



Chandler • Arizona
Where Values Make The Difference

#72
JUL 31 2008

MEMORANDUM Planning & Development - CC Memo No. 08-146

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PPT08-0005 SHOPPES AT CHANDLER HEIGHTS

Request: Preliminary Plat approval for a commercial retail center on approximately 19.5 acres

Location: Northeast corner of Chandler Heights Road and Arizona Avenue

Applicant: RCC Design Group, LLC

RECOMMENDATION

Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning recommend approval with a condition.

BACKGROUND

This plat is for a commercial retail center located at the northeast corner of Chandler Heights Road and Arizona Avenue. The plat establishes property boundaries, necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

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

CC Memo 08-146

July 17, 2008

Page 2 of 2

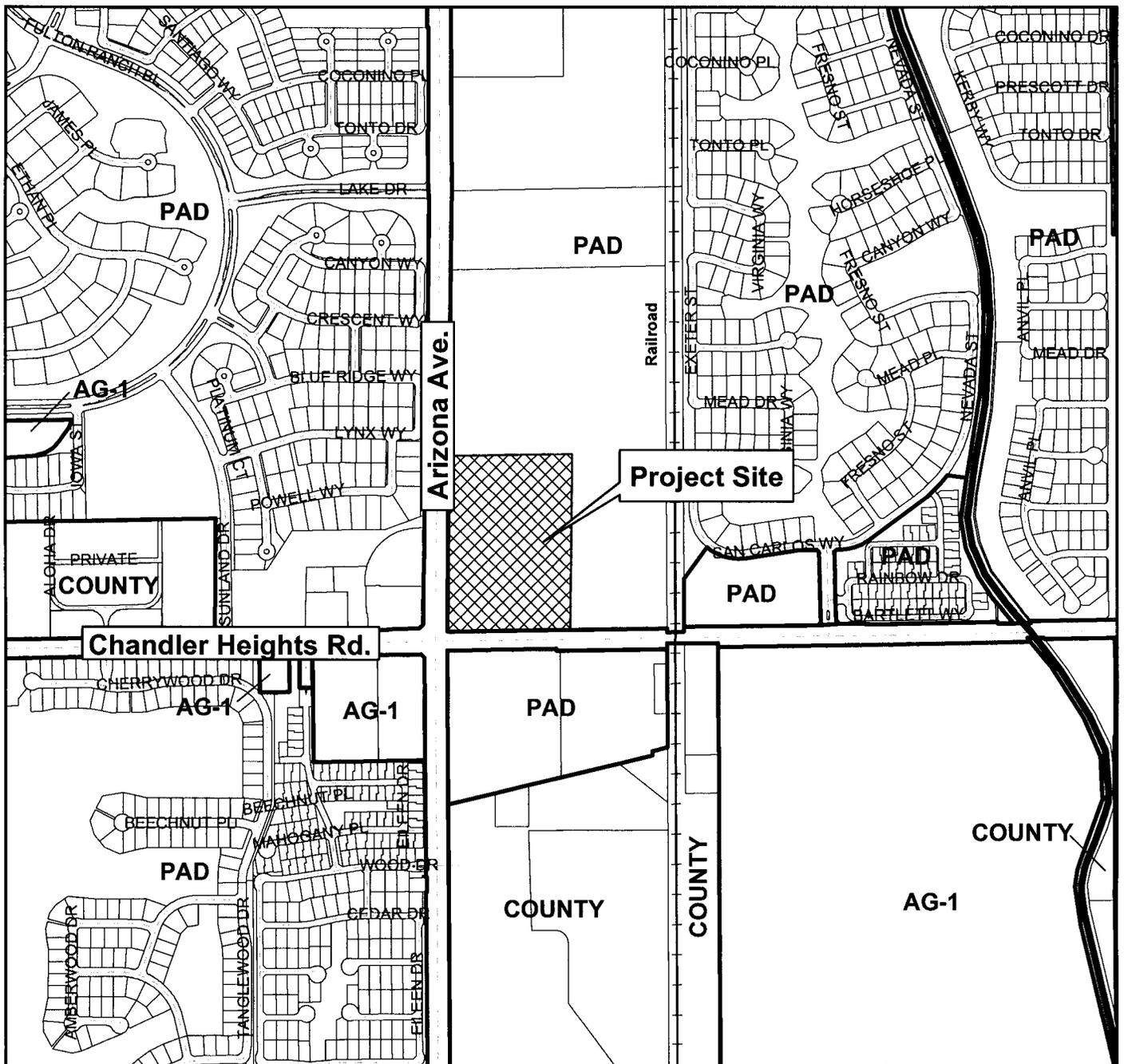
1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

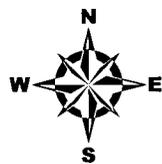
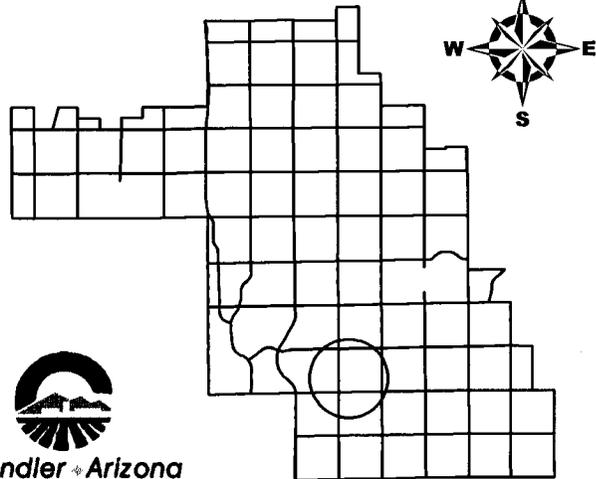
Move to approve PPT08-0005 SHOPPES AT CHANDLER HEIGHTS, subject to the condition recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Preliminary Plat



Vicinity Map



PPT08-0005

Shoppes at Chandler Heights



Chandler, Arizona
Where Values Make The Difference

PRELIMINARY PLAT FOR SHOPPES AT CHANDLER HEIGHTS CHANDLER, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
NEC ARIZONA AVE AND CHANDLER HEIGHTS BLVD, CHANDLER, ARIZONA

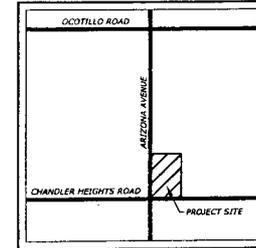
ARIZONA AVENUE
-ABOT R/W-

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.

TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY VAUGHN LAND SURVEYING ON 2/16/07. RCC DESIGN GROUP, LLC ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.

THIS SURVEY WAS PERFORMED ON STATE PLANE COORDINATES. THE BASIS OF BEARING IS NOTATED 12 MINUTES AND 52 SECONDS FROM THE BASIS OF BEARING USED IN THE LEGAL DESCRIPTION FROM THE TITLE REPORT.

STORMWATER RETENTION VOLUMES:
VOLUME REQUIRED = 176,235 CF
VOLUME PROVIDED = 176,231 CF



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
CND, LLC
ATTN: VICTORIA F. LONGFELLOW, ESQ.
7025 N. SCOTTSDALE ROAD SUITE 303
SCOTTSDALE, AZ 85253
602.850.0202
602.850.0214 FAX

ENGINEER/PREPARED:
RCC DESIGN GROUP, LLC
ATTN: STUART W. BAYBURN
11022 S. 51ST STREET, SUITE 102
PHOENIX, AZ 85044
480.598.0270
480.598.0273 FAX

SURVEYOR:
VAUGHN LAND SURVEYING, INC.
ATTN: SHANE BATEMAN
1207 E. WEBER DRIVE, SUITE 2
TEMPE, AZ 85281
480.921.1565
480.921.1567 FAX

BENCHMARK:
SECTION 22, T2S, R5E, 3RD CITY OF CHANDLER
BRASS CAP SET IN CONCRETE, FLUSH, 200' NORTH
OF INTERSECTION OF CHANDLER HEIGHTS ROAD
AND ARIZONA AVE. 7' WEST OF CENTER OF
PAVEMENT, 12' EAST OF CONCRETE LINED DITCH.
(NORTHING 812642.646, EASTING 723104.377)
ELEVATION = 1212.03 (CORN 850)

ZONING: PAD
SITE AREA:
GROSS SITE AREA = 852,445 SF OR 19.569 ACRES
NET SITE AREA = 721,906 SF OR 16.573 ACRES
LATITUDE: 33°15'22"W
LONGITUDE: 111°50'19"W
THIS SUBDIVISION INCLUDES 6 TOTAL LOTS

ABBREVIATIONS
BSL BUILDING SETBACK LINE
LSL LANDSCAPE SETBACK LINE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN A HANDHOLE IN THE INTERSECTION OF CHANDLER HEIGHTS ROAD AND ARIZONA AVENUE, MARKING THE SOUTHWEST CORNER OF SAID SECTION 22, FROM WHICH THE BRASS CAP IN A HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST, 2025.97 FEET, SAID LINE BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 1078.35 FEET;

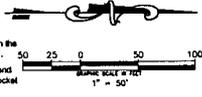
THENCE NORTH 89 DEGREES 25 MINUTES 08 SECONDS EAST, 780.65 FEET ALONG A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 48 MINUTES 00 SECONDS WEST, 1078.35 FEET ALONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 25 MINUTES 08 SECONDS WEST, 780.65 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

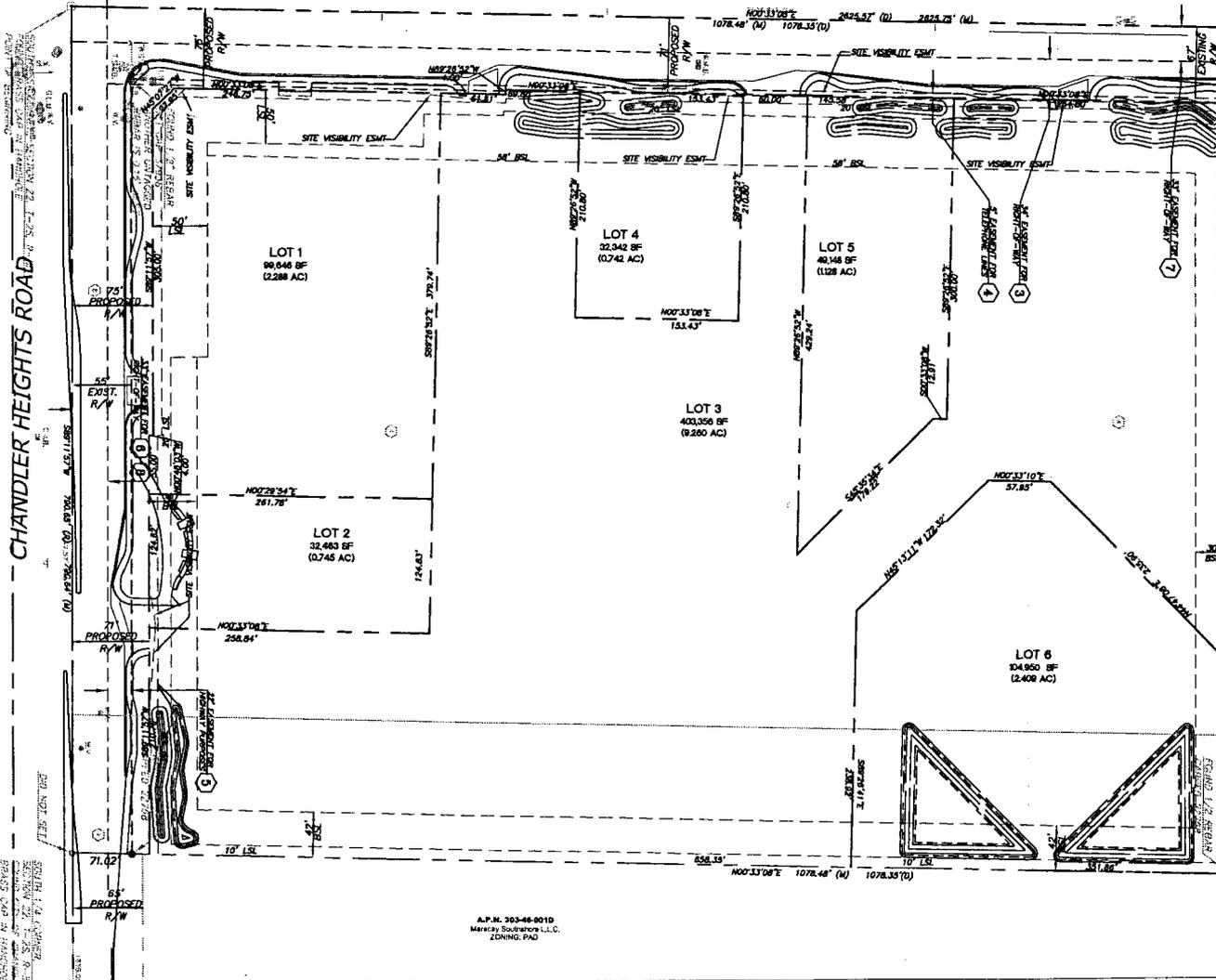
- 1 An easement for highway and incidental purposes in the document recorded as Book 285 of Deeds, Page 91.
- 2 An easement for telephone and telegraph facilities and incidental purposes in the document recorded as Docket 118, Page 356.
- 3 An easement for Highway and Incidental purposes in the document recorded as 83-004654 of Official Records.
- 4 A plat recorded in Book 1, Page 28 of Road Maps, purporting to show a county roadway.
- 5 A plat recorded in Book 2, Page 15 of Road Maps, purporting to show a county roadway.
- 6 A plat recorded in Book 29, Page 24 of Road Maps, purporting to show a county roadway.



-PRELIMINARY-
NOT FOR
CONSTRUCTION

C.D.C. LOG NO. #P108-0005

CHANDLER HEIGHTS ROAD



A.P.N. 303-48-001D
Mercury Southwestern L.L.C.
ZONING: PAD



11022 S. 51ST STREET
SUITE 102
PHOENIX, AZ 85044
480.598.0270
480.598.0273 FAX

VICINITY MAP NOT TO SCALE



CALL OR E-MAIL FOR MORE INFO
1-800-263-1100
1-800-STAKE-IT
(OFFICE: MARICOPA COUNTY)

PRELIMINARY SUBDIVISION PLAT
FOR
SHOPPES AT CHANDLER HEIGHTS
NEC ARIZONA AVE AND CHANDLER HEIGHTS ROAD
CHANDLER
ARIZONA

PROJECT NO. 06-154-50
DRAWING NO. 00225
DATE: 08/07/07
DRAWN BY: JSR/SWR
CHECKED BY: JSR/SWR
REVISIONS:
02/11/08 CITY COMMENTS
03/27/08 CITY COMMENTS
05/14/08 CITY COMMENTS
06/05/08 CITY COMMENTS

SHEET NO.
PL1
1 OF 1
PRELIMINARY PLAT

PRELIMINARY PLAT FOR SHOPPES AT CHANDLER HEIGHTS CHANDLER, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
NEC ARIZONA AVE AND CHANDLER HEIGHTS BLVD, CHANDLER, ARIZONA

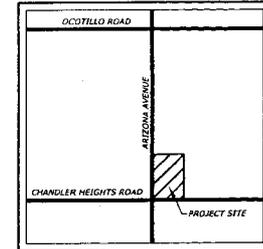
ARIZONA AVENUE
- ABOUT R/W -

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STORMWATER RETENTION VOLUMES:
VOLUME REQUIRED = 176,215 CF
VOLUME PROVIDED = 176,291 CF



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
CHD, LLC
ATTN: VICTORIA F. LONGFELLOW, ESQ.
7025 N. SCOTTSDALE ROAD SUITE 303
SCOTTSDALE, AZ 85253
602.850.0507
602.850.0514 FAX

ENGINEER/PREPARER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN
11022 S. 51ST STREET, SUITE 102
PHOENIX, AZ 85044
480.598.0270
480.598.0273 FAX

SURVEYOR:
VAUGHN LAND SURVEYING, INC.
ATTN: SHANE BATEMAN
1707 E. WEBER DRIVE, SUITE 2
TENCUE, AZ 85281
480.921.1565
480.921.1567 FAX

BENCHMARK:
SECTION 22, T2S, R5E, 3RD CITY OF CHANDLER BRASS CAP SET IN CONCRETE, PLUSIN, 100' NORTH OF INTERSECTION OF CHANDLER HEIGHTS ROAD AND ARIZONA AVE; 12' WEST OF EDGE OF PAVEMENT; 12' EAST OF CONCRETE LINED DITCH. (NORTHING 82542.646, EASTING 23104.377) ELEVATION = 1212.03 (CMCN #36)

ZONING: PAD
SITE AREA:
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THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 1078.35 FEET;
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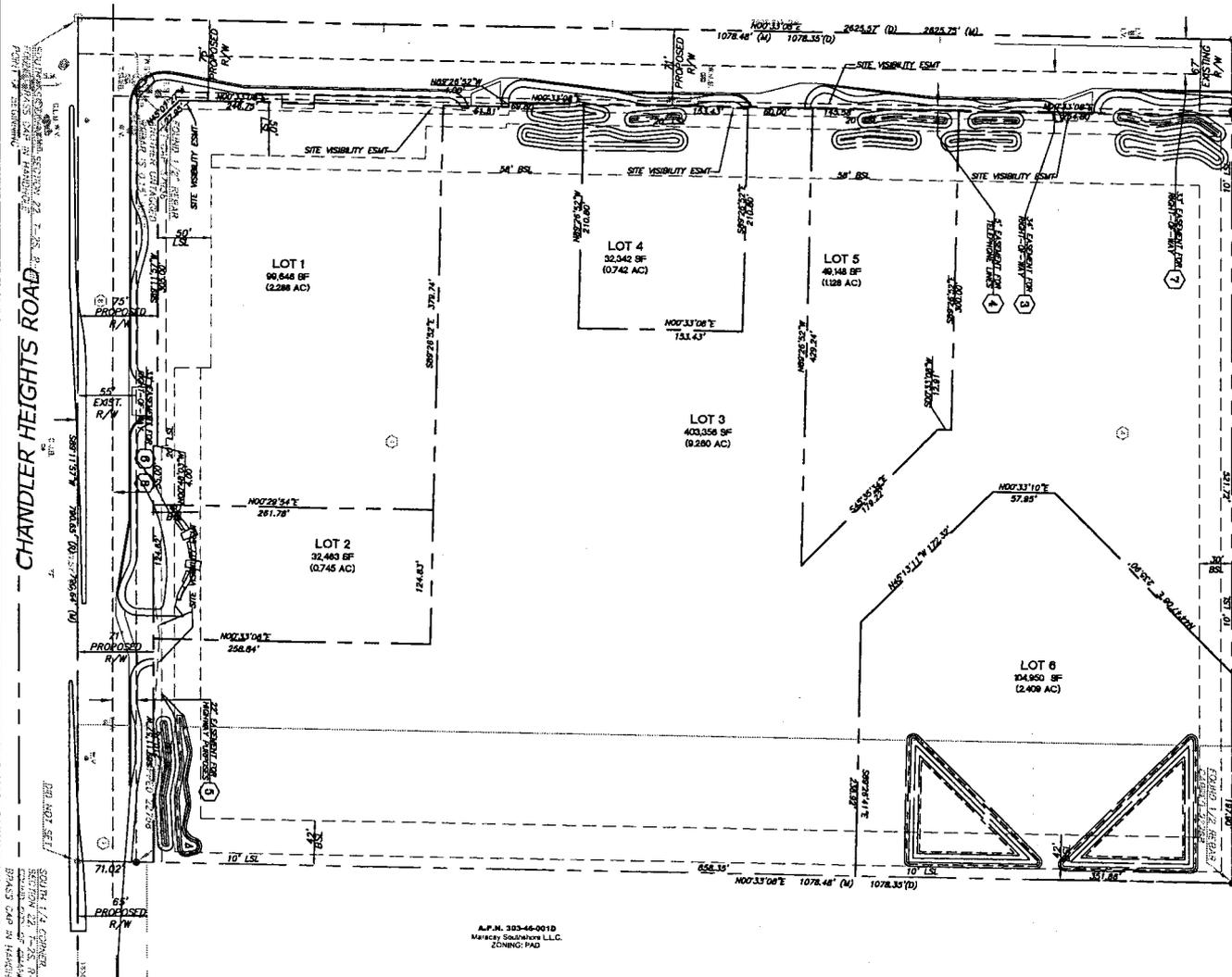
SCHEDULE "B" ITEMS

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-PRELIMINARY-
NOT FOR
CONSTRUCTION

C.O.C. LOG NO. P2108-0005



A.P.M. 393-66-001D
March Squares LLC
ZONING: PAD



1100 S. 51ST STREET
SUITE 102
PHOENIX, AZ 85044
602.850.0507 FAX

ENGINEERING & SURVEYING SERVICES



Expire 12/31/10

CALL THE SURVEYOR
STUART W. RAYBURN
(602)263-1100
1-800-STAKE-IT
602-850-0507 (PHOENIX COUNTY)

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PL1
1 OF 2
PRELIMINARY PLAT

