

SIGNAL BUTTE & GERMANN



PROJECT NARRATIVE

Submitted To:

City of Mesa
Development Services- Planning
55 N. Center St,
Mesa, AZ 85132

Applicant:

Cavan Commercial
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Architect:

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Civil Engineer:

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INTRODUCTION AND BACKGROUND

This narrative has been prepared to support the Major Site Plan Modification, Design Review and Lot Split of the approximate 4.1 acre property located at the NEC of E. Germann Road and S. Signal Butte Road, otherwise known as 7423 S. Signal Butte Road in Mesa, Arizona with a Maricopa County Assessor Parcel Number (APN) 304-63-996B to accommodate the development of an upscale light industrial business park.

The subject site was recently subdivided from the larger surrounding industrial parcel under Land Split for Americana Outdoors- Lot 7 recorded on January 21, 2025. The original 640-acre industrial development was planned in the 1990s and approved through a Council Use Permit (Case # Z90-007).

CONTEXT / LOCATION

The Property is currently vacant and undeveloped with a GI zoning, supporting the intended use. The proposed development is positioned along a major arterial, Signal Butte Road, to support the intended use for this site. The surrounding areas include:

Direction	Zoning	Land Use
Directly North	GI	Undeveloped
Directly East	GI	Industrial
Directly South	GI	SRP Facility
Directly West	GI	Undeveloped



GENERAL PLAN CONFORMITY

The site is located within the Logistics and Commerce District of Mesa's Gateway Strategic Development Plan and intends to comply with the Logistics and Commerce District's focus and goals of growing the light industrial uses within this area with the creation employment opportunities.

In 2008, the City adopted the Mesa Gateway Strategic Development Plan to establish a refined vision for the southeast Mesa area and more particularly in the vicinity of the Airport. This project falls within the Logistics and Commerce District where desired uses include manufacturing facilities, large warehouses, business park and commercial uses will be the predominant uses in this area shown below in the City's Framework Map.

In order to create a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport, this project has been designed with building height and density in mind. To support the goals of this particular district, this Project provides the potential for many types of uses including those related to the nearby airport and the growing supply chain supporting the area's advanced manufacturing needs. Furthermore, the Project is designed to allow users to purchase and/or lease individual buildings providing the opportunity for a unique and varied tenant mix of local small businesses, the backbone of our economy.

DEVELOPMENT PROPOSAL

The proposed Project will consist of three freestanding buildings totaling 45,000 square feet, each building will include approximately 15% of that square footage dedicated to professional office space and 85% dedicated to indoor warehousing space. The rear of the buildings will include private outdoor contractor yards that will be accessed by a secured outdoor access gate and two roll-up doors from the building's interior. The three buildings will share two loading docks which include decorative gates intended to screen their visibility from Signal Butte.

The buildings are designed with flexible interior layouts, allowing for either single or multi-tenant occupancy to accommodate small scale users of varying sizes. Each building is proposed to be on its own individual parcel (lot lines indicated on the conceptual site plan).

The development will feature two driveways. One driveway provides direct access to S. Signal Butte Road on the west side. The other accesses the private drive directly to our south that has direct access to S. Signal Butte Road. Parking will be located on the west side of the lot, screened by a combination of a screen wall and landscaping. The parking area will include 62 spaces, meeting the minimum requirements, and all parking and development standards will comply with general zoning guidelines, ensuring appropriate building setbacks, landscape buffers, and design aesthetics.

DESIGN REVIEW

The proposed project complies with the Mesa Gateway Strategic Development Design Guidelines by creating a high-quality development with a contemporary aesthetic.

The building architecture is intended to convey a contemporary look utilizing clean lines, high quality building materials, metal entry canopies, oversized clear anodized storefronts and a modern paint scheme. The design is consistent amongst all three buildings to establish a consistent upscale business park while also providing visual interest.

The site is also designed to provide separation between individual buildings with an emphasis on providing low maintenance landscape areas around the front and sides of the buildings. These areas will be well lit by LED pole lighting, wall mounted lights and recessed can lighting under the canopies for each building. The areas between the buildings will also include a shared loading dock that will be screen by a decorative gate as well as enhanced landscape along the frontage of the property.

CONCLUSION

The proposed development aligns closely with the goals and objectives outlined in the Mesa General Plan, as well as with current zoning regulations. By situating this project within an existing industrial area, the development supports Mesa's vision for economic growth, efficient land use, and the promotion of industrial activity in appropriate zones. This proposed development presents a strategic opportunity to enhance the industrial sector by providing additional warehousing facilities that will serve local and regional distribution needs while complimenting surrounding land uses and minimizing conflicts between land uses; further reinforcing the area's role as a hub for logistics, storage, and light manufacturing.