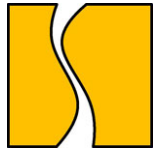


Synectic Design, Inc.

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July 3, 2024

City of Mesa
Planning & Development Services Department
55 N. Center Street
Mesa, Arizona 85201

RE: Falcon View Industrial Park
3014 N. Maple
Mesa, Arizona 85215

To whom it may concern:

PROJECT NARRATIVE

This project involves the development of an existing, vacant 40,028 Sq. Ft. (0.9 Acre) lot, A.P.N. 141-25-068. The lot has been undeveloped since its incorporation into the Commons Industrial Park at Falcon View. The existing lot is not currently served by utilities. New services will be provided by the City of Mesa and SRP.

The surrounding adjacent lots vary in use and zoning. To the West the lots are zoned RS-35(PAD), with single family residential homes. The residential zoning is separated by a canal operated by the Roosevelt Water Conservation District. To the North, East and South the lots are zoned LI and have been developed since 2004. Leaving the subject lot undeveloped.

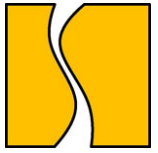
The new development will be consistent in size, form and appearance with the adjacent developed parcels. The site has been designed utilizing Commons Industrial Park at Falcon View PAD Overlay; Ordinance No. 3748(Z99-099). Along with Light Industrial (LI) development standards, Section 11-7-1 of the Mesa Zoning Ordinance. The project consists of a fully improved site and construction of a new 10,644 Sq. Ft. Office/ Warehouse Building. Site Improvements include new parking lot, site walls, vehicle access gates, storage yard, landscaping, trash enclosures, amenity area and sidewalks. Per Section 11-72-3(1) This project is consistent with the general plan for the L1 District and Commons Industrial Park PAD Overlay.

The proposed development use is in accordance with Section 11-7-2 Land use Regulations, the building is designed to host (2) separate tenants. Each tenant space consists of an office and warehouse space. Both uses are permitted per 11-7-2. Per Zoning Ordinance 3748, Section 4 the proposed use is permitted with additional sound, waste, exhaust, fumes, and smells conditions. The proposed use per Section 11-72-3(2) Incentive program, the use is not intensified or provide a non-permitted use and is commensurate with the existing developments of light industrial/ office space within 1,200 feet of the property.

Per Section 11-7-3 Development Standards and Zoning Ordinance 3748 Section 5, the proposed development has incorporated multiple architectural elements on all four sides of the building with a mixture of stucco, metal paneling, and masonry block to create a modern aesthetic. A metal entry canopy has been provided for a distinct entry foundation and shade along the street facade.

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Site improvements for screening, storage yard, surface materials and landscaping design incorporates the design standards of Mesa Zoning Ordinance Section 11-33 and Zoning Ordinance 3748 Sections 2 & 3. Required perimeter landscape yards, landscape foundation and planting species and quantities meet the intent and standards of the zoning ordinances. 8'-0" Site walls and 3'-0" parking screen walls have been provided. The Parking Lot and Storage Yard is dustproof with asphalt paving, with accessible parking and pedestrian access in accordance with city zoning regulations.

ZONING MODIFICATION REQUEST

Per Section 11-33-3(B)(2)(a) of the Mesa Zoning Ordinance, non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15'-0" landscaped side yard, except where the building setback is zero-feet and in the outdoor storage area, which is confined to the rear one-half of the lot.

Per section 11-72-1 of the Mesa Zoning Ordinance, a Development Incentive Permit request, for approval of a variation to an existing zoning standard, Section 11-33-3(B)(2)(a). The request is to allow a modification for the required landscaped side yard distance of 15'-0" to allow a distance of 10'-0" along the south property line for a very limited portion of the side yard. Due to the wedge shape of the lot we are asking for a variance, (encroachment), of 66 square feet of landscape area at the southeast corner of the building but are providing 270 square feet in EXCESS of the requirement as the lot tapers, (widens), to the west. We believe that this is a very minimal request that has no detrimental effect on the development and when taken on average we exceed the landscape setback requirement even with the requested reduction. Please see the attached exhibit illustrating this request.

MZO Standard	Requirement	Modification Request
11-33-3(B)(2)(a)(ii)	Provide a 15-foot landscape yard except where a cross-access drive aisle occurs within landscape yard.	Allow for a 10-foot landscape yard at south property line for a very limited portion of the side-yard as shown on the attached exhibit.

The modification to a 10'-0" landscape yard on the south property line can allow for vehicle access to both the north and south sides of the building's overhead doors. The north property is developed in full accordance with Section 11-33-3(B)(2)(a) and allows for a 15'-0" landscape yard, and the minimum required parking lot dimensions.

Please feel free to contact me if you should have any additional questions.

Sincerely,

Lance D. Baker, AIA
President, Synectic Design Incorporated