

December 19, 2022

To:

City of Mesa Planning Division
55 N Center St,
Mesa, AZ 85201

From:

Ryan Short, Principal
Cotton Architecture + Design
502 S 2nd Street, Suite 3
Phoenix, Arizona 85004

Project:

22036 – Longbow Business Park Lot 7

RE:

Design Review Board / Planning and Zoning Submission Project Narrative

Project Narrative:

Cotton Architecture + Design, Ilc. is pleased to submit this Project Narrative on behalf of Sun State Builders and CTC Properties, LLC to summarize the planned improvements to the building site located at 5400 McDowell Road, Mesa, Arizona.

The intent of this project is to construct an approximately 53,645 square foot [SF] multi-tenant office warehouse building comprised of approximately 43,546 SF (gross) of warehouse space and approximately 10,099 SF (gross) of future office space. The office space will include: Lobby/Reception, open office space, private offices, break rooms, conference rooms, and support spaces. The Warehouse space will be provided with four (4) overhead doors at grade and two truck wells each provided with eight (8) overhead door bays for a total of twenty (20) overhead doors. No outdoor storage is proposed as a part of this new development.

In specific response to staff request to move and flip the building, flipping the building would not leave enough space for a truck loading area and drive aisle while also allowing the wash to remain as is. The constraints of this unique site, including a large wash and restricted length of right of way for site entrances does not allow a horizontal building. Additionally, due to the extremely constricted width of access on this site moving the building south would not leave space for two driveways / site entries while also having enough space for the truck loading area. Setting the building further back allows for the existing wash to remain as is.

Our intent is to request alternative compliance for the building elevations regarding Section 11-7-3(B)(5) of the MZO, specifically "no more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Sun State Builders, CTC Properties, and Cotton Architecture + Design, Ilc. are looking forward to working collaboratively with the City of Mesa to develop this project and bring development to the city.

Sincerely,
Cotton Architecture + Design



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