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**Project Number:** 23-019.0  
**Project Name:** Signal Butte  
**Project Address:** 11244 E Pecos Rd  
Mesa, AZ 85282  
**Record ID:** DRB23-00689/ZON23-00796

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#### **PROJECT NARRATIVE:**

Cavan Commercial is developing a new industrial warehouse/office building located approximately  $\pm 600$  feet east from the corner of S. Mountain Rd and E. Pecos Rd. The building will be single-story and consist of approximately  $\pm 2,000$  square feet of office and  $\pm 21,800$  square feet of warehouse with a screened, exterior storage yard in the rear.

The proposed subject property is approximately  $\pm 2.00$  acres. The current zoning is LI and it is anticipated that a rezone will not be required.

The site is located within the Logistics and Commerce District of Mesa's Gateway Strategic Development Plan. The project intends to comply with the Logistics and Commerce District's focus and goals of growing the light industrial, storage, and warehouse uses within this area with the creation of employment opportunities. The project intends to comply with the Plan's design guidelines by providing a project with superior materials and architectural aesthetics beyond a typical warehouse. The building design encompasses a contemporary style with monochromatic colors, dark metal paneling, and stack bond masonry. The building entry and northern façade fronting Pecos Road utilizes 16'-0" high storefront glazing, sleek and thin metal canopies, painted stucco, and masonry piers to elevate the design and follow the Logistics and Commerce District's vision of high quality views along public streets.

## **SPECIAL USE PERMIT REQUEST**

A special use permit is requested to reduce the City of Mesa's parking stall count requirements. The request would reduce the total required stalls of (30), per the office and warehouse square footage, to a total required count of (22). Included in the submittal is the Trip Generation and Parking Study, noting the appropriate number of spaces needed per the tenants through industry references. The study notes the reduction of parking stalls to a total count of (13) would be adequate through trip generation and ITE's Parking Generation Manual. The Special Use Permit would request for a reduction to (22) stalls, in order to avoid additional stalls within the north, rear exterior storage yard.

## **REQUEST FOR ALTERNATIVE COMPLIANCE #1**

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(5) is requested for the proposed development. The development standard requires, "no more than fifty percent (50%) of the total façade may be covered with one (1) single material". The submitted building design exceeds the 50% material maximum on its east, west, and north elevations with the use of various concrete block, incorporating split face, smooth face, and stack bond masonry.

**The proposed alternative compliance would be to recognize the various concrete masonry patterning (stack bond, running bond, and split face) and paints utilized on the three building elevations as their own distinct materials as a result of an enhanced building entry and front elevation.**

The east, west, and north elevations are primarily composed of concrete masonry materials. The elevations exceed the prescribed 50% maximum by 37% and 17% on the east and west sides of the building respectively, and by 39% on the rear south elevation. While the development standards describes them as a single material, the proposed masonry materials are discrete patterns and colors with varying textures. The accent bands use a darker, split-face block with a 1" inset reveal across the facades to delineate and subdivide the surfaces to human proportions. The lighter, smooth-face precision block is given a stack-bond pattern to distinguish it from the gray, running-bond block patterning. Utilizing these masonry block materials as described above is the design intent of the building, and the materials help to enhance and transition into the building entry and northern façade.

The proposed south entry elevation has been developed beyond a typical warehouse or storage building, with the façade utilizing premium finishes and distinct forms for its public presence off Pecos Road. The building entry at the southwest corner gravitates towards the appearance of a high-end showroom space through the use of 16'-0" high storefront and sleek metal paneling to create a large shading canopy across the entry plaza. Painted stucco is used across the entry and corners adding an additional material.



The intent of the proposed building design is to enhance the neighborhood and raise the standard of the typical industrial building in the surrounding community. The surrounding built context includes a semi-truck trailer yard directly adjacent (Image 1), with surrounding built structures including heavy industrial facilities, such as the MGC Pure Chemicals plant (Image 2). The proposed building helps bring character and identity to Pecos Road.

## **REQUEST FOR ALTERNATIVE COMPLIANCE #2**

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(2)(A) is requested for the proposed development along the north and east elevations and the northern portion of the west elevation. The development standards requires, "publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions."

**The proposed alternative compliance would request leniency regarding the "change in plane" noted in Section 11-7-3(B)(2)(A) for the north and east elevations, and the northern portion of the west elevation as a result of an enhanced building entry.**

This request for the alternate compliance would be to recognize the changes in masonry patterning, changes in parapet heights, and additional accent bands of split face CMU as equivalent elements that subdivide the facades into human scale proportions along the noted elevations. The north and east elevations and northern portion of the west elevation include changes in parapet height, changes in masonry patterning (stack bond and running bond), paint color changes, and subdividing the facades horizontally through multiple bands of split face accent CMU and wainscot bases. These elements comply with the required maximum length of 50'-0" of uninterrupted wall lengths.

As noted in the request for alternative compliance #1, the accent bands use a darker, split-face block with a 1" inset across the facades to delineate and subdivide the surfaces to human scale proportions. The lighter, smooth-face precision block is given a stack-bond patterning to distinguish it from the darker, running-bond, block patterning with a maximum continuous pattern no more than 50'-0" in length. Utilizing these masonry block materials as described above is the design intent of the building, and the split face banding helps to accentuate and transition into the southern façade: the principal feature of the building.

The south elevation and southern portions of the east and west elevations exceed the requirement for massing and scale and are directly visible from the public right-of-way of Pecos Rd. These southern facades far surpass the minimum requirements of massing and subdividing surfaces in Section 11-7-3(B)(2)(A) through vertical and horizontal material subdivisions, windows, piers, textural changes, and articulation in grade planes. The building entry has various pop-outs of decorative masonry pier walls extending outward from the 16'-0" high storefront glass, with a large metal canopy further subdividing the storefront. Above the storefront glass is an



additional form clad in metal paneling and stucco that wraps across the southwest edge of the building, giving the appearance of floating above the entry.

The south elevation includes several changes in planes when transitioning to other materials as well, including inset masonry accent bands, double-wythe CMU walls, and additional metal cladding and canopies. The material changes occur both in vertical and horizontal conditions through multiple textures and patterning from the four masonry types, aluminum composite paneling and metal canopies, and accent bands break down the large façade and divide the surface to human proportions. These materials are subdivided further with decorative control and panel joints that extend uninterrupted across the façade between materials to align with the adjacent accent bands to create a uniform, continuous appearance. The proposed alternative compliance would be to recognize the publicly viewable and enhanced designs of these southern facades to allow the requested northern facades to remain as they are without additional changes in plane.

Please call if you have any questions or need further clarification.

Respectfully,  
Pinnacle Design, Inc.

Ian Mulich, RA  
Senior Architectural Designer





**Image 1: 11302 E Pecos Rd, Semi-Truck Trailer Storage Yard**

Existing semi-trailer storage property located directly east of the proposed development.



**Image 2: 6579 S Mountain Road, MGC Pure Chemical Plant**

Existing industrial/warehouse plant located north of the proposed development, the closest built property.

