

PROJECT NARRATIVE

Two New Buildings for
Utility Construction Company, Inc.

Location: 80th St. & East Prairie Ave.
Mesa, Arizona

Parcels: 304-04-009X & 304-04-009V

Existing Use: Vacant Land

Proposed Use: Manufacturing

Existing Zoning: L-1

Description:

The proposed project is located near the southwest corner of E. Prairie Ave. and S. 80th St.

The project consists of two parcels totaling approximately 3.24 acres of vacant land. The lots will contain (2) two new buildings used for manufacturing and repair purposes and the storage of construction materials and equipment. The development will be in accordance with the City of Mesa's General Plan and the Gateway Strategic Development Plan. The owner is a manufacturer and installer of LED light fixtures for street lights who employs several dozen people who travel throughout the Southwest installing and constructing street improvements. As such, Utility Construction Company serves as a leader in sustainability. The buildings are designed to meet and exceed the high quality design standards set by the Gateway Strategic Development plan, as one of the first new developments in the neighborhood it will serve as an example to surrounding neighbors.

Building 1 is a 15,000 sq. ft. building containing tenant space, shop space, and office space with (2) two ADA restrooms. Building 1 is located on the Northeast corner of the site. Building 2 is a 5,000 sq. ft. building containing tenant space, located on the Northwest corner of the site. The project also consist of 44 parking spaces distributed between the new buildings per zoning requirements. Yard space with all-weather material is also provided for each building. Each yard is to be divided by new chain-link fences w/plastic slat screening, and screened from the street view by 8'-0" high masonry walls. Each building shall be designed to meet the requirements of the City of Mesa, to include various materials and massing at both the pedestrian scale and the overall building. The property lines are being shifted so that the frontage along Prairie Ave. serves as the front of the lot allowing the construction yards to be towards the south ½ of the properties.