

Introduction

We are pleased to submit this narrative and supporting documentation requesting Site Plan Review, Design Review approval with alternative landscape plan, and 2 Special Use Permits to allow an industrial development (“Project PHX65” or the “Project”) on the north side of Pecos Road between Merrill Road and 222nd St.

Background

The Project is comprised of an approximately 74.37-acre parcel that is currently zoned LI. The Project is a rectangular parcel that extends from Pecos Road to the under construction SR 24. The project is bordered by Pecos Road to the South, SR 24 to the north, vacant industrial land to the east and west.

General Plan Designation

The General Plan designation for the Project is Employment. This designation is for large scale employment type land uses. The Project fits squarely into this General Plan designation.

Strategic Development Plan

Additionally, the Project is within the Logistics and Commerce District (“LCD”) of the Mesa Gateway Strategic Development Plan (the “MGSDP”). This Project fits exactly with the LCD’s goals and objectives. The Project is also in the Airfield Overlay Area and will comply with the requirements of that plan.

Requests

There are several request in this submittal. The first request is for site plan review. The site plan will include 3 buildings that are approximately 465,541 square feet for data center and office uses. The second request seeks design review of the Project’s site plan, landscaping and elevations with alternative landscape plan. The third request is for a Special Use Permit for height up to 60 feet where 40 feet is currently allowed. The fourth request is for a Special Use Permit for parking reduction.

Narrative

The Project will consist of 3 industrial buildings covering approximately 465,541 square feet for data center and office uses. There will also be one security building of approximately 120 square feet that will control access to Project. The employee parking, as discussed further below, will be landscaped in a manner that will provide an attractive streetscape and provide covered parking. Two buildings will be 41 feet to top of parapet where 50 feet is allowed and the third building will be 18 feet. As detailed further below, the project will have 60 foot tall stacks that are the subject of the Special Use Permit for height. The Project will also have a dedicated substation.

Circulation

The site will be accessed from one entrance on Pecos Road and one entrance from 222nd St. The 222nd Street will serve as the main entrance for the Project and will allow for full access and the Pecos Road will be used more as an emergency/secondary access. All offsite improvements

associated with the Project will be built to City of Mesa standards at the time of development. Internal roadways will be between 20' and 40' wide providing efficient internal circulation and will meet the City's fire truck turning radius requirements.

Architecture

As shown in the attached package of plans, elevations, and simulated views, the two principal buildings are substantially set back from the existing and proposed adjacent roadways. These setbacks are filled with rich native-species landscape planting before the buildings and their internal access roadways are fully screened by articulated masonry unit fencing in a warm neutral color palette selected to blend with the tones of the local natural environment. The principal buildings are minimal, single-story structures, visually enclosed by two panel systems – articulated concrete on the long faces and metal louver screening wraps on the ends, both painted in a variety of warm neutral tones. At the end of the buildings closest to public roadways, tall panels of horizontal metal louvers wrap the elevated air-cooled chiller platforms to provide full visual screening of cooling systems and equipment. This screening is recessed at its structural uprights to provide a rhythm of vertical articulation. Similarly, the walls are articulated by vertical channels between sections of varying shades, above and below a horizontal band of window-like ventilation openings, screened by vertical metal louvers in a dark neutral grey tone that matches the chiller platform screening system. Vertical metal panel enclosure boxes painted in the same tone conceal scuppers and drainage and provide additional vertical rhythm to the facades. The shadow play on the louver systems and vertical screening enclosures provide interest against the varied shades of the tilt-panels of the building, where colors and vertical divisions vary above and below the continuous horizontal band of louvered ventilation openings. From the public way on East Pecos Road, the prevailing view is of the landscape and masonry fencing, with the louver-screened platform ends of the buildings partially visible. Parking areas are shaded by streamlined, bright canopies to provide necessary shade for visitors and their vehicles. The security building has utilized design elements from the building and the screen walls to ensure it is incorporated into the overall theme of the campus. The buildings, screening, fencing and landscape for this site has been developed with Mesa design guidelines as a reference, with the goal of a materiality and appearance that is informed by and complimentary to the local landscape and vernacular style of building.

Parking

MZO 11-32-3 requires 1 space for 375 sf for office and 1 space for 900 sf of warehousing. The Project is proposing 465,541 sf which would require a total of 532 parking spaces. The Project is proposing 138 employee spaces for the development. The Project will be in compliance with all applicable Mesa ordinances regarding parking screening throughout the development. Outdoor bicycle parking will be provided in accordance with City code.

Open Space

Open space requirements have also been met for both required sidewalk plazas and outdoor amenities with outdoor gathering areas with site furniture. Pursuant to Section 11-7-3(B)(1)(d),

the areas will be equal to or larger than 1% of the building gross floor area and are labeled on the site plan. Enhanced landscape areas along the edges of the property have been included to help with screening from the adjacent roads and properties. There will be contiguous pedestrian access to the building to meet all accessibility requirements.

Landscape Design and Stormwater Retention

The Project is requesting an alternative landscape plan for a specific portion of the Property that will be discussed further below. The rest of the Project will be landscaped in accordance with all applicable Mesa ordinances. The landscape materials will be consistent with native plant materials found in the region, are drought tolerant and contribute to the reduction of heat island effects. The landscaping design will also promote the theme carried throughout the development. The landscaping is designed to create a significant streetscape on Pecos. The landscape design also integrates site amenity areas for employees and visitors.

This area of the county is known to have a significant amount of storm water flows. The project will be designed to accept historic offsite flows and provide retention for the onsite 100 year two (2) hour storm events. The onsite retention areas will be located around the perimeter of the site and utilize the same areas as the offsite flows. Offsite flows will be collected at the historic points they enter the site, conveyed through the onsite retention basins and allowed to exit the site at the historic outfall locations. Included in this submittal are conceptual engineering plans that go into greater detail—Retention basins will be integrated into the design of the landscape and maintained by the owner. When the future regional drainage improvement project is constructed by the City, the maintenance of the offsite flow conveyance area will be provided by the City.

Alternative Landscape Plan

Section 11-33-7 of the Zoning Ordinance lays out the standards for granting an alternative landscape plan (“ALP”). As mentioned above this area has significant storm water flows and both the City of Mesa and Maricopa County Flood Control District are actively working on projects in this area to mitigate these historic flows. One of those projects is a regional drainage solution that includes improving the large channel that traverses this property. The need for the ALP is only in the area of the project that is directly affected by the channel. This area will, at some time in the future, be encumbered by a drainage easement which will include the City being responsible for the maintenance of the easement area. Due to the imminent construction that will occur in the easement area, the landscaping proposed for this area will be the amount necessary to prevent erosion.

In order to grant an ALP, six of the 12 design principles listed in Section 11-33-7(a) must be met. In this instance, this request meets numbers 1,2,4,5,7 and 8. This request uses an innovative and naturalistic design with native vegetation that is compatible with surrounding uses while also keeping storm water management and site specific attributes in mind. The allowable modification requested is for a deviation of ground treatment materials.

In order to grant an ALP, a four part test must be met:

- a. There are unique characteristics of the property, site design, or use that warrant special consideration to modify or deviate from the requirements of the Section and that these characteristics are not self-created.
- b. The ALP meets or exceeds the minimum requirements of this section, while recognizing the unusual site design or use restraints on the property.
- c. Approval of an ALP will provide for both increased consistency and compatibility with adjacent properties.
- d. The ALP conforms to the allowable modifications listed in subsection B above and no exceptions to the limitations on the standards that may be modified are requested.

This request clearly meets the test as laid out in the Ordinance. The large channel that runs through the property is quite unique which is why the City wants to utilize it for a regional drainage solution. This channel was not self-created. As described above the request meets the requirements of this section. The construction of a regional drainage solution will provide a great benefit to not only adjacent properties but all the properties in the immediate area. Finally this request conforms to the allowable modifications. It is for these reasons that we respectfully request the approval of the ALP.

Special Use Permit for Height

In accordance with MZO 11-70-5 a Special Use Permit (“SUP”) may only be granted if all of the following criteria are met:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

As mentioned above, the request for the SUP is to allow building heights up to 60 feet where 40 feet is allowed. The request meets the four part test as set out in Mesa Ordinance. As it relates to sections 1 and 2 of the test, the Project is designated as Employment in the General Plan and the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. The height request is consistent with the General Plan designation. Granting this SUP will advance the goals of the General Plan.

As to section 3, this project will not be injurious or detrimental to the neighborhood or the general welfare of the City. We will work with Phoenix Mesa Gateway Airport and the FAA to seek any required approvals for this project. As to section 4, there is no concern about having the adequate public facilities, services or infrastructure to serve the buildings at the height requested. With all four parts of the test satisfied, we respectfully request approval of the SUP.

Special Use Permit for Parking Reduction

In accordance with MZO 11-32-6 a Special Use Permit ("SUP") may only be granted if all of the following criteria are met:

1. Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working or visiting the site – exist that will reduce parking demand at the site;
2. The use will adequately be served by the proposed parking; and
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

The request meets the three part test detailed above. As it relates to the first prong, this project clearly has special conditions. The size and use of the building requires an employee/visitor parking field that, due to the nature of the proposed operation, does not require the amount of parking required by code. The end user has extensive experience in operating this type of building and allows them to fully understand the transportation needs of its employees and visitors. The end user has made the determination that the parking proposed in this submittal is sufficient to operate this facility.

As for the second prong, based on the end user's knowledge of other sites, the use will be adequately served by the proposed parking.

The third prong is addressed in part by the answer to the second prong. As it relates to the supply of on street parking, there are no plans known to the applicant of having on street parking in this area.

A parking study has been submitted with tis application. With all three parts of the test satisfied, we respectfully request approval of the SUP.

Conclusion

We respectfully request approval of all the items detailed in this submittal.