

Via: web site portal “dimes”

May 16, 2023

City of Mesa Planning Division

Re: Project Narrative - Revised

**Prj: New Industrial Building – Greenfield Road and McDowell Road
2836 N. Greenfield Road
Mesa, Arizona 85215**

Introduction:

The project will consist of one (1) story industrial warehouse shell building with 40’-0” maximum height. The interior space will total 75,756 square feet. The project is located on the northwest corner of Greenfield Road and McDowell Road in Mesa, Arizona.

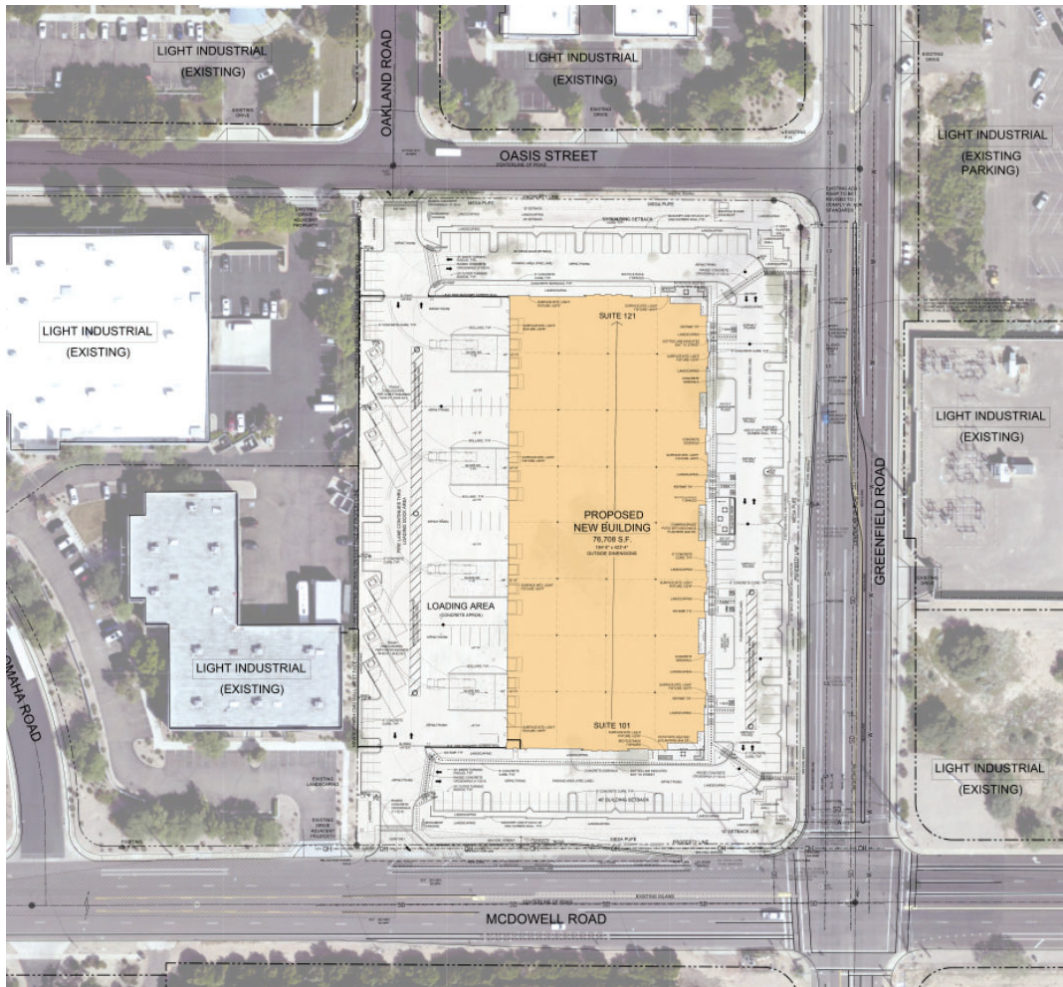
Context:

To the north Oasis Street, to the east Greenfield Road, to the south McDowell Road, and to the west is existing property zoned light industrial.



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Justification for reduced landscape setback and landscape material at the west property line and request for a parking reduction:

We are requesting that the city of Mesa reduce the landscape setback from 15' to 4' at the west property line as part of the rezone of the site from a Light Industrial zoning district to a Light Industrial with a Planned Area Development overlay (LI-PAD).

The distance between the west face of the building and the west property line is one-hundred and forty feet. We are requesting to have a four-foot-deep landscape setback with which is mostly a part of the fleet yard with trash enclosures and parking spaces running along the existing CMU wall. We feel that planting any vegetation between the CMU wall and the parking spaces is not necessary and not visible to the public and will have difficulty surviving over time. As shown on the site plan, the northwest and southwest corners of the west property will be fully landscaped. Furthermore, this request would prevent any further reduction of overall square footage of the proposed warehouse. The client has already lost considerable square footage in the building due to both Greenfield Rd. and McDowell Rd. rework with the addition of right turning lanes and street medians, along with the cities required parking, drive aisle, landscape, and site wall setbacks.

The justification for the reduction of the setback would be that this area is not seen by the public and due to the eight-foot-high CMU wall not seen by the adjacent property and will be used mainly for trash containment and truck traffic. Keeping healthy vegetation material will be difficult to maintain in this area.

In addition, we would like to request a total parking reduction to offset the requirement for landscape islands at the end of the parking spaces between the loading docks. Reducing the total number of parking spaces required would enable the removal of those spaces in the future depending on the tenant's preferences. We would like to maximize the area needed for truck turning, parking, fire lane and loading dock area. Based on our experience with industrial projects like this, the anticipated parking demand that will be generated by the proposed development will not exceed the proposed parking supply with the removal of the thirteen (13) parking spaces.

Architecture:

The proposed shell building shall have a group use warehouse and be divided, (in the future) into eight (8) tenant spaces. This building shall be constructed with concrete tilt-up walls, a hybrid steel/wood roof structure, and five (5) main storefront entrances accented with integral colored ground face block and metal canopies. Using a desert color palette, originating from the McDowell Mountain range, the warm tones will integrate and showcase this new building at the corner of Greenfield and McDowell roads. In addition, the exterior façade will include multi-height, undulating walls which will be patterned and painted. With horizontal canopies at the midpoints and at the entrances, this will break down

the overall length façade with varying shadows that will grow and shrink as the sun crosses the sky above.

Site Plan:

The site will include such amenities as: clear and easy to navigate access roads, adequate parking, beautiful landscaping, three (3) common open amenity spaces totaling 1,555 square feet, and retention areas. The common open space will be located conveniently at the major entrance on the east side of the building plus two others at the north and south areas of the building. The north and south amenity spaces located under the building's canopies will act as shade structures complimenting the architecture of the exterior of the building and providing welcoming spaces that include benches, tables, open space, and vibrant desert landscaping. There will be one entry only drive coming from McDowell Road and one exit drive exiting onto Oasis Street. Streetlight Photometrics will be provided with this submittal and the construction drawings, if applicable, will meet the required standard.

Parking Spaces: For shell Industrial (Non-specified Use)

Required: 1 space/500 sf at 75% = 57,544/500 =115 spaces

1 space/375 sf at 25% = 19,181/375 = 51 spaces

Total = 166 spaces includes 5 ADA

Provided: Total =153 spaces includes 6 ADA

As stated above, based on our experience with industrial projects like this, the anticipated parking demand that will be generated by the proposed development will not exceed the proposed parking supply with the removal of the thirteen (13) parking spaces.

Refer to Overall Site Plan / Project Information sheet.

Building Elevations:

Our team has worked hard to provide an acceptable design solution that meets the intent of the Ordinance while providing an appropriate design for the ultimate project use.

The North and *East Left/Right Elevations* has these materials which consist of:

1. Concrete tilt-up (smooth finish, panel reveals, painted multiple colors (3) – to express variety and movement)
2. Ground face masonry to express a texture change.
3. Glazing with anodized aluminum frame
4. Metal canopies
5. Metal door and frames.

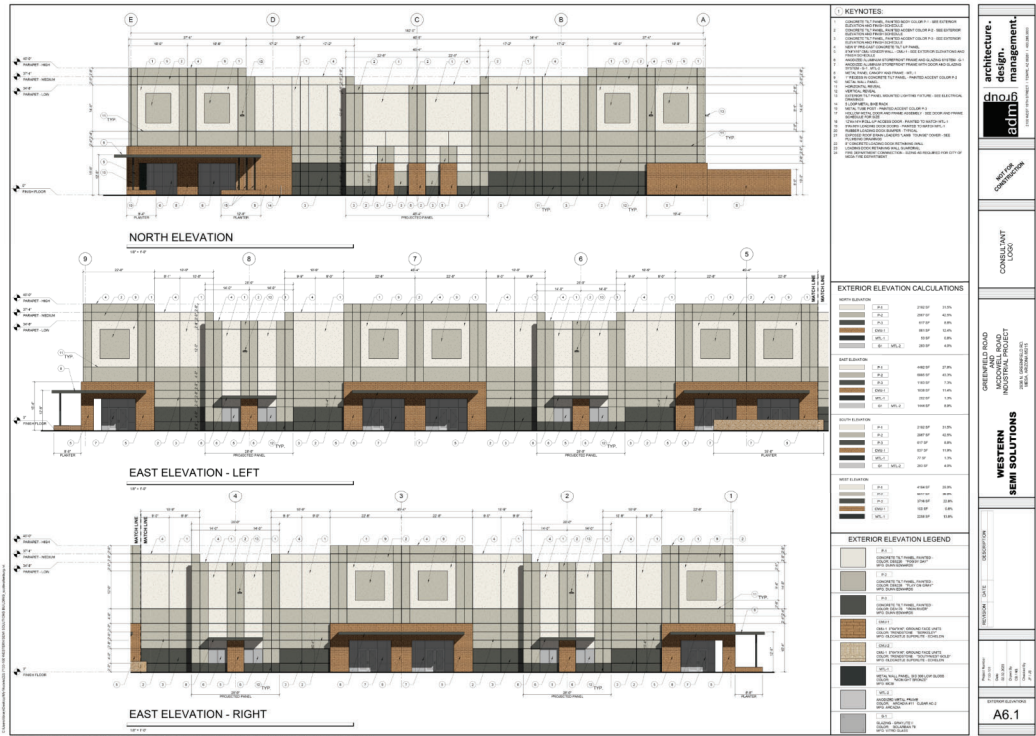
The *South and West Left/Right Elevations* has these materials which

consist of

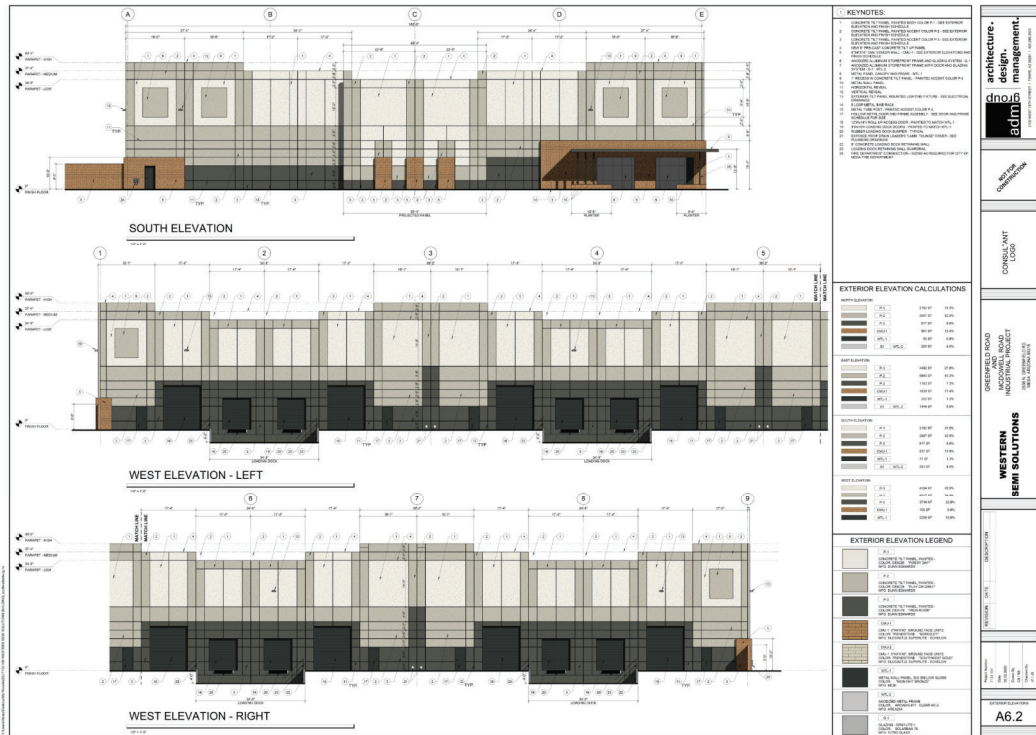
1. Concrete tilt-up (smooth finish, panel reveals, painted multiple colors (3) – to express variety and movement)
2. Ground face masonry to express a texture change
3. Overhead metal doors – two heights
4. Metal canopies.
5. Metal door and frames.





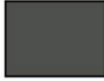





Building Perspectives Exhibit



Building Elevations Exhibit – North and East



Building Elevations Exhibit – South and West

EXTERIOR ELEVATION LEGEND	
	<p>P-1 CONCRETE TILT PANEL, PAINTED - COLOR: DE6226 "FOGGY DAY" MFG: DUNN EDWARDS</p>
	<p>P-2 CONCRETE TILT PANEL, PAINTED - COLOR: DE6228 "PLAY ON GRAY" MFG: DUNN EDWARDS</p>
	<p>P-3 CONCRETE TILT PANEL, PAINTED - COLOR: DEA176 "IRON RIVER" MFG: DUNN EDWARDS</p>
	<p>CMU-1 CMU-1 8"X4"X16", GROUND FACE UNITS COLOR: TRENDSTONE "BERKELEY" MFG: OLDCASTLE SUPERLITE - ECHELON</p>
	<p>CMU-2 CMU-1 8"X4"X16", GROUND FACE UNITS COLOR: TRENDSTONE "SOUTHWEST GOLD" MFG: OLDCASTLE SUPERLITE - ECHELON</p>
	<p>MTL-1 METAL WALL PANEL, SIG 300 LOW GLOSS COLOR: "MIDNIGHT BRONZE" MFG: MCBI</p>
	<p>MTL-2 ANODIZED METAL FRAME COLOR: ARCADIA #11 CLEAR AC-2 MFG: ARCADIA</p>
	<p>G-1 GLAZING - GRAYLITE II COLOR: SOLARBAN 70 MFG: VITRO GLASS</p>

Building Materials Exhibit

In addition to the material and colors used to create a variety of interests across the elevations. There is angulation in the parapet's heights and setback of some of the panels which will give an additional appearance of material changes.

Our team feels that we meet the intent of the Ordinance while providing an appropriate design for the ultimate project use. Listed below are the percentages of material/ paint colors per elevation to show that we comply. These all reference the Exterior Material legend – seen above.

North Elevation:

Color:	Square Footage:	Percentage:
P-1	2,192 s.f.	31.5 %
P-2	2,967 s.f.	42.5 %
P-3	617 s.f.	8.8 %
CMU-1	861 s.f.	12.4 %
MTL-1	53 s.f.	0.8 %
G-1 + MTL-2	283 s.f.	4.0 %

East Elevation:

Color:	Square Footage:	Percentage:
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P-1	4,492 s.f.	27.8 %
P-2	6995 s.f.	43.3 %
P-3	1,183 s.f.	7.3 %
CMU-1	1,838 s.f.	11.4 %
MTL-1	202 s.f.	1.3 %
G-1 + MTL-2	1444 s.f.	8.9 %

South Elevation:

<u>Color:</u>	<u>Square Footage:</u>	<u>Percentage:</u>
P-1	2,192 s.f.	31.5 %
P-2	2,967 s.f.	42.5 %
P-3	617 s.f.	8.8 %
CMU-1	837 s.f.	11.9 %
MTL-1	77 s.f.	1.3 %
G-1 + MTL-2	283 s.f.	4.0 %

West Elevation:

<u>Color:</u>	<u>Square Footage:</u>	<u>Percentage:</u>
P-1	4,184 s.f.	25.9 %
P-2	6,017 s.f.	36.9 %
P-3	3,716 s.f.	22.8 %
CMU-1	100 s.f.	0.6 %
MTL-1	2,258 s.f.	13.8 %

Solid waste

Per COM detail M-62.02.2 note #19: Two sets of four solid waste and recyclable trash enclosures have been placed at two locations across the west side of the commercial property just west of the loading docks for easy tenant access.

Landscape Plan

The following six design principles which are listed in Section 11-33-7 of the MZO are being applied as a part of the proposed landscape plan for this project.

- *Plant Variety* – The landscape design for this new development includes a variety of plant material that provides a wide range of textural, form, and color differences. Plant material includes shrubs (ex: Torch Glow Bougainvillea, Dodonaea, and Muhlenbergia), cacti accents (ex: Agave, Hesperaloe, Opuntia and Yucca), and ground cover (ex: Lantana, Acacia, and Rosemary).
- *Naturalistic Design* – The landscape design makes use of naturalistic design principles such as variations in topography, and random meandering plantings within the site.
- *Water Efficiency* – The plantings will be watered with the use of a programmable smart controller, water efficient drip irrigation system.
- *Site-Specific Attributes* – The landscape design includes plant selections that are consistent with the character for the area and the approved plant palette for the Gateway Airport Landscape Master Plan.

- *Tree Substitution* – The landscape design for this project includes a quantity of trees and sizes which exceed the required minimums. For example, the project utilizes more 24” box trees than required when smaller 15-gallon size trees could be used.
- Plant Viability and Longevity - The landscape plan is laid out with consideration of the anticipated mature sizes for selected plants to be placed on site to promote the space needed for healthy, positive long-term growth for the plantings.
- Landscape planting islands have been provided at the ends of all of the parking rows.

The Mesa Fire Department section 503.8.3 requires a minimum of 30-feet between the fire lane and the face-of-building. Within this 30-feet, parking spaces 18 feet in depth are planned (as required by the Mesa Zoning Ordinance), resulting in 10-feet between the back-of-parking space and the face of the building for foundation base. As a result of the conflicting codes, it is physically impossible to provide a 15-foot foundation base.

Architecture, civil, landscape, structural, mechanical, electrical, and plumbing are included in this project.

Sincerely,

ADM Group, Inc.