

## PROJECT JASMINE – SPECIAL USE PERMIT NARRATIVE

**Project Address:** 1807 N. 48th Street, Mesa, Arizona  
**COM Case Number:** PRS18-00529  
**DRB Number:** DRB18-00695  
**P&Z Number:** ZON18-00710

Date: 10-2-2018

**Request:** Reduction in required parking.  
**MZO Section:** 11-32-6

### DESCRIPTION of PROJECT

The proposed facility is a one-story, single-tenant, manufacturing warehouse building of approximately 110,000 square feet to be developed by the Blue Water Group, LLC. This use is allowed under the current L1 zoning.

This facility is primarily a process of manufacturing metal roofing and metal wall panel systems for building envelope enclosures. The manufacturing process of fabricating panels uses flat sheet metal that is purchased in pre-painted rolled coils, stored on pallets and shipped to the facility and stored in the warehouse areas of the facility.

Approximately 20,000 s.f. will be used for fabrication and panel assembly lines with the remaining 80,000 s.f. used for storage of metal coil and roll-form dies. The manufacturing area will have 20 employees during a day shift. If a night shift is required, a similar number of 20 employees would be employed. The largest portion of the facility is rack storage of metal panel coils which requires fork-lift access for one to two employees in a given shift.

The remaining 10,000 s.f. of office will be located at the west end of the facility, with the office entry located on the north side, adjacent to parking. 16 to 25 employees would occupy the office area from 8:00a.m. to 5:00 p.m.

### SITE PARKING

The 8.5 acre site is located south of the Falcon Field Airport on 48<sup>th</sup> Street, south of E. McKellips Road, in Mesa, Arizona. Primary access is provided from the Loop 202 Freeway and Higley or Greenfield Roads.

The project anticipates two phases of development. Phase I is approx..5.8 acres which will be developed on the western two-thirds of the overall site, with Phase II covering the remaining eastern third of the property. Phase II will be a metal-panel manufacturing similar to Phase I.

Based on the anticipated employees of 40 per shift, the facility will be adequately served by 88 parking spaces. The facility will not have showrooms or sales areas requiring public visitor parking or require off-street parking on any of the surrounding streets.

This parking is located adjacent to the north side of the building. The Mesa parking *Ordinance* requires 150 parking spaces based on 10,000 s.f. of office and 100,000 s.f. of warehouse/manufacturing, the *Ordinance* requirement is nearly four times the parking spaces needed, for a building that is 90% occupied by fabrication equipment and storage racking.

Semi-trailer truck parking and maneuvering will be restricted to the rear of the building within the east truck court. The semi-trailers will typically be loaded on a daily basis for overnight shipments. 6 to 8 semi-trailer shipments are anticipated per week.

End of Narrative