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Project Name: 8817 Pecos
Project Address: 8817 E Pecos Road
Mesa, AZ 85212
Record ID: DRB23-00689

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PROJECT NARRATIVE:

Cavan Commercial is developing a new industrial warehouse/office building located at 8817 E Pecos Rd., approximately ± 750 feet west from the corner of S. 89th Place and E. Pecos Rd. The building will be single-story and consist of approximately $\pm 2,200$ square feet of office and $\pm 22,400$ square feet of warehouse with a screened, exterior storage yard in the rear.

The conceptual site plan complies with the City of Mesa's parking requirements. The current zoning is LI and it is anticipated that a rezone will not be required. The site complies with the approved Rezone Case Z06-06 requirements of a 15'-0" perimeter landscape setback on the eastern property line.

The site is located within the Logistics and Commerce District of Mesa's Gateway Strategic Development Plan. The project intends to comply with the Logistics and Commerce District's focus and goals of growing the light industrial, storage, and warehouse uses within this area with the creation of employment opportunities. The project intends to comply with the Plan's design guidelines by providing a project with superior materials and architectural aesthetics beyond a typical warehouses. The building design encompasses a contemporary design with monochromatic colors, dark metal paneling, and stack bond masonry. The building entry and northern façade fronting Pecos Road utilizes 16'-0"-high storefront glazing, sleek and thin metal composite material canopies, painted stucco, and masonry piers to elevate the design and follow the Logistics and Commerce District's vision of high quality views along public streets.

REQUEST FOR ALTERNATIVE COMPLIANCE #1

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(5) is requested for the proposed development. The development standard requires, "no more than fifty percent (50%) of the total façade may be covered with one (1) single material". The submitted building design exceeds the 50% material maximum on its east, west, and south elevations with the use of various concrete block, incorporating split face, smooth face, and stack bond masonry.

The proposed alternative compliance would be to recognize the various concrete masonry patterning (stack bond, running bond, and split face) and paints utilized on the three building elevations as their own distinct materials as a result of an enhanced building entry and front elevation.

The east, west, and south elevations are primarily composed of concrete masonry materials. The elevations exceed the prescribed 50% maximum by 8% and 17% on the east and west sides of the building respectively, and by 34% on the rear south elevation. While the development standards describes them as a single material, the proposed masonry materials are discrete patterns and colors with varying textures. The accent bands use a darker, split-face block with a 1" inset reveal across the facades to delineate and subdivide the surfaces to human proportions. The lighter, smooth-face precision block is given a stack-bond pattern to distinguish it from the gray, running-bond block patterning. Utilizing these masonry block materials as described above is the design intent of the building, and the materials help to enhance and transition into the building entry and northern façade.

The proposed north entry elevation has been developed beyond a typical warehouse or storage building, with the façade utilizing premium finishes and distinct forms for its public presence off Pecos Road. The building entry at the northeast corner gravitates towards the appearance of a high-end showroom space through the use of 16'-0" high storefront and sleek metal paneling to create a large shading canopy across the entry plaza. Painted stucco is used across the entry and corners adding an additional material.

The proposed building takes into account the surrounding built context as well, with colors and materials similar to its neighboring properties. The grayscale and high-contrast colors of the Extra Space Storage (Image 1) located directly adjacent to the site corresponds to the proposed colors and materials of the building. The Pecos 10 Industrial Condos (Image 2) and Redemption Gateway Church (Image 3) further west on Pecos Rd also share similar materials and palette to the proposed project, contributing to a uniform style along the public road while maintaining the proposed building's distinguished identity through its building form and patterning.



REQUEST FOR ALTERNATIVE COMPLIANCE #2

Alternative compliance for the City of Mesa's Zoning Ordinance Section 11-7-3(B)(2)(A) is requested for the proposed development along the south, west, and east elevations. The development standards requires, "publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions."

The proposed alternative compliance would request leniency regarding the "change in plane" noted in Section 11-7-3(B)(2)(A) for the south, west, and east elevations as a result of an enhanced building entry.

This request for the alternate compliance would be to recognize the changes in masonry patterning, changes in parapet heights, and additional accent bands of split face CMU as equivalent elements that subdivide the facades into human scale proportions along the noted elevations. The south, west, and east elevations include changes in parapet height, changes in masonry patterning (stack bond and running bond), paint color changes, and subdividing the facades horizontally through multiple bands of split face accent CMU and wainscot bases. These elements comply with the required maximum length of 50'-0" of uninterrupted wall lengths.

As noted in the request for alternative compliance #1, the accent bands use a darker, split-face block with a 1" inset across the facades to delineate and subdivide the surfaces to human scale proportions. The lighter, smooth-face precision block is given a stack-bond patterning to distinguish it from the darker, running-bond, block patterning with a maximum continuous pattern no more than 50'-0" in length. Utilizing these masonry block materials as described above is the design intent of the building, and the split face banding helps to accentuate and transition into the northern façade: the principal feature of the building.

The north elevation and northern portions of the east and west elevations exceed the requirement for massing and scale and are directly visible from the public right-of-way of Pecos Rd. These northern facades far surpass the minimum requirements of massing and subdividing surfaces in Section 11-7-3(B)(2)(A) through vertical and horizontal material subdivisions, windows, piers, textural changes, and articulation in grade planes. The building entry has various pop-outs of decorative masonry pier walls extending outward from the 16'-0" high storefront glass, with a large metal canopy further subdividing the storefront. Above the storefront glass is an additional form clad in metal paneling and stucco that wraps across the northeast edge of the building, giving the appearance of floating above the entry.

The north elevation includes several changes in planes when transitioning to other materials as well, including inset masonry accent bands, double-wythe CMU walls, and additional metal cladding and canopies. The material changes occur both in vertical and horizontal conditions through multiple textures and patterning from the



four masonry types, aluminum composite paneling and metal canopies, and accent bands break down the large façade and divide the surface to human proportions. These materials are subdivided further with decorative control and panel joints that extend uninterrupted across the façade between materials to align with the adjacent accent bands to create a uniform, continuous appearance. The proposed alternative compliance would be to recognize the publicly viewable and enhanced designs of these northern facades to allow the requested southern facades to remain as they are without additional changes in plane.

Please call if you have any questions or need further clarification.

Respectfully,
Pinnacle Design, Inc.

Ian Mulich, RA
Senior Architectural Designer





Image 1: Extra Space Storage, Williams Gateway Self Storage (APN# 304-62-942). Existing self-storage property located directly west of the proposed development, utilizing similar materials of concrete masonry, metal paneling, and stucco, as well as similar color palette.



Image 2: Pecos 10 Industrial Condos (APN# 304-62-970) Existing office/warehouse condominium property located west of the proposed development, utilizing similar materials of concrete masonry and stucco, as well as similar color palette.





Image 2: Redemption Church Gateway (APN# 304-62-011K).

Existing community church located west of the proposed development on Pecos Road, utilizing similar materials of concrete masonry and metal paneling, as well as similar color palette.

