



June 16, 2023

Planning Division
City of Mesa
55 N. Center St.
Mesa, AZ 85211

RE: TMW Offroad, 7453 S. Atwood

Dear Staff,

Please accept this narrative for the proposed development of a Utility Terrain Vehicle fabrication & customization facility located at 7461 S. Atwood, in Mesa, North of Germann Rd, and west of Ellsworth Road.

The existing site is comprised of four lots, all zoned 'L.I., P.A.D.', and located within the Gateway Airport Commerce Park subdivision.

The proposed project is a 30,000 SF, single-story tilt-up concrete panel building to contain a show room, offices, metal fabrication shop, and warehouse.

Additionally, a rear storage yard (east side of site) will be enclosed to support metal fabrication operations, shipping/ receiving functions, and temporary storage of Utility Terrain Vehicles.

Further development shall include all required site landscaping, parking/circulation, refuse collection, and site lighting improvements pertinent to this use.

During review, staff has indicated that a 'BIZ Overlay' be pursued to accommodate two slight departures from zoning standards for the 'LI' zone. These standards, and requested alternate compliance, are itemized as follows:

	<u>'L-I' Zone Reg.</u>	<u>Proposed Standard</u>
Parking Setback- Sec. 11-32-4.A	Parking along drive aisles setback of 50'	40' setback


Exterior Materials- Sec. 11-7-3.B.5	50% maximum allowed	Increase via "alternative compliance" methods
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Compliance with Chapter 21 of the MZO has been achieved through superior quality design by utilizing a compelling variety of building materials, heights, colors, and textures, to articulate a dynamic and visually pleasing statement in the landscape.

The building integrates sweeping metal overhangs in the yard areas, pronounced steel shade canopies at dominant windows and entrances, 'ribbed' steel panels above the two major entry points, parapet height enhancements identifying the two key building corners, and 'relief patterning' in tilt panel concrete walls. Furthermore, shifts in complimentary colors along the building facades create additional layered interest.

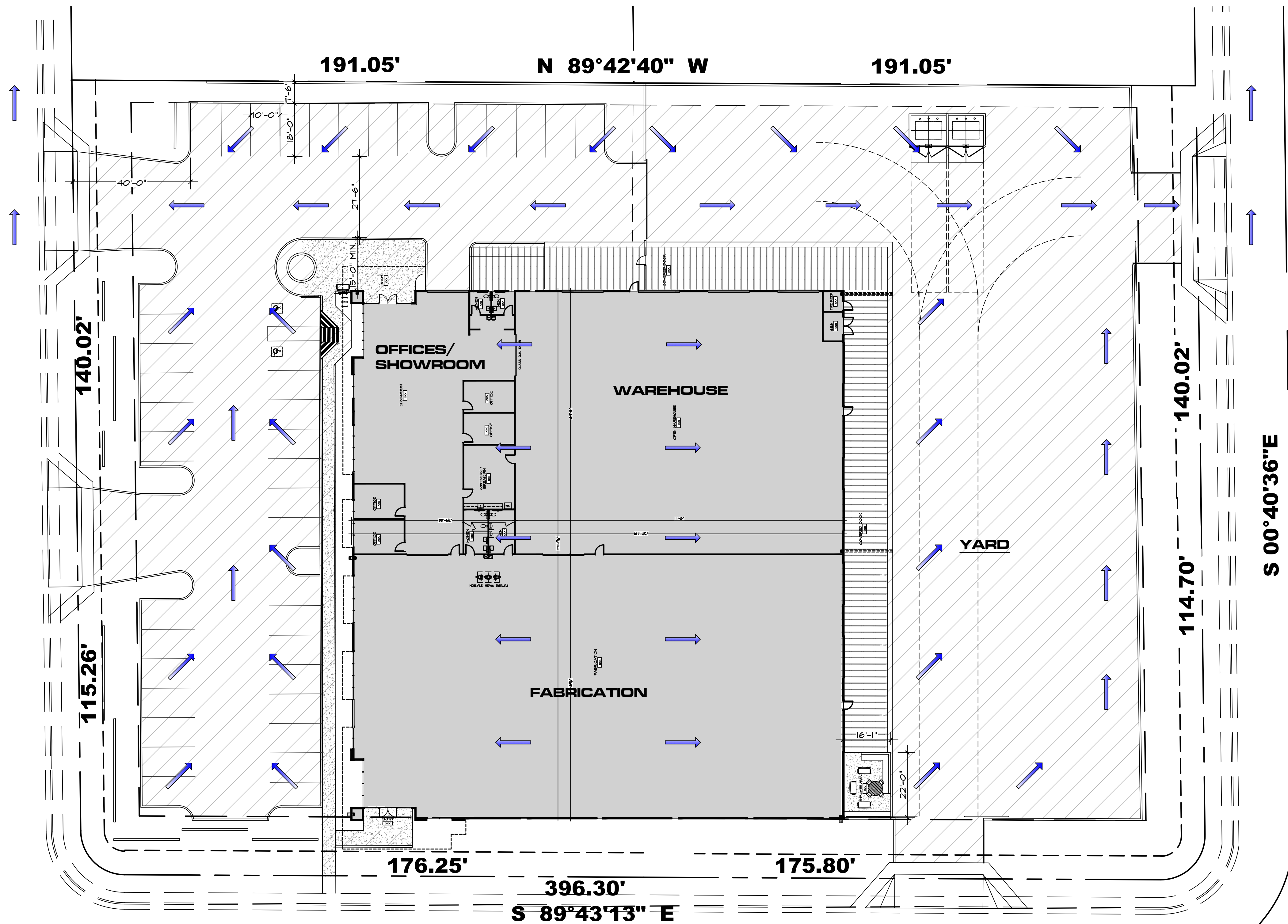
We appreciate your review and feedback of this proposed project. Please feel free to contact me with any questions at 480-797-7548.

Sincerely,


Tim Nielsen,
Architect

S. ATWOOD

S 00°40'36"E

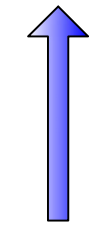


E. WINNSTON AVE.

S 00°40'36"E

S. 89TH PL.

NOTE:
ALL ONSITE STORM WATER TO BE DIRECTED TO
COMMUNITY RETENTION LOT (NORTH OF THIS PROPERTY)



INDICATES DIRECTION OF
STORM WATER FLOW

NOTE:
COMPLY WITH CURRENT COM SOLID WASTE STANDARDS
M-62.01 THROUGH M-62.04.2

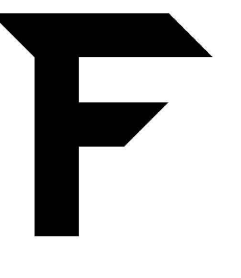
Vicinity Map



0 20' 40'

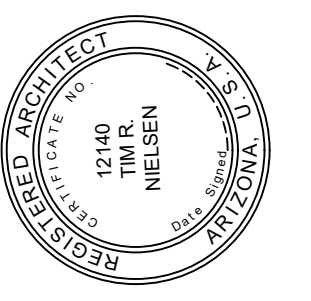
**PRELIMINARY
DRAINAGE PLAN**

Scale: 1 : 20'



FARNSWORTH CONSTRUCTION CO.
2351 S. Signal Butte Rd. Mesa, Arizona 85209

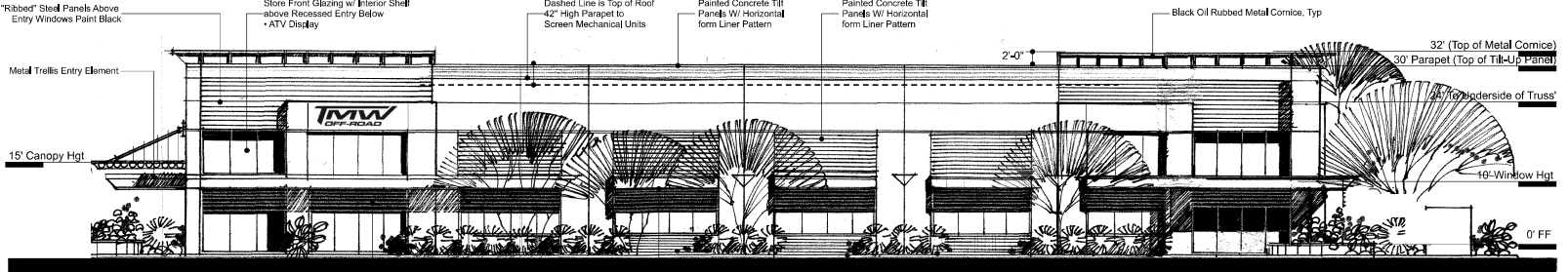
A New Development for:
TMW Offroad, LLC
7453 South Atwood St.
Mesa, Arizona



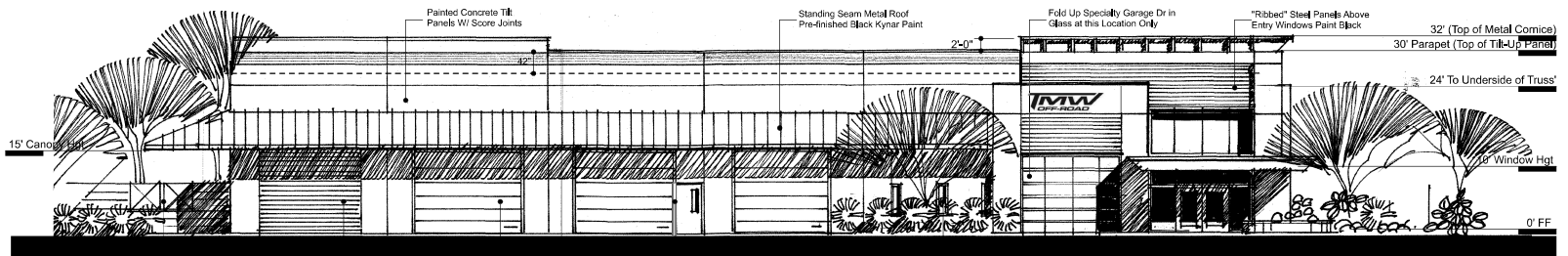
Job #: 22-000026
Date: 10-10-2022
Rev: 11-30-2022
5-01-2023
5-23-2023

A1.1

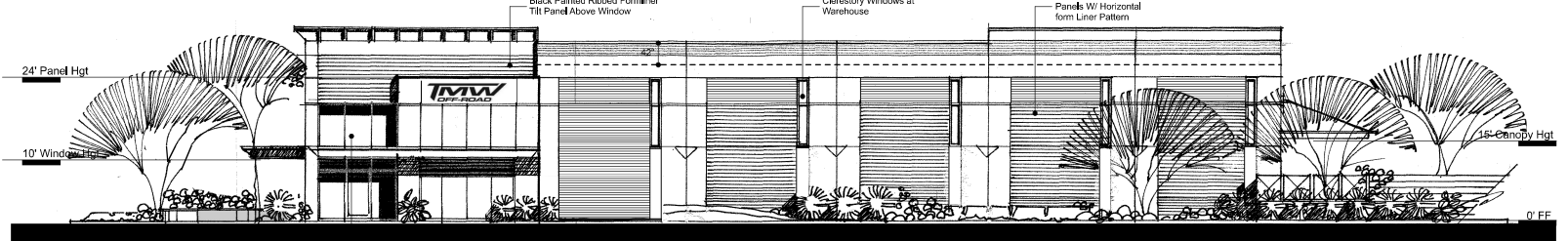
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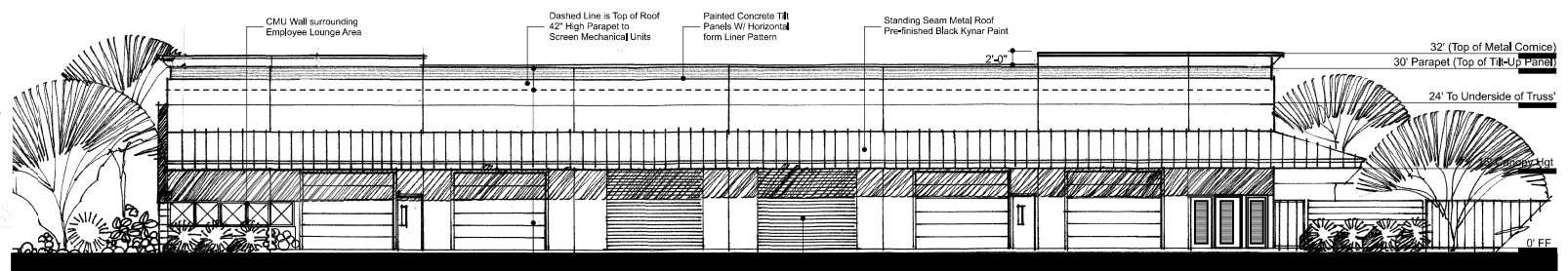
S. Atwood St. Entry Elevation • West



Building Entry Elevation • North

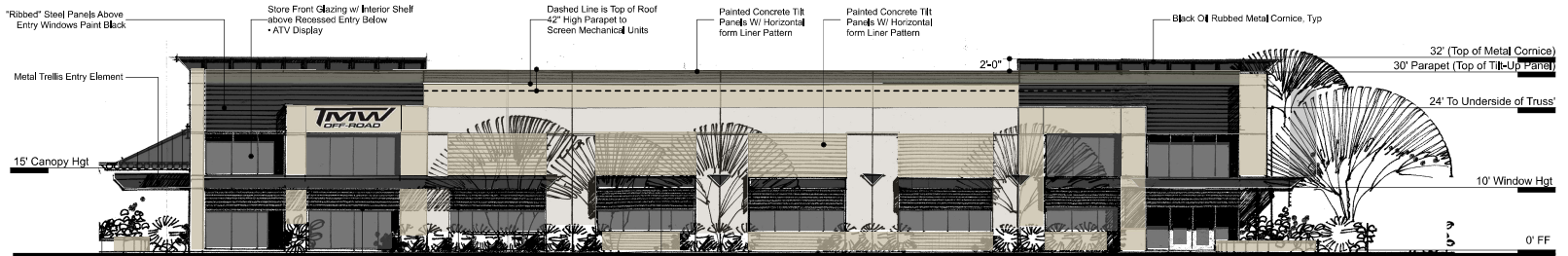


Winston Ave Elevation • South

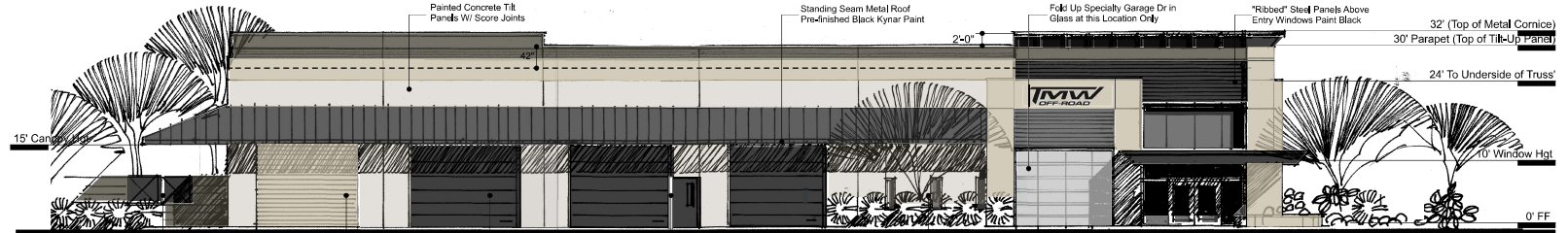


Storage Yard Elevation • East

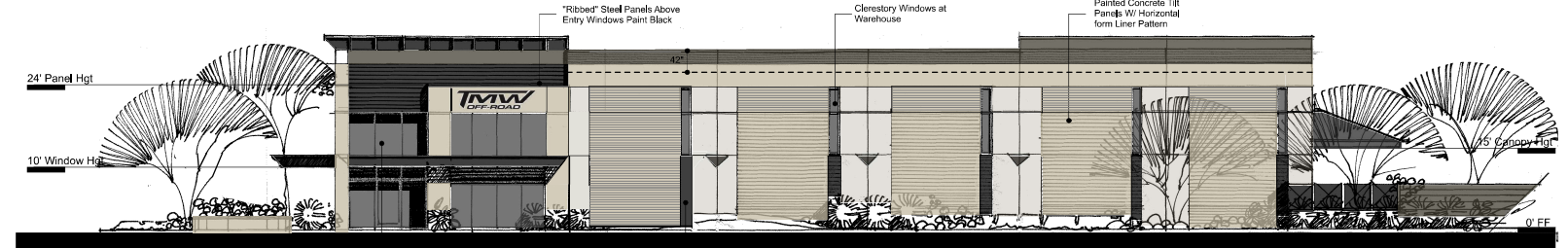
Black and White Elevations



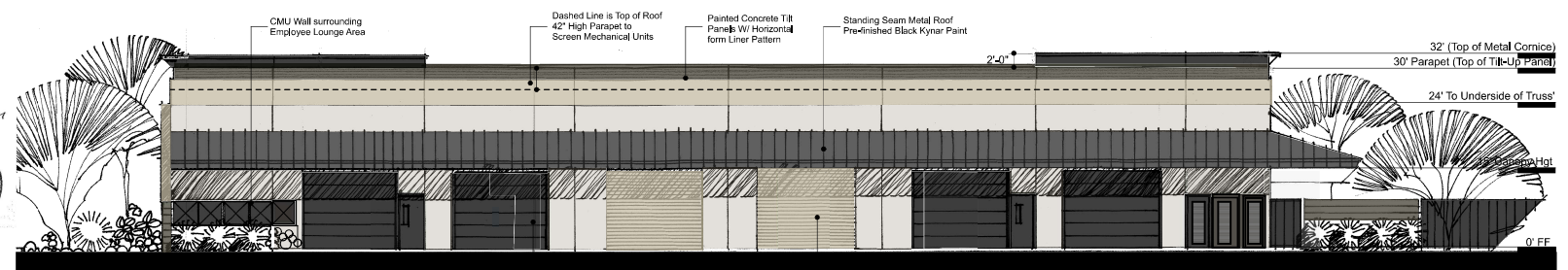
S. Atwood St. Entry Elevation • West



Building Entry Elevation • North



Winston Ave Elevation • South



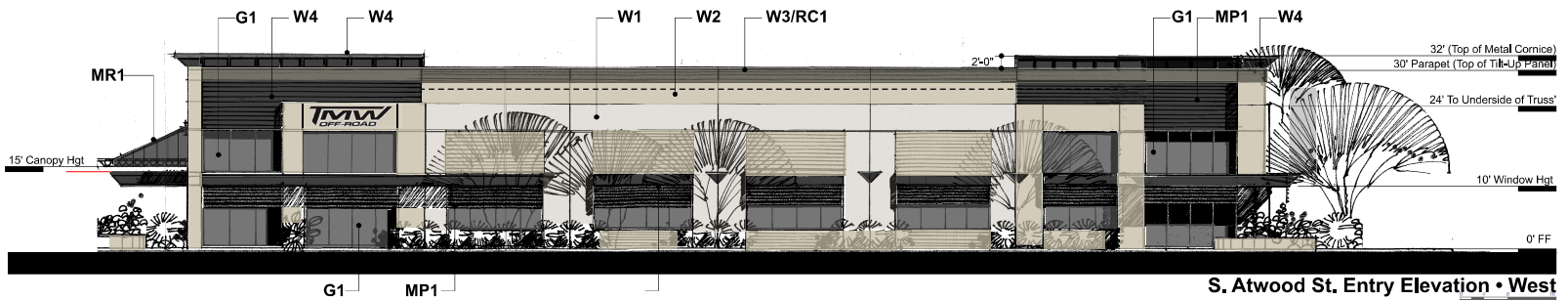
Storage Yard Elevation • East

Color Elevations

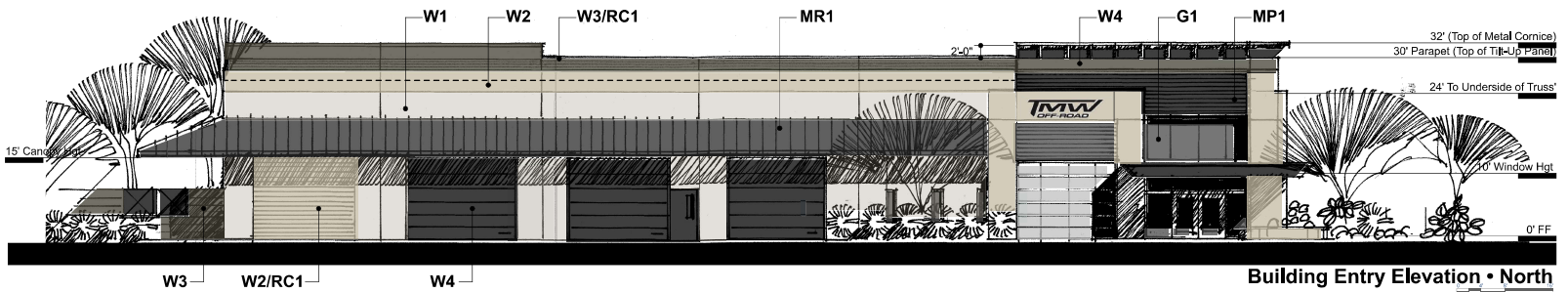




FARNSWORTH
CONSTRUCTION
Mesa, Arizona
TRN Architects | Farnsworth Construction
Rev 08/02/2022 Rev 05/04/2023 Rev 06/02/2023



S. Atwood St. Entry Elevation • West



Building Entry Elevation • North

Exterior Color and Materials Board:

Exterior Walls:



W1 • Primary Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 7646 "First Star"

W2 • Accent Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 1015 "Skyline Steel"

W3 • Accent Painted Tilt Panel Walls and CMU
MFR: Sherwin Williams
Color: SW 7019 "Guantlet Gray"

W4 • Accent Painted Tilt Panel Walls Below Slot Windows
MFR: Sherwin Williams
Color: SW 7019 "Guantlet Gray"

Metal Painted Shading Elements:



MP1 • Metal Shade Elements
Metal Ribbed Panels
MFR: Sherwin Williams
Color: SW SW6258 "Tricorn Black"

Ribbed Concrete Form Liner:



RC1 • Ribbed Concrete Form Liner
MFR: Fitzgerald Formliners
Color: Varies

VinylLok™
Styrene - Single use.
ABS Plastic - Up to 18 reuses.

Part Size:
6" Wide Coverage,
lengths up to 40'

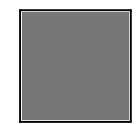
MaxDepth: 0.5"
On Center: 1.5"
Peak: 0.5"
Valley: 0.5"
Draft: 0.25"

Metal Roofing:



MR1 • Painted Metal Roofing
MFR: Wester States Metal Roofing
Color: Charcoal Gray

Glazing and Frames:



G1 • Window Glazing
MFR: PPG
Color: Solar Ban 90 Gray



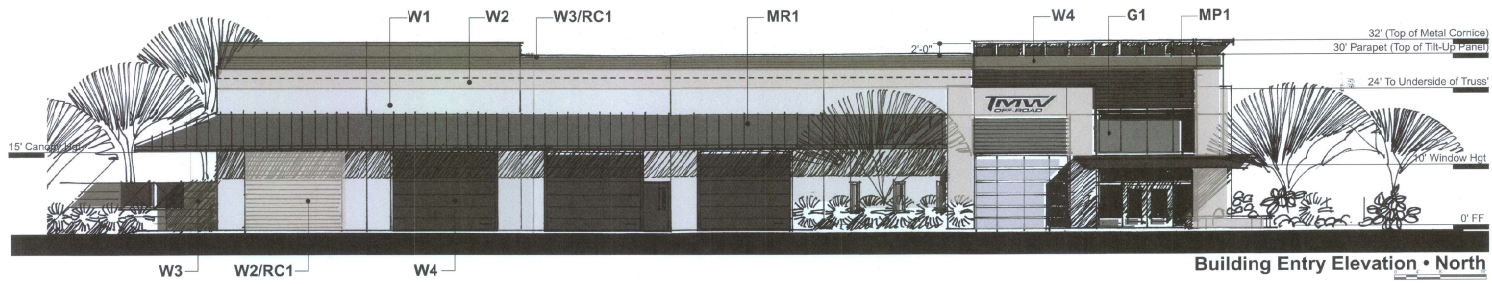
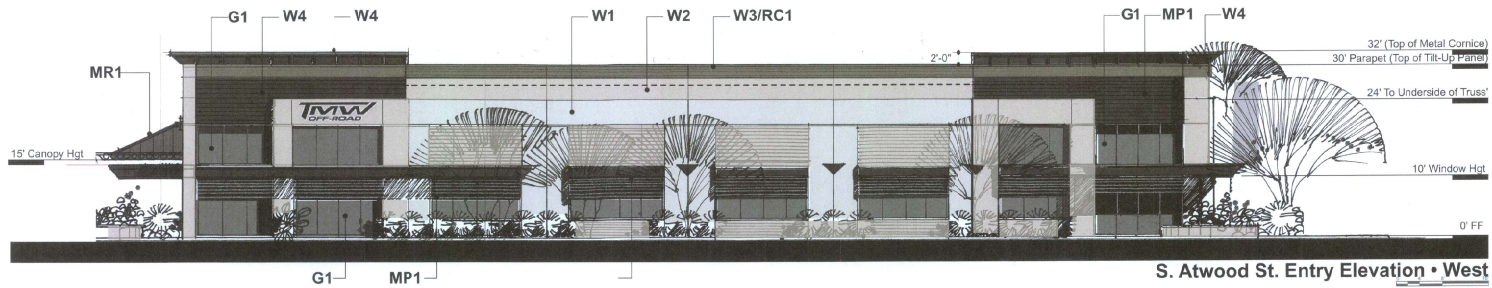
G1 • Anodized Aluminum Storefront
Color: Anodized Black

TMW Off Road
Proposed Sales and Fabrication Shop





Mesa, Arizona
 TRN Architects | Farnsworth Construction
 Rev. 05/05/2022, Rev. 05/04/2023



Exterior Color and Materials Board:

Exterior Walls:



W1 • Primary Painted Tilt Panel Walls
 MFR: Sherwin Williams
 Color: SW 7646 "First Star"

W2 • Accent Painted Tilt Panel Walls
 MFR: Sherwin Williams
 Color: SW 1015 "Skyline Steel"

W3 • Accent Painted Tilt Panel Walls and CMU
 MFR: Sherwin Williams
 Color: SW 7019 "Quantel Gray"

W4 • Accent Painted Tilt Panel Walls Below Six Windows
 MFR: Sherwin Williams
 Color: SW 7019 "Quantel Gray"

Metal Painted Shading Elements:



MP1 • Metal Shade Elements
 Metal Ribbed Panels
 MFR: Sherwin Williams
 Color: SW SW6258 "Tricorn Black"

Ribbed Concrete Form Liner:



RC1 • Ribbed Concrete Form Liner
 MFR: Fitzgerald Formliners
 Color: Varies

Vinylak™
 Styrene - Single use.
 ABS Plastic - Up to 10 reuses.

Part Size:
 6" Wide Coverage,
 lengths up to 40"
 Max Depth: 0.5"
 On Center: 1.5"
 Peak: 0.5"
 Valley: 0.25"
 Draft: 0.25"

Metal Roofing:



MR1 • Painted Metal Roofing
 MFR: Weser States Metal Roofing
 Color: Charcoal Gray

Glazing and Frames:



G1 • Window Glazing
 MFR: PPG
 Color: Sclar Ban 90 Gray



G1 • Anodized Aluminum Storefront
 Color: Anodized Black

Exterior Materials Calculations:

West Elevation (Atwood):

TOTAL ELEVATION AREA: 5,639 S.F.
 CONCRETE TILT PANEL - (3,439 S.F.)
 -PAINTED SMOOTH FINISH w/ SCORES - 2,527 S.F. - 44%
 -PAINTED w/ 'FORMLINER' FINISH - 912 S.F. - 16%
 GLASS / GLAZING - 1,318 S.F. - 23%
 STEEL CANOPIES / CORNICES - 482 S.F. - 9%
 STEEL RIBBED PANELS - 400 S.F. - 7%

North Elevation:

TOTAL ELEVATION AREA: 5,056 S.F.
 CONCRETE TILT PANEL - (2,445 S.F.)
 -PAINTED SMOOTH FINISH w/ SCORES - 336 S.F. - 7%
 -PAINTED w/ 'FORMLINER' FINISH - 2,109 S.F. - 42%
 GLASS / GLAZING - 574 S.F. - 11%
 STEEL CANOPIES / CORNICES - 1,181 S.F. - 23%
 STEEL RIBBED PANELS - 189 S.F. - 4%
 STEEL OVERHEAD DOORS - 667 S.F. - 13%

East Elevation (89th):

TOTAL ELEVATION AREA: 5,203 S.F.
 CONCRETE TILT PANEL - (4,242 S.F.)
 -PAINTED SMOOTH FINISH w/ SCORES - 2517 S.F. - 48%
 -PAINTED w/ 'FORMLINER' FINISH - 1,725 S.F. - 33%
 GLASS / GLAZING - 575 S.F. - 11%
 STEEL CANOPIES / CORNICES - 191 S.F. - 4%
 STEEL RIBBED PANELS - 194 S.F. - 4%

South Elevation (Winnston):

TOTAL ELEVATION AREA: 5,863 S.F.
 CONCRETE TILT PANEL - (3,172 S.F.)
 -PAINTED SMOOTH FINISH w/ SCORES - 2,682 S.F. - 46%
 -PAINTED w/ 'FORMLINER' FINISH - 490 S.F. - 9%
 STEEL CANOPIES / CORNICES - 1,537 S.F. - 27%
 STEEL OVERHEAD DOORS - 786 S.F. - 14%
 EMPLOYEE DECO WALL - 168 S.F. - 3%

TMW Off Road
 Proposed Sales and Fabrication Shop





FAIRSWORTH CONSTRUCTION CO.
4447 E. Broadway Rd., Mesa, Arizona 85209

A New Development for:
TMW Offroad, LLC
7453 South Atwood St.
Mesa, Arizona



Job #: **22-00026**

Date: **06-08-2022**

By:

S. ATWOOD AVE, VIEW - WEST
CONCEPTUAL PERSPECTIVE

A3.1

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FAIRSWORTH CONSTRUCTION CO.
4447 E. Broadway Rd., Mesa, Arizona 85209

A New Development for:
TMW Offroad, LLC
7453 South Atwood St.
Mesa, Arizona



Job #: 22-000026

Date: 06-08-2022

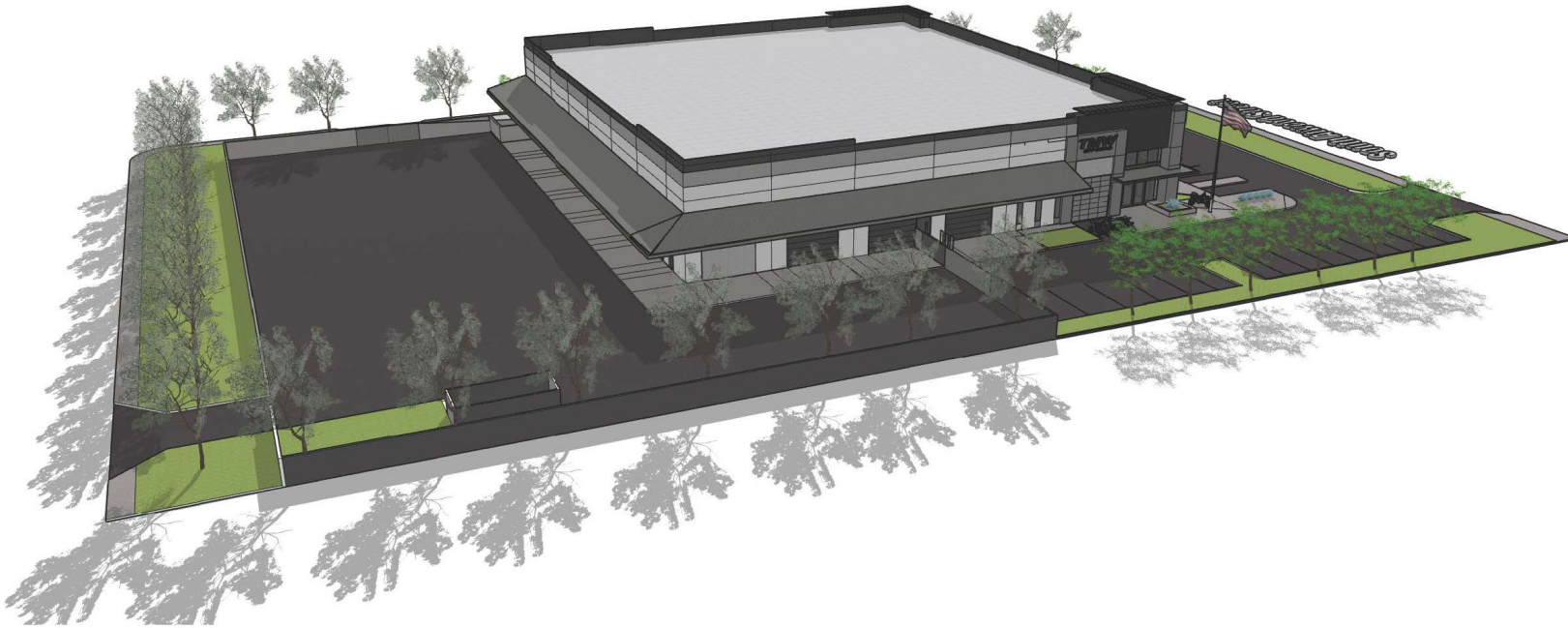
By:



E. WINNSTON AVE, VIEW - SOUTH
CONCEPTUAL PERSPECTIVE

A3.2

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FAIRBANKS CONSTRUCTION CO.
4447 E. Broadway Rd., Mesa, Arizona 85209

A New Development for:
TMW Offroad, LLC
7453 South Atwood St.
Mesa, Arizona



Job #: 22-00026
Date: 06-08-2022

By:

STORAGE YARD & MAIN ENTRY - NORTH
CONCEPTUAL PERSPECTIVE

A3.3

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FARNSWORTH CONSTRUCTION CO.
4447 E. Broadway Rd., Mesa, Arizona 85209

A New Development for:
TMW Offroad, LLC
7453 South Atwood St.
Mesa, Arizona



Job #: 22-000026

Date: 06-08-2023

By:



STORAGE YARD ENTRY - EAST
CONCEPTUAL PERSPECTIVE

A3.4

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TMW Offroad

7461 S. Atwood Street Mesa, AZ 85212



FARNSWORTH
CONSTRUCTION

Farnsworth Construction Company
4447 E. Broadway Rd, Ste. 109 Mesa, AZ 85206
R.O.C. # 178667



Farnsworth Construction Co.
4447 E. Broadway Rd, Ste. 109
Mesa, AZ 85206

April 28, 2023

Dear Property Owner or Resident:

Please be advised that application (**case #PLN2023-00xxx**) has been submitted to the City of Mesa seeking approval of a proposed 30,000sf facility for Utility Terrain Vehicle (UTV) fabrication and customization at the following property:

TMW Offroad
7461 S. Atwood Street
Mesa, AZ 85212

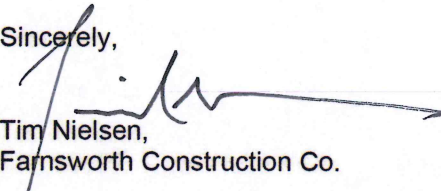
In compliance with the City of Mesa staff request, you are receiving this letter to provide you an opportunity to become fully aware of development intentions and to give you an opportunity to provide input into the proposed development. A description of the project is provided in enclosed materials. I would invite the opportunity to describe this proposed project with you. Please feel free to call or email us to discuss any questions or concerns you may have.

Tim Nielsen, Architect
Phone: 480-797-7548
Email: trn.arch@gmail.com

(or)

Joe Cooper
Phone: 602-448-6723
Email: jcooper.fcc@gmail.com

Sincerely,



Tim Nielsen,
Farnsworth Construction Co.

Enclosure:

- Site Plan with location map and project data

**Citizen Participation Report For
TMW Offroad
Case # ZON2023-00338**

Date of Report: June 27, 2023

Overview: This report provides results of the implementation of the Citizen Participation Plan for TMW Offroad. This site is located at 7453 S. Atwood Street, North of Germann Rd and west of Ellsworth Road and is an application for a Rezone from L.I., PAD to L.I., PAD with BIZ overlay for relief of parking proximity to right of way and approval of alternate compliance for exterior materials. 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:

Tim Nielsen
4447 E. Broadway Rd., Suite 109
Mesa, Arizona 85206
(480) 797-7548
email trn.arch@gmail.com

Notification Correspondence and Telephone Calls:

1. The notification letter and exhibits were mailed out the week of 6/19/23 to all parcels within 1000' of the project and all registered neighborhoods within 1/2 mile (see attached list and example of materials mailed), where citizens were invited to discuss the applicant's proposal [comments and other feedback are as follows];
2. Phone calls pertaining to letters mailed/ meeting from:
No phone calls or emails have been received as of the date of this report.

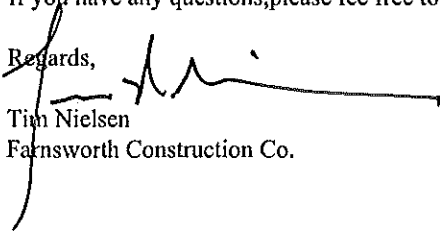
Results:

There are +/- 90 contacts on the contact list as of the date of this Citizen Participation Report (see attached)

1. Summary of citizen's concerns, issues and problems:
 - (none)
2. How citizen's concerns issues and problems were addressed:
 - (none)
3. Concerns, issues and problems not addressed and why:
 - (none)

If you have any questions, please feel free to contact me to discuss.

Regards,


Tim Nielsen
Farnsworth Construction Co.