

Design Review Narrative for CV MESA GERMANN INDUSTRIAL PARK

These sites were Annexed to Mesa, Arizona in a 1990 **case A89-003**. They have been commonly used as farmland, as were many of the area parcels.

There have also been several rezoning cases it is **currently zoned: LI-AF Light Industrial with Airport Overflight**. These two adjacent parcels are in the **Mesa Gateway Strategic Development Plan**, an economic development area seeking to foster enhanced transportation and employment opportunities. There may be certain incentives and physical advantages to this area that the development may seek to utilize.

Adjacent zoning is currently L1 to the north and east also with the exception of the parcel to the east which is zoned AG Agriculture. To the south across Germann in Queen Creek there are multifamily R-I43 and similar office industrial park zoning.

The uses envisioned for this development are per the City of Mesa Zoning Description:

LI Light Industrial

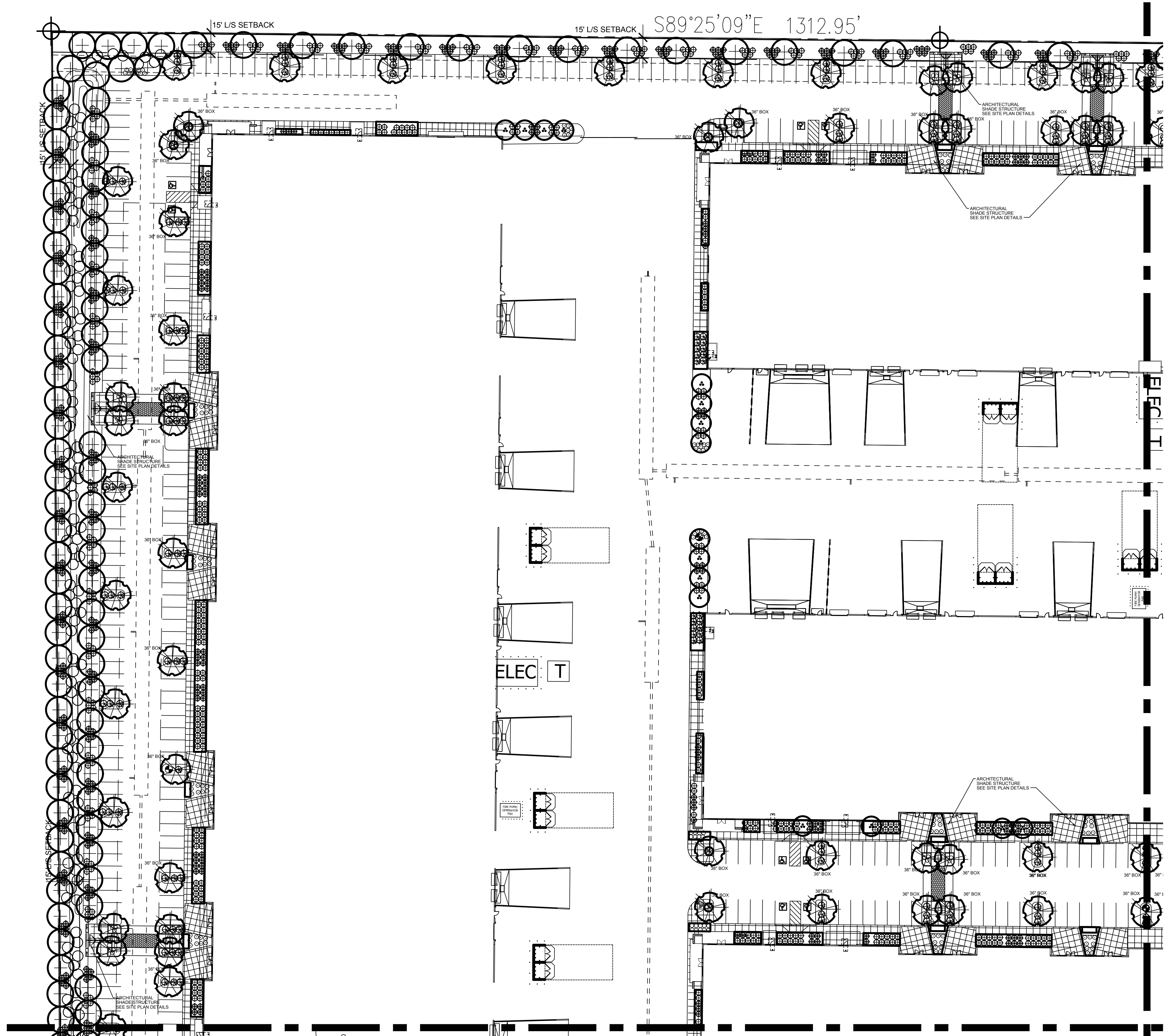
To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

Site Design

The development is for a light industrial park consisting of 6 buildings totaling 663,992 S.F., each building is 40' high. Street side buildings have multiple façade features to provide exceptional interest to the building elevations. The building elevations step back and forward to break up long length, along with canopy features placed to enhance the appearance from street side. Main entry has generous front plaza's and several extended to a sitting/shade areas for employee comfort and use. Care has been given to separate car traffic from truck traffic and create separate circulation paths. Dock areas have both recessed docks and at grade docs for multiple trucking options. Landscape enhances the site and helps in screening, activities. Water is retained to the west of the site or underground. Off-street road conditions have been designed per the Queen Creek Town standards to be annexed into Mesa. Existing abandon irrigation and easements will be remodeled and abandon from the site entirely. This site is 38.6 AC NET and have a lot coverage of 39%. The site requires 842 P.S. and has been designed with 882 P.S. All Building design feature has been incorporated throughout the entire site.

Building Design Review:

The design concept is to not only meet the city of Mesa requirements but exceed them, to provide a relief from the long massive traditional look of industrial buildings. In creating interest, several design patterns have been created. First, our corner elements that have a secondary wall in front of the corner, a horizontal canopy, and glazing, our second element is a more traditional wall plane with horizontal score lines and faux window statement. On our longer building we created an element that projects outward from the wall face in an inverted 'U' shape and large canopy over the door entry. To help break up the building our next element is recessed 5' into the building with a 'box' score line gride with glazing above and below, these are internal main entries associated with plaza areas like the building corners. Our final element is a horizontal scored element use to provide a vertical break from the traditional wall plane. The parapets of all those masses and elements vary from the 40' baseline and cuts into the tilt up wall to create negative opening and help provide vertical relief every 50'. The color scheme uses a mixture of greys and blues to help break up masses and articulate the design elements even more. All canopies, store fronts, and parapet trims will be a clear anodized aluminum finish to balance the wall colors and materials.



CITY OF MESA
LANDSCAPE NOTES

- 1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
- 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
- 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
- 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
- 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND. PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

ADDITIONAL NOTES:

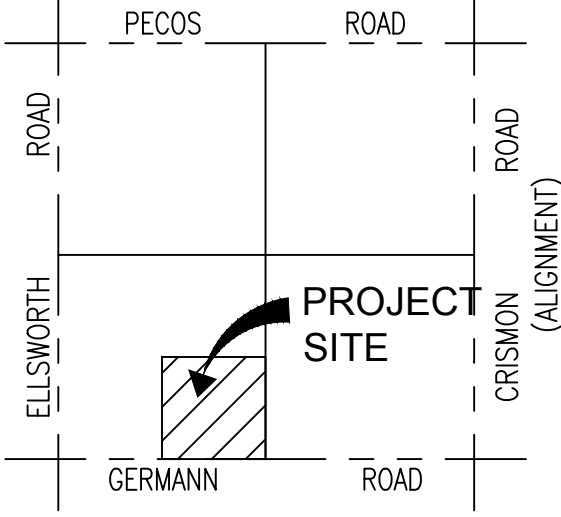
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

VICINITY MAP



SEC. 3
T.2 S., R.7 E.



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX UNLESS NOTED 36" BOX (184)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (139)
- PISTACHE 'RED-PUSH'
RED PUSH PISTACHE
24" BOX (38)
- CAESALPINIA CACALACO
CASALOTE
36" BOX (59)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (26)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (419)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (44)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (1122)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (763)
- AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON (136)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (582)
- ROSEMARINUS PROSTRATA
ROSEMARY
5GALLON (369)
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (34)
- ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON (192)

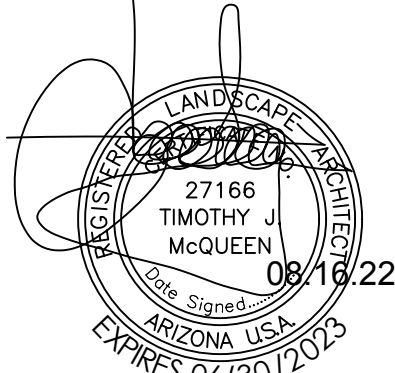
1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
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P. (602)265-0320

EMAIL: timmcqueen@tjmla.net



MATCH LINE SEE SHEET La.03

MATCH LINE SEE SHEET La.02



Andrews Design Group, Inc.

LANDSCAPE PLAN
SCALE: 1" = 40'-0"



CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

No.	DATE	REVISIONS
1		
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La.01

DATE: 12/09/2021

ARCHITECTURE

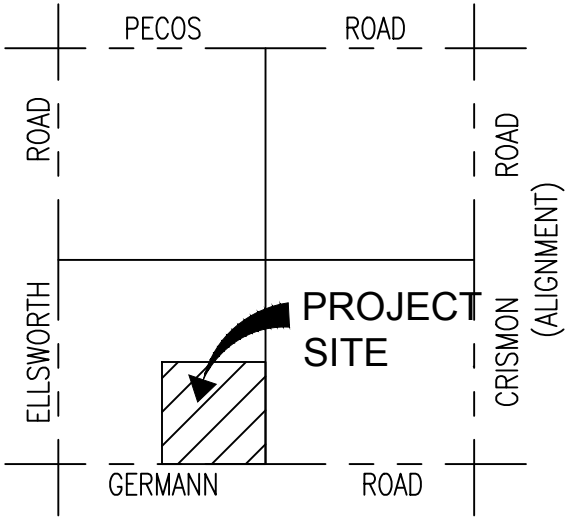
PLANNING

INTERIORS

PROJECT MANAGEMENT

1095 W. RIO SALADO PKW., SUITE 203 TEMPE, AZ 85281

VICINITY MAP

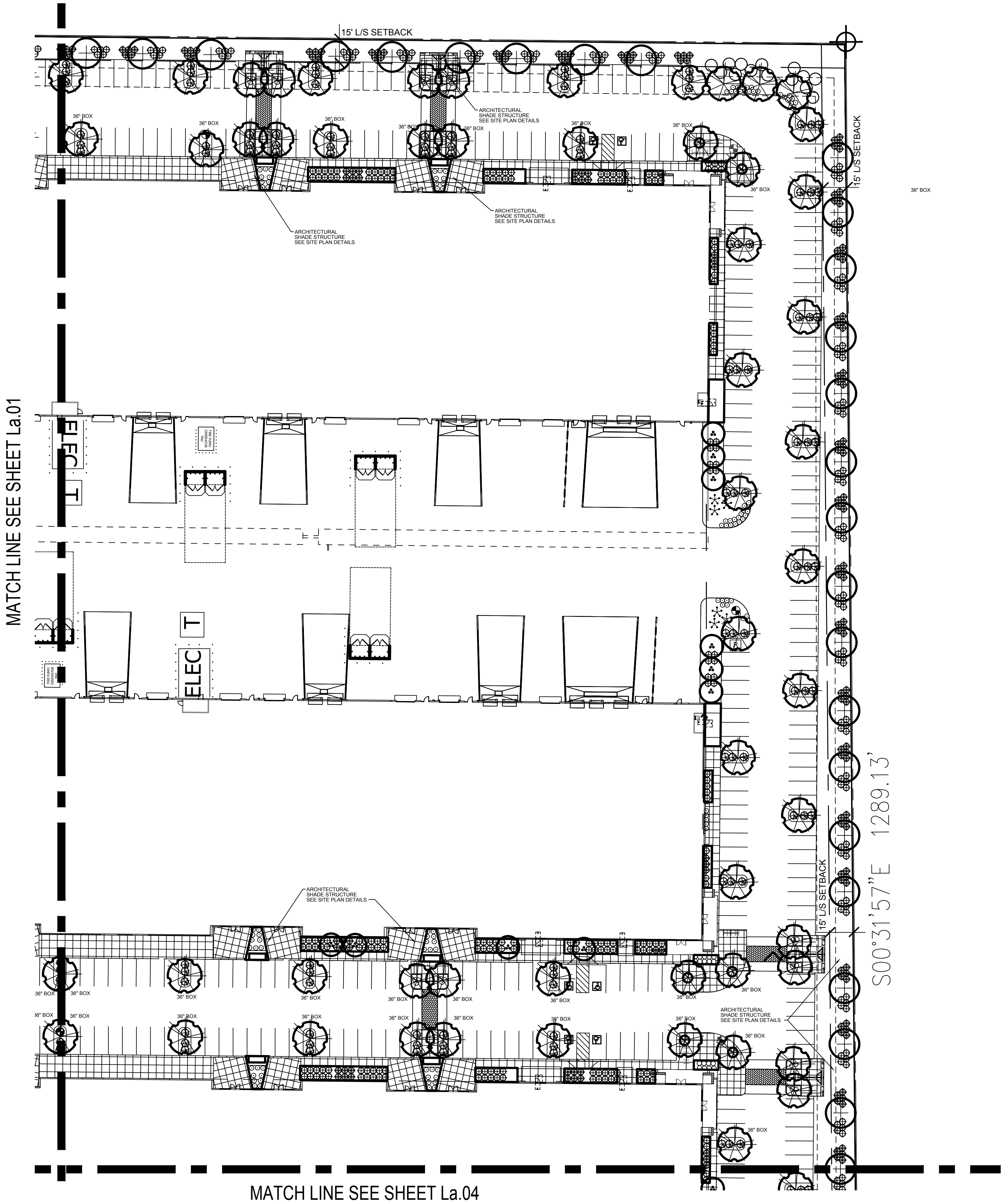


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2" DEPTH IN ALL LANDSCAPE AREAS



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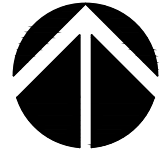


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LANDSCAPE PLAN
SCALE: 1" = 40'-0"



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MESA, ARIZONA

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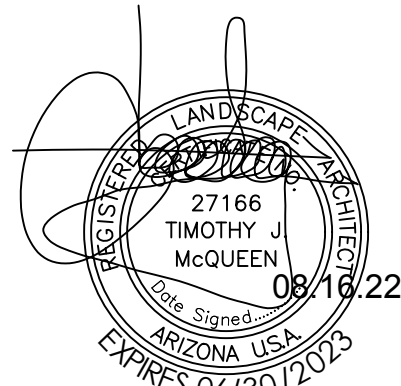
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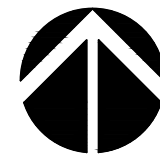


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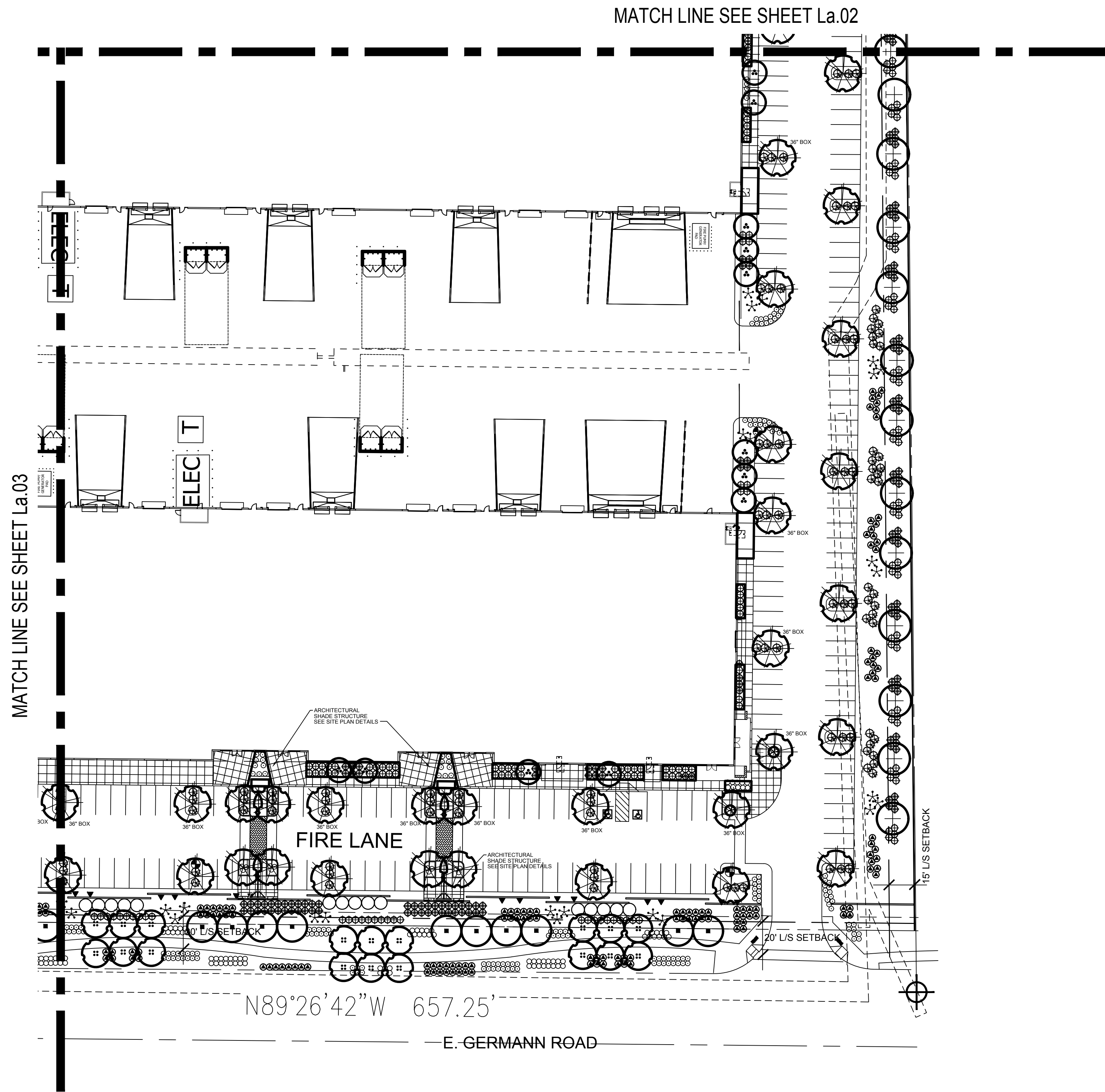
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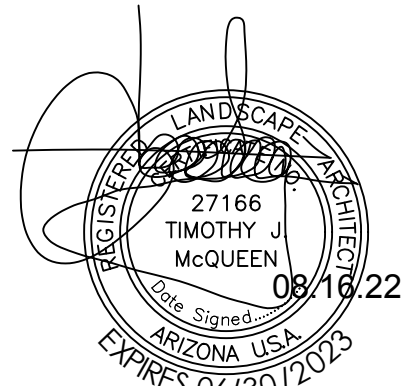
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DATE: 12/09/2021

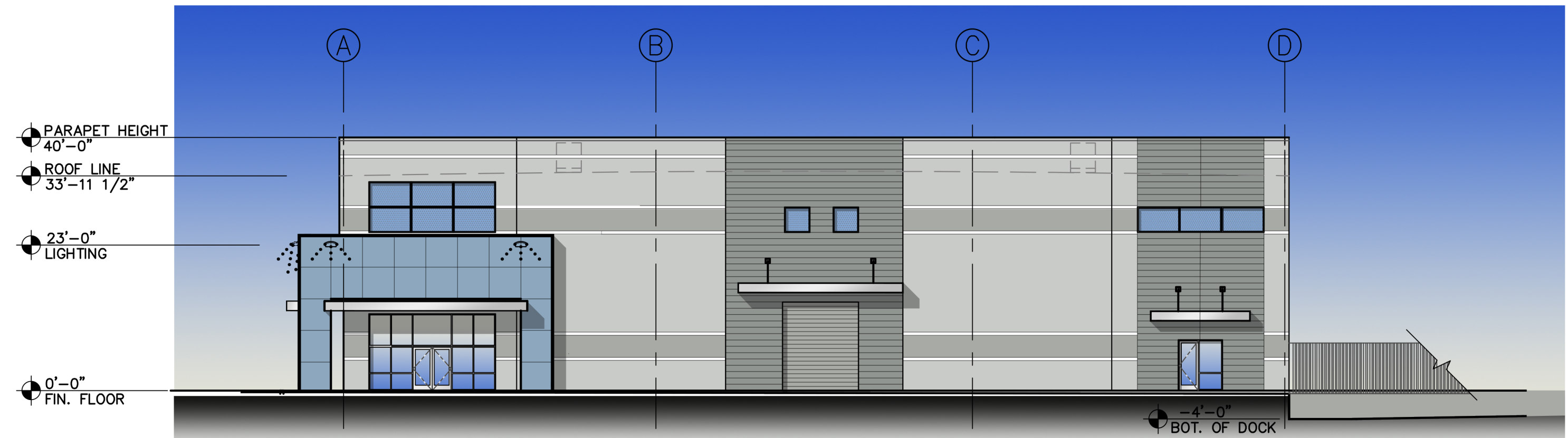
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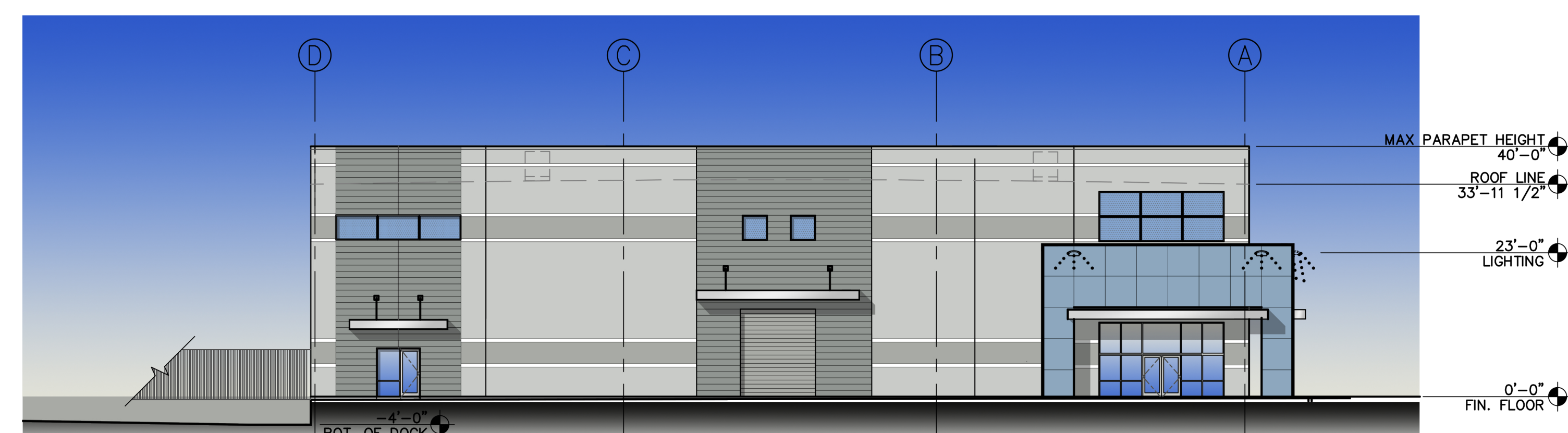
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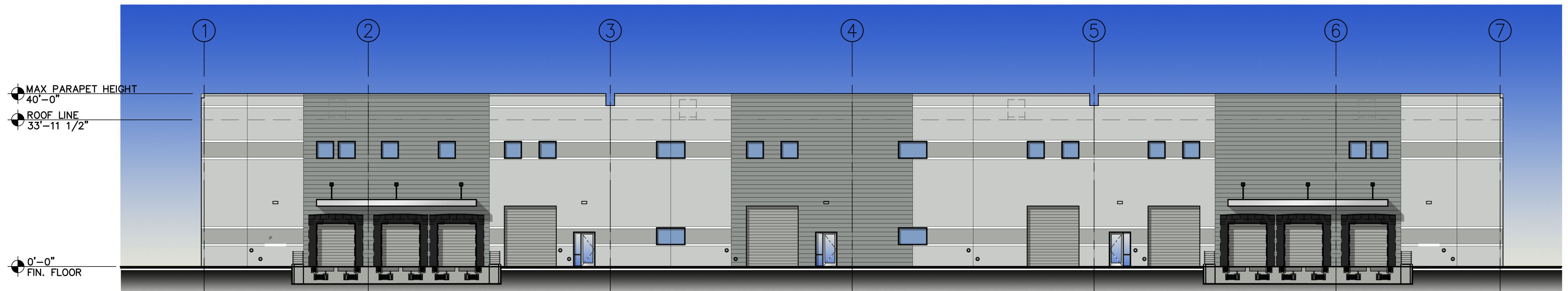
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BUILDING "A" OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

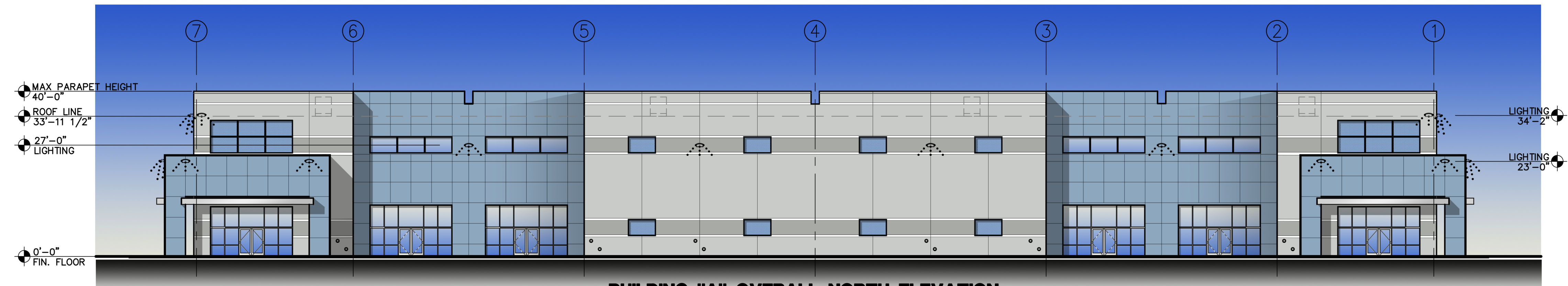


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SCALE: 1/16" = 1'-0"

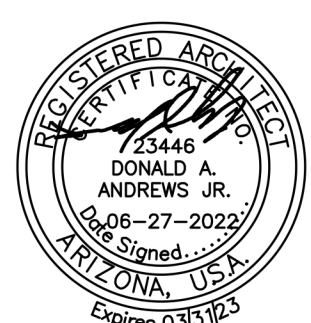


BUILDING "A" OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS		
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL	
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL	
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL	
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL	
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL	
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM	
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH	



BUILDING "A" OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

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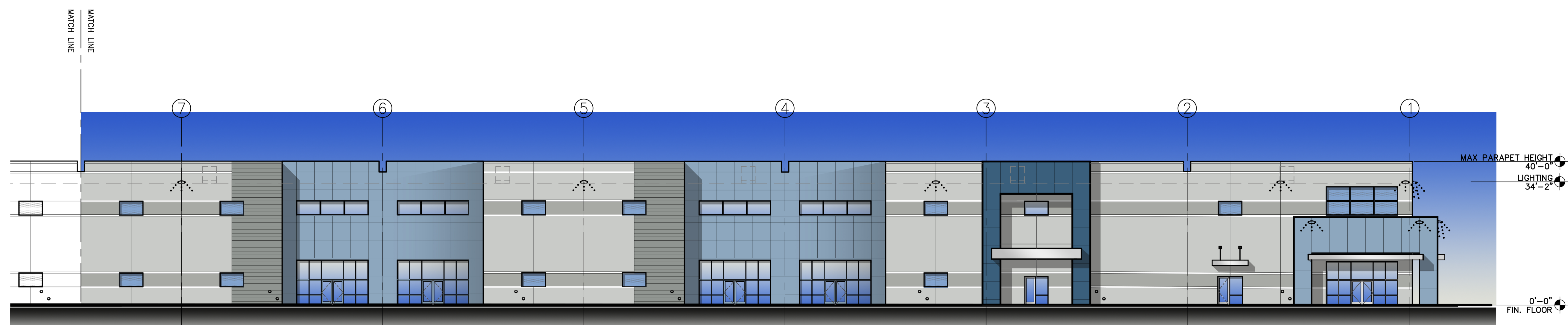
DATE: 05/08/2022



BUILDING "B & D" OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

BUILDING "C & E" OVERALL NORTH ELEVATION
SCALE: 1/32" = 1'-0"

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
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BUILDING "B & D" OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

BUILDING "C & E" OVERALL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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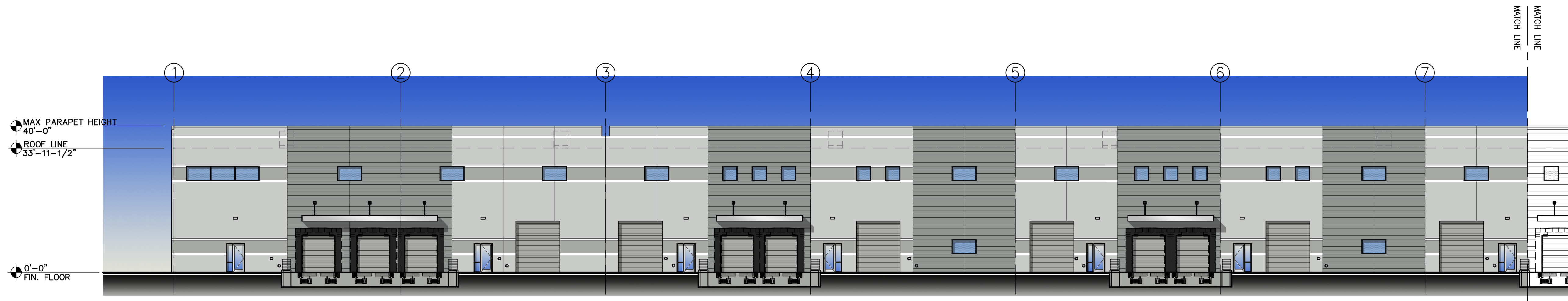
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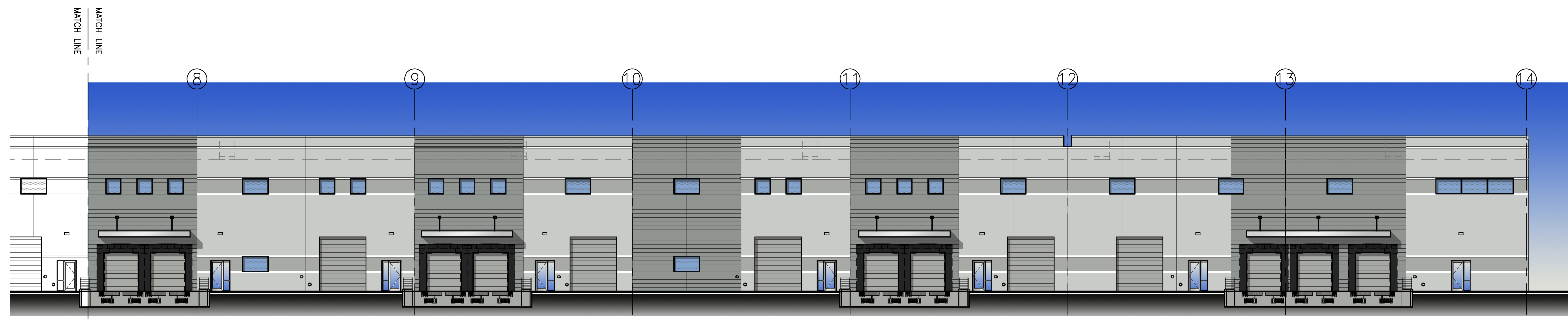




BUILDING "B & D" OVERALL NORTH ELEVATION
SCALE: 1/32" = 1'-0"

BUILDING "C & E" OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

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SCALE: 1/32" = 1'-0"

BUILDING "C & E" OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



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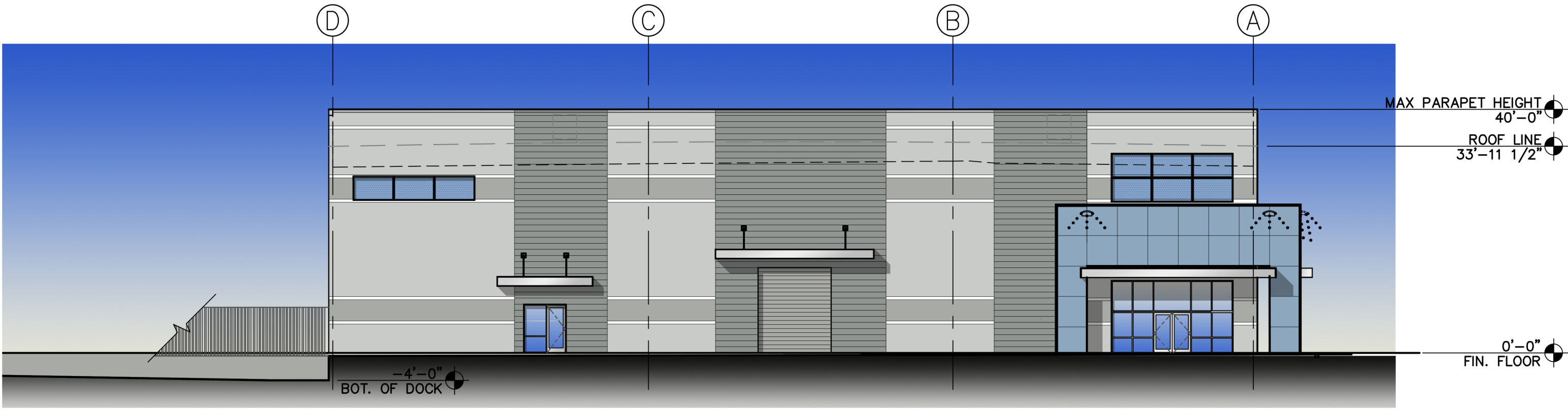
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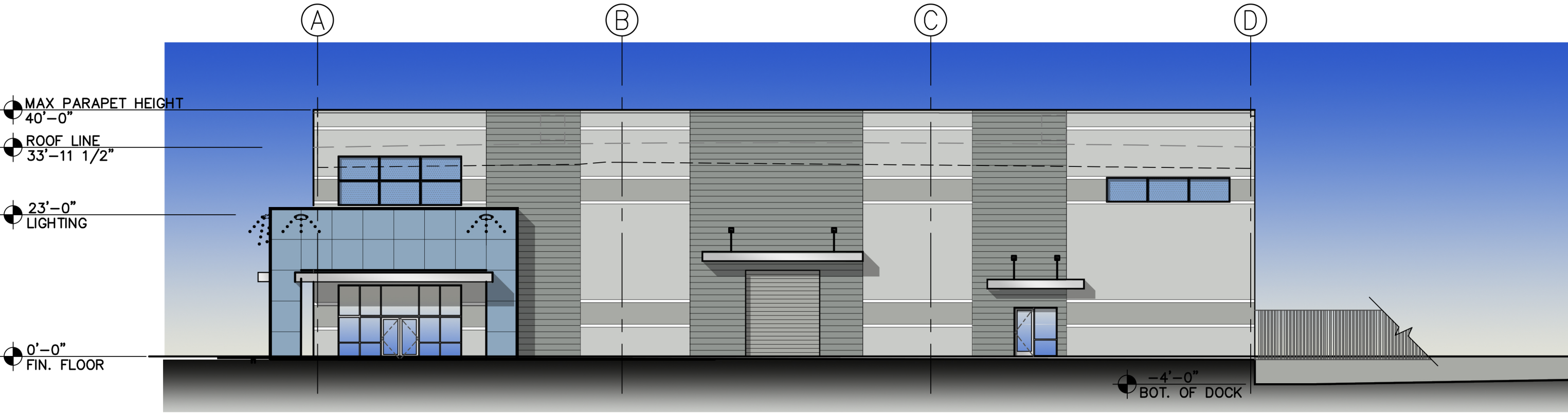




BUILDING "B & D" WEST ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING "C & E" EAST ELEVATION
SCALE: 1/16" = 1'-0"

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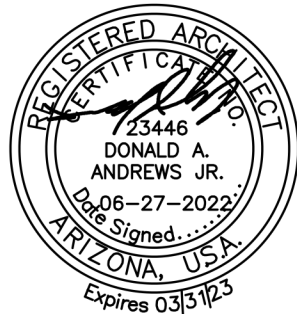
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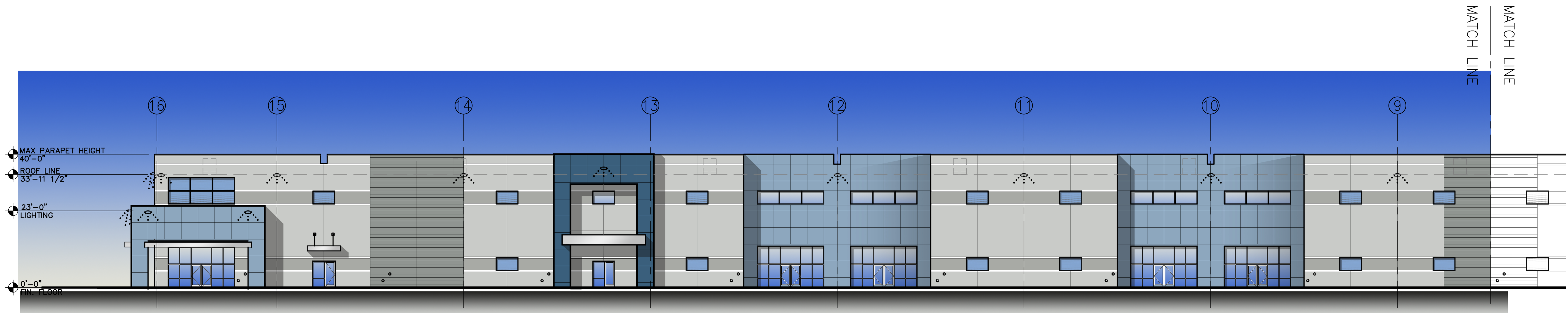
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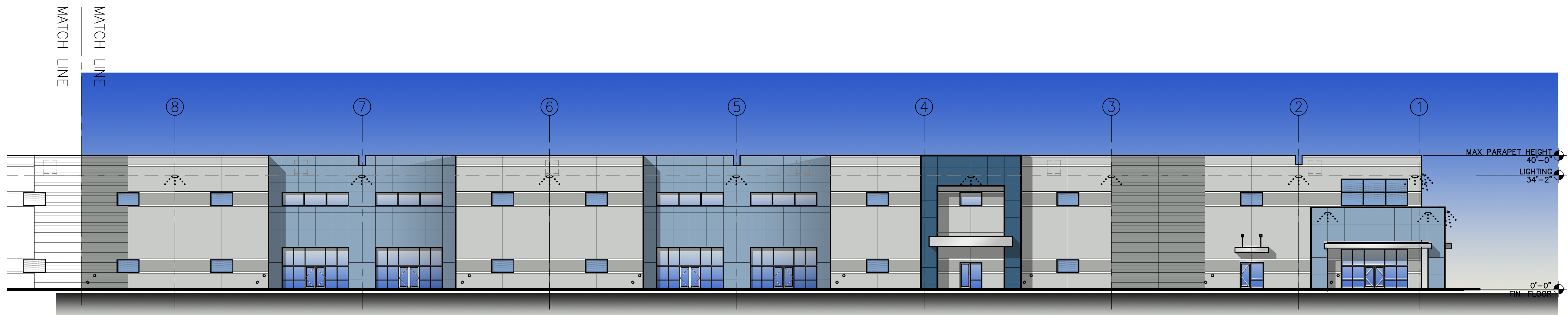


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DATE: 05/08/2022



BUILDING "F" WEST ELEVATION
SCALE: 1/16" = 1'-0"

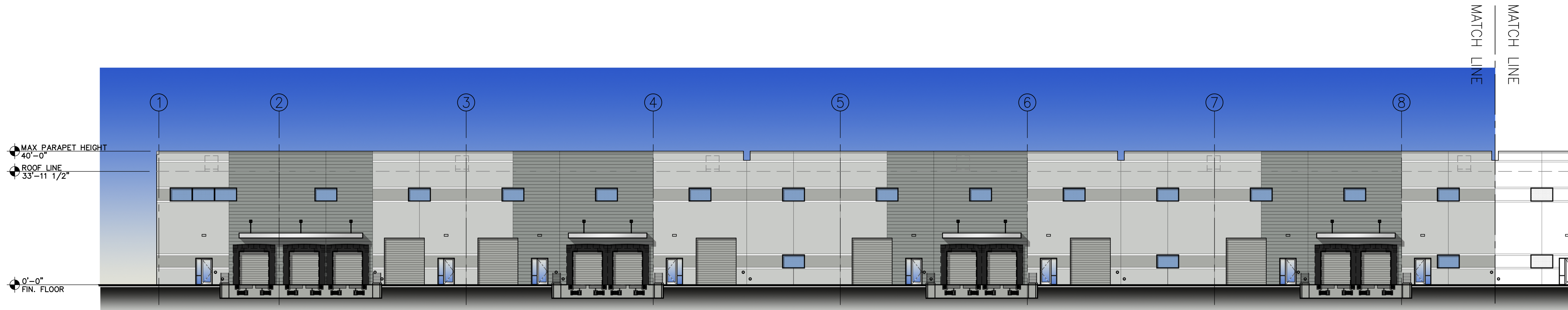


BUILDING "F" WEST ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



No:	DATE:	REVISIONS:
1		
2		
3		



BUILDING "F" OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING "F" OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG180-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG180-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY, SUITE 203 TEMPE, AZ 85281

ADG A1421

No:	DATE:	REVISIONS:
1		
2		
3		

DR6.2

DATE: 05/08/2022





PLANNING DIVISION
STAFF REPORT

City Council Meeting

September 19, 2022

CASE No.: ZON22-00437	PROJECT NAME: CV-Germann Industrial Park
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Owner's Name:	CV AZ INDUSTRIAL PROPERTY OWNER LLC
Applicant's Name:	Andrews Design Group, Inc.
Location of Request:	Within the 9300 to 9600 blocks of East Germann Road (north side). Located east of Ellsworth Road on the north side of Germann Road.
Parcel No(s):	304-62-004T and 304-62-004U
Request:	Site Plan Review. This request will allow for an industrial warehouse and office development.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	38± acres
Proposed Use(s):	Industrial
Existing Use(s):	Vacant
P&Z Hearing Date(s):	August 24, 2022 / 4:00 p.m.
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 5-0)

HISTORY

On **January 18, 1989**, the City Council annexed approximately 3,346± acres of property, including the subject site, into the City of Mesa (Ordinance No. 2473) and subsequently zoned the property to Single Residence 43 (RS-43) (Case No. Z90-007; Ordinance No. 2496).

On **June 21, 2004**, the City Council approved a rezone of 315± acres of land, including the subject site, from RS-43 to Light Industrial (LI) to allow for future development of industrial uses (Case No. Z04-001; Ordinance No. 4208).

PROJECT DESCRIPTION

Background:

The subject request is for Site Plan Review of an Initial Site Plan to allow the development of six industrial buildings to be used for warehousing, industrial, and office uses. The subject property is currently vacant and located north of Germann Road east of Ellsworth Road. A condition of approval in Ordinance No. 4208, which established the LI zoning, requires all future development of the site to go to Planning & Zoning Board and City Council for review and approval.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Employment. Per Chapter 7 of the General Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park-type land uses. The proposed industrial park for industrial land uses conforms to the intent and purpose of the Employment character area designation. Overall, the request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Gateway Strategic Development Plan:

The site is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Per the Plan, the Logistics and Commerce District should provide a high-quality employment environment that is compatible with increasing over-flight activities. Light industrial and commercial uses will be the predominant uses in this district. The subject request for industrial uses conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), industrial uses, such as warehousing, storage, and offices, are permitted in the LI District.

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within the Airfield (AF) Overlay District. Specifically, within the Airport Overflight Areas Two (AOA 2). The location of the property within the AOA 2 is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the proposed uses are permitted in the AOA 2.

Site Plan and General Site Development Standards:

The proposed site plan shows development of six industrial buildings totaling approximately 663,992 square feet. As shown on the site plan, the buildings range from 44,787 to 111,993 square feet. Per the submitted site plan, each building will include truck dock and service areas that are screened by an eight-foot-tall wall per the screening requirements outlined in Section 11-30-13 of the MZO.

Per Section 11-32-3 of the MZO, a total of 842 parking spaces are required for this project. The provided site plan shows 870 parking spaces provided.

Vehicular access to the site will be from Germann Road on the southern side of the subject site. On-site walkways will connect the primary entrances of each industrial building to each other and provide pedestrian access to Germann Road. Overall, the proposed site plan conforms to the requirements of the MZO including the review criteria for Site Plan Review in Section 11-69-5.

Design Review:

The Design Review Board is scheduled to review the subject request on August 9, 2022. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI-PAD Vacant	North LI-PAD Vacant	Northeast AG Vacant
West LI Vacant	Subject Property LI Vacant	East AG Vacant
Southwest (Across Germann Road) R1-5 Residential (Town of Queen Creek)	South (Across Germann Road) R1-5 Residential (Town of Queen Creek)	Southeast (Across Germann Road) R1-5 Vacant (Town of Queen Creek)

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. The adjacent property to the north of the subject property was recently approved for an industrial development. Surrounding properties to the east and west are currently zoned Agricultural (AG) and LI and are anticipated to develop for industrial uses consistent with the subject request.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site, as well as nearby HOAs, and neighborhood associations. As of the writing of this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the August 24, 2022 Study Session.

Staff Recommendation:

Based upon the application received and preceding analysis, staff finds that the subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB22-00433).
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to the Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan/Preliminary Plat

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Plan

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Avigation Easement

Citizen Participation Report for #ZON22-00437/DRB-00433

June 13, 2022

Overview: This report provides results of the implementation of the Citizen Participation Plan for CV-Germann Industrial Park. This site is located at 9302 E. Germann Road Mesa, Arizona and is an application for new construction of 6 tilt-up buildings consisting of 663,992 sf on 38.2 AC. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Alex Feizbakhsh

1901 Avenue of the

Stars, Suite 1950

Los Angeles, CA 90067

310.994.1720 Cell

afeiz@cityview.com

Neighborhood Meetings: Waiting for City of Mesa to issue a meeting date for community to attend. We will send out another letter with meeting details to surround neighbors within the 1000' radius.

Correspondence and Telephone Calls:

1. 1st letters mailed to contact list within 1000' radius, including homes, apartments, industrial parks, and Neighborhood Associations on 6/13/22.

Citizen Participation Plan for 9302 E. Germann Road Mesa, Arizona

Date: August 4, 2022

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, and adjacent property owners, in the vicinity of the site of an application for this office warehouse project. This site is located within 7800 block of E. Pecos Road (south side) and within the 7800 block of E. Germann Road (north side), Mesa AZ 85212. This request is for a development of a new light industrial office/warehouse campus, consisting of 6 tilt-up buildings consisting of 663,992 sf. The case number assigned to this project is #ZON22-00437/DRB-00433.

Contact: Alex Feiz

Cityview

1901 Ave. of the

Stars Suite 1950

Tel. 3109941720

Email: afeiz@cityview.com

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff will be held on August 24th, 2022. Staff reviewed the application and recommended that we notify:

- All property owners within 500 feet of this property
- All registered neighborhood associations within 1 mile of the project
- All HOAs within 1 mile of the project.

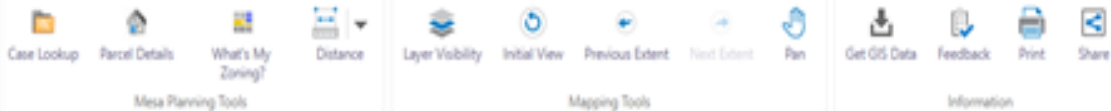
Neighbors will be notified per the attached site plan and mailing labels we are not aware of any Registered Neighborhoods that need to be notified.

We will indicate for owners we contact to either contact staff or me in our communications to them. We will indicate our willingness to discuss the project or meet with them about it. We will forward notes from any discussions or meeting we have with adjacent landowners to staff.

A sign will be also erected on the site August 9th indicating the upcoming planning meeting with again my contact information and staff contact.

As of today we have received no questions or comments from anyone we contacted or who may have seen the sign posted on the property.

Tools

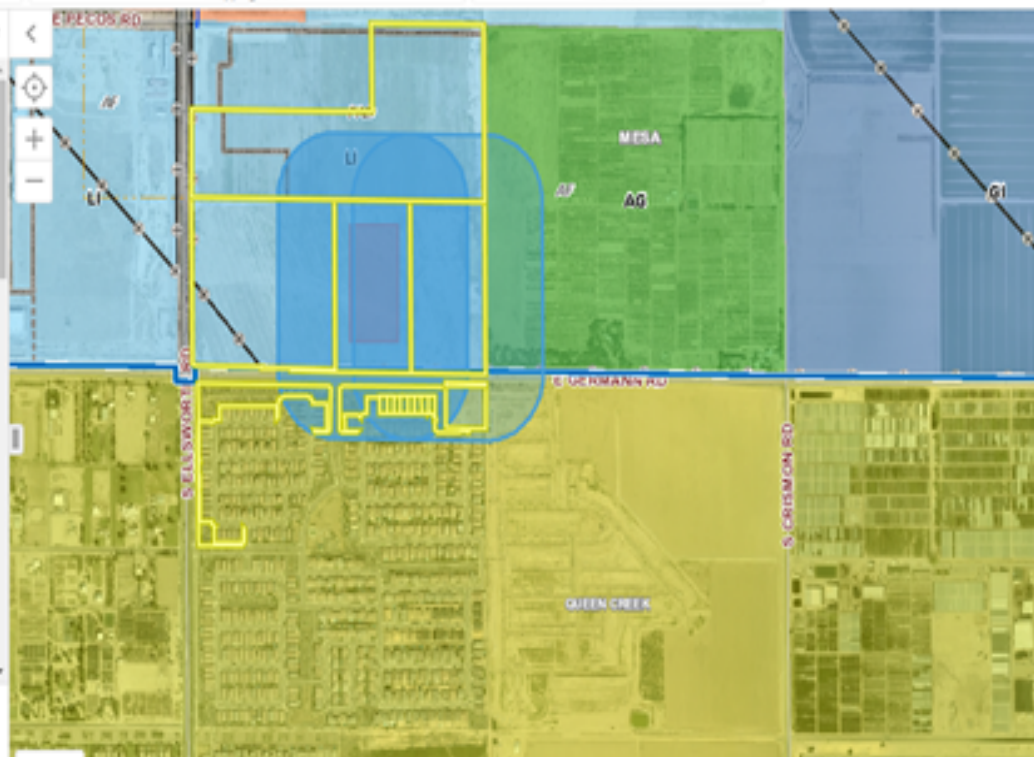


City of Mesa Parcels (17)

- 30462004T
Owner Name: CV AZ INDUSTRIAL PROPERTY OWNER LLC
Com Zoning: LI AF
- 30462004K
Owner Name: SUNBELT LAND HOLDINGS LP
Com Zoning:
- 30462004L
Owner Name: SUNBELT MESA ELLSWORTH LP
Com Zoning: LI AF
- 30462004Q
Owner Name: ELLSWORTH 92 LLC
Com Zoning: LI AF-PAD
- 30462019N
Owner Name: SALT RIVER PROJECT AG IMP AND PW R DIST
Com Zoning:
- 30462019Q
Owner Name: SALT RIVER PROJECT AG IMP AND PW R DIST
Com Zoning:

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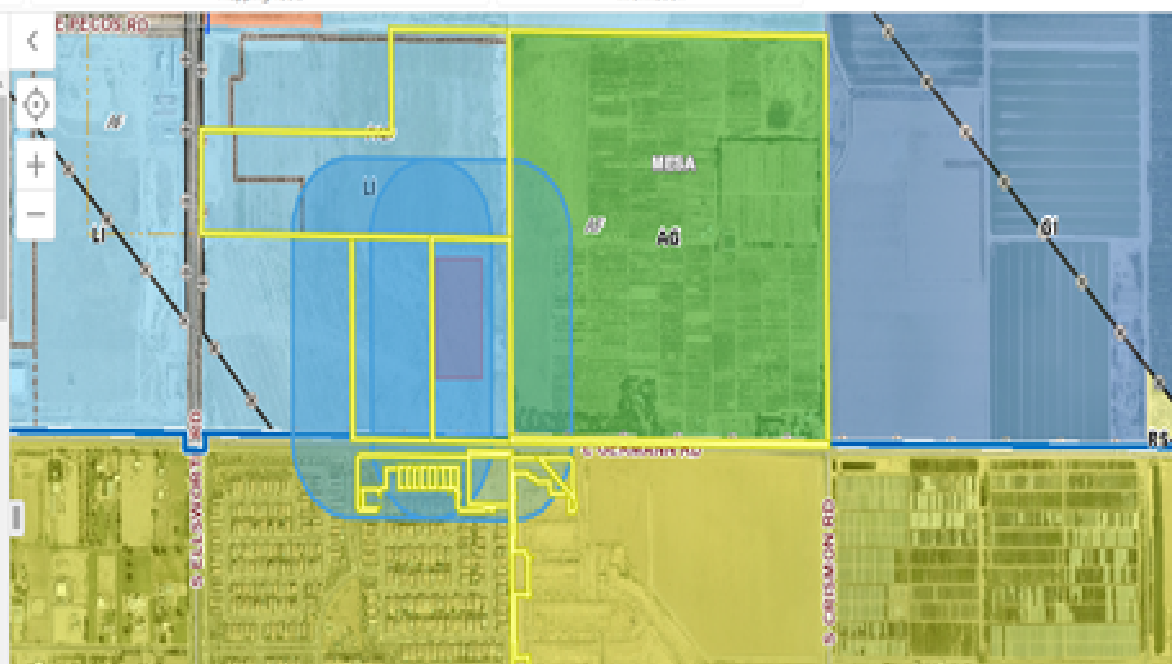


Tools



City of Mesa Parcels (18)

- 30462002A
Owner Name: HARRIS CATTLE CO
Com Zoning:
- 30462004T
Owner Name: CV AZ INDUSTRIAL PROPERTY OWNER LLC
Com Zoning: LI AF
- 30462002B
Owner Name: HARRIS CATTLE CO
Com Zoning: AG AF
- 30462004Q
Owner Name: ELLSWORTH 92 LLC
Com Zoning: LI AF-PAD
- 30462019N
Owner Name: SALT RIVER PROJECT AG IMP AND PW R DIST
Com Zoning:



Ellsworth

Parcel #	Owner		
	Name	Address	Phone Number
314-12-383	Joshua Crawford Beattie	21042 E Seagull Dr, Queen Creek, AZ 85142	
314-12-384	Manuel Lua Jr	21050 E Seagull Dr, Queen Creek, AZ 85142	
314-12-385	Jose Tinoco Juarez	21058 E Seagull Dr, Queen Creek, AZ 85142	
314-12-386	Abraham Molina Flores	21066 E Seagull Dr, Queen Creek, AZ 85142	
314-12-387	Sallya Beckman	21074 E Seagull Dr, Queen Creek, AZ 85142	
314-12-388	Edward Charles Holder Jr	21082 E Seagull Dr, Queen Creek, AZ 85142	
314-12-389	Elliott Gerrard Rogers	21090 E Seagull Dr, Queen Creek, AZ 85142	
314-12-390	David A Baker	21098 E Seagull Dr, Queen Creek, AZ 85142	
314-12-391	Ysena Marie Pimentel	21106 E Seagull Dr, Queen Creek, AZ 85142	
314-12-392	Jevon Michael Mccracken	21114 E Seagull Dr, Queen Creek, AZ 85142	
304-62-004L	Sunbelt Mesa Ellsworth LP SIHI	1437 N. 1st St, Suite 201, Phoenix, AZ 85004	602-926-9699
304-62-004Q	Ellsworth 92 LLC	2040 S Alma School Rd Ste 1-216, Chandler, AZ 85286	
	Carson Brown	1121 W Warner Rd, Ste 109, Tempe, AZ 85284	
30462004T	CV AZ INDUSTRIAL PROPERTY OWNER LLC	1901 AVENUE OF THE STARS STE 1950, LA, CCA 900067	
30462004K	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE, San Diego, CA 92111	
30462019N	SALT RIVER PROJECT AG IMP AND PWR DIST	P O BOX 52025, Pehonix, AZ 850722025	
30462019Q	SALT RIVER PROJECT AG IMP AND PWR DIST	P O BOX 52025, Pehonix, AZ 850722025	
31412508	GATEWAY QUARTER COMMUNITY ASSOCIATION	8800 N GAINNEY CENTER DR SUITE 350, Scottsdale, AZ 85258	
31412144A	GATEWAY QUARTER COMMUNITY ASSOCIATION	8800 N GAINNEY CENTER DR SUITE 350, Scottsdale, AZ 85258	
30462004U	CV AZ INDUSTRIAL PROPERTY OWNER LLC	1901 AVENUE OF THE STARS STE 1950, LA, CCA 900067	
30462002A	HARRIS CATTLE CO	PO BOX 167, Queen Creek, AZ 85242	
30462002B	HARRIS CATTLE CO	PO BOX 167, Queen Creek, AZ 85242	
30463934	SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINNEY CENTER DR STE 350, Scottsdale, AZ 85258	
30463935	SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINNEY CENTER DR STE 350, Scottsdale, AZ 85258	