



# Design Review Board



# DRB26-00001

## Lot 19 - Gateway Airport Commerce Park

Sergio Solis, Planner I

March 10, 2026



# Request

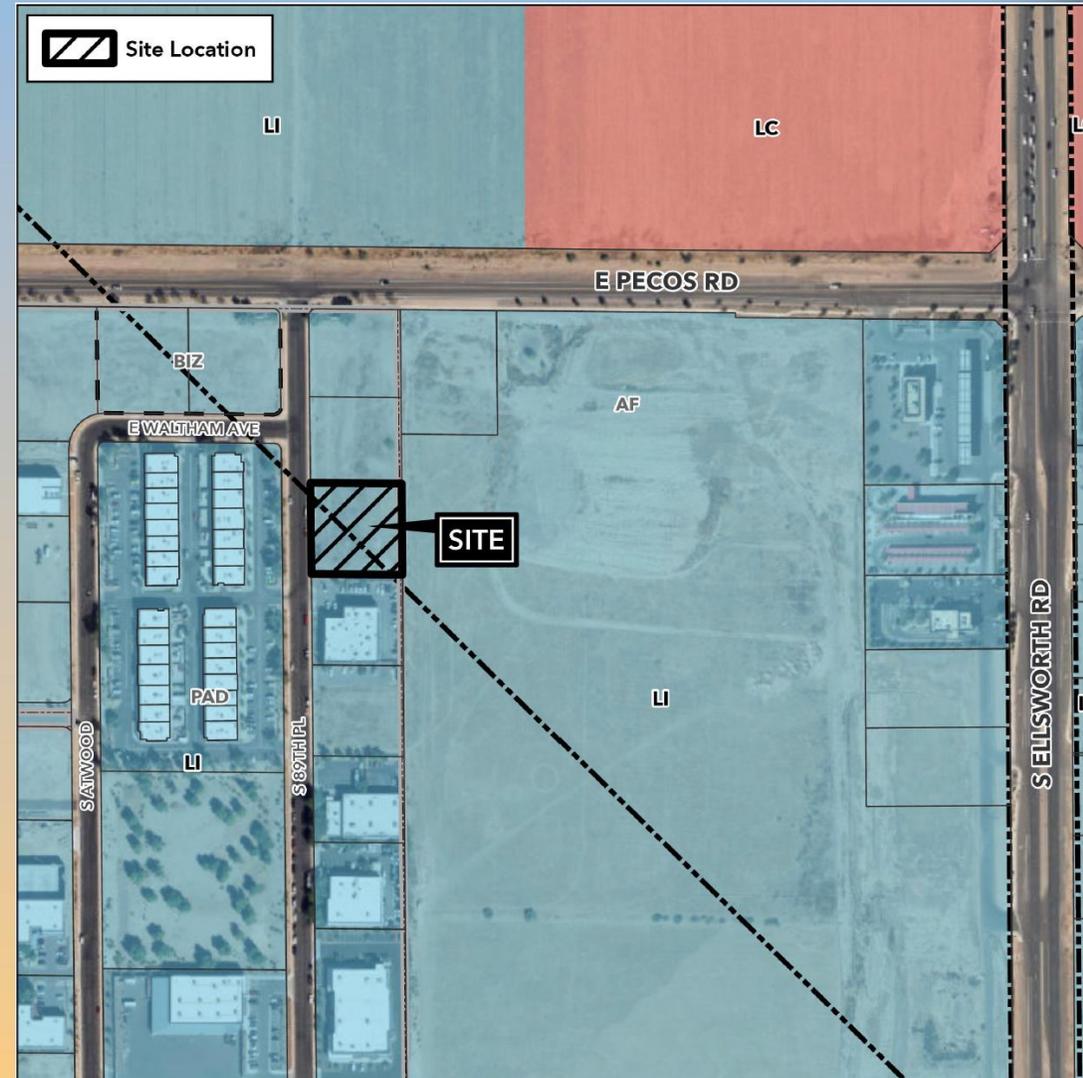
- Design Review
- Major Site Plan Modification
- To allow for a 13,673± square foot Industrial development





# Location

- East side of 89<sup>th</sup> Place
- West of Ellsworth Road
- South of Pecos Road





# Site Photo



Looking east towards the







# Landscape Plan

## LANDSCAPE LEGEND

### TREES



Parkinsonia hybrid  
Desert Museum Multi trunk  
24"/36" Box Multi trunk



Ulmus parvifolia  
Chinese elm  
24" Box



Acacia salicina  
Willow acacia  
24" Box

### GROUND COVER



Lantana montevidensis  
Gold Mound'  
1 Gallon

D.G. 1/2" Screened Express Painted Desert  
2" min thickness in all landscape areas

### 89TH PLACE

PROPERTY LINE = 201'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
48 SHRUBS REQUIRED  
48 SHRUBS PROVIDED

### NORTH PROPERTY LINE

PROPERTY LINE = 190'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

### SOUTH PROPERTY LINE

PROPERTY LINE = 190'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

### EAST PROPERTY LINE

PROPERTY LINE = 201'  
8 TREES REQUIRED  
8 TREES PROVIDED (ALL 24" BOX OR LARGER)  
32 SHRUBS REQUIRED  
32 SHRUBS PROVIDED

### SHRUBS



Dasylirion wheeleri  
Desert spoon  
5 Gallon



Agave webberii  
Webber's agave  
5 Gallon



Baccharis hybrid 'Starn'  
Starn's Coyote Bush  
5 Gallon



Tecoma stans  
Orange Jubilee  
5 Gallon



Hesperaloe parviflora  
Red Yucca  
5 Gallon



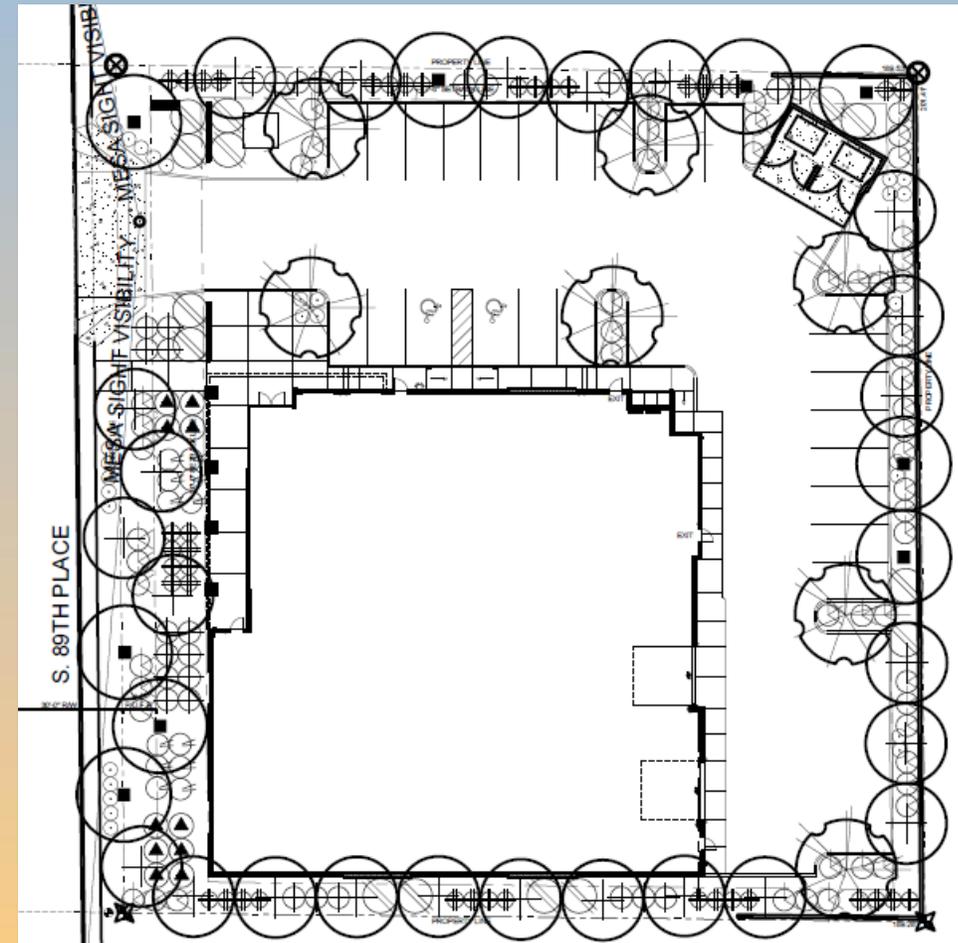
Lantana montevidensis  
Dallas Red Lantana  
5 Gallon

### PARKING LOT

PROPERTY LINE = 649'  
8 TREES REQUIRED  
8 TREES PROVIDED  
24 SHRUBS REQUIRED  
24 SHRUBS PROVIDED

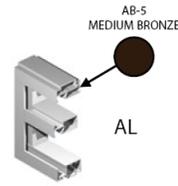
### LANDSCAPE COVERAGE

LANDSCAPE AREA: 8,714 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 4,357 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 5,064 SQ.FT. (58%)





# Colors & Materials



**ALUMINUM STOREFRONT SYSTEM**  
**MANU:** ARCADIA AFG451T (FRAMING WITH THERMAL BREAK)  
**TYPE:** MEDIUM STYLE DOOR  
**COLOR:** AB-5, MEDIUM BRONZE  
**GLAZING:** VITRO SOLORGRAY 90  
 1" INSULATING GLASS UNIT  
 VLT 25%, EXT. REFL. 8%, INT. REFL. 11%  
 U-VALUE (ARGON) 0.24,  
 SHGC 0.22, LSG 1.14



**CONCRETE MASONRY**  
**MANU:** OLD CASTLE - ECHELON  
**TYPE:** PRECISION (GROUND FACE MASONRY UNIT)  
**COLOR:** ASPEN  
 INSULATED CMU WITH CORE-FILL  
 500 FOAM INSULATION  
 8" CMU, R-8, 12" CMU, R-10



**CONCRETE MASONRY**  
**MANU:** OLD CASTLE - ECHELON  
**TYPE:** SPLIT FACE  
**COLOR:** RUTHERFORD GREY  
 INSULATED CMU WITH CORE-FILL  
 500 FOAM INSULATION  
 8" CMU, R-8, 12" CMU, R-10



**ALUM COPING & FASCIA**  
 ATAS INTERNATIONAL,  
 0.040 PRE-FINISHED  
 4" HIGH, WITH 12" HIGH FASCIA  
 CONTINUOUS 22 GA. CLEAT  
 SEALANT AT ALL SPLICES



**PAINT**  
 (STUCCO FIELD, HM DOORS/FRAME,  
 OVERHEAD DOORS)  
**MANU:** SHERWIN WILLIAMS  
**COLOR:** POISED TAUPE  
 SW 6039 232-C5



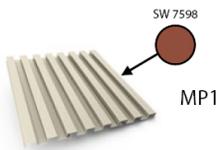
**PAINT**  
 (CONCRETE SILL)  
**MANU:** SHERWIN WILLIAMS  
**COLOR:** URBANE BRONZE  
 SW7048 245-C7



**PAINT**  
 (ALUM COPING, COLUMNS)  
**MANU:** SHERWIN WILLIAMS  
**COLOR:** URBANE BRONZE  
 SW7048 245-C7



**PAINT**  
 (BOLLARDS)  
**MANU:** SHERWIN WILLIAMS  
**COLOR:** SUNFLOWER  
 SW6678 133-C7



**METAL PANEL FASCIA**  
**MANU:** PAC CLAD  
**MATERIAL:** BOX RIB 1, 24 GA. ALUMINUM  
 REFLECTIVITY 0.49, 3 YEAR EXPOSURE 0.50  
 EMISSIVITY 0.86, SRI 56  
**COLOR:** SHERWIN WILLIAMS  
 SIERRA REDWOOD SW7598 125-C7



**LIGHT FIXTURE**  
 VISA LIGHTING OW 1725 - SOUTHBRIDGE -  
 DECORATIVE SCONCE  
 18"W X 18"H X 5.5"D  
 SOURCE L30K(L), CCT 3000K,  
 DELIVERED LUMENS 1400,  
 POWER 31 WATTS  
**COLOR:** TRCN - TERRACOTTA CANYON



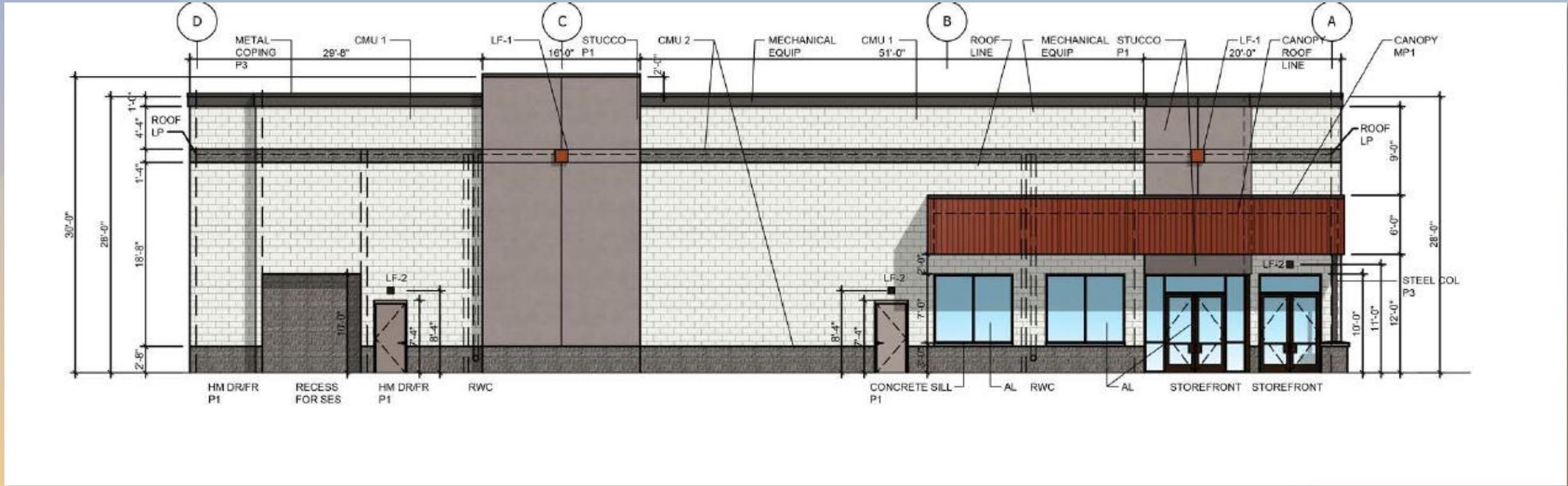
**LIGHT FIXTURE**  
 LITHONIA LIGHTING - D SERIES SIZE 2  
 LED WALL LUMINAIRE  
 5.5"W X 4"H X 1.5"D  
 SERIES DSXW2LED,  
 LUMEN PACKAGE P4 7200 LUMENS,  
 CCT 30K 3000K  
**COLOR:** DDXB - DARK BRONZE



**DOWNSPOUT NOZZLE**  
 JOSAM 25010 DOWNSPOUT NOZZLE  
**MATERIAL:** BRONZE  
**SIZE:** 6" OVERFLOW DRAIN,  
 LOCATE 18" A.F.

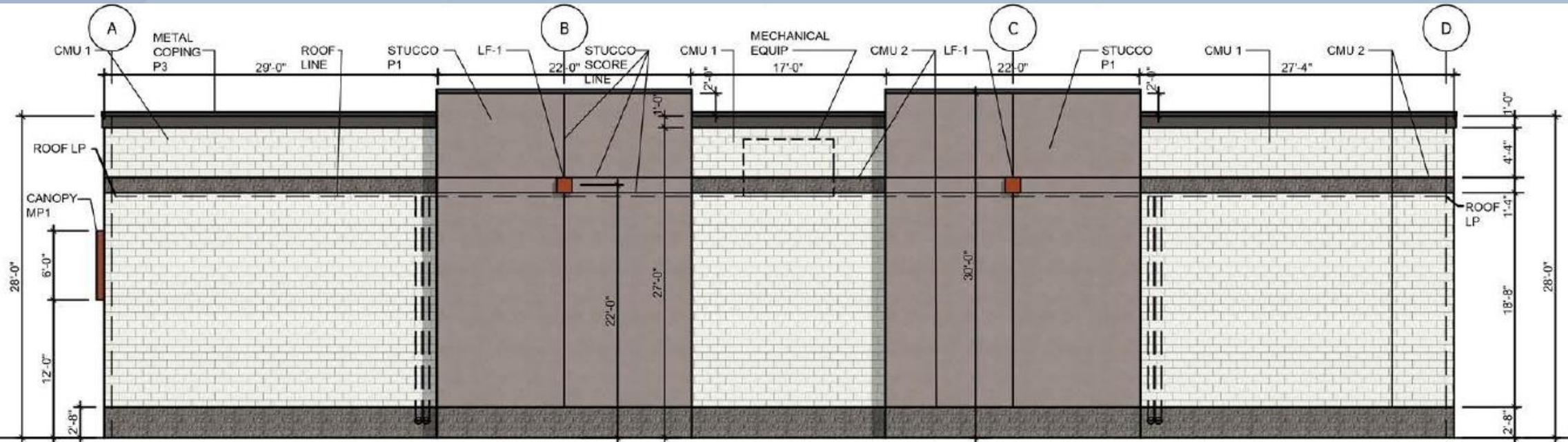


# North Elevation



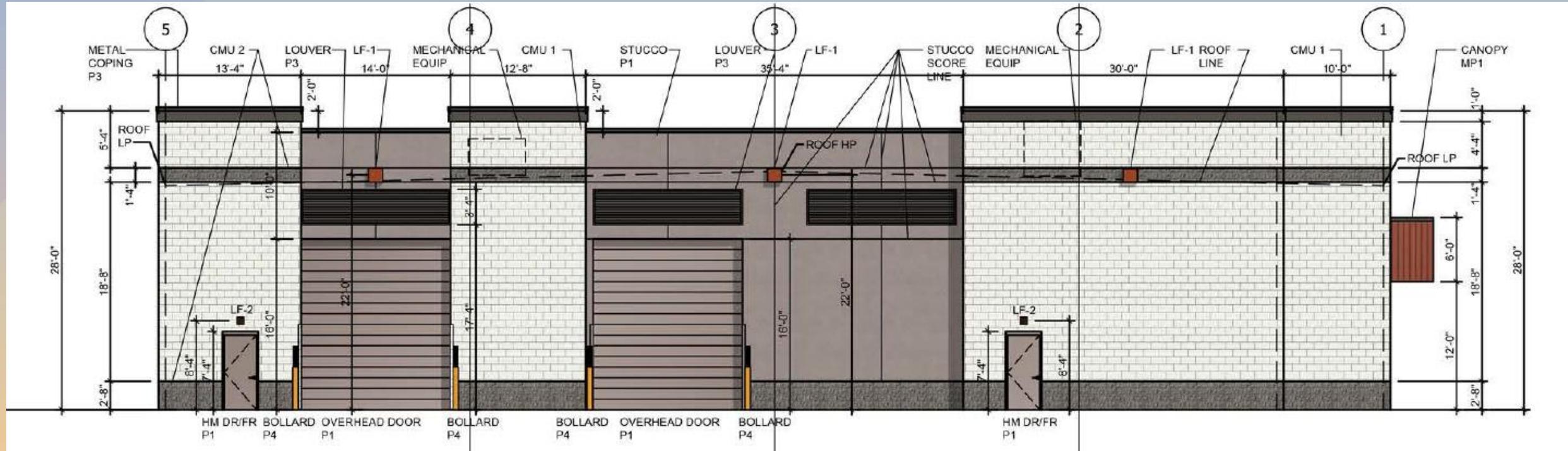


# South Elevation



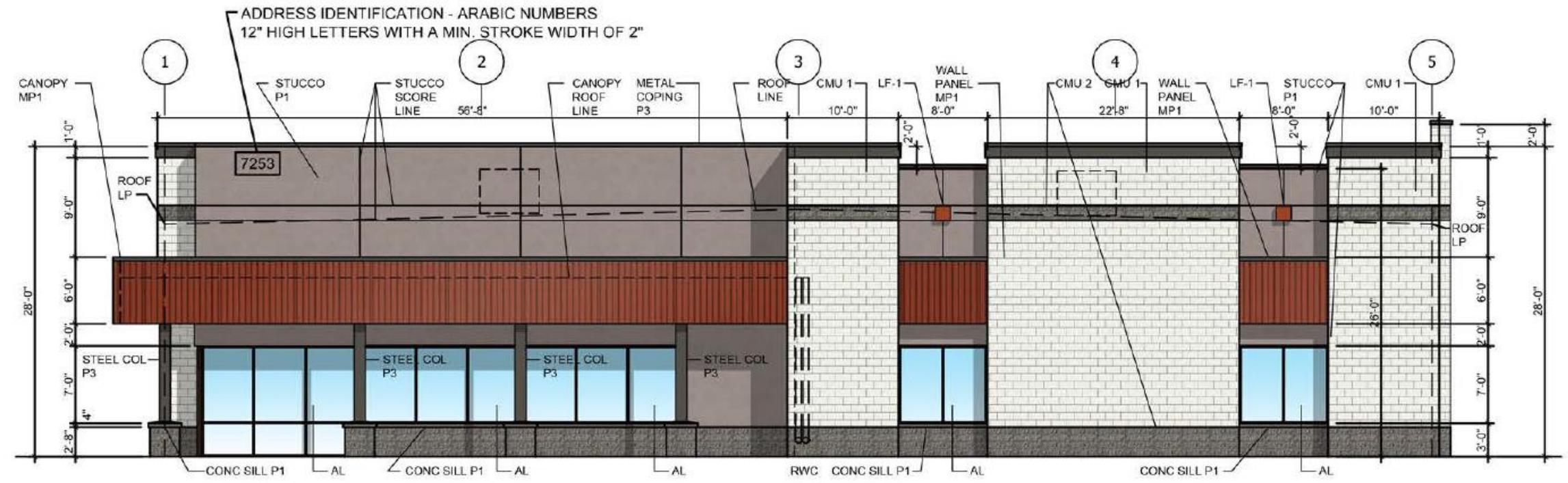


# East Elevation





# West Elevation





# Renderings





# Renderings





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

*Staff recommends Approval with Conditions*



# Design Review Board

