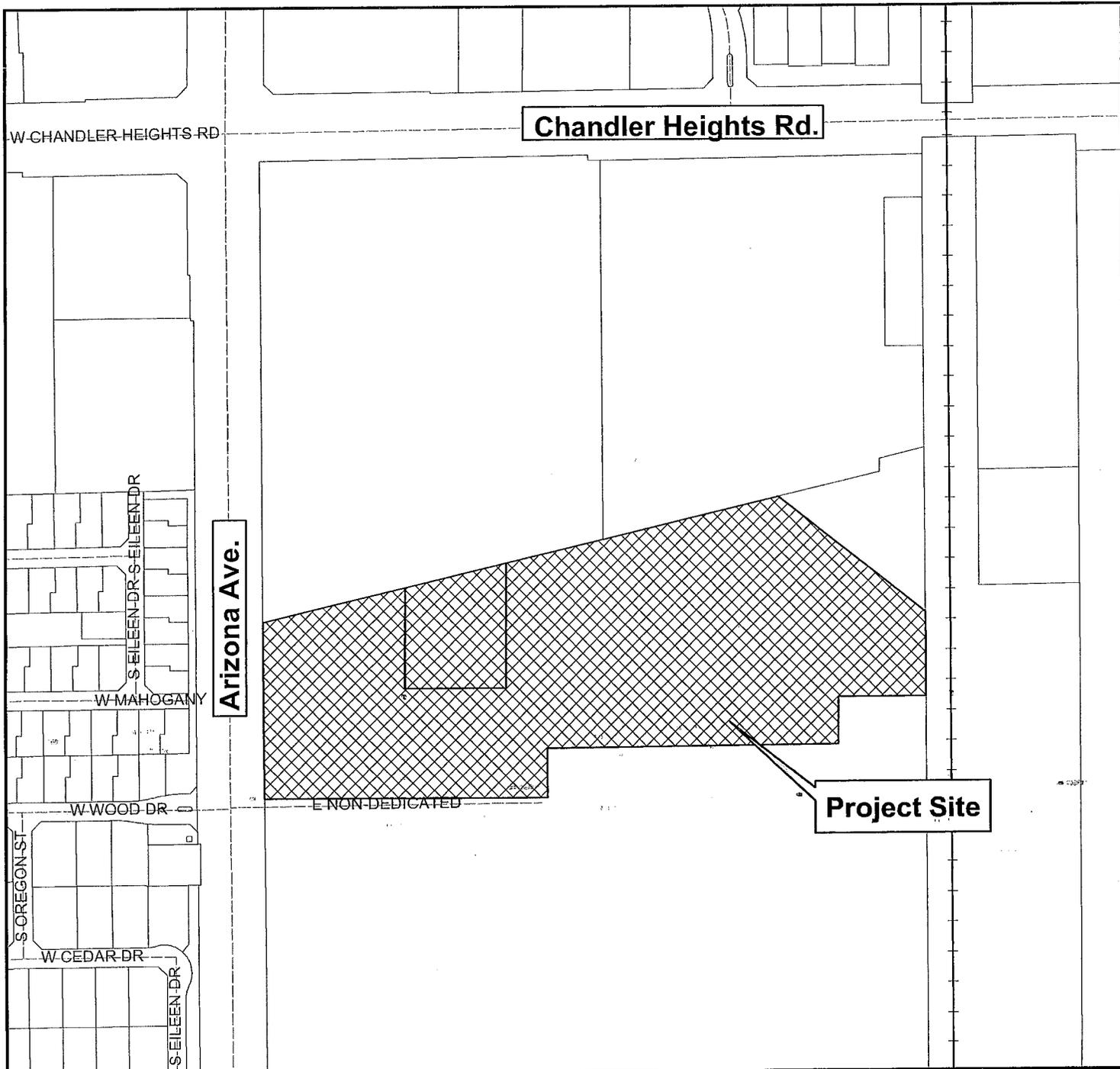
Arizona Ave.

Project Site

Vicinity Map



Tower Storage, LLC



Vicinity Map

 **Tower Storage, LLC**

CITY OF CHANDLER 2/25/2016

Detailed description: This section contains a legend for the vicinity map. It features a small square with a cross-hatch pattern, followed by the text 'Tower Storage, LLC'. At the bottom of this section, the text 'CITY OF CHANDLER 2/25/2016' is printed.

PRELIMINARY PLAT TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND COUNTY OF CHANDLER UNTIL THE UNDERGROUNDING REQUEST HAS BEEN SUBMITTED.
2. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND COUNTY OF CHANDLER UNTIL THE UNDERGROUNDING REQUEST HAS BEEN SUBMITTED.

AREA: LOT 1
50,124 SQUARE FEET OR 1,150.00 ACRES NET
50,124 SQUARE FEET OR 1,150.00 ACRES GROSS

OWNER/DEVELOPER
TOWER STORAGE, LLC
2500 S. ARIZONA AVENUE
CHANDLER, AZ 85224

SURVEYOR
LESLIE LAMB SURVING
4529 E. RED RANGE WAY
PHOENIX, AZ 85034
CONTACT: JAY WALKER/SCHRODT

ENGINEER
TERRY WALKER/SCHRODT
1957 E. SUNSHINE T LANE
TUCUAC, AZ 85284
CONTACT: CHAD BAKER

ARCHITECT
HKA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: NEIL FEASER

BASIS OF BEARING

THE BASIS OF BEARING FOR THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDSOME MARKING THE WEST QUARTER CORNER OF SAID SAID SECTION 27 BEARS NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST 24,457 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST 1,860.02 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.
THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST 318.55 FEET ALONG SAID WEST LINE TO A COTTON PICKER SPONGLE.
THENCE NORTH 78 DEGREES 47 MINUTES 13 SECONDS EAST 1,103.34 FEET LEAVING SAID WEST LINE TO A 5/8 INCH IRON NAIL.
THENCE SOUTH 51 DEGREES 54 MINUTES 54 SECONDS EAST 36,174 FEET.
THENCE SOUTH 30 DEGREES 00 MINUTES 27 SECONDS EAST 16,437 FEET TO A 1/2 INCH IRON NAIL.
THENCE NORTH 89 DEGREES 42 MINUTES 32 SECONDS WEST 189.89 FEET TO A 1/2 INCH IRON NAIL.
THENCE SOUTH 80 DEGREES 49 SECONDS WEST 50.85 FEET TO A 1/2 INCH IRON NAIL.
THENCE SOUTH 89 DEGREES 23 MINUTES 33 SECONDS WEST 67.66 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP APPLICABLE, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL FLOOD FLOODING ARE SHOWN WITH A WAVE PATTERN. AREAS OF 1% ANNUAL FLOODING ARE SHOWN WITH A BRACKET PATTERN. AREAS OF 1% ANNUAL FLOODING ARE SHOWN WITH A WAVE PATTERN. AREAS OF 1% ANNUAL FLOODING ARE SHOWN WITH A WAVE PATTERN. AREAS OF 1% ANNUAL FLOODING ARE SHOWN WITH A WAVE PATTERN.

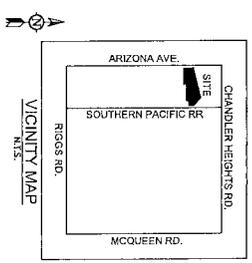
BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, WHICH BEARS NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST 1,860.02 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. SAID BEARING IS RECORDED IN INSTRUMENT NO. 2015-00823, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAY WALKER/SCHRODT
4529 E. RED RANGE WAY
PHOENIX, AZ 85034



LATITUDE/LONGITUDE
CORNER OF SITE: 33° 08' 01.12" N, 111° 50' 13.80037" W
CORNER: 111° 50' 13.80037" W

ZONING
SUBJECT PROPERTY IS ZONED: I-17/A0

BENCHMARK
CITY OF CHANDLER BENCHMARK 504
SECTION 21, T2S, R5E, S4M
37' CITY OF CHANDLER BRASS CAP IN CONCRETE FLUSH AT THE POINT OF BEGINNING. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF CHANDLER HEIGHTS RD. ACROSS FROM SOUTH ENTRY TO SCHOOL. ELEVATION: 1454.71 NAVD83

SITE BENCHMARK
NAIL WITH WASHER NLS #4373
AT SOUTHWEST CORNER OF SUBJECT PROPERTY
ELEVATION: 1454.71 NAVD83

C.O.C. LOG NO. PPT15-0016

NO.	DATE	DESCRIPTION
1	2015	PRELIMINARY PLAT
2	2015	REVISIONS

**PRELIMINARY PLAT
TOWER STORAGE, LLC**
5205 S. ARIZONA AVENUE, CHANDLER, AZ

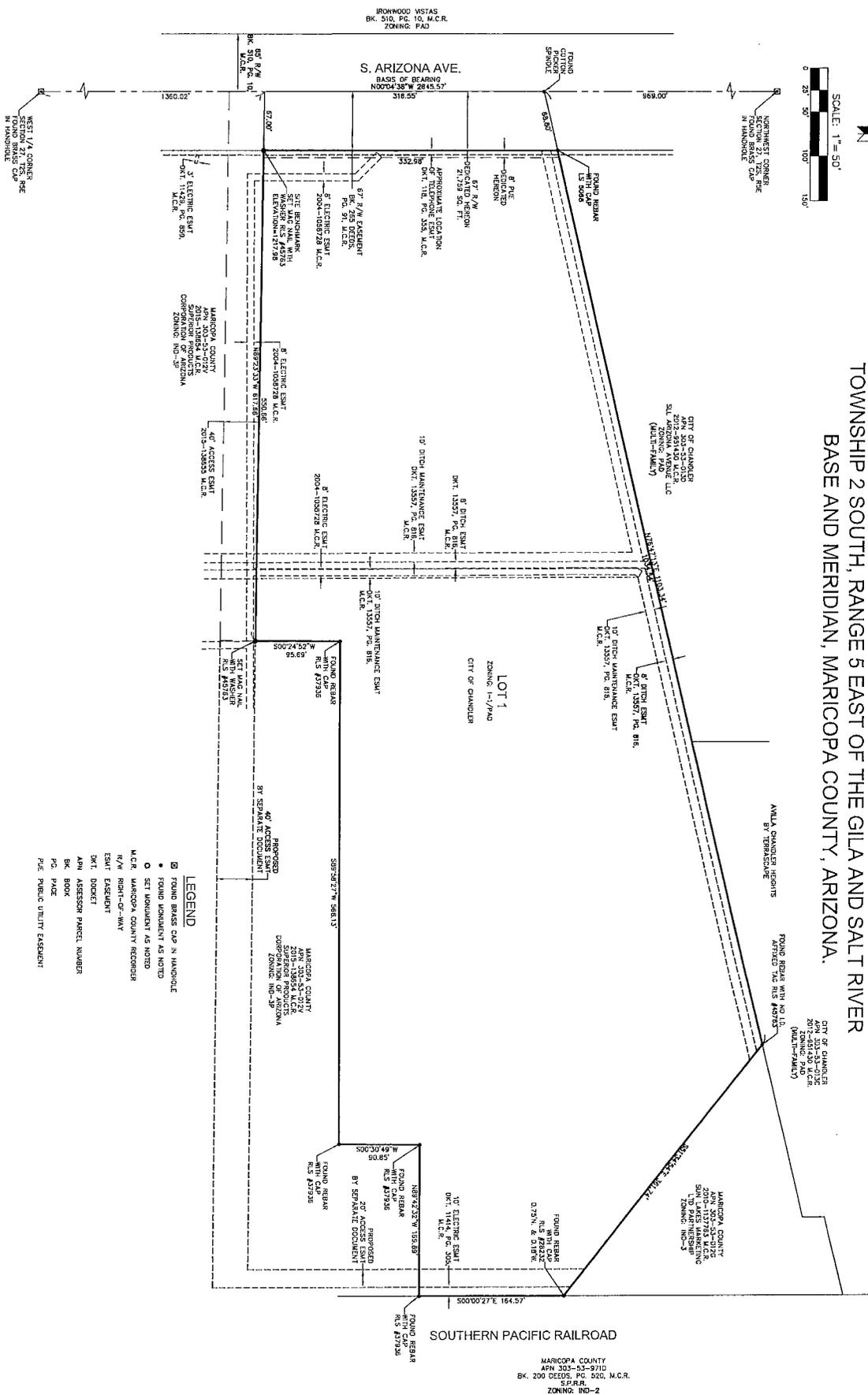
L5 R5
L5S1 LAND SURVEYING
4401 E. RED RIVER WAY
CHANDLER, AZ 85224
PHONE: 480.755.1388
WWW.L5SURVEYING.COM



SCALE: 1" = 50'
0 50 100 150'

PRELIMINARY PLAT TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND**
- FOUND BRASS CAP IN HANDICAP
 - FOUND MONUMENT AS NOTED
 - SET MONUMENT AS NOTED
 - M.C.R. MARICOPA COUNTY REMEMBER
 - R/W RIGHT-OF-WAY
 - ESMT EASEMENT
 - APN ASSESSOR PARCEL NUMBER
 - BK. BOOK
 - P.C. PAGE
 - P.U. PUBLIC UTILITY EASEMENT

C.O.C. LOG NO. PPT15-0016

NO.	DATE	REVISIONS

PREPARED BY: [Signature]
DATE: 2018
DRAWN BY: [Signature]
SCALE: 1"=50'

PRELIMINARY PLAT
TOWER STORAGE, LLC
5205 S. ARIZONA AVENUE, CHANDLER, AZ

MARICOPA COUNTY
APN 303-53-012
BK. 200 DEEDS 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

L5
R5

LSRS LAND SURVEYING
480 E. RED BARK WAY
CAVE CREEK, AZ 85511
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WWW.LSRS.COM