



Design Review Report

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| Date | March 10, 2026 | |
| Case No. | DRB26-00001 | |
| Project Name | Lot 19 - Gateway Airport Commerce Park | |
| Request | <ul style="list-style-type: none"> Site Plan Modification and Design Review to allow for a 13,673± square foot Industrial development | |
| Project Location | Located approximately 400 feet from the southeast corner of East Pecos Road and South 89 th Place | |
| Parcel No(s) | 304-62-152 | |
| Project Area | 1± acres | |
| Council District | District 6 | |
| Existing Zoning | Light Industrial with a Planned Area Development Overlay (LI-PAD) | |
| General Plan Designation | Local Center Employment | |
| Applicant | Tim Rasnake, Archicon Architecture & Interiors, L.C. | |
| Owner | GATEWAY AIRPORT COMMERCE PARK LOT NO 19 LLC | |
| Staff Planner | Sergio Solis, Planner I | |

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the Quality Development Design Guidelines, and the Site Planning and Design Standards outlined in MZO Section 11-7-3(B).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting Design Review and Major Site Plan Modification approval to allow for the development of a 13,673± square-foot industrial building (Proposed Project). Per Condition No. 2 of Ordinance No. 4654, all future development plans within the subdivision are subject to review and approval by the Design Review Board.

On May 2, 2007, the Design Review Board approved the development of two office warehouse buildings on Lot 19A (Project site) and Lot 20 of the overall industrial subdivision. This requested Major Site Plan Modification will modify the building footprint for Lot 19A from 12,186 square feet (sq. ft.) to 12,888 square feet (13,673± square feet total roof area) and will modify the location of the main drive aisle and orientation of the building.

Site Context

General Plan:

- The Placetype for the project site is Local Employment Center and the Growth Strategy is Evolve.
- The Proposed Project is a single-story building with office, light industrial, and warehouse uses. Light Industrial uses are the principal land use in the Local Employment Center Placetype.
- The Proposed Project is consistent with the Local Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Light Industrial (LI).
- Indoor Warehousing and Storage and Light-Industrial uses are permitted within the LI District.

Surrounding Zoning & Use Activity:

The proposed industrial development is compatible with surrounding land uses.

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| <p>Northwest (Across 89th Pl.) LI-PAD Office/Warehouse</p> | <p>North LI-PAD Vacant</p> | <p>Northeast LI Vacant</p> |
| <p>West (Across 89th Pl.) LI-PAD Office/Warehouse</p> | <p>Project Site LI-PAD Vacant</p> | <p>East LI Vacant</p> |
| <p>Southwest (Across 89th Pl.) LI-PAD Office/Warehouse</p> | <p>South LI-PAD Office/Warehouse</p> | <p>Southeast LI Vacant</p> |

Site History:

- **December 18, 1989:** City Council annexed 3,346± acres, including the project site, into the City of Mesa (Case No. A89-003; Ordinance No. 2473).
- **March 5, 1990:** City Council established zoning on 3,331± acres of recently annexed land, including the project site, from Maricopa County Rural 43, Rural-43-AD (Advisory) IV, Rural-43-AD V, Rural-43 VI, IND-2, AD I, AD II, and AD III to City of Mesa Agricultural (AG), Single Residence (SR) (equivalent to Single Residence [RS]), and M-2 (equivalent to current General Industrial [GI]). This project site was established with AG-AF zoning (Case No. Z90-007; Ordinance No. 2496).
- **June 21, 2004:** City Council rezoned on 320± acres, including the project site, from AG to M-1 (equivalent to current Light Industrial [LI] and Planned Employment Park (PEP) and M-1 with Conceptual C-2 (equivalent to current Limited Commercial [LC]). The project site was rezoned to M-1/LI (Ordinance No. 4208; Case No. Z04-001).
- **October 24, 2005:** City Council rezoned 49± acres, including the project site, from LI to LI with a Planned Area Development Overlay (LI-PAD) to allow for a light industrial park, known as Gateway Airport Commerce Park. This Ordinance included Condition No. 2: Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans (Case No. Z05-090; Ordinance 4470).
- **December 11, 2004:** City Council modified Condition No. 2 of Ordinance No. 4470 to require review and approval by the Design Review Board for all future development plans for the PAD (Case No. Z06-093; Ordinance No. 4654;).
- **May 2, 2007:** The Design Review Board approved the development of two office warehouse buildings on Lot 19A (project site) and Lot 20 (Case No. DR07-057).
- **December 4, 2008:** The Planning Director approved a Minor Site Plan Modification for Lot 19A (project site) and Lot 20 (Case No. PLN2008-00616).

Project/Request Details

Project Details:

- **Design Review Board Approval Authority:** The project site is located within Gateway Airport Commerce Park, approved by City Council in 2005. Per Condition No. 2 of Ordinance No. 4654, all future development plans are subject to the review and approval of the Design Review Board.
- **Major Site Plan Modification:** The proposed site plan includes a major modification to the previously approved plan under Case No. DR07-057 consisting of relocating the ingress/egress drive aisle from the southern portion of the property to the northern portion. The proposed site plan will also increase the building footprint by 785± square feet and reorient the building entrance from the south elevation to the north elevation.
- **Building Design:** The single-story 13,673± square-foot office, light industrial, and warehouse building will utilize a combination of stucco finish, ground-face and split face masonry block, box rib metal panel fascia, and provides glass and aluminum storefront materials to meet the MZO design standards. The building will have a defined main entrance at the north elevation visible from 89th Place. The main entrance displays a 1,265 square-foot entry plaza with a pedestrian path to the public sidewalk along Main Street.
- **Access:** The site is accessed by a single entrance drive on the north side of the property from 89th Place.
- **Parking:** City Council approved a PAD that required specific parking ratios for Office, Industrial and Warehouse uses. Based on the PAD parking requirement, the Proposed Project is required to provide 28 parking spaces. The Proposed Project provides a total of 30 parking spaces.
- **Landscaping:** The project site features landscaped areas along the perimeter of the site as well as across the front of the building and within the parking area in compliance with MZO Sections 11-33-3 and 11-33-4.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public meeting.
- Staff did not receive any written comments or formal feedback regarding the proposed project.

Conditions of Approval

Staff recommends **approval** of the Proposed Project subject to the following conditions:

1. Compliance with the site plan, landscape plan, and elevations submitted with this request.
2. Compliance with all requirements of Case No. Z05-090 and DR07-057.

3. Compliance with all applicable City of Mesa Development Codes and Regulations.
4. The addition of any signage on the site will require review and approval of a separate permit per Section 11-47-3 of the MZO.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Floor Plan

Exhibit 5 – Landscape Plan

Exhibit 6 – Elevations

Exhibit 7 – Renderings

Exhibit 8 – Photometric Plan

Exhibit 9 – Colors & Materials Board

Exhibit 10 – Power Point Presentation