

Warner Gateway 202

SWC Ellsworth-Warner

Project Narrative: Building 3 Accessory Use Site Plan Amendment and Design Review

Submitted by:

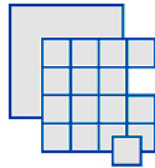
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On behalf of:



SCANNELL
PROPERTIES

Submitted to:

City of Mesa

Planning Division

55 N. Center Street

Mesa, AZ 85201

February 6, 2023

Contents

1. Introduction	1
2. Existing Site Conditions and Relationship to Surrounding Properties.....	1
3. Existing General Plan	2
4. Existing Zoning	3
5. Project Description	3
6. Amended Plat.....	4
7. Utilities and Infrastructure	4
8. General Plan Compliance	5
9. Conclusion	7

List of Figures and Tables

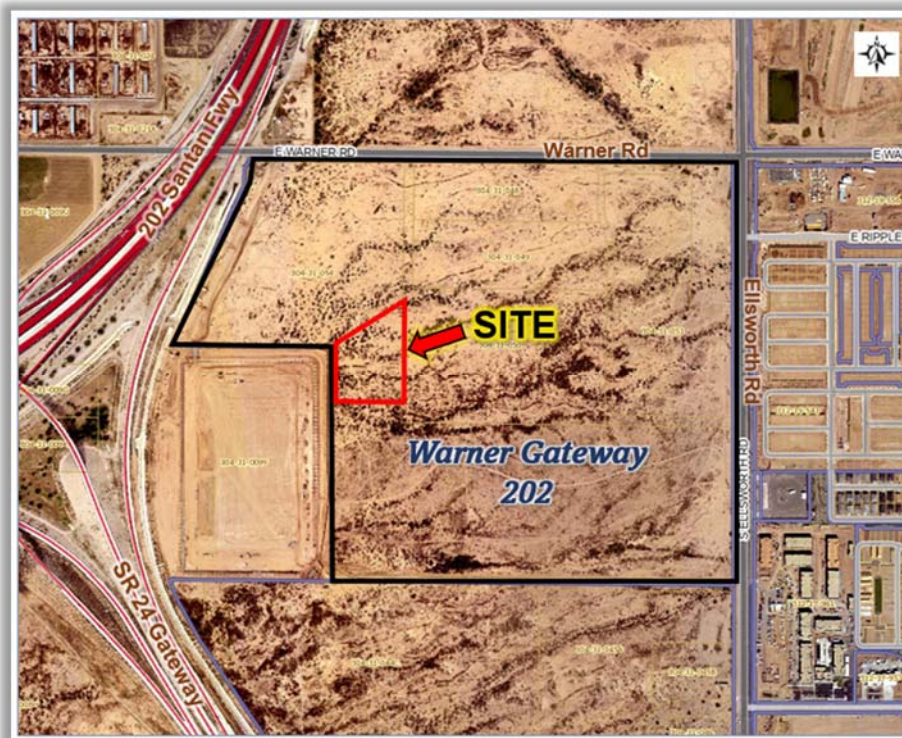
Figure 1 – Site Aerial.....	1
Figure 2 – Existing General Plan Map.....	2
Figure 3 – Existing Zoning Map.....	3
Table 1 – Existing and Surrounding Land Uses	2
Table 2 – Summary.....	3

1. Introduction

Pew & Lake, PLC, on behalf of Scannell Properties, is pleased to submit this narrative and related exhibits for a Site Plan Amendment and Design Review for the approximately 5.3 gross acres (4.97 net ac.), which is an internal parcel in the approved 168.7-acre Warner Gateway 2020 site plan located at the southwest corner of Ellsworth Road and Warner Road ("Property"). The Property is further identified as a portion of APNs 304-31-050 and 304-31-054 on the Maricopa County Assessor's map.

Proposed is a private accessory vehicle and fuel services use to the approved Building 3 on the site plan. Building 3 is an industrial warehouse-office that is currently approved and under construction. This amendment is less than 1% of a change to the approved site plan, thus constituting a minor amendment. Given the proposed accessory building is located between the approved buildings and SRP transfer station, and also more than 1,200 feet from the nearest public street, it is ideally located on the site. The proposed building is buffered on every side to the surrounding streets by existing and future buildings and development.

Figure 1 – Site Aerial



2. Existing Site Conditions and Relationship to Surrounding Properties

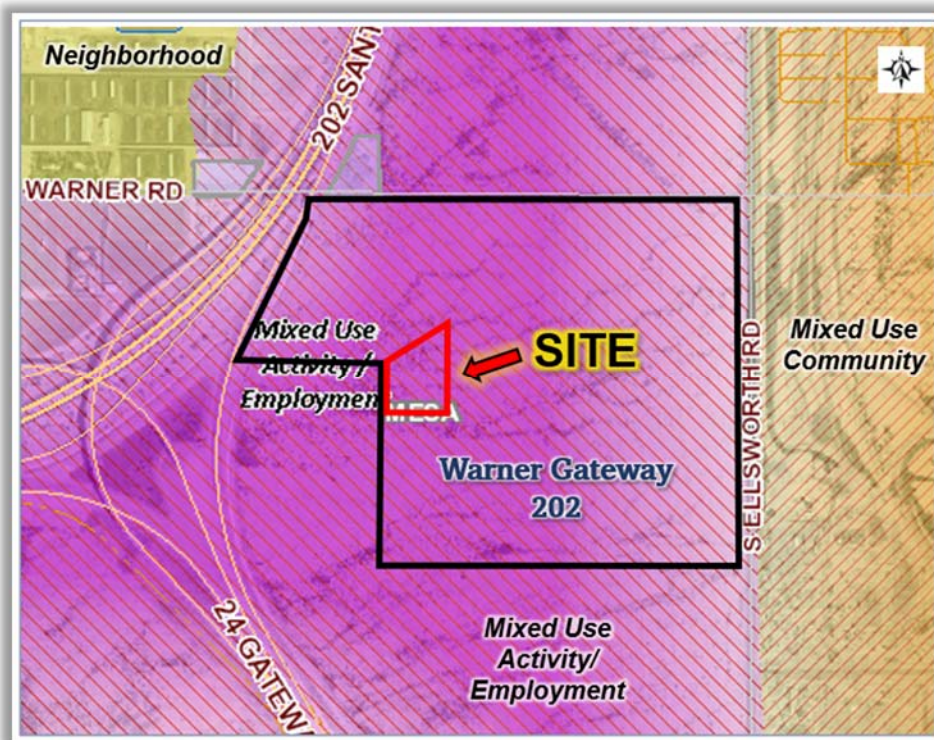
The Property is located within a master site plan on the south side of Warner Road between Ellsworth Road and the 202 Santan Freeway. It is vacant and unremarkable in its topography. The proposed site is located in an area with characteristics that support the proposed land uses. Table 1 below summarizes the existing and surrounding land uses and designations.

Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Mixed Use Activity District and Employment	LI PAD	Vacant
North	Mixed Use Activity District and Employment	LI PAD	Vacant
East	Mixed Use Activity District and Employment	LI PAD	Developing Employment-Business Park
South	Mixed Use Activity District and Employment	LI PAD	Vacant
West	Mixed Use Activity District and Employment	LI PAD	Developing 35-acre SRP transfer station with a perimeter screening wall

3. Existing General Plan

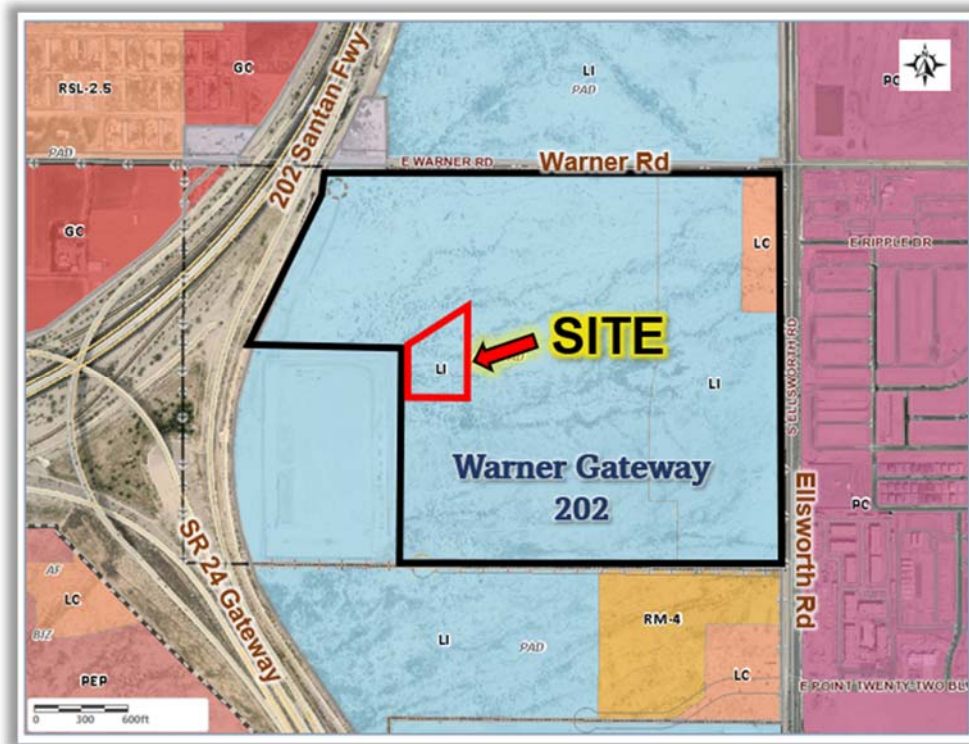
Mesa's General Plan Character Area Map (Figure 3 on the next page) designates the Property as predominantly Mixed Use Activity/Employment District. The Mixed Use Activity District/Employment allows a wide variety of land uses and an employment focus, including the proposed accessory vehicle services and fuel services.

Figure 2 – Existing General Plan Map

4. Existing Zoning

The Property is zoned LI PAD, which was approved on February 28, 2022 (Case No. ZON21-00595), as shown on the zoning map below.

Figure 3 – Existing Zoning Map



5. Project Description

Proposed is an accessory vehicular fuel and services facility (VSF) that is part of an approved cold-food industrial use with advanced warehouse-storage and office space. The VSF is located on 5± acres directly to the west of Building 3 on the approved site plan. The project will comply with the city standards and is a minor amendment. As shown in Table 2 below, the proposed truck fuel and service use provides approximately 13,777 square feet of additional building area, which is less than 1% of a change and small enough to constitute a minor amendment. Proposed building coverage is 6.3% (13,777SF /4.97 ac.) on the surrounding parcel area, which is less footprint than typical, which further indicates the minor effect on the site.

Table 2 – Summary

	SF	%
Existing Business Park	1,859,969	99.3%
Proposed VSF Addition	13,777	0.7%
Total	1,873,746	100.0%

The VSF is a pre-manufactured building with storage and office space. Exterior elevations will include colors to align and complement the approved color palette for the site. The building design is compatible with the overall site because of its small size, accessory nature, and scale compared to the adjacent building.

Given that the VSF is only accessible to the employment use and operations on the site plan, it will not be open to the public.

Regarding access, the main drive routes throughout the approved site plan will remain intact. Along with the VSF proposal, minor amendments to the site plan will take place at the vehicle parking area directly adjacent to Building 3 and the west side to allow for truck delivery queuing. Updated parking counts and site data have been included in the submittal set, which meet or exceed city standards. The layout of the building and parking areas create a connected, cohesive site plan that is consistent with the surrounding area.

The location of the use is internal to the site, small scale, and screened because of the large separation to the public streets. To the north, the proposed building is separated from Warner Road by more than 1,200 feet, and it is 2,000+ feet from Elliot Road to the east where existing and future employment buildings will block views to the VSF from public streets. Also, to the west, the VSF is located 1,200+ feet to the freeway where the adjacent SRP substation and large perimeter wall will screen this site from view to vehicles heading north on the one-lane Loop 202 entry ramp. Like previous approvals, a large retention-landscape area is provided at the southwest corner of the project. Also, perimeter landscaping is proposed along the streets, thus creating additional buffers and a softened natural aesthetic for the project.

6. Amended Plat

A plat amendment document has been submitted for preliminary review. The final plat amendment and engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

7. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area.

Water – The proposed water services for the industrial site will connect to the approved water line in the overall site plan, which ultimately connects to the main line in Warner Road. Water services will proceed in a water easement, and each building will be served by an 8+ inch loop consistent with City standards.

Sewer – There is adequate sewer capacity to service the proposed development. For the

industrial site plan, the applicant proposes to install a sewer line consistent with City Standards and Details and will tie into sewer line within the approved site plan that ultimately connects to the services in Ellsworth Road and will comply with City standards.

Drainage – The Property generally slopes to the southwest via sheet flows to a retention basin. The proposed grading improvements allow the onsite stormwater runoff from the Property to be routed via surface flow and storm drains to a retention basin near the southwest corner of the project site. Site Grading and Drainage will be in accordance with the City of Mesa and the Flood Control District of Maricopa County drainage regulations, standards, and policies and approved overall drainage plan.

8. General Plan Compliance

Mesa's General Plan designates the Property as both Mixed Use Activity District and Employment, which allow for some of the broadest variety of uses in a dynamic area of town. Clearly, the General Plan designation embraces the use that is accessory to approved employment uses as contemplated in this application.

The Property is also located in the area comprising the Mesa Gateway Strategic Development Plan (MGSDP), which classifies the property in the Mixed-Use Community district. The intent of this district is to "balance land uses and provide sustainability through the creating of a live/work/play community." It allows a broad variety of land uses.

The development plan is consistent with the goals of the General Plan given that its primary use is an industrial use that will bring a variety of opportunities for business growth and economic development to the City. The plan also provides harmony with the MGSDP by providing a transition point at with landscape buffers and a balanced mix of employment uses that are not currently provided.

The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

- "The Mixed Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16)." Employment designation is planned "for a wide range of employment opportunities in high quality settings on 20 acres or greater." (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed Site Plan Amendment complies with this intent because the proposed use makes the approved and permitted employment use more sustainable. This is accomplished by providing necessary support services that are common and inherent to the industrial project and the provision of goods to commercial businesses in the area.

This request addresses the following objectives of the Employment Character Area:

1. Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

The development will provide a variety of job opportunities relating to employment and business uses.

2. Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, the proposed use is an accessory use to warehousing and industrial, uses that service commercial establishments in the city. The proposed uses are permitted and consistent with the proposed underlying zoning.

3. Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses.
(pg. 7-25)

As noted above, a compatible mix of employment accessory uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

- Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

The proposed development is located at the intersection of two arterial streets – Ellsworth Road and Warner Road – and also the Loop 202 freeway. These provide a compatible location for the blend of regionally significant uses in the proposed development with access to multiple neighborhoods. Although there is no direct access to the Freeway at Warner Road, the project's general vicinity to freeway visibility and access to the south supports the proposed land uses.

- A right mix of uses are provided that meet community and regional needs, including compliance with a specific area plan. (Plan Elements Goal, Character Areas Policy P4)

Proposed is a strategic mix of employment uses given the Property's General Plan Character Area, proximity to the regional transportation corridors. It is important to craft a development plan suited to the specific

and particular needs of employment and commercial end users in today's competitive environment.

As indicated on the plans, site layout provides for compatibility internally and with respect to surrounding uses. Additionally, the Mesa Gateway Framework Plan policies are met, as provided in this narrative.

Compliance with the airport overlay: Pursuant to Title 11, Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area (AOA) for the Mesa Gateway Airport. The overall site plan complies with the respective requirements for the AOA under the existing permits and approvals. Inasmuch as the site is approximately 1.7 miles away from the airport to the northeast, it is located in the least restrictive AOA 3 Overlay and well outside the flight patterns. The proposed mix of commercial and employment uses are the very types of developments envisioned for this overlay.

9. Conclusion

Proposed is a fuel and service facility that is a minor amendment and accessory use to approved industrial buildings. The project exceeds standards in many circumstances, which combine with the unifying site elements to create a quality setting for the proposed uses. It will benefit the site and city by reducing the travel distance for trucks to access services and fueling, thus reducing pollution and increasing the sustainability of the project. As an integral component of the adjoining project, this minor amendment is part of a project that services commercial businesses and forms an important part of the local economy.