



JOB# 39009

January 19, 2023

City of Mesa Planning Department

**RE: C.O.M. Design Review Submittal
Mesa Grandview Buildings 4, 5 & 6
Zoning – LI, City of Mesa
Use – Office, Warehouse, Production & Distribution
APN: 141-25-290**

Project Narrative:

Dear Planning and Development Staff:

Please accept this initial design package for pre app approval on the above referenced project.

The proposed site is located on the NWC of Greenfield Rd. & Virginia St, just South of the AZ 202 Freeway. The scope of work proposed for this site review package involves a conceptual master plan and the proposed construction of 3 New industrial flex buildings; Buildings 4, 5, & 6. These 3 buildings will be a part of phase I site construction. A lot split will be processed for the Phase 1 site.

Buildings 4, 5, & 6 will be constructed with articulated design using concrete tilt panel construction. Building 4 and 5 will share a truck court with access/egress from both sides. Doing this maximizes land use efficiency and helps hide the 'back of house' condition. Each of the 3 buildings will have its own associated employee patio amenity. A special use permit is requested to provide building heights greater than 40', which is allowed in an LI zone. The greatest height requested is for Building 6: 43'-0" for the main parapet and 45'-6" for the high parapet accents. Buildings 4 & 5 will be lower than Building 6, with the final heights to be determined through the course of design development.

Buildings 1, 2 & 3 propose future developments under a future site construction phase/s. Building 1 is a future 1 story warehouse building facing Greenfield Road. Buildings 2 & 3 are proposed future flex industrial buildings, similar to Buildings 4 & 5 of this submittal with a shared parking or trucking court between them.

Cordially,

Elias Flake

A handwritten signature in blue ink that reads "Elias R. Flake".