

#38
MAR 05 2007



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Where Values Make The Difference

MEMORANDUM Planning and Development – Staff Memo No. CC 07-049

DATE: FEBRUARY 22, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

FROM: BOB WEWORSKI, PRINCIPAL PLANNER

SUBJECT: PPT06-0026 CANYON ROCK MARKETPLACE

Request: Preliminary Plat approval

Location: Southwest corner of Alma School and Pecos Roads

Applicant: Site Consultants, Inc.

Project Info: Approximately a 20.4 acres

RECOMMENDATION

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

BACKGROUND

This Preliminary Plat is for a commercial development including retail, restaurant, and hotel uses. The plat creates the lots, tracts, and easements necessary for the property's development.

PLANNING COMMISSION VOTE REPORT

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

RECOMMENDED ACTION

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

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

PROPOSED MOTION

Move to approve Preliminary Plat PPT06-0026 CANYON ROCK MARKETPLACE, per Planning Commission and Staff recommendation.

Attachment

1. Preliminary Plat

PRELIMINARY PLAT
OF

CANYON ROCK MARKETPLACE

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

PECOS RANCH LP
APN 303-27-003H

N00°48'23"W 1285.64'
1220.54'
1040.64'

PROPERTY RESERVE INC.

APN 303-26-003P

BOUNDARY - EXISTING
808,854.62 S.F.
18.569 AC.

BOUNDARY - PROPOSED
800,212.07 S.F.
18.370 AC.

DEPARTMENT OF
TRANSPORTATION
APN 303-26-003K

ARROWHEAD DRIVE
N. 1/4 COR.
SEC. 5, T2S,
R5E FND.
BRASS CAP
IN HANDHOLE

PROPOSED 71.00'
DEDICATED R/W
EX. 65.00' R/W

UNSUBDIVIDED
PECOS ROAD
N89°38'30"E
2642.43'
660.52'

EX. 75.00' R/W
S00°48'09"E
75.00'

N.E. COR. SEC. 5,
T 2 S, R 5 E
FND. PK NAIL

N89°38'30"E
75.00'

PROPOSED 75.00'
DEDICATED R/W
55.00' COUNTY ROAD
BK.16, PG.72, M.C.R.

PROPOSED 71.00'
DEDICATED R/W

ADOT R/W | C.O.C. R/W

ALMA SCHOOL ROAD
UNSUBDIVIDED
ZONING: PAD

E. 1/4 COR. SEC. 5,
T 2 S, R 5 E
FND. BRASS CAP
IN HANDHOLE

Site Consultants, Inc.
113 S. Rockford Drive, Tempe Arizona 85281
Tele: 480-894-2820 Fax: 480-894-2847
SCI #1679 SCALE: 1"=200' DATE: 01-31-07

PRELIMINARY PLAT

OF

CANYON ROCK MARKETPLACE

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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	189.91	144.19	75°27'45"	111.57
C2	81.82	144.19	32°30'40"	42.04
C3	108.09	144.19	42°57'05"	56.73
C4	103.13	333.68	17°42'28"	51.98

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	S00°48'23"E
L2	25.00	S00°48'15"E
L3	20.00	N89°38'30"E
L4	10.00	S89°11'51"W
L5	6.00	N00°21'30"W
L6	10.00	S00°21'30"E
L7	20.00	N89°38'30"E
L8	20.00	S00°48'16"E
L9	28.39	S45°34'53"E
L10	10.00	N89°11'51"E
L11	6.00	S89°11'51"W
L12	6.00	N89°11'51"E
L13	119.95	N89°38'30"E
L14	24.67	N89°38'30"E
L15	81.66	N00°21'30"W
L16	78.02	S00°48'17"E
L17	26.48	S00°48'09"E
L18	446.22	S00°48'09"E
L19	231.09	N89°38'30"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	181.80	S00°48'09"E
L21	255.07	S06°00'48"W
L22	101.74	S41°15'21"W
L23	121.31	S83°23'26"W
L24	171.97	S89°09'21"W
L25	171.87	S89°09'21"W
L26	177.79	N89°09'21"E
L27	177.73	S89°09'21"W
L28	158.23	S89°09'21"W
L29	256.45	S44°53'22"E
L30	237.04	S00°50'39"E
L31	185.71	S00°50'29"E
L32	112.90	S00°50'39"E
L33	135.98	S00°50'39"E
L34	176.63	S00°48'09"E
L35	135.98	S00°48'09"E
L36	95.03	S00°48'09"E
L37	17.86	S00°48'09"E
L38	79.51	S00°48'09"E
L39	23.65	S00°48'09"E
L40	163.23	S06°00'48"W
L41	91.84	S06°00'48"W
L42	178.98	S03°07'37"W
L43	10.09	S41°15'21"W
L44	91.65	S41°15'21"W
L45	132.95	S83°23'26"W
L46	58.51	S85°11'58"W
L47	177.49	N89°11'37"E

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