



November 07, 2024

City of Mesa Planning Department
55 N. Center St.
Mesa, Arizona 85201

Re:
Longbow Business Park
5818 E. McDowell Road, Mesa, AZ 85215
Parcel numbers: 141-41-017A

Project Narrative

Wetta Ventures, LLC (“Wetta Ventures”) plans to develop approximately 6.9 gross acres of vacant land located at 5818 E. McDowell Road (Parcel Number: 141-41-017A). The property is currently located within the city of Mesa and is zoned L-I (Light Industrial), which permits various light industrial uses, including warehousing, distribution, manufacturing, and storage. Surrounding properties include Longbow Golf Club to the north, Public Storage to the east, McDowell Road to the south (the primary access road), and a new industrial development with a shared cul-de-sac to the west. The project also adheres to the Longbow business park design guidelines and CC+R’s.

Established in 2012, Wetta Ventures is an Arizona real estate investment and development company that specializes in discovering opportunities for new commercial and industrial developments that have the potential to provide a positive impact on the surrounding community. Wetta Ventures focuses on pursuing development opportunities of all product types that provide the surrounding community and city with a high-quality product. In Mesa, Wetta Ventures recently completed a 52,000 square foot hangar for commercial aircraft maintenance, repair, and overhaul (“MRO”) on a 3.70 AC site at the Phoenix-Mesa Gateway Airport. Wetta Ventures currently has 2 buildings, 97,1145 SF light industrial project under construction on a 9-acre site at the Phoenix- Mesa Gateway Airport.

Industrial Project Overview

The property is currently zoned for light industrial (LI) use, and Wetta Ventures proposes to develop it as a light industrial development. The current zoning designation of L-I allows for light industrial development comprised of warehouse and distribution buildings or manufacturing. The property will have a single building of approximately 98,300 SF. The Class A building is expected to have a clear height of 28 Feet and have truck wells and grade level overhead doors.

The site will include two truck driveways, as well as a separate vehicle driveway to provide separation of truck and vehicle traffic. There will be a total of 42 parking spaces located within the truck yard. The loading dock area, located on the east side, will be fully screened by 8’-0” high masonry walls. The north elevation will be visible from Longbow Golf Club.

An employee amenity area will be located along the building frontage, near the main entrance. This landscaped area has concrete paving, tables and benches, permanent shade umbrellas and trash/recycling receptacles. Sidewalks are provided on 2 sides of the building for safe pedestrian circulation. Pedestrian crosswalks at drive aisles are highlighted using exposed aggregate concrete. Raised CMU planters are provided at the building entrances.



Site Plan

Architectural site plan and details are included in this submittal. Setbacks, foundation planting areas, parking screen walls, turning radii, parking counts/ island spacing, and lot coverage requirements have been addressed.

Parking Special Use Permit (SUP)

Per Table 11-32-3 (A) of the MZO, 214 parking spaces are required for an industrial building of unspecified use. We respectfully request a Special Use Permit (SUP) to reduce the number of parking spaces from 212 to 140. The Parking Analysis performed by Southwest Traffic and Engineering included in this submittal supports this reduction.

Maximum Building Height

Per 11-30-3 of the MZO, the maximum building height in LI district is 40'-0". Our proposed building height is 40 feet from finish floor to top of parapet, in compliance with this requirement, and a clear height of 28'-0" inside the building. This height provides sufficient parapet space to fully screen any future roof-mounted mechanical equipment. Refer to the building section for additional information.

Landscaping

Landscape plans have been provided meeting MZO requirements, including increased landscape area at Public Entrances. Refer to Architectural Site Plan for areas provided. The 15' foundation base planting on the west has been reduced to 14'-0" for approximately 50% on the west side of the building. This allows us to comply with the Fire Department's requirement for a fire apparatus road on the front of the building. The required foundation base for the west elevation is 450' X 15'=6,750 SF. We have provided 5,282 SF in addition to 4,096 SF of entry plaza landscape area; total 8,936 SF.

Building Design, Alternative Design Criteria Section 11-7-3-B-2(a)

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Sections 11-7-3-B-2(a) for wall lengths exceeding 50 feet without including at least two
(2) of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element

The alternative design criteria proposed are aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives as described below and the City's General Plan. In addition, they meet market expectations critical to the success of this industrial project and provide maximum benefits to all stake holders.

Building Design Concept

The proposed building is designed to accommodate 1 to 3 tenants, featuring 3 front entries. Full Height glazing identifies entries. Additional storefront glazing is included on the south and north elevations. The design includes full-height window walls in office areas, maximizing natural light, while canopies enhance the building entrances. Clerestory windows in the warehouse areas allow additional daylight and add visual interest to the facade.

The facades include offsetting construction and varying parapet heights among other elements consistent with Mesa's design guidelines to create visual interest and reduce massing. (The south elevation has an additional 3' step in and out providing greater articulation and shadowing). We have also provided high-performance glass storefront systems, varying canopies,



Longbow standard color palette, reveals and that break down the mass of concrete tilt-up buildings. We do have portions of the buildings that are longer than 50' without changing plane, parapet height or material along the loading dock on the eastside. The building is 448' long. We feel these longer non-complying sections are proportionally correct in scale for the overall length of the building, thus providing a more cohesive design. Great effort has been made to make the upper portion of this elevation visually interesting using color, reveals, and clerestory windows.

Building Design, Alternative Design Criteria Section 11-7-3-B-5

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Section 11-7-3-B-5 of the MZO utilizing not more than fifty percent (50%) of the total façade being covered with one (1) single material.

Per Section 11-7-3-B-5 of the MZO, buildings and structures, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.

This industrial project is seeking acceptance for the predominant use of precast concrete tilt panel construction.

The Project's use of precast concrete tilt panel construction is consistent with other industrial projects of this type, as the perimeter construction also serves as load bearing construction supporting roofs. The building walls are 100% precast concrete tilt panel. The mass of the concrete walls has been broken up using various paint schemes, glazing, canopies, horizontal and vertical reveals, changes in plane and parapet elevation heights.

Exception to the use of precast concrete tilt panel is limited to applied decorative features and glazing systems. Alternative materials to reduce the total percentage of concrete panels would require large amounts of applied materials on top of the structural concrete panels. This would raise cost and negatively impact leasing, does not meet current market demands and expectations for such facilities.

Refer to Sheet A-200 for Tables of Material Quantities by elevation.

INCLUDED IN THIS SUBMITTAL:

Project Narrative including Requests for Alternate Compliance
Architectural Site Plan, Enlarged Plans, and Details
Overall Floor Plan and Building Section
Exterior Elevations-Colored and Black and White
Color and Material Board
Civil Conceptual Grading and Drainage Plans
Landscape Plans
Site Lighting, Photometrics, and Fixture Cutsheets
Citizen Participation Plan
Parking Analysis for Special Use Permit

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Date: December 12, 2024

Attention: Planning Department
55 N. Center Street
Mesa, Arizona 85201

Subject: Longbow 202 Building
2837 58th Circle
Mesa, Arizona 85215

Alternative Landscape Plan Submittal and Narrative

Per Section 11-33-7, 2.B.3, we respectfully request to reduce the requirement for a 15' landscape setback along the east property line to zero for the portion of the site that is located within the truck court. The truck court is fully screened by CMU walls and gates that are 8'-0" high, thus is not visible from the public way.

Per Section 11-33-7, 2.B.2, we respectfully request to eliminate the requirement for trees in the area immediately south of the truck court where (5) five parking spaces have been provided. There is an existing 20' P.U.F.E. and trees are not permitted to be planted due to utility conflicts. We have provided additional tree quantities and larger size trees throughout the balance of the site to compensate for the reduction of trees along the east property line. See principal 9 below, "Tree Substitution" for additional information.

The Alternative Landscape Plan exceeds the required minimum requirements for City of Mesa Landscape Design. This narrative outlines the (6) six principles as defined in Section 11-33-7, A., that we are utilizing to meet requirements, outlined below.

3. ***Plant Variety:*** The plant palette for this project uses both indigenous and climate hardy plants exhibiting a variety of plant texture, color, and sizes. In accordance with the Landscape Calculations Chart on the cover sheet, the minimum requirements for plant sizes and quantities have been exceeded.

4. **Naturalistic Design:** *The* landscape design incorporates naturalistic design principles that include a free-form design of materials, large groupings of the same plant species, and a mix of textures and a variation of flowering colors to enhance the landscape setting and to provide a landscape consistent with nature. Surface grade granite boulders are set into the finish grades to accent grade changes. Bio-swales are provided and used to manage stormwater runoff. These swales will be lined with small granite cobble over a permeable landscape liner and are sloped to collect and direct stormwater from paved surfaces to stormwater retention basins that will allow surface water to permeate back into the ground.

6. **Water Efficiency:** *The* use of a drip irrigation watering system will be provided to the low-water plantings provided. Trees and shrubs will be watered from separate valves so that deep watering of trees can be provided. Watering basins around the trees and shrubs/groundcovers will promote the collection of rainwater and water from the drip irrigation around the plantings.

7. **Storm Water Management:** *Bio*-swales are provided and used to manage stormwater runoff in retention basins. These swales will be lined with small granite cobble over a permeable landscape liner. The retention basin low points will be also lined with small granite cobble with a permeable landscape liner. This will allow storm water from paved surfaces to percolate clean back into the subsoil.

9. **Tree Substitution:** *Larger* boxed trees and larger quantities in some cases have been provided in the site design. This can be evaluated in the Landscape Calculations Table on the cover sheet. We have not reduced the required trees with the substitution of the smaller trees.

11. **Overhead Utility Line Easements:** *We* have used tree species from an approved list suggested by the Utility Company under and near the overhead power lines along McDowell Road.

Respectfully,

Phillip Ryan, Landscape Architect