



Design Review Board



DRB23-00504

SkyBridge – Lot 116b

Sean Pesek, Planner II

November 14, 2023



Request

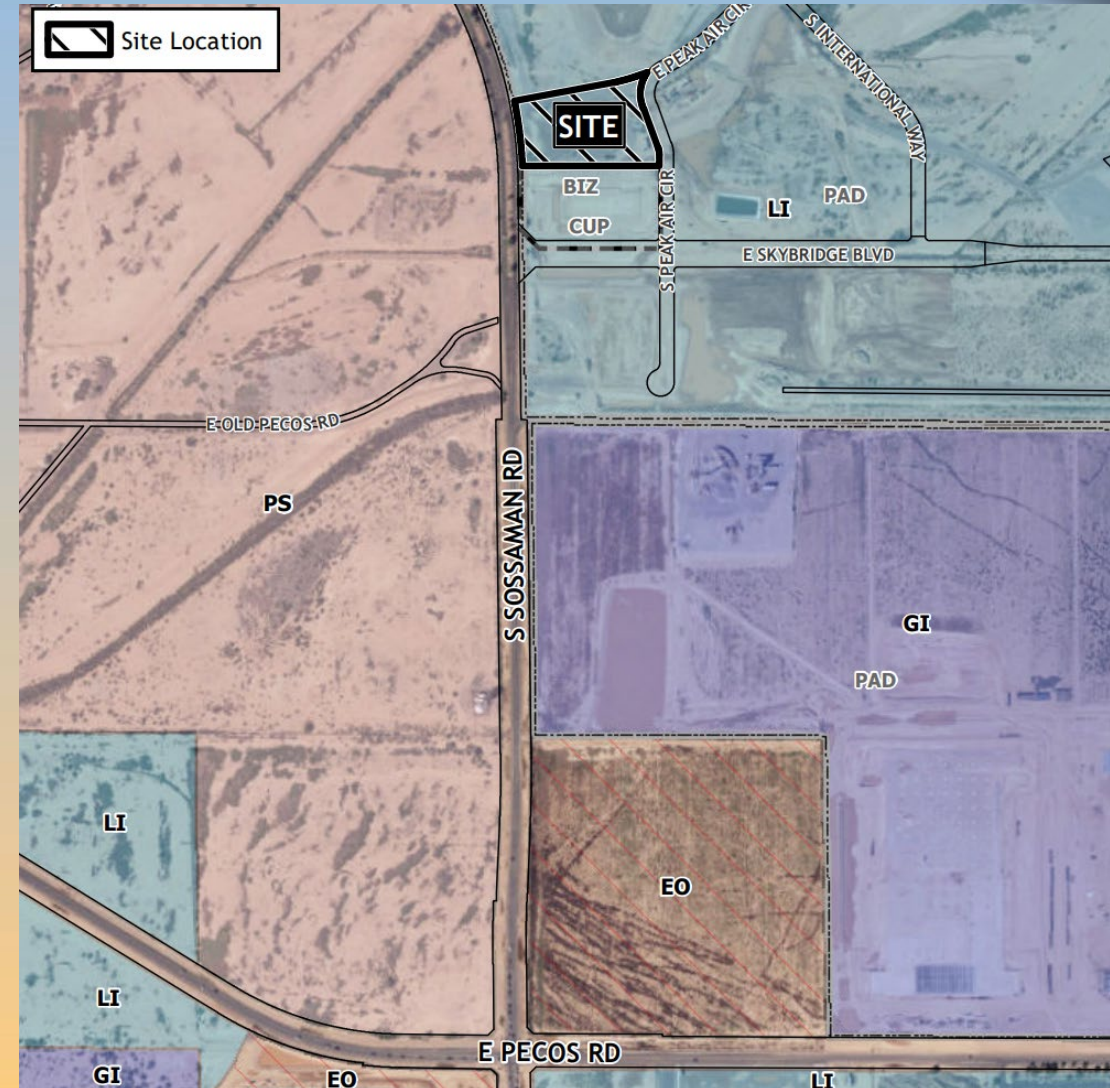
- Site Plan Review and Design Review
- To allow for an office development





Location

- North of Pecos Road
- East of Sossaman Road
- West side of Peak Air Circle

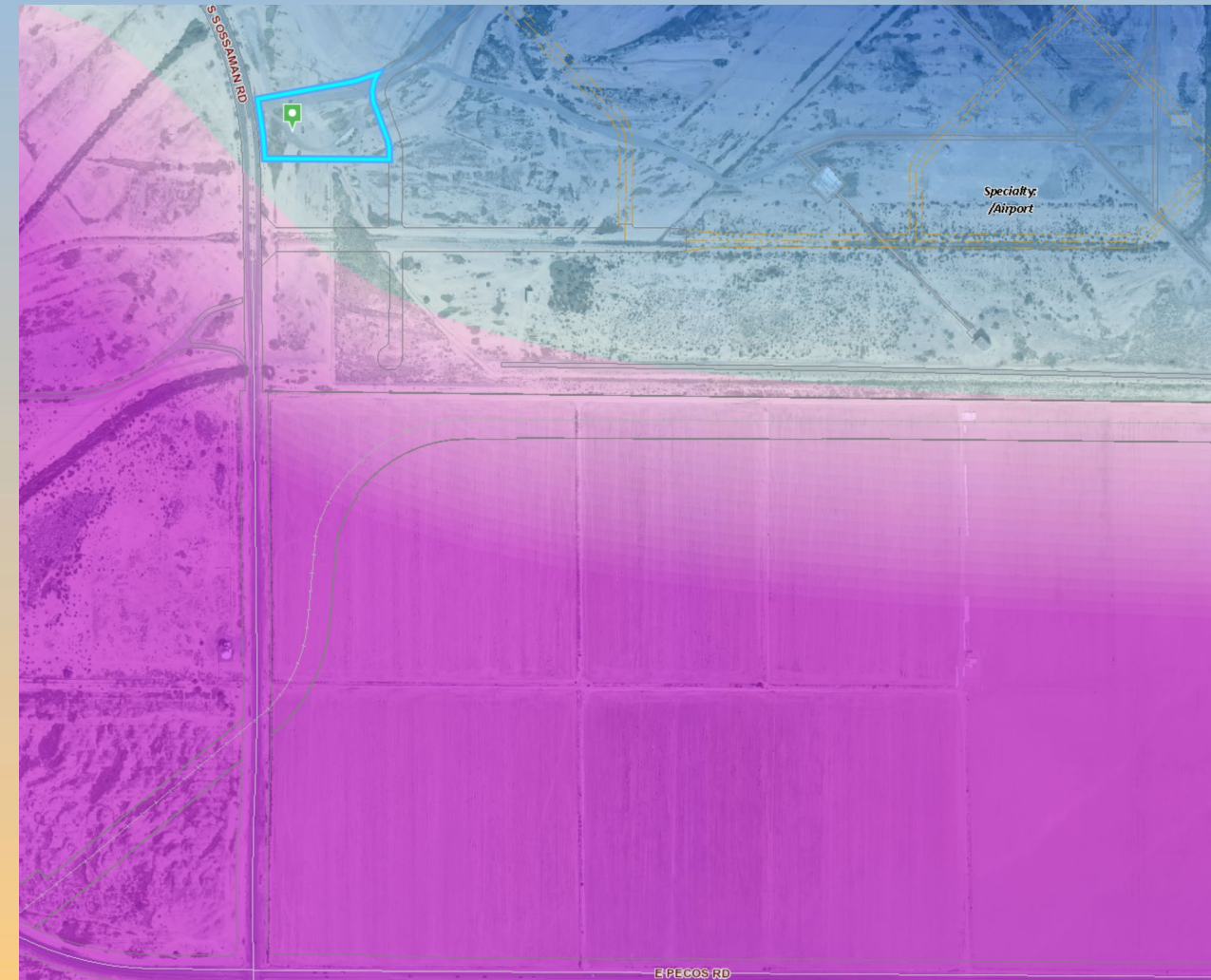




General Plan

Specialty District

- Maintain a campus feel and connection between buildings by having consistency in landscaping and signage
- High quality of building design and materials





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is permitted in the Light Industrial zoning district
- Per Ord. No. 4691, the Design Review Board is required to review and approve all future development plans





Site Photos



Looking east from Sossaman Road



Site Plan

- Two office buildings totaling approximately 36,800 sq ft
- 1,535 sq ft of outdoor seating area between the two buildings
- Vehicular access is provided from Sossaman Road and Peak Air Circle
- 212 parking spaces required; 213 spaces provided





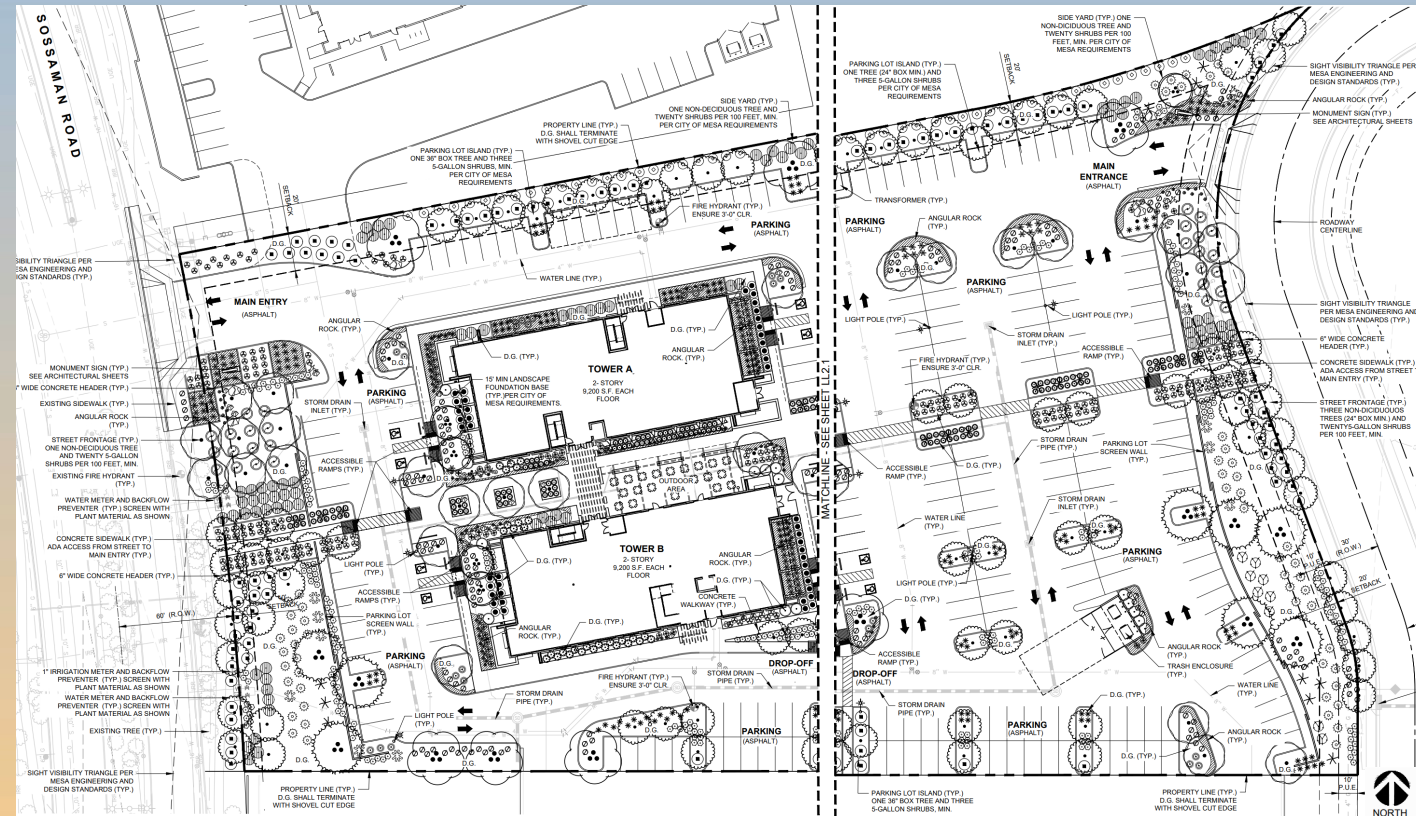
Landscape Plan

CITY OF MESA LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA	N/A	344,000 SF
PARKING LOT ISLAND REQUIREMENT (1 TREE AND THREE SHRUBS PER ISLAND)	40 TREES 120 SHRUBS	48 TREES 192 SHRUBS
PARKING LOT ISLAND REQUIREMENT (AT LEAST 10% OF TREES SHALL BE 36" BOX)	4 TREES 10%	40 TREES 83%
SIDEYARD REQUIREMENT SECTION 11-33-3(B)(2) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 600LF	18 TREES 120 SHRUBS	18 TREES 136 SHRUBS
FUTURE ROAD REQUIREMENT SECTION 11-33-3(A) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 400LF	12 TREES 80 SHRUBS	12 TREES 92 SHRUBS
SOSSOMON ROAD REQUIREMENT SECTION 11-33-3(A) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 330LF	10 TREES 67 SHRUBS	10 TREES 84 SHRUBS
THE MINIMUM SIZE OF PLANT MATERIALS (WITHIN THE STREET-FACING LANDSCAPE SETBACK) SHALL BE AS FOLLOWS:	TOTAL REQUIRED 80 TREES	
<ul style="list-style-type: none"> MINIMUM OF 25 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 36-INCH OR LARGER BOX SIZE A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX SIZE NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED SHRUBS SHALL BE 5-GALLON SIZE OR LARGER NO SHRUBS SHALL BE LESS THAN 1-GALLON SIZE. 	25% (20 TREES) 25% (40 TREES)	75% (60 TREES) COMPLIED COMPLIED COMPLIED COMPLIED

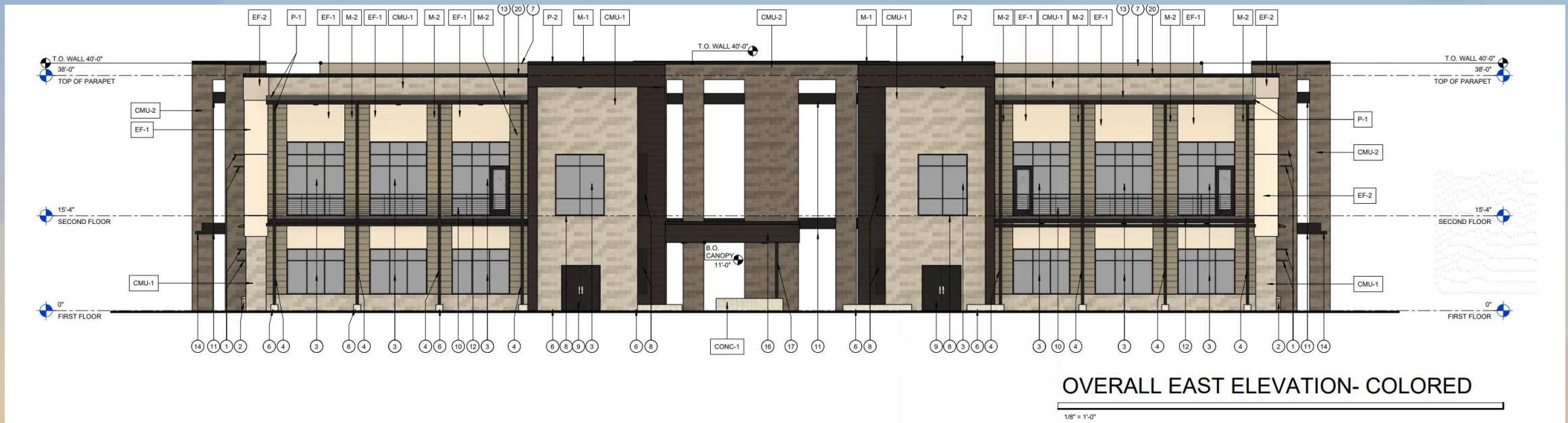
LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	81	ACACIA ANEURA	MULGA	36" BOX (SINGLE-TRUNK)
	7	CERCIDIUM X 'SONORAN EMERALD'	SONORAN EMERALD PALO VERDE	36" BOX (MULTI-TRUNK)
	8	PROSOPIS X THORNLESS 'AZT'	THORNLESS AZT MESQUITE	24" BOX (MULTI-TRUNK)
	30	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	36" BOX (SINGLE-TRUNK)
	5	VITEX AGNUS-CASTUS	CHASTE TREE	48" BOX (MULTI-TRUNK)





Elevations



ELEVATION EAST	MATERIAL	% COVERAGE
	CMU-1	24%
	CMU-2	19%
	M-1	11%
	M-2	10%
	EF-1	10%
	EF-2	1%
	GLAZING	25%



Elevations

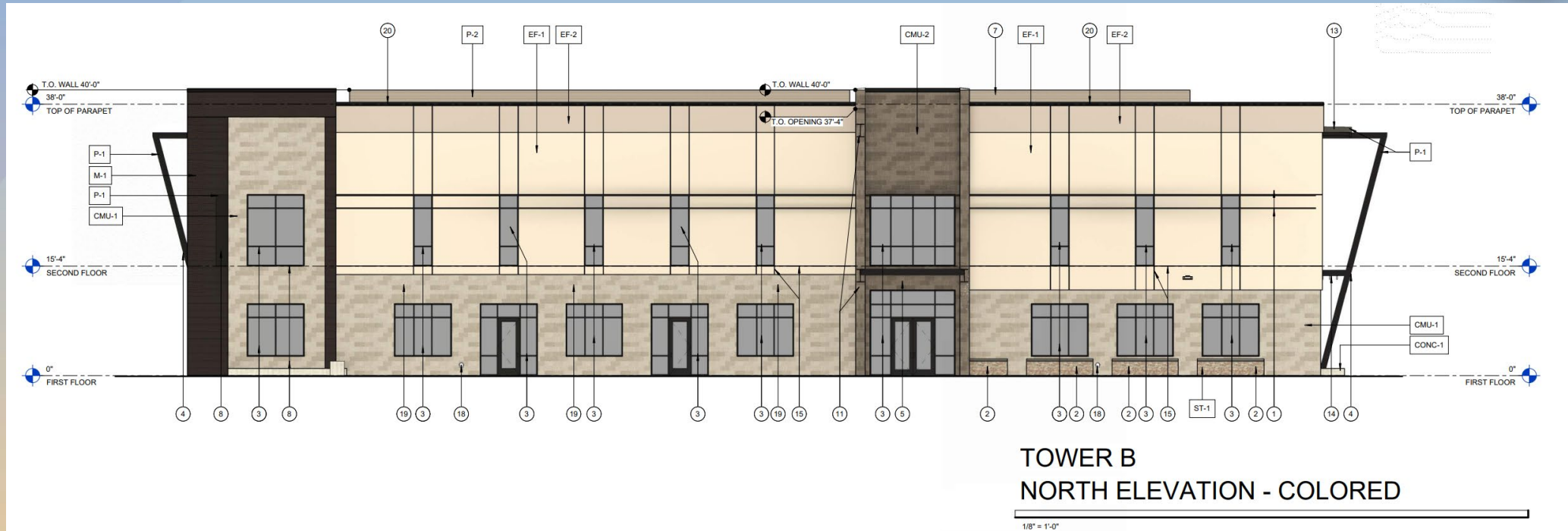


WEST

CMU-1	22%
CMU-2	20%
M-1	9%
M-2	10%
EF-1	12%
EF-2	1%
GLAZING	26%



Elevations



TOWER B NORTH

CMU-1	21%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	8%
GLAZING	19%



Elevations

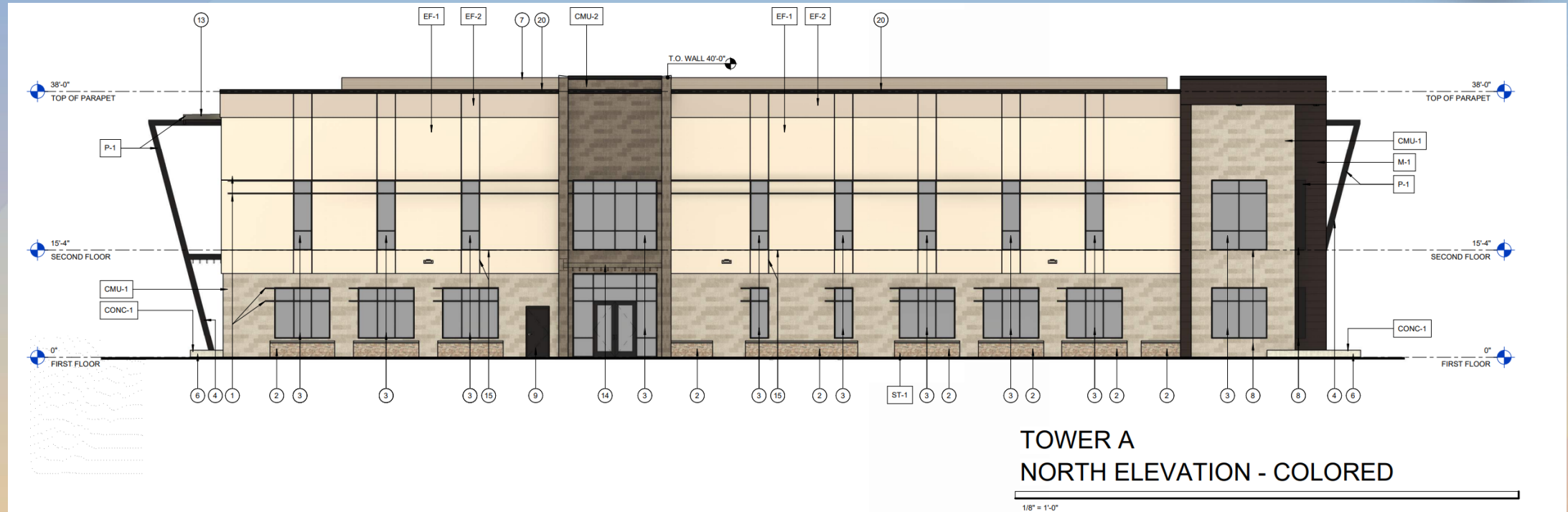


TOWER B SOUTH

CMU-1	21%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	8%
GLAZING	19%



Elevations



TOWER A NORTH

CMU-1	24%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	7%
GLAZING	17%



Elevations



TOWER A SOUTH

CMU-1	22%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	7%
GLAZING	19%



Renderings





Colors and Materials

CONCRETE MASONRY UNIT

CMU-1
INTEGRAL COLORED CMU
• STYLE: GROUND FACE MASONRY UNIT
• TYPE: TRENDSTONE
• COLOR: BURNHAM (40K)
• GROUP 3 - NORMAL WEIGHT

CMU-2
INTEGRAL COLORED CMU
• STYLE: GROUND FACE MASONRY UNIT
• TYPE: TRENDSTONE
• COLOR: MONTELY STONE (40K)
• GROUP 1 - MEDIUM WEIGHT

CMU-3
INTEGRAL COLORED CMU
• STYLE: GROUND FACE MASONRY UNIT
• TYPE: TRENDSTONE
• COLOR: MALIBU SAND (10K)
• GROUP 2 - NORMAL WEIGHT

CMU-4
INTEGRAL COLORED CMU
• STYLE: TEXTURED MASONRY UNIT
• TYPE: MESASTONE
• COLOR: MOJAVE BROWN (10K)
• GROUP 1 - MEDIUM WEIGHT

CMU-5
INTEGRAL COLORED CMU
• STYLE: TEXTURED MASONRY UNIT
• TYPE: MESASTONE
• COLOR: BONE (10K)
• GROUP 2 - MEDIUM WEIGHT

EXTERIOR INSULATED FINISH SYSTEM:

EF-1
EIFS (EXTERIOR INSULATED FINISH SYSTEM)
• INTEGRAL COLOR
• COLOR: DUNN EDWARDS STANFORD STONE (DET99)

EF-2
EIFS (EXTERIOR INSULATED FINISH SYSTEM)
• INTEGRAL COLOR
• COLOR: DUNN EDWARDS CARMEL MISSION (DET 694)

WINDOW FRAME COLOR:

WF-1
CURTAIN WALL FRAME
• COLOR: DARK BRONZE ALUMINUM
• MFG.: ARCADIA

PAINT COLORS:

PC-1
PAINT COLOR
• COLOR: WEATHERED BROWN
• NUMBER: 02CT54
• MFG.: DUNN EDWARDS PAINTS

PC-2
PAINT COLOR
• COLOR: RIVERBED
• NUMBER: 02CT57
• MFG.: DUNN EDWARDS PAINTS

CONCRETE:

CC-1
CAST IN PLACE CONCRETE

STACKED STONE:

ST-1
STONE VENEER
• MFG.: ELIZABETH STONE
• STYLE: CLIFSTONE
• COLOR: BOARDWALK

METAL PANEL WALL SYSTEM:

M-1
HORIZONTAL METAL PANEL SYSTEM
• STYLE: FM-120-0
• MFG.: MRCI
• COLOR: KOKO BROWN
• SIZE: 12" WIDE

M-2
HORIZONTAL METAL PANEL SYSTEM
• STYLE: SHADOWSB
• MFG.: MRCI
• COLOR: DESERT SAND
• SIZE: 16" WIDE

GLASS:

G-1
GLASS COLOR
• LOW-E INSULATED GLAZING
• COLOR: OPTIGRAF
• MFG.: VITRO GLASS

LOT 116B
MIXED USE DEVELOPMENT
MATERIALS BOARD

architecture.
design.
management.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Chapter 70 of the MZO for Design Review

Staff recommends Approval with Conditions



Design Review Board