



Chandler • Arizona
Where Values Make The Difference

#82
JUN 28 2007

MEMORANDUM Planning and Development – CC Memo No. 07-157

DATE: JUNE 12, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BOB WEWORSKI, PLANNING MANAGER

SUBJECT: PPT07-0011 PORTICO PLACE

Request: Preliminary Plat approval

Location: The southwest corner of Chandler Boulevard and Dobson Road

Applicant: Carter & Burgess

Project Info: Commercial retail and office development on approximately
 14.5 acres.

RECOMMENDATION

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

BACKGROUND

Portico Place is a planned commercial retail and office development located on a former industrial manufacturing facility at the southwest corner of Chandler Boulevard and Dobson Road.

The plat creates the lots and tracts, construction-phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

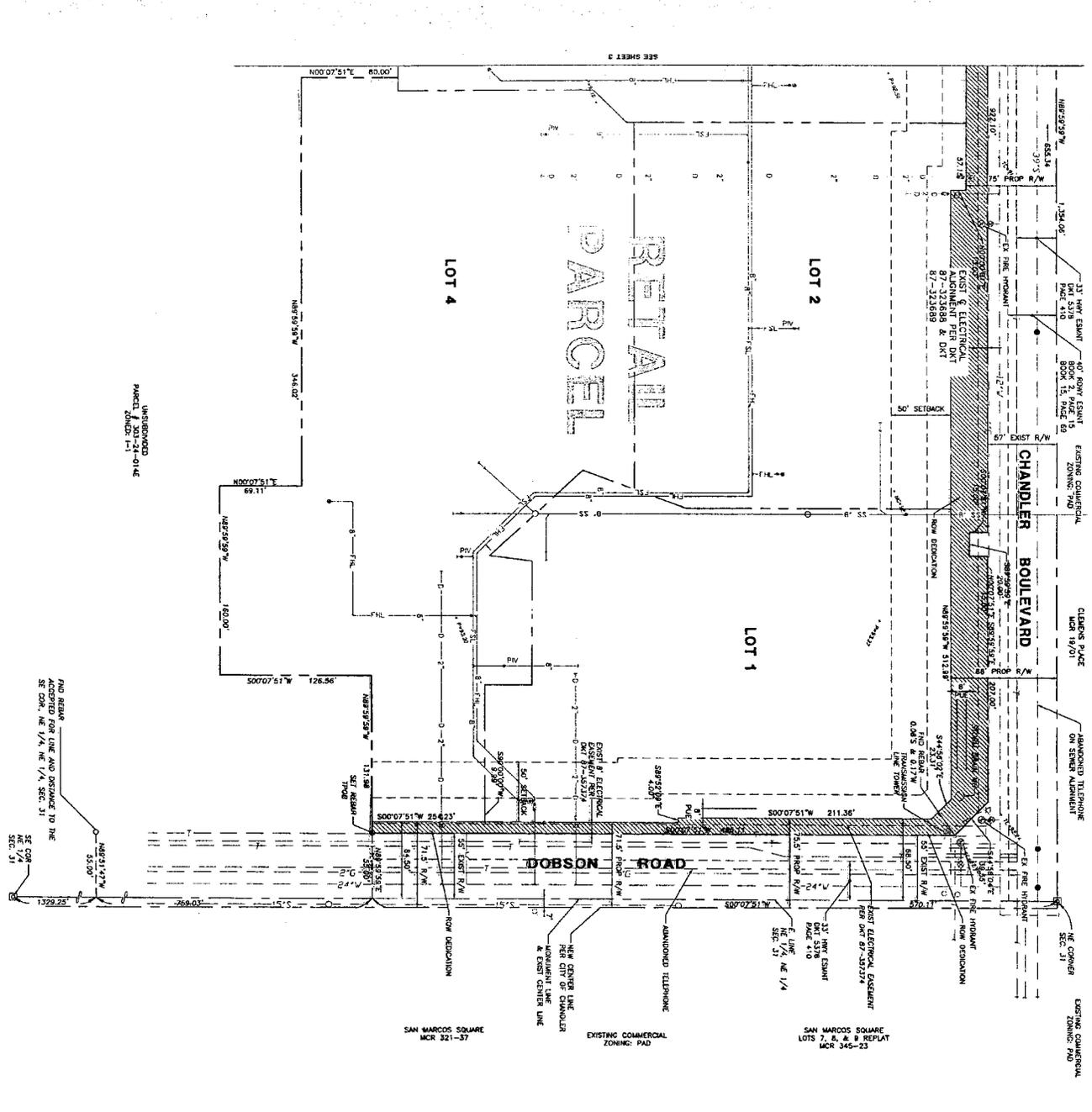
Motion to Approve. In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

PROPOSED MOTION

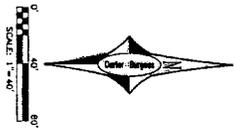
Motion to approve Preliminary Plat PPT07-0011 PORTICO PLACE, per Planning Commission and Staff recommendation.

Attachment

- 1. Preliminary Plat



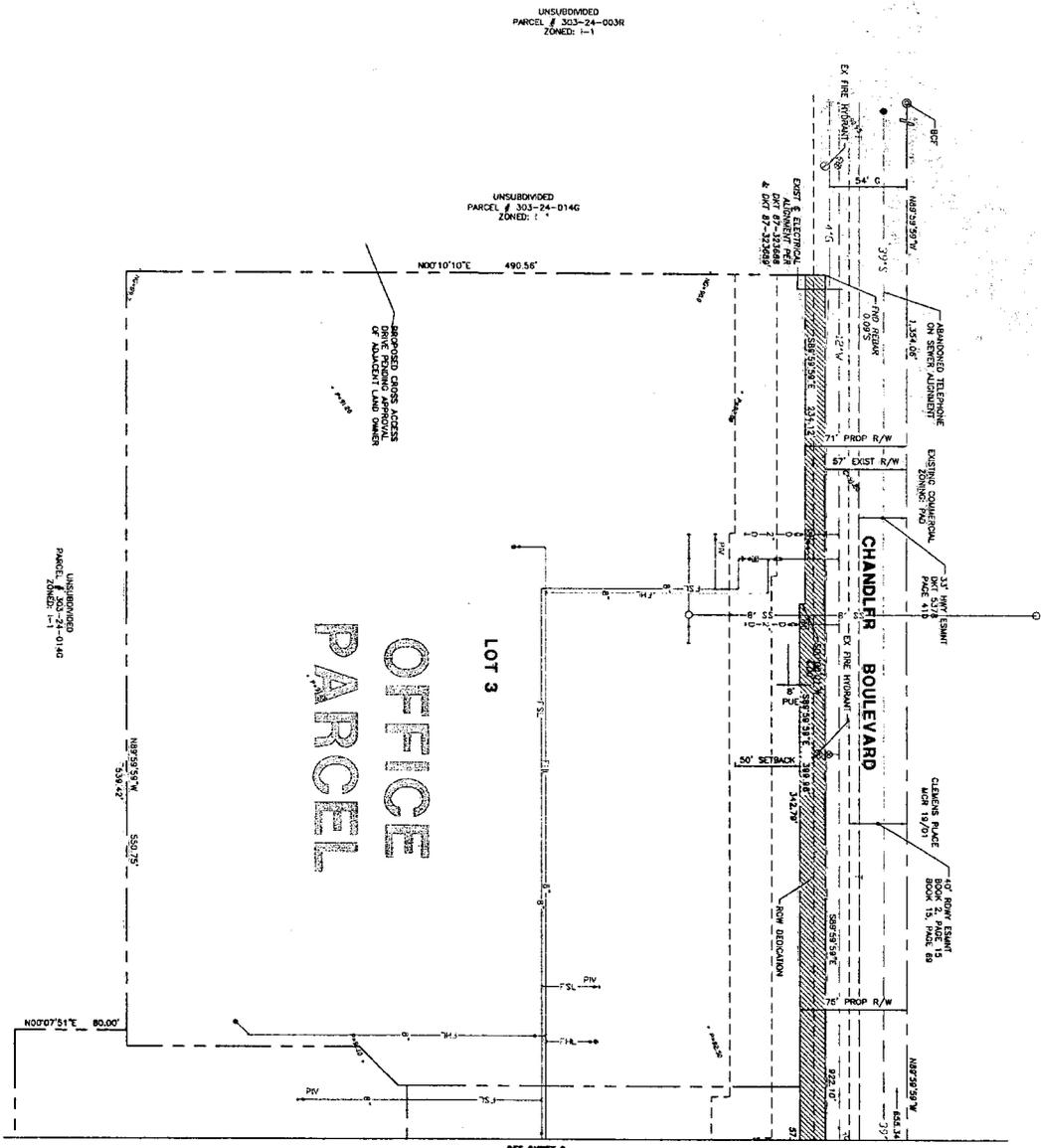
C.O.C. LOG NO. PPT07-0011



1-800-SHAKE-11
 1480-SHAKE-11

<p>Portigo Place Chandler</p> <p>CHANDLER BLVD. & DOBSON RD. CHANDLER, AZ</p>	<p>DEVELOPER: ARANSTRONG DEVELOPMENT PROPERTIES, INC. 1500 NORTH FIRST DRIVE SUITE 100 PHOENIX, ARIZONA 85018 TEL (602) 385-4100 FAX (602) 385-4101</p>	<p>DESIGNER: CURTIS BURGESS 101 NORTH FIRST AVENUE SUITE 3100 PHOENIX, ARIZONA 85003 TEL (602) 253-1200 FAX (602) 253-1202</p>	<p>LEGEND</p> <ul style="list-style-type: none"> FT= FINISH FLOOR ELEVATION EA= EASEMENTS AS NOTED EX= EXISTING RIGHT-OF-WAY RO= ROADWAY CENTERLINE PR= PROPOSED RIGHT-OF-WAY PU= PROPOSED PUBLIC UTILITY EASEMENT FB= FOUND BRASS CAP IN HANDHOLE SD= PROPOSED STORM DRAIN SP= PROPOSED SANITARY SINKER PIPE AND MANHOLE PH= PROPOSED FIRE HYDRANT FW= EXISTING FIRE WATER MAIN SW= EXISTING SANITARY SINKER PIPE WM= EXISTING WATER MAIN WV= EXISTING WATER VALVE WH= EXISTING FIRE HYDRANT WS= EXISTING WATER SE= EXISTING SEWER ST= EXISTING TELEPHONE EG= EXISTING GAS RD= ROW DEDICATION BP= PROPOSED 2" BACKFLOW PREVENTION WV= PROPOSED WATER VALVE PVI= PROPOSED POST INDICATOR VALVE FI= 8" PROPOSED FIRE HYDRANT LINE FS= 8" PROPOSED FIRE SPRINKLER LINE SM= 2" PROPOSED METER SL= 8" PROPOSED SANITARY LINE SD= 2" PROPOSED DOMESTIC WATER LINE 	<p>Curis Burgess</p> <p>Curis Burgess 101 North First Avenue Suite 3100 Phoenix, Arizona 85003 Tel: (602) 253-1200 Fax: (602) 253-1202</p>
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2 OF 3



OFFICE
 PARCEL

LOT 3

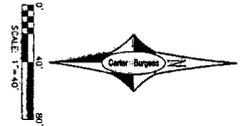
CHANDLER BOULEVARD

PORTICO PLACE

SEE SHEET 2

LEGEND

- FT- FINISH FLOOR ELEVATION
- EXHAUSTS AS NOTED
- EXISTING RIGHT-OF-WAY
- ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUBLIC UTILITY EXHIBIT
- FOUND BRASS CAP IN HYDRANT
- PROPOSED STEAM DRAIN AND MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT AND MANHOLE
- EXISTING SANITARY SEWER PIPE AND MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- ▨ 2" PROPOSED BACKFLOW PREVENTOR
- PROPOSED WATER VALVE
- PROPOSED POST INDICATOR VALVE
- 2" PROPOSED FIRE HYDRANT LINE
- 2" PROPOSED FIRE SPRINKLER LINE
- 2" PROPOSED METER
- 8" PROPOSED SANITARY LINE
- 2" PROPOSED DOMESTIC WATER LINE



SCALE 1"=40'

C.O.C. LOG NO. PPT07-0011

1400-STATE ST
 PHOENIX, AZ 85003

Carter & Burgess
 Civil & Mechanical Engineers, Architects
 1400-STATE ST., PHOENIX, AZ 85003
 TEL (602) 233-1200
 FAX (602) 233-1200
 WWW.CARTERBURGESS.COM

SUBMITTAL SET
 NOT FOR CONSTRUCTION
 OR RECORDING



**PORTICO PLACE
 CHANDLER**

CHANDLER BLVD & DOBSON RD
 CHANDLER, AZ

DEVELOPER:

AMARCON DEVELOPMENT
 PROPERTIES, INC.
 1500 N. MICHIGAN STREET, SUITE 100
 TEMPE, ARIZONA 85281
 TEL (602) 385-4100
 FAX (602) 385-4101

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/16/07	PRELIMINARY PLAT
2		PLAN VIEW SHEET

CHECKED BY: SN
 DESIGNED BY: SR
 DRAWING BY: LJD
 DATE: 05/16/07
 JOB NUMBER: 190086111
 TITLE: PRELIMINARY PLAT
 PLAN VIEW SHEET

COMMENTS: 3 OF 3