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**Project Name:** Lot 7 Thomas Rd  
**Address:** 3615 N 55th Pl Mesa, AZ 85215  
Within the 3600 Block of N 55th Pl, North of E  
Thomas Rd  
**APN:** 141-38-027  
**Application No. for Planning and Zoning:** ZON24-00711

## Project Narrative

This vacant parcel is located on the NWC of E Thomas Rd. and N 55th PL and is a part of the Red Mountain Commerce Center. It is 34,186 square feet in size which is owned by our client, Richard and Kristi Westberg. The project is zoned LI (Light Industrial) and building will be used for commercial and office uses which is permitted in the current zoning code. The scope of this project is to construct a single story ground up commercial gray shell building measuring a total of 7,834 square feet. The building will be constructed with masonry and metal frame and is fully equipped with automatic sprinklers. Within the building, there will be two suites measuring 2,000 square feet and 1,941 square feet, and one measuring 3,893 square feet for a total of three suites.

To access the property, a new curb cut will be incorporated along 55th Pl. The property will have asphalt paving with 1 ADA space and 17 regular parking spaces. New landscaping will also be incorporated onto the site with a common area.

As a request to the committee, a reduction on the landscape setback is required on the north, east, and south of the property. For the north, the required landscape setback is 7'-0" and the proposed is 4'-0"; for the east, the required landscape setback is 15'-0" and the proposed is 3'-0"; and for the south, the required landscape setback is 15'-0" and the proposed is 0'-0". The required area of landscape setback yard is 4,018 S.F. and the area provided is 4,190 S.F., while the required are of building frontage is 1,589 S.F. and the area provided for building frontage is 1,810 S.F. These areas are reflected with a designated representation on Sheet SP1.1 (Enlarged Site Plan). This information is also on Sheet SP1.1 (Enlarged Site Plan), under Project Description. In addition to this, a minimum of 1 tree and 6 shrubs per 25 linear feet of street frontage are added along the landscape perimeter onto Thomas Rd ROW.

Due to the size of the property, we cannot comply with 50'-0" setback from the property line to the main drive aisles. However, we can comply with a 50'-0" setback from the existing curb along 55<sup>th</sup> Pl to the property's main drive aisle. With this, we also request for a deviation process with reducing the setback from the property line to the property's drive aisle from 50'-0" to a maximum of 30'-0".

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**Principals:**  
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Pam Vickers, OFC



The proposed development will be in compliance with Chapter 21 Bonus Intensity Zone Overlay District, 11-21-3: Development Standards with a combination of both items under 1 and 3 of this sub chapter.

1. Provide distinctive, superior quality designs.
  - a. Holistic Approach to Project Design – the materials used are in high quality and are built to respond to the desert environment through colors and textures. The concrete masonry units vary in color but are within the shade of brown and also varies in texture; the metal and canopy's color are more of a darker color to retain the subtle look. there are also visible hierarchy in masses through heights and depths to create a visual impact on the building's size and mass.
  - b. Responsive Approach to Site and Sub-Area Context – as per the above-mentioned, we will be using materials with colors that are in response to the desert environment. The materials used are not only limited with using concrete masonry but also with faux concrete block, and metal – this is in response with the evolving context of the area.
  - c. Sustainable Design – since the afternoon sun is on its highest on the west and there are windows and entry provided on that side of the building, there are canopies provided deep enough to create sun shade. Windows and glass doors will have low solar heat gain co-efficient so that there is less solar heat transmittal to the building. There will also be trees with various sizes along the property for additional shading. These trees are very pertinent along the sidewalk going south to north along 55<sup>th</sup> Pl, and along the west side of the building.
  - d. Exceeds Standards – the development is in compliance with the standards and requirements for a Light Industrial PAD with Employment as the General Plan Designation. We comply with Chapters 30 through 34, where applicable. For the encroachment to the setbacks and yards, an application for an Alternative Landscape Plan and a Foundation Base Exception is a part of the Design Review and this submittal. All existing CMU screen wall remain and are in compliance with this chapter. All rooftop mechanical units will also be screened using the building's parapet. Per the Photometric Plan that was submitted prior to this submittal, we will provide enough illumination within the property. These lights will also be used to highlight interesting architectural details of the building. Pedestrian connection from the proposed building to the existing sidewalk is provided with concrete pathway and painted crosswalk. The provided parking spaces are 9'-0"x18'-0" with a minimum driveway of 24'-0".
3. The proposed building will meet the International Green Construction Code. The development will use low-impact materials with locally sourced materials; and ComChecks will be provided for the building envelope, mechanical, and electrical to ensure that we are using energy efficient materials and equipment.

Project will be built in compliance with all regulations adopted by city and jurisdiction. The proposal is located within the Airport Overflight Area 3 (AOA 3). Future development will be required to meet the supplementary provisions outlined in Section 11-9-5.

If you have any questions, please don't hesitate to contact us.  
Randy Haislet