

# Project Narrative

## Southgate Commerce Park

8830 E Germann Road

Mesa, AZ

A.P.N. 304-62-750 through 304-62-781

22 March 2024 (Revised)

### Owner:

Southgate South LLC  
Brian Matlock  
4235 E Montecito Ave  
Phoenix, AZ 85018

### Zoning Information: (No changes in zoning are being requested)

Zoning: NC  
Gross Site Area: 15.61 Acres

### Narrative:

The project went to Planning and Zoning in 2005 (Z50-80) before the big economy crash. The City council approved the project based on the condition that *"5. All street improvements and perimeter landscape to be installed in the first phase of construction"*. The project was permitted and construction started on Three buildings. Unfortunately, the economy took a down-turn and progress on the property was partially completed.

Only part of the site landscape, streets, and utilities were completed on the entire site. The property was divided into two sections (North and South). The south half is nearly complete. North half only has underground infrastructure improvements.

We are requesting minor revisions to the prior approved tree pallet and modifications to condition #5 to allow phased construction to occur on landscape and street improvements. The fruit trees originally approved, Apple, Grapefruit and Orange would change to an appropriate desert species. The Queen palm and Sissoo's would be modified as well. We are not reducing the number of trees, just a minor change to the prior approved species. We are not proposing any modifications to the site plan, building plans or elevations.

We are requesting modification to original council approval #5 to include phased construction. We are proposing the site be phased into two south phases and two north phases. Phase 1A (South) would allow the first 4 buildings to be completed (this entails buildings 27, 29, 30, 32). Phase 1B would finish all the landscape and street improvements to the south side of the midpoint of the property and would allow the remaining 9 south buildings (this entails buildings 1, 2, 3, 4, 5, 6, 7, 28, 31) to be completed. Phase 2a and 2b would complete the north half of the property. Please see attached revised phasing plan.

Phase 1B: Upon the issuance of the first building permit in Phase 1B, the perimeter landscape material along 88<sup>th</sup> Street will be installed from Germann Road to the Phase 2 line. Prior to finalization of the last building permit for Phase 1B, the perimeter landscape material along the east property line will be installed from Germann Road to the Phase 2 line.

Phase 2: Upon the issuance of the first building permit in Phase 2, the entirety of the perimeter landscape material will be installed along 88<sup>th</sup> Street and west half of the north property line. Prior to finalization of the last building permit from Phase 2, the perimeter landscape material will be installed along the east property line from the Phase 2 line to the north property line and the east half of the north property line.