

Staff Summary Report

City Council Date: 02/07/08

Agenda Item Number: 23

SUBJECT: Request for a Condominium Plat for FOUNTAINHEAD BUSINESS CENTER 2 located at 1510 West Alameda Drive.

DOCUMENT NAME: 20080207dskko02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **FOUNTAINHEAD BUSINESS CENTER 2 (PL070518)** (Matt Brucker, Wentworth Property Company, L.L.C., owner; Frank Fasulo, Knudsen-Smith Engineering, Inc., applicant) for a Condominium Plat on +/- 1.92 net acres located at 1510 West Alameda Drive in the GID, General Industrial District, including the following:

SBD07053 – Condominium Plat for four office units in building E and four units in building F.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

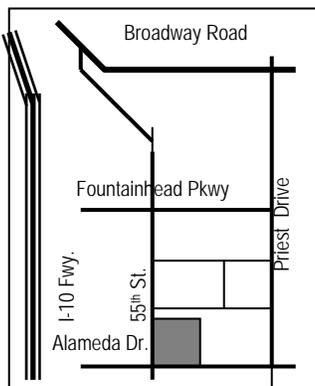
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 
Chris Anaradian, Development Services Department Manager (480-350-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to condition 1 - 2

ADDITIONAL INFO:



Gross/Net site area +/- 1.92 acres
Number of condominiums: Eight (in two buildings; four condos each building)

The site is located on the north side of Alameda Drive, at the northeast corner of Alameda Drive and 55th Street, in the Fountainhead Corporate Park.

The Condominium Plat is being undertaken for Fountainhead Business Center 2 to divide the two buildings on this property (building E and building F) each into four units so a total of eight office condominiums may be offered for sale.

There are no adjustments to the public right of way included with this request.

PAGES:

1. Table of Contents
2. Comments / Reason for Approval / Conditions of Approval
- 3-5. History & Facts
6. Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Condominium Plat Cover Sheet, Sheet 1 of 5
6. Traverse Loop & Building Envelopes, Sheet 2 of 5
7. Floor Plans / Interior Horizontal Boundaries, Sheet 3 of 5
8. Elevations / Vertical Boundaries, Sheet 4 of 5
9. Building Cross-Sections / Vertical Boundaries, Sheet 5 of 5

COMMENTS:

Project Analysis

Fountainhead Business Center 2 is a portion of the former Lot 5 of Fountainhead Corporate Park. Under separate process, Lot 5 is being subdivided into three parcels in order to create individual property ownership for the buildings that are under construction at this location. Fountainhead Business Center 2, the southern property which directly fronts on Alameda Drive, contains buildings E and F.

This Condominium Plat is proposed to divide building E and building F into eight office condominiums, or four condominiums per building. Buildings E and F are identical "mirror" twins and the condominiums contained in each building likewise has a mirror reflection in the other building. The size of the Condominiums ranges from 2,519 s.f. to 2,625 s.f. Exterior parking spaces have not been assigned as part of this condominium.

The Condominium Plat meets the minimum required technical standards of the Tempe City Code Chapter 30, Subdivisions. Staff recommends approval subject to conditions of approval. Public input is not required.

REASON FOR APPROVAL:

1. The Condominium Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

SBD07053

CONDITIONS OF APPROVAL:

1. The Condominium Plat shall be placed into proper engineered format with appropriate signature blanks. Record the Condominium Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval (February 07, 2009). Failure to record the plat by one year from date of City Council approval shall make the approval of the Condominium Plat null and void.
2. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's common features, including, but not limited to, the common portions of the buildings, building and site security lighting, landscape, and all features located in any common area. The CC&R's shall be reviewed by and placed in a form satisfactory to the Development Services Manager and City Attorney. The CC&R's shall be recorded with Maricopa County Recorder's Office prior to issuance of Certificate of Occupancy.

HISTORY & FACTS:

- May 3, 1962 Subdivision Plat for Petersen Park neighborhood was recorded at the Maricopa County Recorder's Office.
- 1969 City Council approved a Final Subdivision Plat for Freeway Commerce Center, a 157.4 acre parcel with 10 tracts, and a rezoning of the site from R-1 to C-2 and I-2. Fountainhead Corporate Park is 94.98 gross acres (excluding the Fiesta Inn) and is planned for a 2,200,336 s.f. master planned office development.
- March 23, 1972 City Council approved a site plan for the Freeway Commerce Center's Sheraton Inn (now Fiesta Inn) located at the southwest corner of Priest and Broadway.
- August 22, 1974 City Council approved a request for street dedications of portions of 55th Street and Cairo Drive.
- December 17, 1976 City Council approved a re-plat for Freeway Commerce Center.
- March, 1983 City Council approved a preliminary P.A.D. for 1,250,000 s.f. on 79 undeveloped acres. Also granted were height variances for seven buildings at 12, 10, 6 and 4 stories.
- December 22, 1983 City Council approved a Final P.A.D. for Fiesta Center Phase I (now Park Garden Center) consisting of 130,520 s.f. on 4.8 acres and modified conditions of the overall P.A.D.
- July 15, 1987 Design Review Board denied the request for exterior illumination of the mid-rise structure at Fountainhead Corporate Park.
- June 22, 1988 Design Review Board approved a request (Amberjack, property owner) for building elevations, site plan and landscape plan for Park Bridge (Phase II) located at 1501 West Fountainhead Parkway in the I-2, General Industrial District.
- July 13, 1988 City Council approved an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 2,450,000 s.f. (excluding townhouses and hotel) on 96.23 net acres, with building height variances for office towers ranging from 60' to 270' high, and a Final P.A.D. for Park Bridge (Phase II) consisting of 173,249 s.f. on 8.31 net acres with building height and parking variance.
- July 19, 1989 Design Review Board approved the modified landscape plan for Park Bridge located at 1501 West Fountainhead Parkway.
- September 6, 1989 Design Review Board approved signage for Fountainhead Corporate Park.
- May 18, 1994 Design Review Board continued, at the applicant's request, building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
- June 30, 1994 City Council approved the request (Amberjack, property owner) for an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 3,022,000 s.f. on 89 net acres and a Final P.A.D. for Fountainhead Corporate Park Phase III consisting of 145,000 s.f. (including parking garage) on 10 net acres located at 2300 South Priest Drive (alternate address: 1540 and 1560 West Fountainhead Parkway).
- September 7, 1994 Design Review Board approved building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
Note: This project was not built.
- October 27, 1994 City Council approved an Amended Final P.A.D. for Fountainhead Corporate Park for Phase III consisting of 145,000 s.f. total (including parking garage) on 10 net acres.

May 1, 1996	Design Review Board continued the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
May 15, 1996	Design Review Board denied the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III, located at 1540 West Fountainhead Parkway in the I-2, General Industrial District.
July 18, 1996	City Council approved the appeal of the Design Review Board denial for Fountainhead Corporate Park – Phase III (Interwestern Management Corporation, property owner) for building elevations, site plan and landscape plan located at 1540 West Fountainhead Parkway.
August 15, 1996	City Council approved the request by Fountainhead Corporate Park for a Second Amended Preliminary P.A.D. consisting of 2,823,000 s.f. on 91.6 acres and a Final P.A.D. for Phase III-R (Site 12) consisting of 171,896 s.f. total (including parking garage) on 10.9 acres.
May 8, 1997	City Council approved the request by Fountainhead Corporate Park (Amberjack Ltd., property owner) for a Third Amended Preliminary P.A.D. for Phase IV (Sites 3 and 4) consisting of 303,936 s.f. (508,689 s.f. including parking garage) on 25.12 net acres located at 1440 West Alameda Drive.
October 15, 1997	Design Review Board approved the building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase IV.
February 12, 1998	City Council approved the request by Sunland Regional Center for a Site Plan consisting of 260,206 s.f. of building area for three 3-story office buildings; 39,983 s.f. for an office/warehouse building; a tri-level parking structure; and a four level parking structure, all on 21.3 net acres, including two height variances.
February 18, 1998	Design Review Board continued the building elevations for Parking Structure #1 and approved the building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase V – Sunland Regional Headquarters located at 1449 West Alameda Drive in the I-2, General Industrial District.
June 2, 1999	Design Review board approved the site plan and landscape plan modifications for Sunland Regional Center at Fountainhead Corporate Park.
July 10, 2003	City Council approved a General Plan 2020 Amendment from Commercial: Retail to Commercial: Mixed Use land use designation on 9.51 gross acres (Phase II-B). City Council also approved a zoning map amendment from C-2, General Commercial District and I-2, General Industrial District to MG, Multi-Use General District on 9.51 gross acres (Phase II-B) and approved the request for the Fourth Amended Preliminary P.A.D. consisting of 2,200,336 s.f. (1,899,936 s.f. of office space, 52,000 s.f. of commercial space and 248,400 s.f. for 204 residential condominiums) on 90.75 net acres.
October 7, 2004	City Council approved the request by Fountainhead Corporate Park for an Amended Final Subdivision Plat consisting of nine lots on 90.76 net acres, located at 1535 West Broadway Road (#SBD2004.73).
November 18, 2004	City Council approved the request by Fountainhead Corporate Park (Amberjack Ltd., property owner) for a Fifth Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 1,896,400 s.f. of total building area on 74.68 gross acres (#SPD-2004.61) Note: This action excluded lots 5 and 6 from the P.A.D. for Fountainhead Corporate Park.
November 18, 2004	City Council approved the Preliminary and Final P.A.D. for “Park Plaza” at Fountainhead Corporate Park, lot 6 of Replat of Fountainhead Corporate Park, consisting of 101,300 s.f. of office building (#SPD2004.74)

Note: This action provided lot 6 with its own P.A.D. that is distinct from the P.A.D. for the rest of Fountainhead Corporate Park. Since lot 5 was removed from the larger Fountainhead P.A.D. and was not included in this P.A.D., lot 5 is without a P.A.D. overlay.

- July 7, 2005 City Council approved the request by Fountainhead Corporate Park lot 1A (Amberjack Ltd., property owner) for a Preliminary and Final Subdivision Plat, consisting of two lots on 9.52 net acres, located at 1605 West Broadway Road. (#SPD-2005.57, CC050034).
- July 21, 2005 City Council approved the request by Fountainhead Corporate Park for an Amended P.A.D. Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a Use Permit to allow a 75,000 s.f. educational facility on lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive.
- November 21, 2005 Development Services Department Planning staff administratively approved the request for an Amended P.A.D. for Fountainhead Corporate Park – Phase IV – lot 7 consisting of 165,000 s.f. total building area on 22.27 net acres. This project is located at 1636 West Alameda Drive.
- December 7, 2005 Design Review Board approved the request for building elevations, site plan and landscape plan for Sundt Corporate Office located at 1636 West Alameda Drive in the GID, General Industrial District.
- December 7, 2005 Design Review Board approved the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase IV – lot 7, located at 1630 West Alameda Drive in the GID, General Industrial District.
- February 15, 2006 Design Review Board approved the request for building elevations, site plan and landscape plan for Fountainhead Apartment Community located at 1605 West Broadway Road.
- March 2, 2006 City Council approved a Zoning Map Amendment from General Industrial to Mixed Use High Density and an Amended P.A.D. for residential and retail uses for Fountainhead Apartment Community, located at 1605 West Broadway Road.
- May 17, 2006 Design Review Board approved the building elevations, site plan and landscape plan for Fountainhead Offices located at 2520 South Priest Drive in the GID, General Industrial District.
- October 12, 2007 Development Services Department Planning staff administratively approved the request for a revision to Fountainhead Offices to join buildings C and D into one building. The project is located at 2520 South Priest Drive in the GID, General Industrial District.
- January 24, 2008 City Council approved the request for Fountainhead Offices for a Final Subdivision Plat (SBD07049) to divide Fountainhead Corporate Park lot 5 into three lots. The subdivision includes +/- 10.05 net acres and is located at 2520 South Priest Drive in the GID, General Industrial District.
Note: Fountainhead Business Center 2 is the southern parcel of this subdivision.

DESCRIPTION:

Owner – Matt Brucker, Wentworth Property Company, L.L.C.
Applicant – Frank Fasulo, Knudsen-Smith Engineering, Inc.
Land Surveyor – Ned E. Smith, Knudsen-Smith Engineering, Inc.

General Plan 2030

Projected Land Use – Mixed Use

Zoning

Existing Zoning: GID, General Industrial District

Site Data

Gross/ Net Site Area: +/- 1.92 acres (83,502 s.f.)

Condominium Data

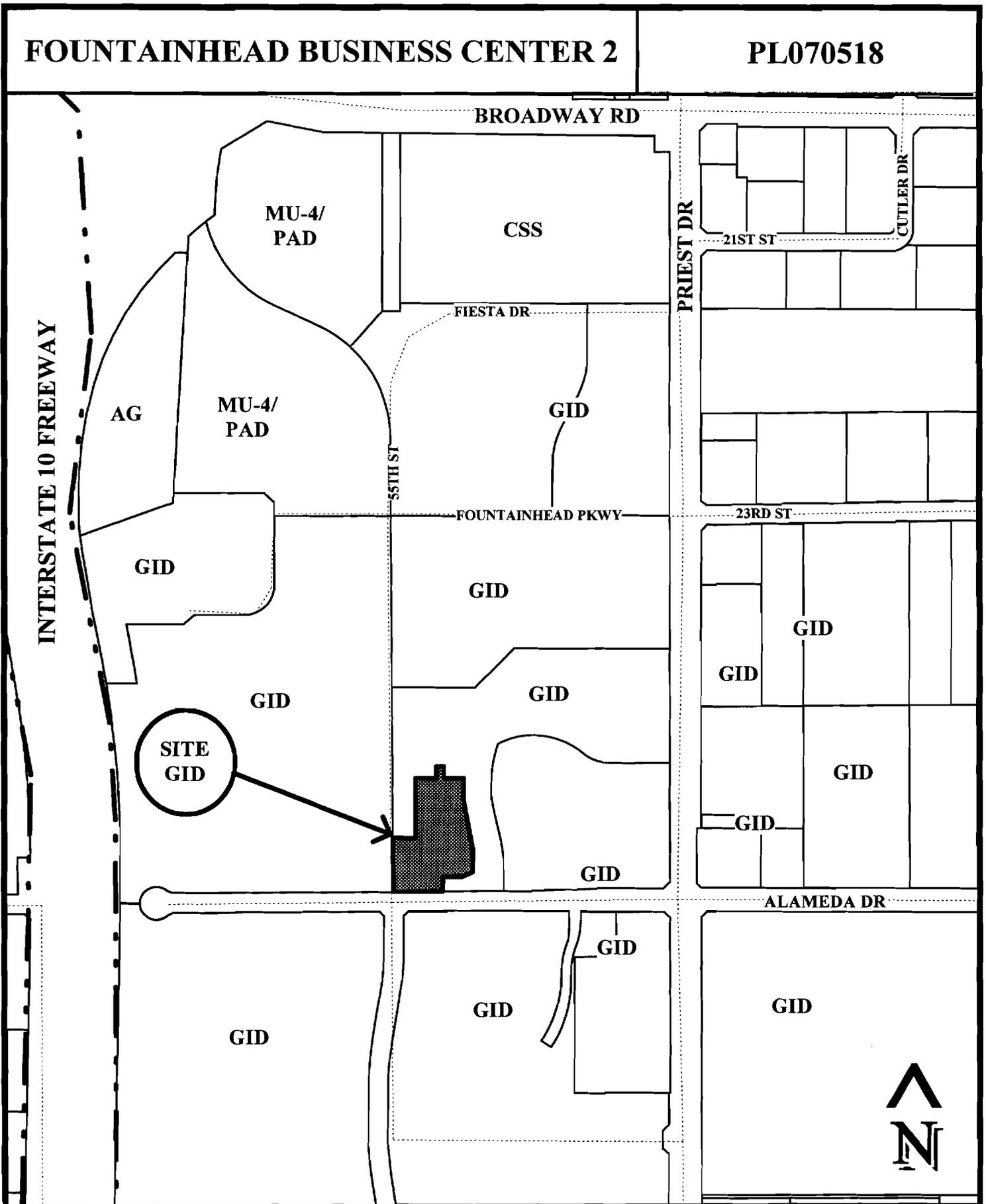
Unit E-1	2,519 s.f.
Unit E-2	2,625 s.f.
Unit E-3	2,536 s.f.
Unit E-4	2,597 s.f.
Unit F-1	2,519 s.f.
Unit F-2	2,625 s.f.
Unit F-3	2,536 s.f.
Unit F-4	2,597 s.f.
Total Condo Area	20,554 s.f.

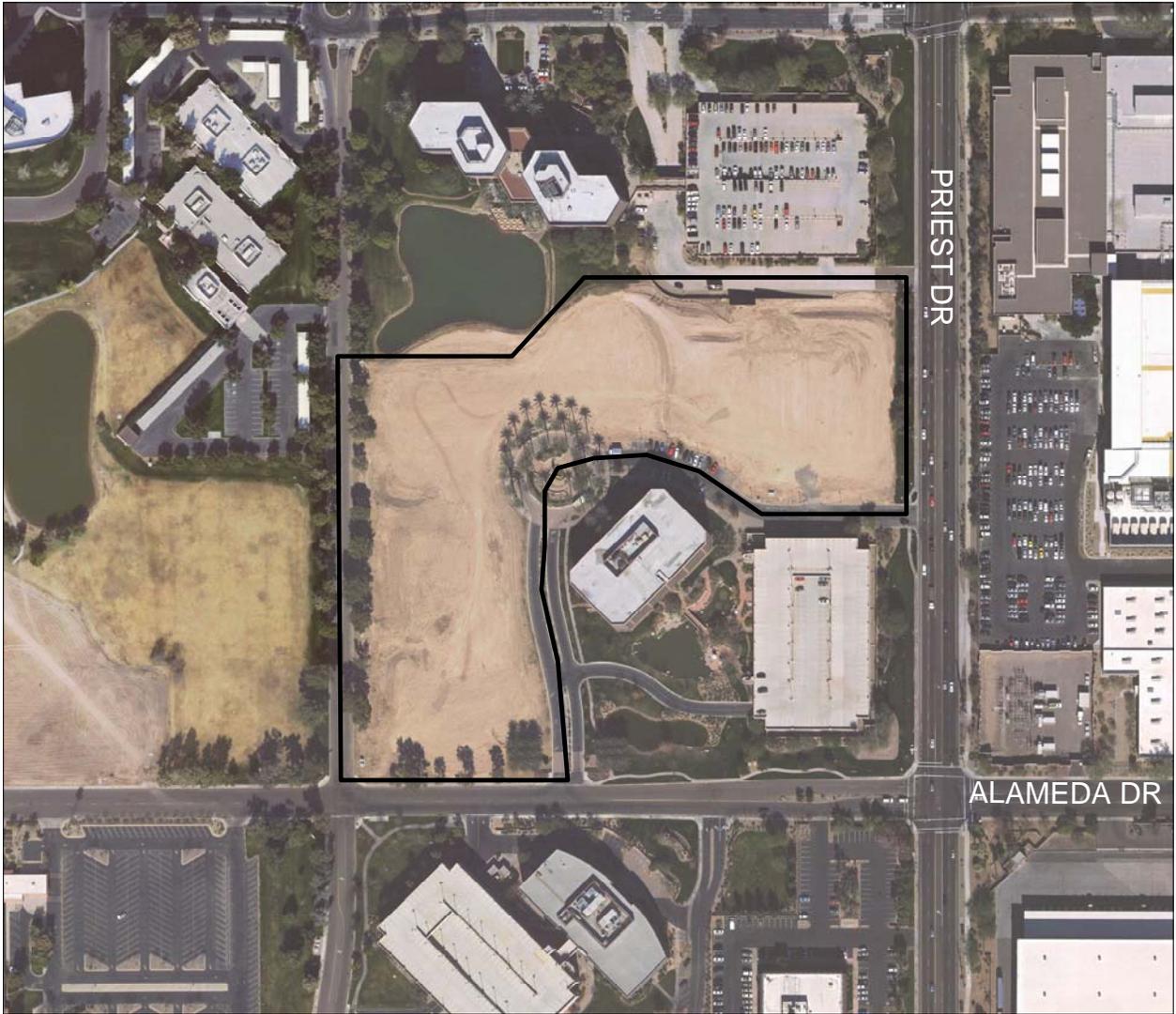
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments.

FOUNTAINHEAD BUSINESS CENTER 2

PL070518





FOUNTAINHEAD BUSINESS CENTER 2 (PL070518)

**PROJECT NARRATIVE
FOR
FOUNTAINHEAD BUSINESS CENTER 2
CONDOMINIUM PLAT
(FOUNTAINHEAD OFFICES)
TEMPE, ARIZONA**

Prepared for:

**WENTWORTH PROPERTY COMPANY, LLC
2701 East Camelback Road, Suite 185
Phoenix, Arizona 85016**

Prepared by:

**Knudsen - Smith Engineering
2525 W. Greenway Road
Suite 302
Phoenix, Arizona 85023
Phone: 602-347-7447**

DEC - 3 2007

November 30, 2007

The Fountainhead Business Center 2 is a proposed commercial development located in a portion of Section 29, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian. More specifically described as a portion of Lot 5 of "Fountainhead Corporate Park" According to the plat of record in the office of the county recorder of Maricopa County, Arizona, in book 729 of maps, page 43. Said portion of lot 5 is described as lot 5C according to the proposed replat of lot 5 made under a separate submittal (refer to tracking number REC07078 and SBD07049).

The project consists of (2) one story 10,444 s.f. shell office buildings, totaling 20,888 s.f. on a 1.916 acre site located on the northeast corner of Alameda Drive and 55th Street and will include onsite and offsite improvements.

All parking will be at grade and will supply approximately 4.1 parking spaces per 1,000 s.f. of building.

This project has been designed to be constructed in two phases as part of the "Fountainhead Offices" project and in accordance with existing and approved buildings complimentary to the area with a contemporary flavor. Building materials consist of performance glazing, metal accents, integral color E.I.F.S. and masonry block. The development is designed to offer a quality example of an office building project prevalent in the City of Tempe.

This condominium plat will include buildings E and F located in lot 5C (refer to Fountainhead Lot 5 Replat) and each building will contain 4 condominiums for a total of 8. The parking for said condominiums is not assigned.

Frank Fasulo
Project Manager
Knudsen-Smith Engineering
602-347-7447



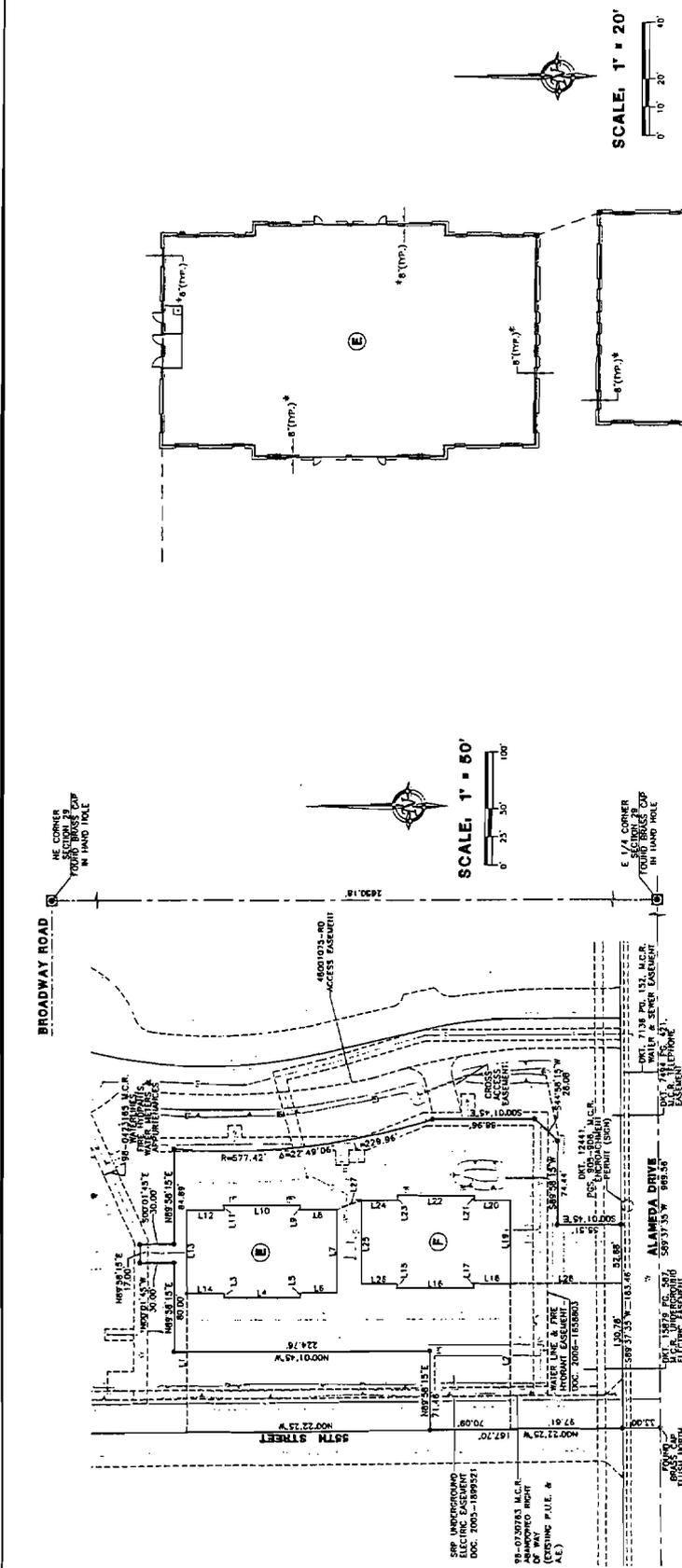
TRVERSE LOOP & BUILDING ENVELOPES

FOUNTAINHEAD BUSINESS CENTER 2
1510 & 1520 W. ALAMEDA DR.
TEMPE, ARIZONA

KNUDSEN-SMITH
ENGINEERING, INC.
2325 West Greenway Road, Suite 302
Phoenix, Arizona 85023
PH (602) 247-7447 FAX (602) 249-1310

PROJECT NO. 15004
DATE 01-07-08
DRAWN BY JRM
CHECKED BY JRM
SCALE 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION



SCALE: 1" = 50'

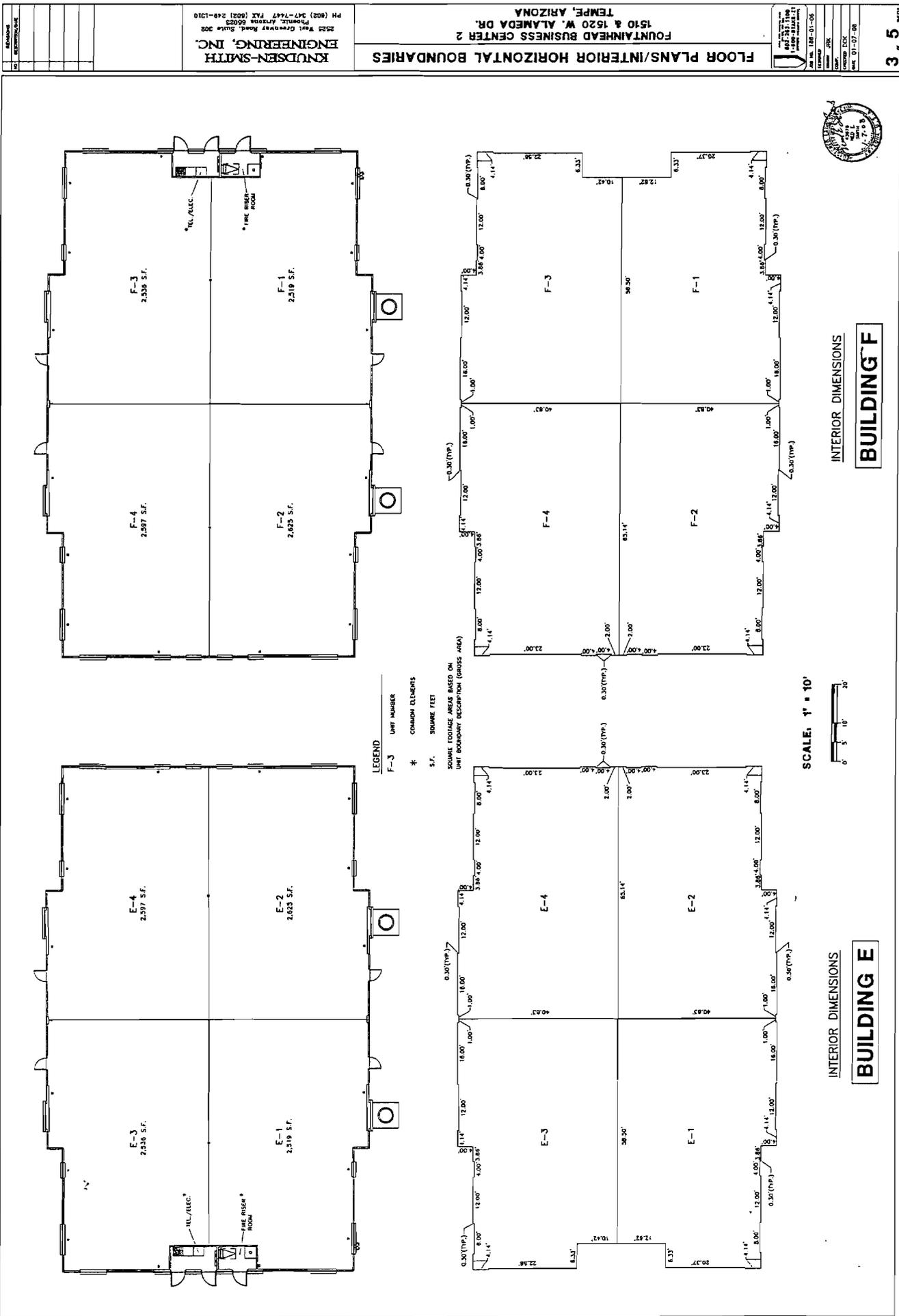
SCALE: 1" = 20'

LEGEND

- BUILDING TRVERSE TE-R POINT
- Ⓟ INDICATES BUILDING NUMBER
- BUILDING ENVELOPE
- - - TRVERSE LOOP LINE
- * DISTANCE FROM BUILDING ENVELOPE TO INTERIOR FACE OF METAL STUDS

LINE TABLE

L1	124.07	88826.13 W
L2	113.37	88826.13 W
L3	87.02	88826.13 W
L4	87.02	88826.13 W
L5	4.00	88826.13 W
L6	24.00	88826.13 W
L7	24.00	88826.13 W
L8	32.00	88826.13 W
L9	4.00	88826.13 W
L10	4.00	88826.13 W
L11	4.00	88826.13 W
L12	75.02	88826.13 W
L13	32.00	88826.13 W
L14	4.00	88826.13 W
L15	4.00	88826.13 W
L16	87.02	88826.13 W
L17	4.00	88826.13 W
L18	32.00	88826.13 W
L19	32.00	88826.13 W
L20	32.00	88826.13 W
L21	4.00	88826.13 W
L22	67.02	88826.13 W
L23	32.00	88826.13 W
L24	32.00	88826.13 W
L25	75.02	88826.13 W
L26	32.00	88826.13 W
L27	4.00	88826.13 W
L28	4.00	88826.13 W



JAN 25 2008

