



ARCHICON ARCHITECTURE & INTERIORS, L.C.

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City of Mesa
Development Services Department
55 North Center Street
Mesa, Arizona 85201
623.222.3000
www.mesaaz.gov

Project Name: New Light Industrial Development
Project Address: Gateway Airport Commerce Park - Lot 19
7253 South 89th Place, Mesa AZ 85212
Assessor's Parcel Number: 304-62-152

Project Narrative

A proposed one-story ground-up building on a vacant parcel in the Gateway Airport Commerce Park, Lot 19 has an area of 36,045 SF or 0.83 acre.

New construction on the parcel will consist of a single-story 12,888 SF building for office, light industrial, and warehouse use. The building will be constructed of similar building materials already used in the Gateway Airport Commerce Park development. This will include the use of two different types of concrete masonry units (CMU), painted stucco wall, matte finished metal faced panels for walls and canopy, painted aluminum copings, and medium bronze aluminum storefront with 1" clear insulated glazing. The maximum height of the building will be 30'-0" from first floor to the top of the masonry parapet.

The lot coverage for this building will be 36.2%.

Parking provided is based on the following ratio:

Office area: 1 space per 300 SF for 1,573 SF = 6 spaces
Industrial area: 1 space per 600 SF for 3,451 SF = 6 spaces
Warehouse area: 1 space per 500 SF for 7,800 SF = 16 spaces
Fire Rise Room, 64 SF no parking space required

Calculated at this ratio, the total number of required parking spaces required is 28.
The total proposed number of parking spaces is 30.

This consists of 28 standard parking spaces and (2) ADA accessible parking spaces.
The standard parking space is 9' x 18'.
The ADA accessible space is 11' x 18' with a 5' wide transfer aisle between the 2 spaces.
Each ADA accessible parking space will have an ADA accessible sign and white paint markings on the asphalt including the international symbol of accessibility, as required.

There will be 2 bicycle parking spaces required and provided and located on the Entry Plaza.

An 8' high concrete masonry wall (cmu) will be constructed on the east side of the property along the full length of the east property line. Partial length 8' high cmu walls will be constructed on both the north and south sides of the property. The cmu will match the cmu on the building.

A dual refuse container area with 8' high masonry enclosure walls, painted steel gates, and painted steel bollards will be provided at the northeast corner of the site. The cmu wall will match the cmu on the building. The steel gates and bollards will be painted the same colors as used on the building.

The building will be 100% fire sprinklered. A new 6" DIP fire line will connect the fire riser to an existing 8" stub located on the northwest corner of the property.

Site stormwater drainage will be directed offsite and will flow west toward a shared stormwater retention basin for the Gateway Airport Commerce Center that exists on the west side of South 89th Place.

A new 6" diameter PVC sanitary sewer line will be installed exiting the building on the north side and extending to the existing 6" PVC sewer stub on the east side of 89th Place.

Landscaping with drought resistant plants and trees will be provided on all 4 sides of the building.

Exterior lighting will be provided on all sides of the building. These light fixtures will be covered and meet the requirements of the night sky ordinance.