

#18

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-243

DATE: OCTOBER 4, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BOB WEWORSKI, PLANNING MANAGER *HW for BW*

SUBJECT: PPT07-0025/ CPT07-0010 COOPER CROSSING CONDOMINIUMS, PHASE II

Request: Preliminary Condominium Plat and Final Condominium Plat approval

Location: Northwest corner of Ray Road and Cooper Road

Applicant: Plumwood Realty Partners/PhoneJockey Land Partners

Project Info: Phase II of the approximate 14 acre parcel for office and retail space

RECOMMENDATION

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

BACKGROUND

The plat is for lot two of Cooper Crossing Commercial Development. The plat is to establish the condominium ownership of the site and individual buildings. The property is located at the northwest corner of Ray and Cooper Roads. 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 recommend approval of the Preliminary Condominium Plat:

In Favor: 4 Opposed: 0 Absent: 2 (Creedon, Rivers)

PROPOSED MOTION

Motion to approve Preliminary Condominium Plat PPT07-0025 COOPER CROSSING CONDOMINIUMS, PHASE II per Planning Commission and Staff recommendation.

Motion to approve Condominium Plat CPT07-0010 COOPER CROSSING CONDOMINIUMS per Planning Commission and Staff recommendation.

Attachments

1. Preliminary Condominium Plat
2. Final Condominium Plat

LOT 2 LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 5 EAST, MERIDIAN 1 WEST, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 14 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 824.60 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, 310.00 FEET;

THENCE NORTH 31 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF 83.90 FEET;

THENCE NORTH 49 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 780.02 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 737.40 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 65 FEET AS CONNECTED TO THE CITY OF CHANDLER, AN UNINCORPORATED CITY, COMMENCING IN CORNER 1988, PAGE 148, AND EXCEPT THE EAST 55 FEET COMMENCING IN CORNER 1988, PAGE 148, AND EXCEPT MUNICIPAL CORPORATION IN DOCKET 1809, PAGE 452, MARICOPA COUNTY, ARIZONA.

NOTES

UNIT NUMBERS SHOWN ARE NOT TO BE CONSIDERED AS STATE NUMBERS UNLESS INDICATED OTHERWISE BY THE CITY OF CHANDLER PUBLIC WORKS ADDRESSING DEPARTMENT.

CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, ERECTION AND DIMENSIONS.

NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD INTERFERE WITH THE UTILITIES SHALL BE PERMITTED WITHIN THE UTILITY EASEMENTS OR ALLOWED TO GROW WITHIN SAID UTILITY EASEMENTS.

ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON BY THE COMMON OWNERS OF THIS SUBDIVISION.

THE COMMON PROPERTY SHALL BE MAINTAINED BY THE COMMON OWNERS OF THIS SUBDIVISION FOR THE MAINTENANCE OF THE COMMON PROPERTY.

THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON UTILITY EASEMENT RESERVATIONS, ANY OBJECT, WALL, STRUCTURE, SIGN OR LANDSCAPING (INCLUDING TREES) IN HEIGHT IS NOT ALLOWED WITHIN THE UTILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6 FEET TO THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8 FEET APART.

LETTERS SHOWN ARE NOT PART OF THE ADDRESS OR SURVEY NUMBERS, AND SHALL BE ON THE BUILDINGS.

BENCHMARK

CORNER 27:

SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 14 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 824.60 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 26, 310.00 FEET;

THENCE NORTH 31 DEGREES 05 MINUTES 38 SECONDS EAST, A DISTANCE OF 83.90 FEET;

THENCE NORTH 49 DEGREES 49 MINUTES 11 SECONDS EAST, A DISTANCE OF 780.02 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 10 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 737.40 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 65 FEET AS CONNECTED TO THE CITY OF CHANDLER, AN UNINCORPORATED CITY, COMMENCING IN CORNER 1988, PAGE 148, AND EXCEPT MUNICIPAL CORPORATION IN DOCKET 1809, PAGE 452, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH LINE OF THE SECTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARING=89°14'21.7\"

SIZE AREA

NET AREA= 907,719 SF = 4.1988 AC
 GROSS AREA= 244,508 SF = 5.5704 AC
 COMMON ELEMENTS = 190,254 SF = 4.3424 AC

LEGEND

- 1/2" FRACTION TO BE SET IN 1/2" CAP PLATES
- TO BE SET IN COMPLETION OF MASS GRADING.
- BRASS CAP IN HANDHOLES
- SET BRASS CAP FLUSH ON AS WITHIN
- TO BE SET IN COMPLETION OF MASS GRADING.
- CONCRETE OF SUBDIVISION

CONDOMINIUM PLAT
COOPER CROSSING CONDOMINIUMS

A PLAT FOR A SUBDIVISION OF CONDOMINIUMS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA
 COUNTY OF MARICOPA
 SS

KNOW ALL MEN BY THESE PRESENTS:

PROPOSED LAND PARTNER #1, LLC, A MARICOPA LIMITED LIABILITY COMPANY, AS OWNER, HAS RE-SUBMITTED LOT 2 OF THE "COOPER CROSSING CONDOMINIUMS" SUBDIVISION, BOOK 585, PAGE 41 OF RECORDS OF THE COUNTY OF MARICOPA, ARIZONA, TO THE CITY OF CHANDLER, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PARTISES, CONVEYS AND FOR THE PLAT OF COOPER CROSSING CONDOMINIUMS, A COOPER CROSSING CONDOMINIUMS, THE LOCATION AND GIVES THE DIMENSIONS OF THE UNITS, STREETS AND EASEMENTS SHALL BE SHOWN BY THE NUMBER, LETTER, OR SYMBOL ON SAID PLAN AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE THE RESPONSIBILITY OF THE CITY OF CHANDLER.

ALL PROPERTY, UTILITIES AND FACILITIES PROPOSED TO BE CONVEYED BY THE CONDOMINIUM ASSOCIATION ARE HEREBY PLATTED IN COMMON BY THE OWNERS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE undersigned authority, personally appeared _____, who acknowledged to me that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC _____ DATE _____ 2007

BY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE undersigned authority, personally appeared _____, who acknowledged to me that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC _____ DATE _____ 2007

BY COMMISSION EXPIRES _____

UNIT OWNERS ASSOCIATION RATIFICATION:

BY HIS RATIFICATION _____
 DATE ELECTED _____
 OF _____
 ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON
 SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE undersigned authority, personally appeared _____, who acknowledged to me that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC _____ DATE _____ 2007

BY COMMISSION EXPIRES _____

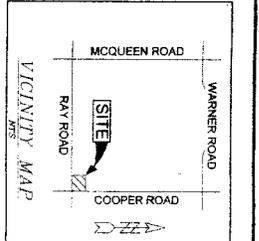
ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE undersigned authority, personally appeared _____, who acknowledged to me that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC _____ DATE _____ 2007

BY COMMISSION EXPIRES _____



SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT, AND ACCURATE AND THE KNOWERS OF THIS PLAT CONSENT TO THE SAME. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

PAUL WILSON
 REGISTERED LAND SURVEYOR NO. 31459

CITY APPROVALS

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT ALL SPONSORING COMPANIES AND REPRESENTATIVES OF THE CITY OF CHANDLER HAVE BEEN ADVISED AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN UNINCORPORATED CITY, COMMENCING IN CORNER 1988, PAGE 148, AND EXCEPT MUNICIPAL CORPORATION IN DOCKET 1809, PAGE 452, MARICOPA COUNTY, ARIZONA.

CITY ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER ARIZONA THIS _____ DAY OF _____, 2007.

BY _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

DESIGN BRANNO
SKALENTIS
DATE/MAY 2007

JOB No.:
0621

1 of 5

GRIFFIN-JACOBS ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND PLANNING
 6843 N. 8TH AVE.
 PHOENIX, ARIZONA 85013
 T. 602.212.1279 F. 602.212.1553

CONDOMINIUM PLAT
COOPER CROSSING CONDOMINIUMS
COOPER ROAD & RAY ROAD; CHANDLER, ARIZONA

REVISIONS:

DESIGN BRANNO
 SKALENTIS
 DATE/MAY 2007

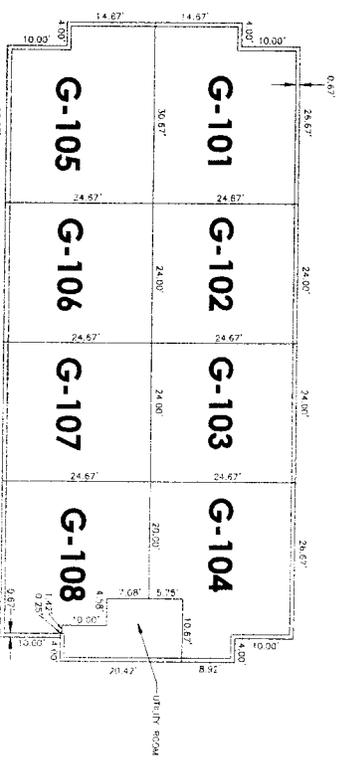
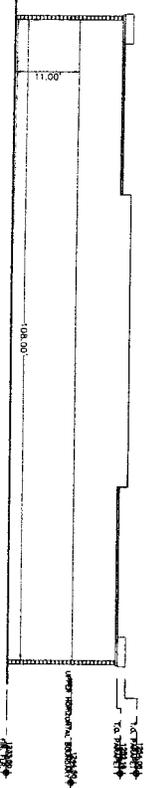
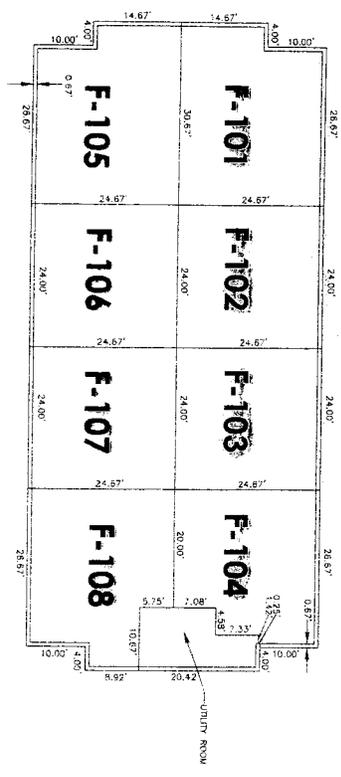
JOB No.:
0621

1 of 5

CONDOMINIUM PLAT

COOPER CROSSING CONDOMINIUMS

A REPLAT OF LOT 2 BOOK 604 RANGE 44 NE CORNER TUBBER 20080878M C.A. A
 CONDOMINIUM BEING A PORTION OF THE SOUTHEAST QUARTER
 1 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERRILL MARICOPA
 COUNTY, ARIZONA.



FINISHED FLOOR TABLE

UNIT	FINISHED FLOOR HEIGHT	UNIT HEIGHT	UPPER	AREA
F-101	1233.50	11.00'	1244.50	716.33 S.F.
F-102	1233.50	11.00'	1244.50	592.08 S.F.
F-103	1233.50	11.00'	1244.50	592.08 S.F.
F-104	1233.50	11.00'	1244.50	716.63 S.F.
F-105	1233.50	11.00'	1244.50	592.08 S.F.
F-106	1233.50	11.00'	1244.50	592.08 S.F.
F-107	1233.50	11.00'	1244.50	592.08 S.F.
F-108	1233.50	11.00'	1244.50	716.63 S.F.
UTILITY ROOM	1233.50	11.00'	1244.50	182.76 S.F.

FINISHED FLOOR TABLE

UNIT	FINISHED FLOOR HEIGHT	UNIT HEIGHT	UPPER	AREA
G-101	1233.50	11.00'	1244.50	716.63 S.F.
G-102	1233.50	11.00'	1244.50	592.08 S.F.
G-103	1233.50	11.00'	1244.50	592.08 S.F.
G-104	1233.50	11.00'	1244.50	716.63 S.F.
G-105	1233.50	11.00'	1244.50	592.08 S.F.
G-106	1233.50	11.00'	1244.50	592.08 S.F.
G-107	1233.50	11.00'	1244.50	592.08 S.F.
G-108	1233.50	11.00'	1244.50	716.63 S.F.
UTILITY ROOM	1233.50	11.00'	1244.50	182.76 S.F.

UTILITY PLAN
 COOPER CROSSING CONDOMINIUMS
 COOPER ROAD & RAY ROAD; CHANDLER, ARIZONA

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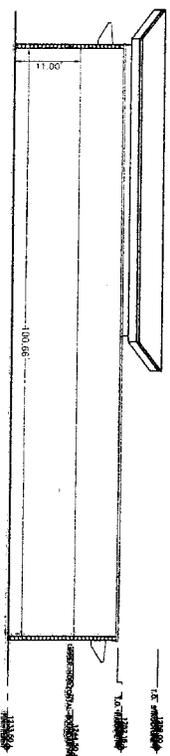
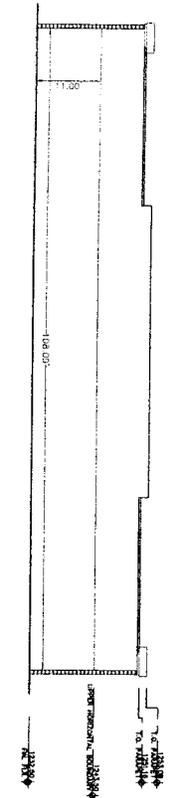
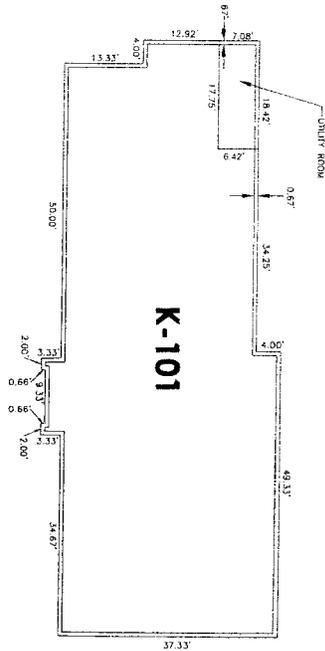
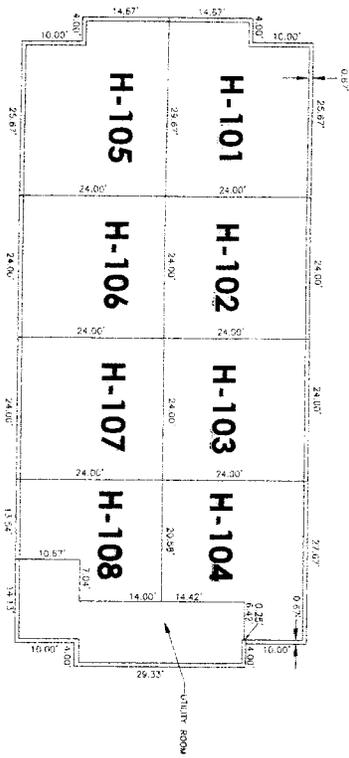
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 DATE: 06/21/2006
 JOB NO.: 0621

REVISIONS:

CONDOMINIUM PLAT
COOPER CROSSING CONDOMINIUMS

A REPLAT OF LOT 2 BOOK 805, PAGE 41, RECORDING NUMBER 200600678 W.C.R.A.
 CONDOMINIUM BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP
 1 SOUTH, RANGE 9 EAST OF THE CLINTON AND SALT RIVER BASE AND MERIDIAN, MARICOPA
 COUNTY, ARIZONA.

GRIFFIN-JACOBS
ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND PLANNING
 8843 N. 87th AVE.
 PHOENIX, ARIZONA 85031
 T. 602.212.1279 F. 602.212.1553

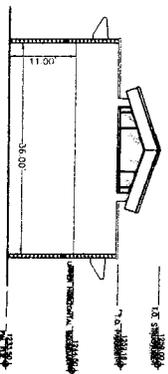


FINISHED FLOOR TABLE

UNIT	FINISHED FLOOR	UNIT	UPPER	AREA
H-101	1212.50	H-102	1212.50	542.01 S.F.
H-103	1212.50	H-104	1212.50	542.01 S.F.
H-105	1212.50	H-106	1212.50	542.01 S.F.
H-107	1212.50	H-108	1212.50	542.01 S.F.
TOTAL	1212.50	1212.50	432.82 S.F.	432.82 S.F.

FINISHED FLOOR TABLE

UNIT	FINISHED FLOOR	UNIT	UPPER	AREA
K-101	1212.50	K-101	1212.50	3451.86 S.F.
TOTAL	1212.50	1212.50	3451.86 S.F.	3451.86 S.F.



UTILITY PLAN
COOPER CROSSING CONDOMINIUMS
COOPER ROAD & RAY ROAD; CHANDLER, ARIZONA



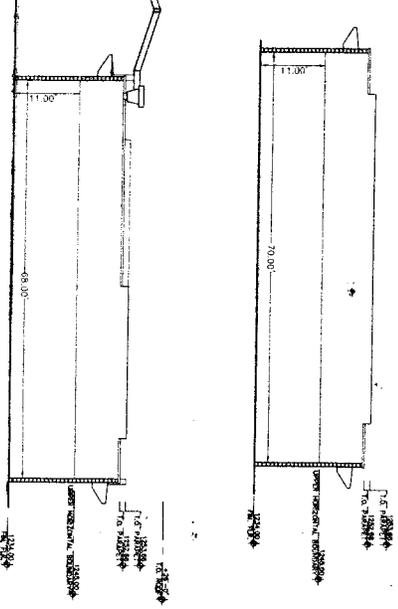
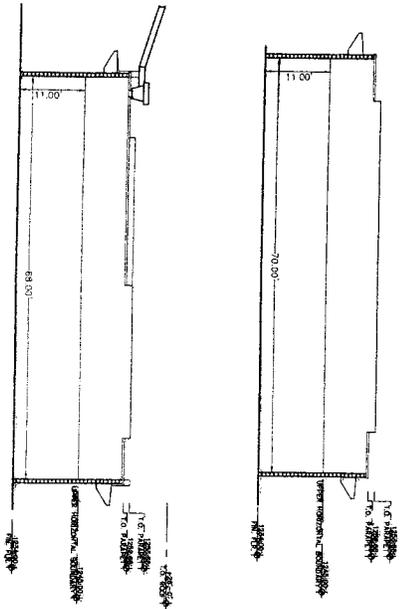
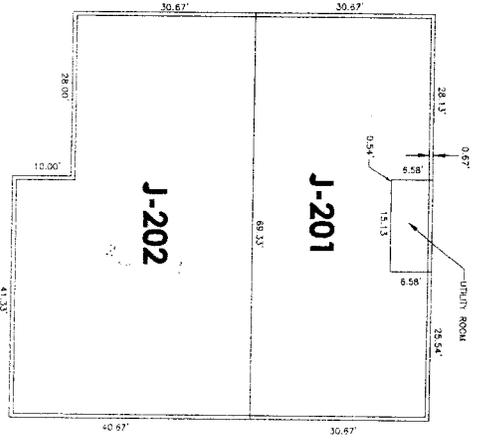
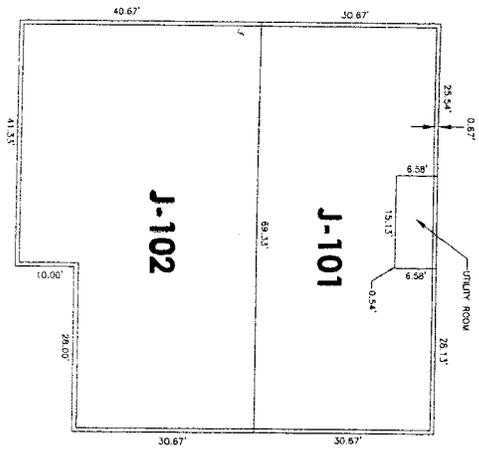
REVISIONS:

DESIGN BY: [Name]
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 SCALE: 1/8" = 1'-0"
 DATE: 12/31/2006

JOB No.: 0621
 C4 of 5

C.O.C. LOG NO. CP107-0010

CONDOMINIUM PLAT
COOPER CROSSING CONDOMINIUMS
 APPLICANT: LOT 2 BOOK 865, PAGE 41, RECORDING NUMBER 20060004878 M.C.B. A
 COMPANY: BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP
 1 SOUTH, RANGE 3 EAST OF THE COOPER CANYON BASE AND MERRILL MARICOPA
 COUNTY, ARIZONA.



FINISHED FLOOR TABLE

UNIT	FINISHED FLOOR	UNIT	UPPER	AREA
J-101	1234.00	11.00'	1245.00	2017.28 S.F.
J-102	1234.00	11.00'	1245.00	2539.61 S.F.
UNIT TOTAL	1234.00	11.00'	1245.00	1133.95 S.F.

FINISHED FLOOR TABLE

UNIT	FLOOR	HEIGHT	BOUNDARY	AREA
J-201	1234.00	11.00'	1245.00	2017.69 S.F.
J-202	1234.00	11.00'	1245.00	2539.61 S.F.
UNIT TOTAL	1234.00	11.00'	1245.00	1133.95 S.F.

UTILITY PLAN
 COOPER CROSSING CONDOMINIUMS
 COOPER ROAD & RAY ROAD; CHANDLER, ARIZONA

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 T. 602.212.1279 F. 602.212.1593



REVISIONS:
 DESIGN BY: [Name]
 DRAWN BY: DWG
 SCALE: 1/8" = 1'-0"
 DATE: AUG 2006
 JOB No.: 0621
 CS of 5