

# Project Aspire

7236 E. Warner Rd, Mesa

SPECIAL USE PERMIT (SUP)

Case No. BOA25-00516

Applicant:

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# Project Aspire

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## I. Project Overview

### A. Background of Property & Existing Zoning

In December 2021, the Mesa City Council approved Case No. ZON21-00798, to rezone 101 acres from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD), for a project called the Hub at 202. See Aerial Map attached at **TAB A**.

The original site plan that accompanied the re-zoning of the site and Hub at 202 project approval showed a multi-building industrial project. More specifically, a 223k-sf building was approved at the southwest corner of the site for industrial uses known as Building 3A. The original site plan for Building 3A depicted approximately 159 parking spaces and a large truck loading area. Project Aspire desires to re-locate certain employees and operations pursuant to a lease of Building 3A and requires a Special Use Permit for a parking reduction and alternative compliance parking plan to accommodate the intended use based on proposed improvements related to Project Aspire.

### B. About Project Aspire

Project Aspire is a technology driven healthcare provider that specializes in personalized medicine. The company is locally founded, nationally located, and desires to retain (and increase) its employment and manufacturing operations in the East Valley. Project Aspire desires to relocate and expand their headquarters and operations in Building 3A.

Project Aspire currently employs 750 people nationally across 8 states. In Arizona, they employ 300+ in two east valley locations. They are continually growing with plans to employ approximately 500 people in Mesa in Year 1 at this location and possibly 2,000 by Year 5.

Project Aspire plans to construct and expand office area improvements within Building 3A and expand the interior gross floor area of such office area from 70k to 125k sf. The proposed expansion will occur entirely within the existing footprint of Building 3A. However, the additional interior floor area of office improvements necessitates additional parking.

### C. Project Description

Project Aspire plans to restripe a portion of the loading areas to accommodate an additional 83 spaces, totaling approximately 242 spaces on site. The additional spaces in the loading area will not be landscaped and may not count toward Project Aspire's required parking. In order to accommodate Project Aspire's foregoing improvements and expansion, additional parking is needed. See Site Plan attached at **TAB B**.

Project Aspire has secured a parking agreement with a nearby property owner to provide an additional 470 off-site parking spaces. The off-site parking is located at the Santos Soccer Complex east of the HUB at 202, commonly known as 12033-12341 Sossaman Road. The soccer fields are not used during the day, and seasonally in the evenings throughout the year. This situation makes this the ideal location for overflow parking. See Off-site Parking Map attached at **TAB C**.

In order to facilitate this relocation and expansion of the improvements within Building 3A and related re-striping of loading areas, a Special Use Permit (SUP) for an on-site parking reduction and alternative compliance parking plan is required. However, the agreement for off-site parking offsets the code required parking reduction on-site.

## **II. Special Use Permit Request and Justification**

### **A. Parking Reduction**

As recommended by City Staff, the Applicant is requesting a reduction in the amount of required parking. The HUB at 202 PAD allows 1 space per 900 sf.

Project Aspire proposes 183k sf of manufacturing space and 160k sf of office space.

- $183,000/900 = 203$  spaces
- $160,000/375 = 427$  spaces
- Total required spaces = 629 spaces

The proposed design provides 159 code-compliant spaces on-site and 470 spaces off-site, totaling 629 spaces combined, which meets the required parking standard. As described above, the existing Building 3A loading area will be re-striped to provide an additional 83 parking spaces for employees.

### **B. Alternative Compliance Parking Plan**

In consultation with City Staff, the Applicant is proposing an alternative compliance parking plan for off-site parking. As described above, Project Aspire has secured a parking agreement with a nearby property owner to provide an additional 470 off-site parking spaces. The off-site parking is located at the Santos Soccer Complex east of the HUB at 202, commonly known as 12033-12341 Sossaman Road. The soccer fields are not used during the day, and seasonally in the evenings throughout the year. This situation makes this the ideal location for overflow parking. In conformance with Section 11-32-7(C), the Applicant will provide shuttle service between the off-site parking area and the principal use.

### **C. Code Criteria**

Project Aspire adheres to the Special Use Permit criteria for the justification of reduced parking noted in Ordinance Section 11-32-6-A, as discussed below:

- 1) Special Conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site.

**Response:** The availability and proximity of the off-site parking is a special circumstance that indirectly meets the city parking code requirements. Thus, while the on-site parking may be less than city standards, the overall parking provided off-site more than exceeds the city standards. The site is also encumbered by a large retention and easement area on the west side that restricts the ability to create new parking spaces on-site.

- 2) The use will adequately be served by the proposed parking.

**Response:** The use will be adequately served by the proposed parking provided in the design. Even though the on-site parking may be less than city standards, the overall parking provided off-site more than exceeds the city standards. Secondly, Project Aspire proposes to shuttle employees from the off-site parking area to the building. Finally, the employees will work across multiple shifts which is a better way to manage current and future employee parking needs.

- 3) The parking demand will not exceed the capacity of or have a detrimental impact on any on-street parking in the surrounding area.

**Response:** The parking demand will not exceed capacity or require any on-street parking given that the site will be served by an off-site parking lot. The off-site parking is located at the Santos Soccer Complex east of the HUB at 202, commonly known as 12033-12341 Sossaman Road. The soccer fields are not used during the day, and seasonally throughout the year, which makes this the ideal location for overflow parking. Thus, there should be no cause for any on-street parking in the surrounding area.

**TAB A**



### Vicinity Map





# Aerial Map



WITHEY  
MORRIS  
BAUGH

Warner and Sossaman Roads- Mesa, AZ

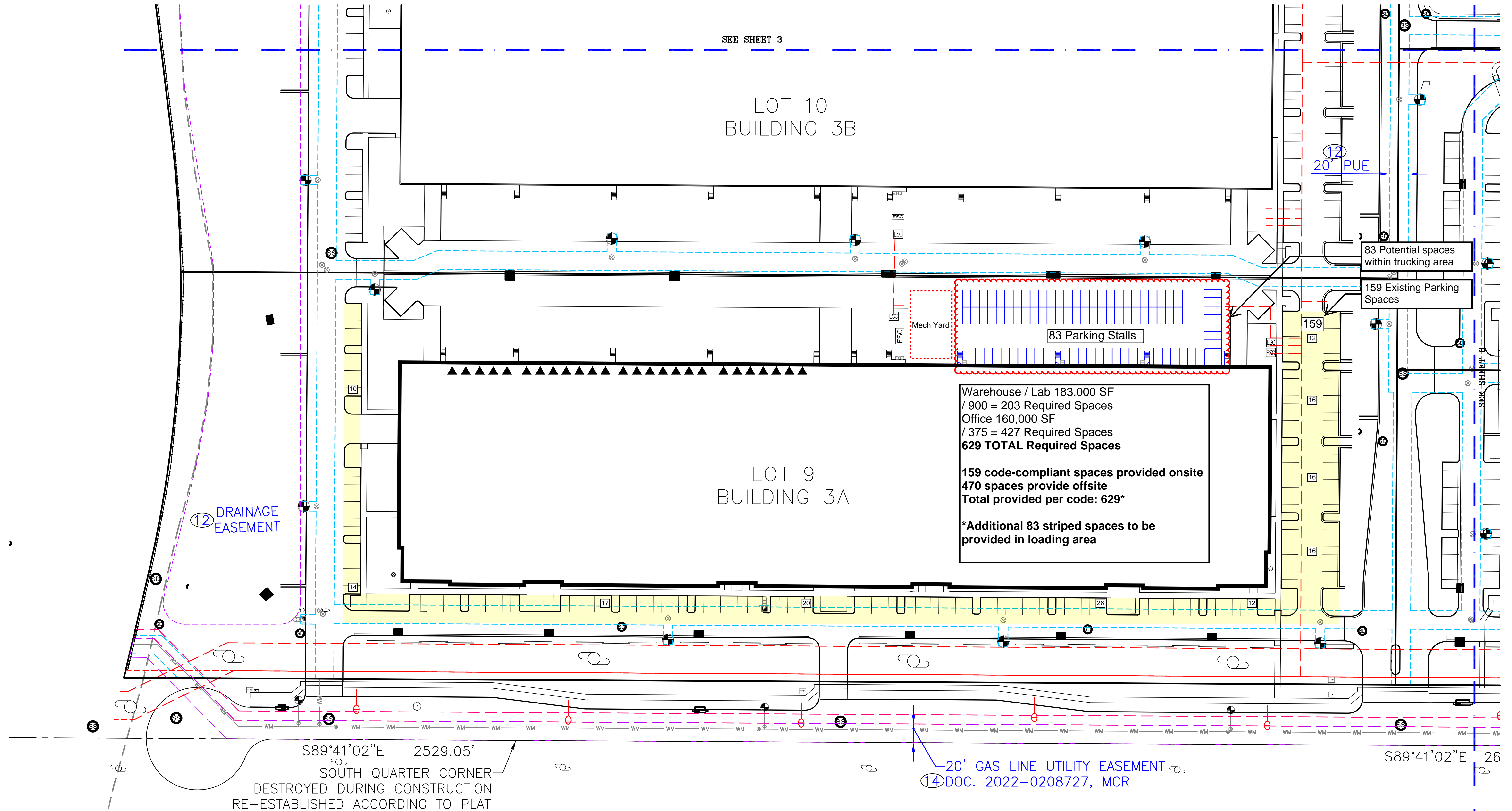




**TAB B**

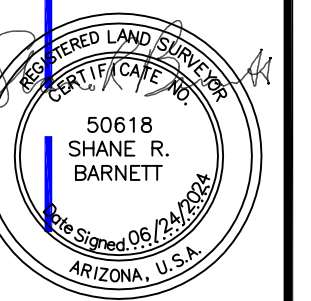
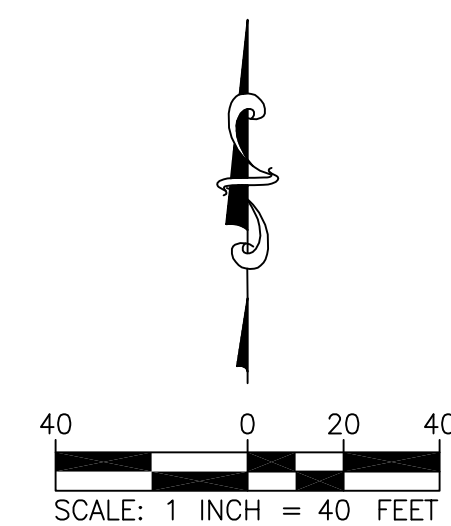
AN ALTA/NSPS LAND TITLE SURVEY OF  
**THE HUB AT 202**

A SUBDIVISION RECORDED IN BOOK 1713 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 01 NORTH, RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**LEGEND**

SECTION LINE	GAS VALVE	FIRE HYDRANT
MONUMENT LINE	WATER VALVE	STORM GRATE
PROPERTY LINE	SEWER CLEAN-OUT	SEWER MANHOLE
OTHERS PROPERTY LINE	TELEPHONE MANHOLE	STORM MANHOLE
EASEMENT	TELEPHONE VAULT	
BRASS CAP IN HANDHOLE	BACKFLOW PREVENTER	FND. FOUND
DOWN GUY	FIRE DEPARTMENT CONNECTION	MCR MARICOPA COUNTY RECORDER
ELECTRICAL SWITCH CABINET	WATER METER	PUE PUBLIC UTILITY EASEMENT
LIGHT POLE	MAIL BOX	R/W RIGHT OF WAY
STREET LIGHT JUNCTION BOX	SCHEDULE B ITEM	(C) CALCULATED BEARINGS/DISTANCES
TRAFFIC CABINET		(M) MEASURED BEARINGS/DISTANCES
UTILITY POLE		(R#) RECORDED BEARINGS/DISTANCES



BARNETT LAND SURVEYING, LLC 201 WEST STANFORD AVENUE GILBERT, ARIZONA 85233 PHONE: (602) 510-7797 E-MAIL: SHANE@BARNETTSURVEY.COM	JOB NO: LS23-0605 DRAWN BY: SRB REVIEW BY: SRB
AN ALTA/NSPS LAND TITLE SURVEY OF THE HUB AT 202	
DATE: 06/24/2024	REV: -
SHEET: 5 OF 6	

**TAB C**



# Off-Site Parking Map





# Off-Site Parking Map



WITHEY  
MORRIS  
BAUGH

Warner and Sossaman Roads- Mesa, AZ

