



Design Review Report

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| Date | April 14, 2026 | | |
| Case No. | DRB26-00045 | | |
| Project Name | Kaltech Addition | | |
| Request | <ul style="list-style-type: none"> Site Plan Modification and Design Review to allow for a 4,920± square foot office and warehouse addition. | | |
| Project Location | 7307 South 89 th Place | | |
| Parcel No(s) | 304-62-154 304-62-153 | | |
| Project Area | 1.67± acres | | |
| Council District | District 6 | | |
| Existing Zoning | Light Industrial with a Planned Area Development Overlay (LI- PAD) | | |
| General Plan Designation | Local Employment Center | | |
| Applicant | Bill Jeorling, LGE Design Build | | |
| Owner | Kingdon Gateway, LLC | | |
| Staff Planner | Emily Johnson, Planner II | | |

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 11-6-3(B).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting Major Site Plan Modification and Design Review approval to allow for the development of a 4,920± square foot office and warehouse addition (Proposed Project). Per Condition No. 2 of Ordinance No. 4654, all future development plans within the Gateway Airport Commerce Park 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 (directly north of project site) and Lot 20 (project site) of the overall industrial subdivision. This required Major Site Plan Modification provides an office and warehouse building addition of approximately 4,920± square feet and associated parking. The proposed building addition and parking is at current Lot 21 (project site) of the industrial development. Lot 20 and Lot 21 will be combined under a separate application, as mentioned below.

Concurrent Applications:

- **Affidavit of Change:** An Administrative Review application is currently under review to combine Lot Numbers 20 (APN 304-62-153) and 21 (APN 304-62-154) of Gateway Airport Commerce Park (SUB26-00060).

Site Context

General Plan:

- The Placetype for the project site is Local Employment Center and the Growth Strategy is Evolve.
- Light Industrial and Business Office uses are principal land uses 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:
 - ED4. Protect and promote Mesa's airports as a global connection for tourism and business development.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD).
- Indoor Warehousing and Storage and Business and Professional Offices are permitted uses within the LI District.

- The project site is within the Airfield Overflight Area 2 (AOA 2) Overlay and Indoor Warehousing and Storage and Business and Professional Offices are permitted uses within the AOA 2.

Surrounding Zoning & Use Activity:

The proposed office and warehouse development is compatible with surrounding land uses, which include places of worship, medical offices, motels, and vacant land.

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

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 (Case No. Z04-001; Ordinance No. 4208).
- **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 18, 2006:** 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 and Lot 20 (project site) (Case No. DR07-057).

- **December 4, 2008:** The Planning Director approved a Minor Site Plan Modification for Lot 19A and Lot 20 (project site) (Case No. PLN2008-00616).

Project/Request Details

Design Review Approval:

- **Design Review Board Approval Authority:** The project site is located within the 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.
- **Building Design:** The Proposed Project includes a two-story, 4,920± square foot office and warehouse addition to an existing two-story, 11,810± square foot development. The materials include three different styles of CMU to match the existing portion of the building. The existing building has a defined main entrance on the northern end of the west elevation and the new addition will include an additional entry within the enclosed outdoor storage yard on the south side of the project site for employees only. There is one existing and one proposed pedestrian path to South 89th Place.
- **Alternative Compliance:** The applicants are requesting Alternative Compliance per Section 11-7-3(B)(6) of the Mesa Zoning Ordinance (MZO). The proposed alternative is aesthetically more complementary to the site as the building extension is architecturally compatible with the existing building. The request includes the following:
 - Section 11-7-3(B)(2)(a), uninterrupted wall lengths exceeding 50 feet on the north elevation (existing condition).
 - Section 11-7-3(B)(2)(c)(ii), flat roofs exceeding 100 feet in length without providing vertical modulation for the existing portion of the east elevation which is approximately 117 feet long without a change in wall height (existing condition).
 - Section 11-7-3(B)(2)(c)(iii), the existing building and proposed extension will not have detailed parapets (existing and new condition).
 - Section 11-7-3(B)(5)(a), the existing building materials include CMU which will be continued with the addition, instead of three different and distinct materials. There are three different types of CMU including smooth face CMU – struck joints, single-score CMU – racked joints, and split face CMU – raked joints (existing and new condition).
 - Section 11-7-3(B)(5)(b), 100% of the building will be CMU, over the permitted 50% for a single material on each elevation (existing and new condition).
- **Access:** The site is currently accessed off an entry drive from South 89th Place on the northern end of the project site and one additional entry drive from South 89th Place is proposed south of the building.
- **Parking:** City Council approved a PAD that included a parking ratio of 1 space per 500 square feet for industrial and warehouse (Case No. Z05-090). Based on this parking standard and Table 11-32-3.A of the MZO, 13 parking spaces are required, and 17 parking spaces are proposed. This brings the total to 53 parking spaces on site.
- **Outdoor Storage:** Per Section 11-30-7 of the MZO, Outdoor Storage is permitted in interior side and rear yards, or outside of required yards in the LI district and must be screened from public streets. An articulated, 8-foot-tall screen wall to match the existing

wall on site is proposed around the outdoor storage yard on the south side of the project site. Landscaping is not required within screen storage areas, but parking lot landscape islands are being provided within the required parking spaces as well as foundation base landscaping, and perimeter landscape yards. Seven company van parking spaces have been proposed within the outdoor storage area.

- **Landscaping:** The building features landscaped areas along the perimeter of the site as well as along the building elevations and within the parking areas in compliance with MZO Chapter 33.

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 has not received any questions or comments on 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 except as modified by this request.
3. Prior to the issuance of any building permit, obtain approval of a lot combination for Lots 20 and 21 of the Gateway Airport Commerce Park subdivision.
4. Compliance with all applicable City development codes and regulations.
5. 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 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Renderings

Exhibit 7 – Color and Material Board

Exhibit 8 – Photometric Plan

Exhibit 9 – Floor Plan

Exhibit 10 – Power Point Presentation