

# Staff Summary Report

City Council Date: 01/24/08

Agenda Item Number: 27

**SUBJECT:** Request for a Final Subdivision Plat for FOUNTAINHEAD OFFICES located at 2520 South Priest Drive.

**DOCUMENT NAME:** 20080124dskko01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request by **FOUNTAINHEAD OFFICES (PL070430)** (Matt Brucker, Wentworth Property Company, L.L.C., owner; Frank Fasulo, Knudsen-Smith Engineering, Inc., applicant) for a Final Subdivision Plat on +/- 10.05 net acres located at 2520 South Priest Drive in the GID, General Industrial District, including the following:

**SBD07049** – Final Subdivision Plat to divide Fountainhead Corporate Park lot 5 into three lots.

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

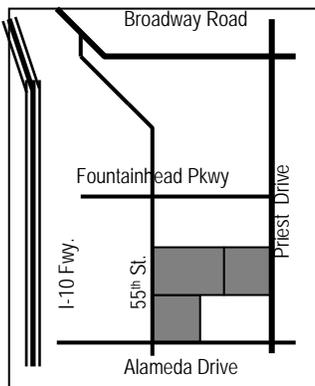
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to condition 1

**ADDITIONAL INFO:**



Gross/Net site area +/- 10.05 acres  
 Number of lots: existing/proposed: one existing / three proposed

The site is located on the west side of Priest Drive midway between Broadway Road and Southern Avenue in the Fountainhead Corporate Park.

A Final Subdivision Plat is being undertaken to create three lots from the existing lot 5 of Fountainhead Corporate Park. There are no adjustments to the public right of way included with this request.

**PAGES:**

1. Table of Contents
2. Comments / Reason for Approval / Condition 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. Subdivision Plat Title Sheet, Sheet 1 of 2
6. Subdivision Plat Plan, Sheet 2 of 2

**COMMENTS:**

**Project Analysis**

The Fountainhead Offices comprise an "L" shape development northwest of Priest Drive and Alameda Drive with a frontage on the west of Priest and a frontage on the north of Alameda. The property, which is Lot 5 of the Fountainhead Corporate Park, until recently has been vacant. Office buildings are currently under construction on the site.

A Final Subdivision Plat is proposed to divide lot 5 of Fountainhead Corporate Park into three parcels of land. The property lines are positioned so as to not disturb the existing building or parking layout of the five offices that are being erected. When complete, the Fountain Offices subdivision plat will be composed of lot 1 (facing Priest and containing the one-story buildings A and B), lot 3 (facing Alameda and containing the one-story buildings E and F) and lot 2 (the center lot, containing the combined two-story building C-D). An access easement allows cross access between the three lots and also serves the neighboring development directly at the northwest corner of the Alameda and Priest intersection.

The approval of the Final Subdivision Plat will allow the properties containing buildings A and B, the combined building C-D and buildings E and F to be separately owned. Condominium Plats for lot 1—Fountainhead Business Center 1 (buildings A and B) and Lot 3—Fountainhead Business Center 2 (buildings E and F) will separately be processed after this subdivision plat is approved and the legal descriptions for each of the new lots are defined.

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

**SBD07049**

**CONDITION OF APPROVAL:**

1. Place the Subdivision Plat for Fountainhead Offices into proper engineered format with appropriate signature blanks. Record the Subdivision 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 (January 24, 2009). Failure to record the plan by one year from date of City Council approval shall make the approval of the Subdivision Plat null and void.

## 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 55<sup>th</sup> 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.

**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

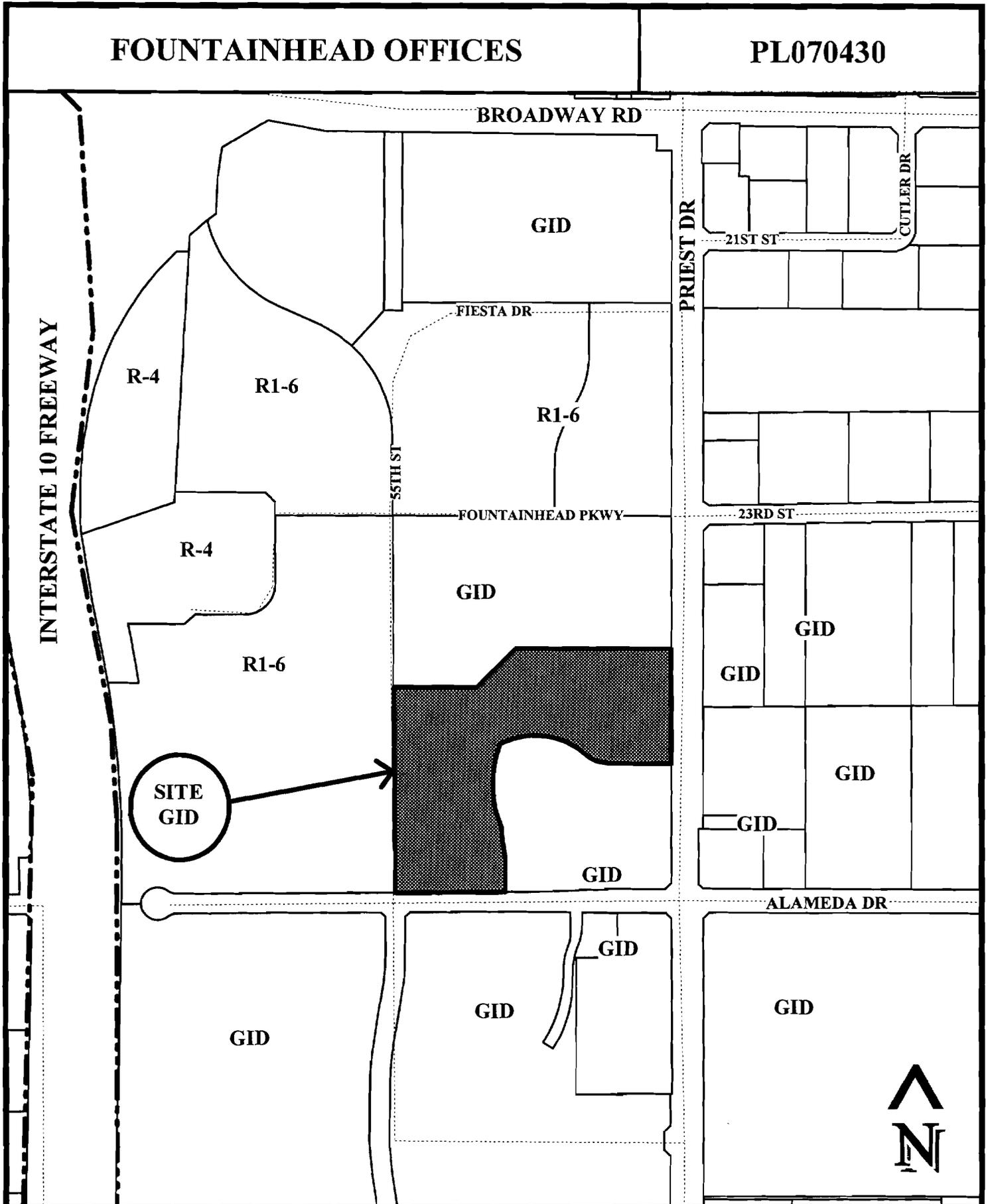
Zoning  
Existing Zoning: GID, General Industrial District

Site  
Gross/ Net Site Area: +/- 10.05 acres (437,969 s.f.)

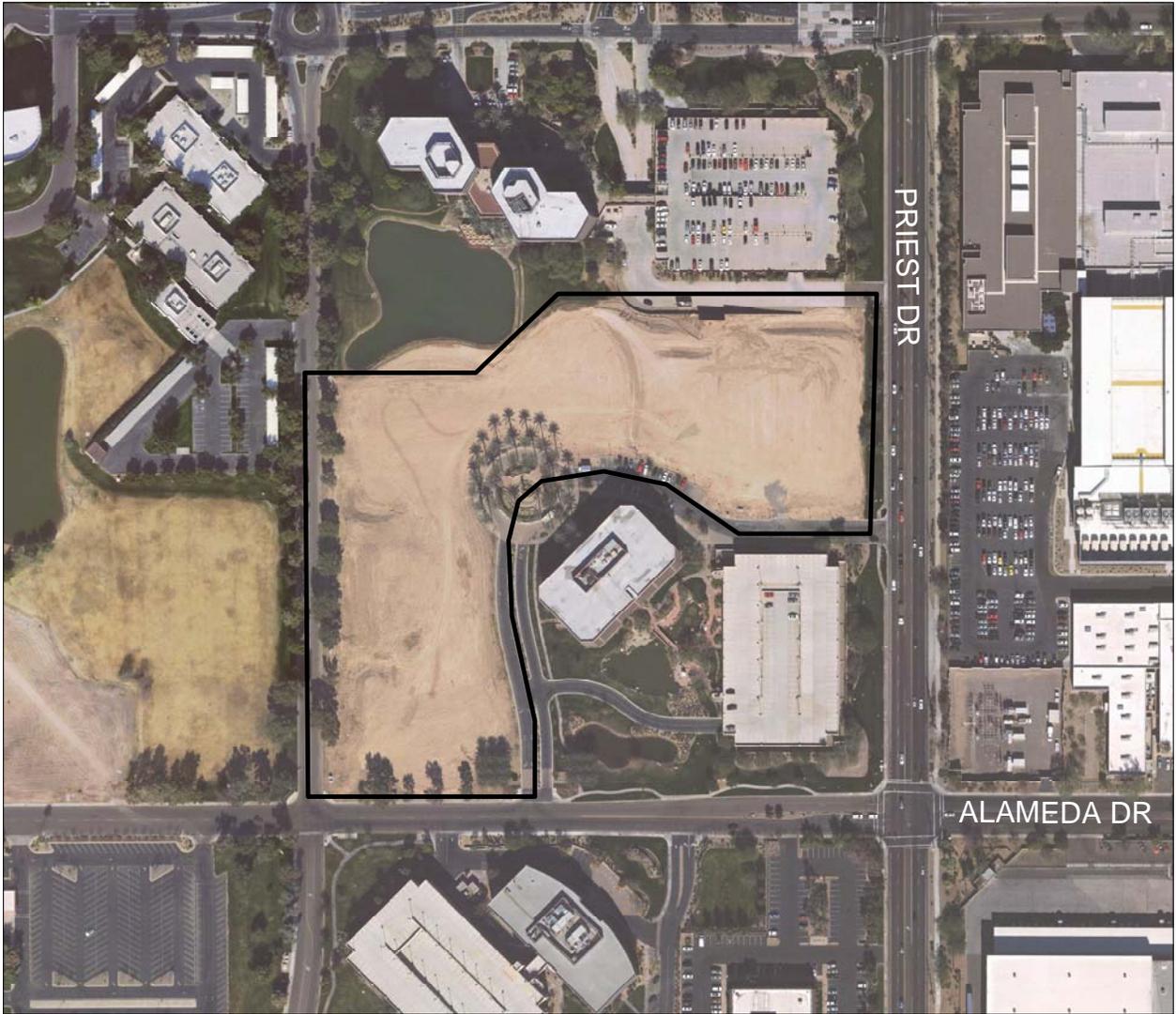
**ZONING AND DEVELOPMENT CODE REFERENCE:**  
Section 6-307, Subdivisions, Lot Splits and Adjustments.

FOUNTAINHEAD OFFICES

PL070430



Location Map



FOUNTAINHEAD OFFICES (PL070430)

**PROJECT NARRATIVE  
FOR  
FOUNTAINHEAD LOT 5 REPLAT  
(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

JAN 11 2008

November 30, 2007

The Fountainhead Offices 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 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.

The project consists of (4) one story 10,444 s.f. shell office buildings, (1) two story 83,074 s.f. shell office building, totaling 124,850 s.f. on a 10.05 acre site located on the south side of Fountainhead Parkway, east of 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 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 replat will subdivide the lot into three separate lots. Lot 1 (1.989 acres), lot 2 (6.105 acres), and lot 3 (1.916 acres).

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

JAN 11 2008

# FOUNTAINHEAD OFFICES

A REPLAT OF LOT 5 OF FOUNTAINHEAD CORPORATE PARK AS RECORDED IN BOOK 729 PAGE 43 RECORDS OF MARICOPA COUNTY, ARIZONA. ALSO BEING A PORTION OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WENTWORTH PROPERTY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED (REPLATED) UNDER THE NAME OF "FOUNTAINHEAD OFFICES", LOT 5 OF "FOUNTAINHEAD CORPORATE PARK" AS RECORDED IN BOOK 729, PAGE 43, OF RECORDS OF MARICOPA COUNTY, ARIZONA. THE LOCATION OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "FOUNTAINHEAD OFFICES" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT IS TO BE CONVEYED TO THE CITY OF TEMPE FOR PUBLIC USE. SAID PLAT, RESPECTIVELY BY THE PLATTER AND HEREBY CONVEYED TO THE CITY OF TEMPE FOR PUBLIC USE. SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED ROBERT M. ANDERSON WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 WENTWORTH PROPERTY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY  
 BY: ROBERT M. ANDERSON \_\_\_\_\_ DATE: \_\_\_\_\_  
 ITS: \_\_\_\_\_

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

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,  
 CONTAINING 437,969 SQUARE FEET OR 10.05 ACRES, MORE OR LESS.

**OWNER/DEVELOPER**  
 WENTWORTH PROPERTY COMPANY, L.L.C.  
 2701 EAST CAMELBACK ROAD, SUITE 165  
 PHOENIX, AZ 85016  
 PHONE: (602)296-0000  
 FAX: (602)298-2715

## BENCHMARK

THE BRASS CAP IN HANDHOLE AT PRIEST AND BROADWAY THIS IS A CITY OF TEMPE PUBLISHED POINT N-275885.92 E-28663.29. BENCH MARK IS THE SAME POINT ELEVATION=1148.29 C.O.T.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N00D1°45'W BETWEEN THE BRASS CAPS IN HAND HOLES AT BROADWAY AND PRIEST AND AT PRIEST AND ALAMEDA. THE BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.

## APPROVALS

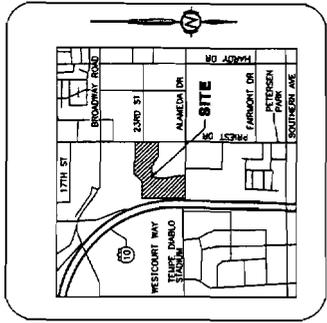
APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_ DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Ned E. Smith*  
 NED E. SMITH, R.L.S. 42876  
 DATE: 12-28-07



## VICINITY MAP

(NOT TO SCALE)

## LEGEND

- FINO. BRASS CAP IN HANDHOLE
- FINO. BRASS CAP
- SET PIN NAIL OR AS NOTED
- SET 1/2" REBAR
- PROPERTY LINE
- ADJACENT LINE
- EXIST. EASEMENT LINE
- EASEMENT TO BE DEMONSTRATED

## NOTES

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#43676.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

## FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN NONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP. MAP NUMBER 04013C 2165 G, DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**KNUDSEN-SMITH ENGINEERING, INC.**  
 8626 West Camelback Road, Suite 300  
 Phoenix, Arizona 85029  
 PH (602) 341-7447 FAX (602) 349-1310

DEC 28 2007

JOB NO. 134-02-06  
 DATE 12-28-07  
 1 of 2 SHEETS

REC07078

SBD07049

DS051961

