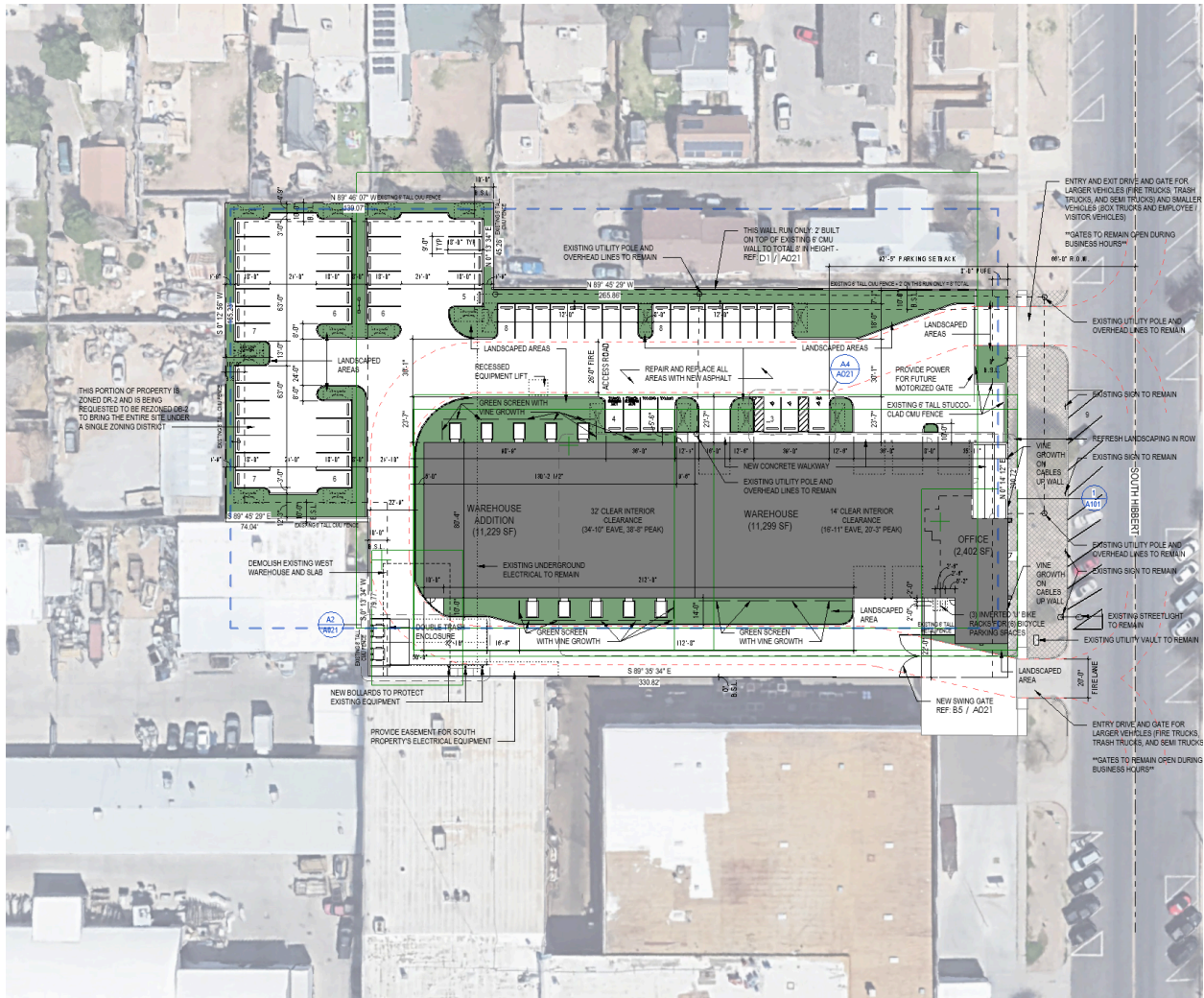


DAVE DOWNING AND ASSOCIATES WAREHOUSE



BONUS INTENSITY ZONE REQUEST
CASE # ZON23-00982 / DRB23-00981

CITY OF MESA

PROJECT PROFILE

Project Name	Dave Downing Warehouse
Property Owner	JD Filter Properties LLC
Assessor Parcel Number	138-48-025A
Project Location	234 South Hibbert Mesa, Arizona 85210
Project Area	1.87 Acres (81,454 SF) Gross
Current Zoning	DB-2 East Side and DR-2 West Side
Project Team	Architect: Kenzy Architects 8160 East Butherus Drive Suite 2 Scottsdale, Arizona 85260 Civil Engineer: Sunrise Engineering 2045 South Vineyard Suite 101 Mesa, Arizona 85210 Landscape Architect: The Moore / Swick Partnership 414 South Mill Avenue Suite 207 Tempe, Arizona 85281 Structural Engineer: Caruso Turley Scott 1215 West Rio Salado Parkway Suite 200 Tempe, Arizona 85281 MPE Engineer: ASEI Engineering 2410 West Royal Palm Road Suite A Phoenix, Arizona 85021

SITE CONDITIONS

Properties	Existing Zoning	Existing Use
Subject Site	DB-2 and DR-2	Warehousing and Storage
Site to North	DR-2	Residential
Site to East	DB-2	Warehousing and Storage
Site to South	DB-2	Manufacturing
Site to West	DB-2	Storage



PROPOSED DESIGN

The existing site located at 234 South Hibbert (APN 138-48-025A) currently contains a warehouse structure with an office component abutting the east property line. There is an additional smaller warehouse located in the southwest corner of the site. The remainder of the site has been used for open air storage. The smaller warehouse and western end of the larger warehouse are both in conditions that have been deemed insufficient for future use and have been slated for demolition.

The proposed design is to demolish the smaller warehouse and the western end of the larger warehouse and rebuild a new pre-engineered metal building attached to the remaining warehouse increasing the overall warehousing space by 4,720 square feet. The site will be cleaned and landscaped and parking will be added. The office area will be upgraded and improved along with the other work.

The aesthetics of the site will be improved by adding color, shadowplay, and vegetation throughout the site and building. This will improve the existing appearance and elevate the area with a design that will stand out and encourage the neighboring properties to elevate their aesthetics. The redevelopment of this site will bring it from being a closed-off junkyard to being an open and operating business bringing activity and character to the neighborhood.

CUP CRITERIA

- Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
 - The property is zoned DB-2 and is intended to provide the area with intensive commercial, light manufacturing, and related uses. Office and warehousing will fit in that criteria well and serve as an elevated use from its existing conditions.
- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:
 - The design of the site allows full vehicular egress around the building, allowing for loading and unloading without depending on the public ways. The light industrial function of warehousing is set back in the site where the vehicular traffic occurs while the office function is directly against the street frontage making visitor access simple.
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City:
 - The existing use of the site was a junkyard with dangerous storage methods. Since then, the site has been cleaned up and brought to proper safety levels. The continued development of this site will make it more safe and pleasant for the surrounding community.
- Adequate public services, public facilities and public infrastructure are available to serve the proposed project:
 - A proper trash enclosure will be added to the site and the parking is being brought up the existing SCIP requirement. The site infrastructure is adequate for the needs of its function.

DB-2 ZONING DEVIATIONS

REZONE REQUEST

Most of the site is already zoned DB-2 with the westernmost portion zoned DR-2. To make this site function a singularly zoned site, it is recommended to have the entire zoned as DB-2. This will also allow the use of parking to be allowed on site as DR-2 did not permit parking as an approved use. Fully converting this site a DB-2 will bring it into alignment with the zoning of the properties along Hibbert.

BONUS INTENSITY ZONE REQUEST

The required landscape setbacks create site conditions that make vehicular maneuverability around the site impossible. To allow the site to be used to its highest and best purpose, a reduction of landscape setbacks are being requested. In exchange for the reductions, several landscaped areas have been added throughout the site. They are a mix of landscaped parking areas and foundation base. The parking landscape has been oversized where possible and landscape has been oversized where possible and additional foundation base is provided where possible.

Property Line	Original Setback Per Chapter 33 - Landscaping of Mesa Zoning Ordinance	Requested for BIZ Overlay
South	15'-0" (Adjacent to Non-Residential)	0'-0" (For Vehicular Access)
Northwest	20'-0" (Adjacent to Residential)	Minimum 4'-9" (For Parking)
Southwest	15'-0" (Adjacent to Non-Residential)	0'-0" (For Vehicular Access)
North	20'-0" (Adjacent to Residential)	Minimum 4'-9" (For Parking and Vehicular Access)

Property Line	Original Number of Plants Required Per Chapter 33 - Landscaping of Mesa Zoning Ordinance	Requested for BIZ Overlay
South	10 trees, 67 shrubs (Adjacent to Non-Residential)	0 trees, 0 shrubs
Southwest	3 trees, 20 shrubs (Adjacent to Non-Residential)	0 trees, 0 shrubs

Property Line	Minimum Setback Per MZO Section 11-8-5	Requested for BIZ Overlay
East	15'-0"	0'-0" (existing)

Elevation	Required Foundation Base Per MZO Section 111-33-5(2)(5)	Requested for BIZ Overlay
North	15'-0" Wide	5'-6"

DEVELOPMENT STANDARDS

The City Council may approve modifications to the underlying district standards proportionate to the number of items and degree of compliance provided by projects that comply with the below items - the method by which the project complies are listed with the items:

- Provide distinctive, superior quality designs:
 - **Holistic Approach to Project Design:** The project design uses stucco and metal-clad buildings with masonry site walls. This brings the aesthetics of the project into a similar cohesive aesthetic used by all the adjacent projects creating a unity among the area. Desert landscaping is being introduced to the project to offer a regional desert environment.
 - **Responsive Approach to Site and Sub-Area Context:** This project is part of the Downtown District Area with it focusing on a combination of intensive commercial, light manufacturing, and related uses. This project provides both office and warehousing allowing it to fit exactly in that area intent.
 - **Sustainable Design:** The site is landscaped with low water desert vegetation offering shade from trees and climbing vines. The warehousing space utilizes evaporative cooling and, when the weather allows, the building is lined with overhead rolling doors to allow for passive cross-ventilation cooling. The street side landscaping is being upgraded to offer more shading for pedestrians.
 - **Exceeds Standards:** Parking, building setbacks, and landscaping exceed the standards. This was done to compensate for the inability to meet the landscaping setback requirements. Where setbacks were not possible, additional landscaping was added at the base of the building.
 - **Great Public Spaces:** The street side landscaping is being upgraded to offer more shading for pedestrians. This also offers a pleasing pedestrian experience while passing in front of this project. The projects to the north and south of this site do not offer this same elevated experience.
- Address environmental performance standards outlined below:
 - Site selection criteria:

- **Redevelop and rehabilitate distressed property:** The site existing as an uncontrolled junkyard. Since then it has been cleaned up by new ownership and will be developed into a functioning office and warehousing facility.
 - **Utilize locations within ½ mile of light rail line:** This site is 0.4 miles from the existing light rail line on Main Street.
 - Site design criteria:
 - **Provide safe and secure storage for bicycles:** Bicycle parking is within the property site walls and is directly outside an entry door to the office space.
 - **Provide priority location parking spaces:** Priority parking for low-emission vehicles and carpool / vanpool have been added to the site.
 - **Provide the minimum number of parking spaces:** The parking space quantity is minimized to the number required in the existing SCIP. Street parking was also used to further reduce the number of parking stalls on site.
 - **Restore areas with native or adapted vegetation:** The existing site had no landscaping. New desert landscaping is being proposed throughout the parking areas, against the building, and in the public right of way.
 - **Design the project to be energy efficient:** The site is landscaped with low water desert vegetation offering shade from trees and climbing vines. The warehousing space utilizes evaporative cooling and, when the weather allows, the building is lined with overhead rolling doors to allow for passive cross-ventilation cooling. The street side landscaping is being upgraded to offer more shading for pedestrians.

CENTRAL MAIN PLAN CONFORMANCE

The property resides within the **Broadway Industrial Neighborhood** in the **Central Main Plan**. The goal is to slowly evolve this area into a more people-friendly, prosperous, and environmentally-conscious neighborhood. The form of development will remain auto-oriented, but improvements to the pedestrian environment will mitigate the impact of automobiles and make a more friendly and enjoyable pedestrian and bicycle experience. Industrial and warehouse uses will remain in areas, but the goal is to improve the quality and appearance of these properties. There will be limited change to the basic form of development. The key element is to improve the character and vitality of this area will be an improved streetscape.

The property also lies within a **Transformation Neighborhood** within the **Broadway Industrial Neighborhood**. The intent of the **Transformation Development Character Type** is to create a more unified mix of employment, commercial, and residential uses that serve adjacent neighborhoods and the broader public. Common building form and development characteristics include:

- **Buildings no more than 15' from the property line on front streets** - this property resides directly on the front property line.
- **Parking setback from front street more than 30'** - this property has the parking set back 123'.
- **Typical building heights of one- to three-stories** - this property is only one story throughout.
- **Sidewalks typically 8' to 10' wide along Mesa Drive and Broadway Road** - this property does not reside along either of these streets.

- **Lot coverage typically 40 to 60 percent** - the lot coverage for this property is 31%, but this was to accommodate the required SCIP parking and site vehicular maneuverability.
- **Ground floors may be residential or non-residential** - this property is entirely non-residential.
- **Building fronts engage pedestrians along the public right of way** - the building abuts the streetside property line, which allows it to directly engage pedestrians and offsite landscaping is being upgraded to provide shade and interest to the pedestrian.