

Kaltech Expansion

Pre-Application – Project Narrative

PRS25-00858

Introduction:

LGE Design Group is requesting a Site Plan and Design Review for building expansion and site design of an expanded lot of a 1-story light industrial warehouse/office building located near the N.E.C. of E. Pecos Rd and S89th Pl. with address 7307 S 89th Pl.

Project Proposal:

The total site area is 80,908 S.F. (1.86 acres), currently with an existing building with the same owner zoned LI which combines the adjacent parcel to expand the building and parking (304-62-153, 304-62-154). The proposed building addition has a total gross square footage of 4,920 S.F. added to an existing building with 11,810 S.F. for a total of 16,730 S.F. will have a height of approximately +26'-8"

Building Design:

The building design, colors and materials will have a cohesive palette that maintains consistency throughout both the site and building elevations matching with the existing building and site landscaping. The character of the project maintains the character of site and neighboring architecture with added site walls and street curbing consistent with existing and surrounding details.

Site Design:

Main vehicular access to the development is provided the north end of S 89th Pl to public parking areas and further south on S 89th Pl to the employee, truck parking and outdoor storage. The proposed drive aisles within the development are a minimum of 24 feet. Fire access is provided throughout the facility and meets the fire department's minimum design criteria.

Pedestrian access is provided via a sidewalk connection from the facility through a sidewalk located along the front and sides of the buildings. The sidewalks will be ADA accessible.

The zoning code parking requirements are provided on the Preliminary Site Plan sheet (A1.1.1). along with the Base Foundation with dimensions.

Landscape Design:

This project will have landscaping added to match existing desert themes within the property where designated on the Landscape Plan. Landscaping will meet the city of Mesa zoning requirements.

Development:

The Kaltech expansion is aligned with the district in providing a high-quality employment opportunity that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport

The Kaltech expansion is an existing building and warehouse that is adding additional square footage and parking to the south. The aesthetic is complimentary to the existing building, site walls and the surrounding area.

Alternative Compliance:

Per MZO Section 11-7-3 Alternative Compliance – please review the following requests for Alternative Compliance.

1. The new addition to the Kaltech Building 'Kaltech Expansion' meets current code from MZO Section 11-7-3(B)(6). However the existing building does not meet all section requirements. Request Alternative Compliance Section 11-7-3(B)(6)(d): the proposed alternative is aesthetically more complimentary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the urban design characteristic as described in the City's General Plan. The Expansion compliments the existing building to look as if it is not an addition but continuity of the same building.
2. Per Section 11-7-3(B)(2)(a) the existing building may have uninterrupted wall lengths exceeding 50 feet – request Alternative Compliance under section 11-7-3(B)(6)(d).
3. Per Section 11-7-3(B)(2)(c) Roof Articulation – The existing building may have unarticulated wall parapet in excess of 100 feet – request Alternative Compliance under section 11-7-3(B)(6)(d).
4. Per Section 11-7-3(B)(2)(c)(iii) Parapets must have detailing such as cornices, moldings, trim. The new expansion building does not have any detail at the top of the parapet as to match the existing building with no detail at the top of the parapet – request Alternative Compliance under section 11-7-3(B)(6)(2)(d).
5. Per section 11-7-3(B)(5)(a) Building massing and scale of buildings. The new Expansion has materials with (3) separate textures and colors to be complimentary to the existing building – request Alternative Compliance under section 11-7-3(B)(6)(2)(d).
6. Per section 11-7-3(B)(5)(b) Building massing and scale of buildings. The new Expansion has materials with (3) separate textures and colors to be complimentary to the existing building. Percent of CMU and locations provided on Elevations A4.1 – request Alternative Compliance under section 11-7-3(B)(6)(2)(d).