PROJECT EARL at MESA GATEWAY

Northeast Corner of Germann and Crismon Roads

SITE PLAN REVIEW (SPR)
DESIGN REVIEW (DR)
SPECIAL USE PERMIT (SUP)

Case No. ZON22-00154
Case No. DRB22-00148

Initial Submittal: February 14, 2022
Second Submittal: March 21, 2022

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I. Project Overview

A. Project Overview

JX Nippon Mining and Metals USA, Inc.(JX), is a leading provider of sputtering targets, products and high purity materials essential to sustaining Semiconductor processing capability and growth in the United States and Europe. JX desires to bring a new manufacturing facility to Mesa and has identified this property as its next base of operations in Arizona.

The Property is approximately 63.63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10430 E. Germann Rd, Mesa, Arizona, 85212. See Aerial Map attached at **TAB A**. The Property is currently owned by CRG as part of a 264-acre site. The Property is surrounded by farms on the east, west, and south, and vacant land to the north. The land to the east is owned by the Arizona State Land Department. The Property is ideally located for the planned development, situated southeast of the Mesa Gateway Airport and with easy access to the State Route 24 (Gateway Freeway) and the Loop 202 Freeway (Santan Freeway).

The proposed development, Project Earl at Mesa Gateway, will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The first phase of the plans include construction of two (2) manufacturing buildings and an adjacent office building. Subsequent phases may be coming later and may include significantly more square footage(sf) and additional buildings. Potential future buildings will have similar

design features to those shown within this current package, including building and parking coverage ratios, landscaping, building elevations, solar canopies at the parking areas and color palettes providing a modern master planned high technology manufacturing site.

B. Request

This application request Design Review (DR), Site Plan Review (SPR) and a Special Use Permit (SUP) for building height increase and parking reduction.

C. Relationship to Adjacent Properties

The Property is bound by CRG owned land to the North, Germann Road to the South, Crismon Road to the West and Merrill Road to the East. The majority of the Property surrounding the Property is zoned and planned for heavy industrial uses.

- North: GI zoned property within the City of Mesa (CRG).
- South: Germann Road. EMP-B zoned property within the Town of Queen Creek.
- West: Crismon Road. LI and AG zoned property within the City of Mesa.
- East: Merrill Road. GI zoned property within the City of Mesa.

D. Zoning, General Plan, and Area Plan

In 1990, as part of a larger 3,300-acre +/- annexation effort, the Property was annexed into the City of Mesa via the adoption of Ordinance No. 2473. Shortly thereafter, zoning was established for the 3,300-acres including the Property, via the adoption of Ordinance No. 2496 (Case No. Z90-007).

In 1996, as part of a larger rezoning case for 320-acres of land, the Property was rezoned from R1-43 and R1-43-AF to M-2 and M-2 AF via the adoption of Ordinance No. 3245 (Case No. Z96-67). The City has since updated the Zoning Ordinance and re-named the M-2 Zoning District as GI Zoning District.

The Property is currently zoned General Industrial (GI) which is consistent with the plan to develop the Property into a high-tech facility in direct support with the US initiative to develop and sustain Semiconductor processing capability in the United States. See Zoning Map attached at **TAB B**.

The Property has a General Plan designation of *Employment* and is located within the Airfield Overlay (AF) District. The Property is also within the Mesa Gateway Strategic Development Plan, which designates this area as the Logistics and Commerce District. Additionally, the Property is within a designated Opportunity Zone – the Gateway Area Opportunity Zone. See General Plan and associated maps attached at **TAB C.**

All of the above stated designations support and encourage the proposed development. The proposal is consistent with the designations. Specifically, they encourage heavy and light industrial uses as well as business park uses compatible with activities associated with the Mesa Gateway Airport. For years, the City of Mesa has envisioned this area for large employment and industrial uses. Project Earl at Mesa Gateway will be a major contributor to the realization of that vision.

E. Site Information

1) Site Development Data:

Site Data is shown on Site Plan at **Exhibit D**. The site area is approximately 63.63 Acres. The project includes approximately 239,200 sq. ft. of new manufacturing/warehouse buildings (2 attached buildings) and an attached office building of 27,200 square feet.

2) Site Access & Circulation:

One (1) full access site entrance is planned from Crismon Road and two (2) on Germann Road. Internal circulation of automobiles is limited to the public parking lots on the perimeters and truck circulation on the internal drives.

3) Parking:

The site includes the following parking quantities:

- Automobiles: 300 spaces provided; 473 required

A Special Use Permit for Parking Reduction is being requested for this project. See Section II below for details on the SUP request and justification. *473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the* LEED (Leadership in Energy and Environmental Design) goals for this project, please r*efer to the included plans.*

4) Landscaping:

Low maintenance, drought tolerant plants will be utilized throughout the project landscape with all landscaped areas to receive a covering of decomposed granite. Care was taken to create visual interest with the planting by selecting trees and shrubs with different color blooms that will accent the building. A 100ft. transmission line SRP easement is located along the Crismon Road and a 30ft. easement along Germann Road, and plants were selected for these areas from the approved plant list. A meandering decomposed granite path was also added through both SRP easements to active the area and allow a place for employee to walk and jog during breaks.

The screen wall along the parking lots will have a modern pattern to match the building aesthetic with the use of integral color block. The walls will have both a horizontal and vertical stagger to meet City of Mesa requirements. There will also be breaks in the wall that align to the parking islands behind. Taller shrubs will be planted within this gap to maintain screening while breaking up the length of the façade.

Outdoor employee amenity areas will have decorative planting adjacent to provide shade and buffering. A landscaped common open space is also provided at either end of the office building that will provide shade trees and bench seating. Bike parking is conveniently located near each end of the main building entries. Sidewalk connections will connect the entries to the parking lot and connect to the Crimson Road and Germann Road sidewalks.

5) Stormwater Design

Retention of the 100-year frequency, 2-hour duration storm event is required. For this project, combination of surface and underground retention basins will provide for storage of the flood volume. Discharge of the retained volume will be provided via dry wells. Dry wells will be sized per the Maricopa County Drainage Design Manual. The basins have also been sized to accommodate retention of the adjacent public right-of-way stormwater runoff. Retention design shall be in conformance with the Engineering & Design Standards dated 2021 for the City of Mesa.

II. Special Use Permit Requests and Justification

Parking Reduction SUP

473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the LEED goals for this project, therefore a Special Use Permit is requested in reference to this (please refer to the included plans).

The Applicant is requesting a reduction in required amount of parking provided. City of Mesa Ordinance Table 11-32-3.A regarding parking notes Office parking at a ratio of 1 space per 375 square feet and Warehousing and Storage uses *at* a parking ratio of 1 space per 900 square feet. This ratio would be highly inappropriate for the proposed building use. It would also create a large and wasteful expanse of asphalt surface parking spaces which would go unused. For this, and other reasons provided herein and as noted above, the Applicant is requesting a reduction to 1 space per 797 square feet. The project adheres to the Special Use Permit criteria for the justification of reduced parking noted in Ordinance Section 11-32-6-A, as discussed below:

1) Special Conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site.

Response: The nature of the proposed operation is a mix of manufacturing, warehousing and office uses, having less staffing requirements in comparison to the large square foot area of the proposed building. Most of the building area will be used for manufacturing and storage having a lower employee density across a multiple shift operation. This area includes space reserved for future manufacturing operations, so the parking demand is lower for the initial period of occupancy.

2) The use will adequately be served by the proposed parking.

Response: The use will be adequately served by the proposed parking provided in the design. 473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the LEED goals for this project for parking reduction, therefore a Special Use Permit is requested in reference to this (please refer to the included plans). The requested parking ratio is also consistent with other successful, large-scale industrial projects, including the ratio requested for Building C in the first phase of this project.

3) The parking demand will not exceed the capacity of or have a detrimental impact on any on-street parking in the surrounding area.

Response: The criteria will not require any on-street or offsite parking. 300 spaces are provided to support 248 expected employees and the surplus for visitor parking.

Building Height SUP

The Applicant is requesting a special use permit to increase the proposed building height for the proposed development. The City of Mesa Ordinance Table 11-7-3 regarding building heights in GI zoning districts allow a maximum height of 50 feet. In order to provide additional flexibility with operations and the type of rooftop mounted equipment that may be required for operations, we are requesting a SUP for a maximum height of **60 feet**. Because the property is within the Airfield Overlay District, an increase in height requires a Special Use Permit approval. The project adheres to the Special Use Permit criteria for the justification of increased building height for the following additional reasons.

A humble building height increase request, of only of 10 feet (resulting in a total potential maximum building height of 60 feet) would allow JX Nippon Mining and Metals USA, Inc.(JX), the extra flexibility to ensure the proper operation and function of their facility, both present and future. This additional height would allow the installation of the proper

future roof top equipment and even more importantly, the proper future equipment screening, which will be fully integrated as part of the master façade design. This requested building height increase, will also allow the building parapets to properly screen the roof top units, (instead of using the typical mechanical screen), which will result in a much more streamlined, integrated and aesthetically pleasing building. Lastly, (and as described in the included drawings), although the maximum proposed building height is shown as 52 feet, the requested 60 feet building height SUP request, is mainly to allow for future building accommodation proper equipment screening.

III. Adherence with Site Plan Review (SPR) Criteria

The project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A - Review Criteria as follows:

A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The project complies with this requirement. The Property has a General Plan designation of *Employment* and is located within the Mesa Gateway Strategic Development Plan, which designates the site as Logistics and Commerce District. The project is in keeping with the Employment designation, which the General Plan notes as "large areas devoted primarily to industrial, office, warehousing and related uses." Employment areas also provide for a wide range of employment opportunities in high-quality settings. The project provides all this. A development standard being modified is parking which, as noted in the previous section, is fully justified. The project also complies with the applicable design guidelines as noted in this narrative.

B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The project complies with all conditions imposed on the Property. The design also responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled "1st Review Consolidated Comments, dated September 30, 2022.

C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The project design responds to specific comments on Building Elevations regarding the building architecture offered by the Planning Division, numbered 5.a through 5.f, excepting item "e." See Section IV.C below. The project design allows draws upon the existing context, current fabric of adjacent buildings as well as local and familiar building materials, while still making a unique gesture to JX Nippon Mining & Metals.

D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design presents a "state of the art" tech manufacturing facility. Compliance with MZO site and landscape design requirements, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment. See also the points outlined in item E below.

E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The project fully complies with this requirement by providing details, colors, materials, and landscaping which are internally consistent and integrated in a manner visually consistent with the architectural design. Specifically:

- Project design details comply with the requirements of MZO Section 11-7-3.B Site Planning and Design Standards.

- Character and Image: The surrounding sites are primarily undeveloped. The project design sets a high standard for establishing an architecture that features varied building massing; interest in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry appearance, colored and textured metal panels where appropriate, and glass openings and entrances.

- Employee and Visitor Amenities: Areas of common open space are provided at either end of the office building and throughout the site as shown (please refer to the included drawings. This is a generous area to support the anticipated building employee and visitor population previously outlined.

F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts. The build mass and scale are minimized by both vertical articulation, varied building sizes and careful articulation of various architectural materials as shown.

Response: The neighboring sites are presently agricultural in use, and do not feature any buildings developed to the current municipal standards. The project design will set a

good and compliant precedent for future development by implementing the MZO and Municipal Quality Development Design Guidelines.

G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well-designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project design complies with this requirement. See responses to item E preceding. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with landscaping, and storefront entries. Certain facades also include wall mounted lighting (directed downward for dark-sky compliance) to provide a softly illuminated and welcoming building during evening times.

H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The nearby areas are undeveloped agricultural uses. However, the project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Municipal Quality Development Design Guidelines. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality commercial business environment.

I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facades fronting Crismon Road and Germann Roads feature varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and tall storefront window systems serving office and entrance areas, which face Germann Road.

J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with

naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. See also Section 1.D.(5) preceding.

IV. Adherence with Design Review (DR) Criteria

This development requests use and acceptance of Per MZO 11-7-3.6. b. iv: - Development Standards/ Alternative Compliance for portions of the project that are not in strict compliance with current ordinances.

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

1) The project is consistent with the applicable goals, objectives and policies of the general plan and any applicable sub-area or neighborhood area plans; all the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The project is consistent with the Employment designations, the Airfield Overlay (AF) designation and the Mesa Gateway Strategic Development Plan designation. The project consolidates a large area of land for the provision of a large-scale industrial and employment use. The project also adheres to all the development standards of the existing zoning designation, including the requested reduction to reduce required parking, which adheres to the ordinance SUP provisions for such a request.

2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: The buildings will greatly enhance the appearance of this area which is planned for more large-scale, industrial and employment uses. The project is line with the existing and anticipated built environment and provides a modern yet welcoming architecture elegance.

3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: The design creates lively amenity patios in public access areas that include attractive landscaping, shading, and site furnishings for seating, outdoor meeting, and outdoor dining. Materials used at entries introduce texture and human scale elements, and include textured colored masonry appearance, aluminum and glass storefront window systems, architectural metal panels with integral lighting at the office area.

Entries and amenity areas are served throughout the site by sidewalks and foundation landscaping areas.

4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: See Section III.D and E above.

5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: See item 3 above in this section. See Section III.E preceding.

6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: See Section III.F preceding.

7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project design complies with this requirement. See Section III responses to items E, F, and G preceding.

8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, lighting, and openings. The building mass is organized into smaller scale groups of compositional elements. While some elements repeat to establish a rhythm and order in the building mass, the color, pattern, and placement of openings vary within in each grouped mass element. Monotony is avoided, and visual interest is maintained without creating disorder through the principal of "same but different" employed in the composition.

9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: See Section III.H preceding.

10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: See Section I.D.(5) and Section III.J preceding.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: See Section III.J preceding.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are energy efficient. Solar canopies are introduced at the parking areas for sustainability.

Response: The building is designed to meet or exceed the requirements of the International Energy Conservation Code. Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings.

B. Quality Development Design Compliance

The City of Mesa has implemented the Quality Development Design Guidelines as a collection of aspirational documents that will establish policy, emphasize high quality development, create a common vision for quality development in Mesa and promote innovation and flexibility for development projects. Chapter 7 of this document provides specific policy recommendation for Industrial buildings. This project is responsive to those policy aspirations as follows:

SITE DESIGN

1. Building Placement and Orientation

The building is set back generously from the street and site boundaries, so that the large building area proposed is appropriately buffered from the street environment and neighboring sites. The facades requiring staging of functional dock operations are located on the north sides. The public street environment is created along Crismon Road and Germann Road. The building architecture features special materials and compositional elements to establish the building corners as the near entry points

supported amenity areas and shade canopies (see description below).The architecture also includes compositional features and recessed areas to help manage the long façade area and break it down into reasonable massing, and to stage open amenity patio areas featuring shaded seating and landscaped islands.

2. Parking Loading and Vehicular Access

Public and employee parking is organized along Germann Road to the south and along the northern perimeter. Parking bays are kept small, well below the car threshold outlined in the MZO, and sheltered under solar canopies. There will also be (6) electric vehicle charging stations. The lots are landscaped and screened according to all municipal guidelines, and provide 300 parking spaces, including ADA required accessible spaces.

Loading areas are organized internal to the site. Trucking traffic is strictly controlled. Truck traffic occurs on the North side, behind plant building and therefore ideally separated from all employee parking, pedestrian circulation and screened from both Crismon and Germain Roads (please refer to plans).

Automobile traffic may enter the site from entrances on Crismon Road and Germann Road and may exit the site at any of the three entrances. Trucking traffic will enter the site at the Crismon entrance and will exit the site primarily at the Crismon entrance as well or along the east driveway provided along Germann Road.

3. Landscaping and Shading

The landscape design is described in items I.D.(9) and III.J preceding. Landscape planning supports amenity open space areas, screens parking, provides natural perimeter development and buffering of the project site, all as indicated in MZO and Mesa Quality Development Design Guidelines. Foundation planting area is provided at the base of the west façade and around the western building corners outside of the screened dock areas. Shading is provided at public open areas by a combination of constructed shade canopies, trees, and site furnishings. Shading will also be provided by the building mass during morning hours.

4. Exterior Lighting

The site is lit using a combination of façade mounted lighting equipment, canopy downlighting, and pole mounted area lighting equipment. Fixtures provide dark-sky cutoff control of illumination.

ARCHITECTURAL DESIGN

1. Building Description:

Architectural Design

The building façade is designed to create three-dimensional interest and to convey an appropriately scaled composition of forms and surfaces. The building form varies in scale both in footprints and in height to create a rich blend of structures as opposed to a single large mass, while also having various parapet heights to break up the monumental scale. The length of the building is segmented into smaller sections by contrasting materials and planes, along the street facades, and by vertical sections of accent colors. Windows, lighting, material texture, and color blocks are used to create variation and interest in the composition. To enhance the material quality of the building, textured masonry veneers, architectural metal panels, mix of materials orientation and adjacent gardens for outdoor use. This all results in a very welcoming campus.

The architecture is compatible with the forms and materials employed in the Cubes at Mesa Gateway Industrial Park. A multi-color scheme is designed to pattern the large façade surfaces of the local area and owner brand. Architectural metal panels are included in key areas. Split-face masonry veneer is provided in a coordinating color. This adds texture and material quality to reinforce human scale where visitors and employees are circulating closest to the facade. 12-foot-high storefront framing systems with tinted insulating glass provides window openings into office area spaces. High clerestory windows above the warehouse and manufacturing areas enhancing daylight and time-of-day awareness for employees.

Perimeter lighting fixtures are building mounted on certain portions of the façade and include accent lighting at entrances, general illumination of the dock operations areas, and required exit lighting at egress doors.

Exterior Material and Systems:

The building exterior wall is constructed of a steel frame system cladded with IMP panels and masonry veneers. Steel columns set on concrete foundations support the roof structure which consists of steel girders, beams with a steel roof deck. The roof system on the metal deck includes rigid insulation boards and a single–ply TPO roof membrane. Window openings will be constructed with an aluminum storefront framing system glazed with tinted insulating glass units.

v. Adherence with Alternative Design Review (DR) Criteria

The proposed design solutions adhere to the City's General Plan, Quality Development Design Guidelines for Industrial projects, and addresses market expectations which are critical to the ultimate success of this project and benefits to the City of Mesa.

1. **Uninterrupted wall lengths exceeding 50-feet in length (publicly visible facades viewed from rights-of-way or private property). Section-11-7-3(B)(2)(a)(i) of the MZO:**

   Alternative design request includes utilizing intermittent panelized sections of painted concrete tilt panels exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions for the following reasons:

   - The architectural design intent of the proposed buildings is to express JX Nippon's high quality, technology and best in class products and services. This is achieved through the proposed modern design, clean & consistent sight lines and meticulous choice of materials that best represent the products and core values at JX Nippon Mining and Metals USA, Inc.(JX), while still fully integrated and consistent within the local context and vernacular.

     Uninterrupted wall lengths exceeding 50-feet in length as well as some of the materials suggested further above (windows, trellis with vines, etc.) seem to suggest a more traditional design which, respectfully, may not be consistent with or ideal with the mentioned modern vision for JX Nippon Mining and Metals USA, Inc.(JX),

2. **Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation. Section 11-7-3.B.2 of the MZO:**

   Alternative Design Per Section 11-7-3.B.2 of the MZO is respectfully requested for the following reason:

   - To achieve the (JX Nippon Mining) modern design goals (please also refer to response above), vertical modulation was minimized. This allowed the different material to seamlessly transition into each other, while maintaining a powerful and pleasing building profile. This also established clean sight lines, as well as providing an elegant but welcoming image, from both Crismon and Germann Roads, while fully integrated and consistent within the local context and vernacular.

- Proposing vertical modulation every 100 feet, may result in a more repetitive and or traditional design which, respectfully, may not be consistent or ideal with mentioned modern vision for JX Nippon Mining and Metals USA, Inc.(JX)

3. **No more than fifty percent (50%) of the total façade may be covered with one (1) single material. Section 7-3(B)(5)(a) and (b) of the MZO:**

   Alternative Design Per Section 11-7-3(B)(6) of the MZO is respectfully requested for more than fifty percent (50%) material use for the following reasons:

   - The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms with the City's Quality Development Design Guidelines for Industrial projects.

   - The alternative design criteria proposed is aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives, and the City's General Plan.

   - Project meets market expectations critical to the success of this project and provide maximum benefits to all stake holders.

   - Predominant use of masonry veneer materials complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings. This project is also pursuing LEED goals.

   - Design is consistent with examples provided in the Quality Development Design Guidelines for Industrial projects and as recently approved on other similar projects in the area.

   - The architectural design intent of the proposed buildings is to express JX Nippon's high quality, technology and best in class products and services. The location, extent and selection of the chosen (modern) exterior materials are consistent with the design ideals, brand and company values at JX Nippon Mining and Metals USA, Inc.(JX).

4. **All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing. Section 11-7-3.B.2 of the MZO:**

   Alternative Design Per Section 11-7-3.B.2 of the MZO for parapet detailing is respectfully requested for the following reasons:

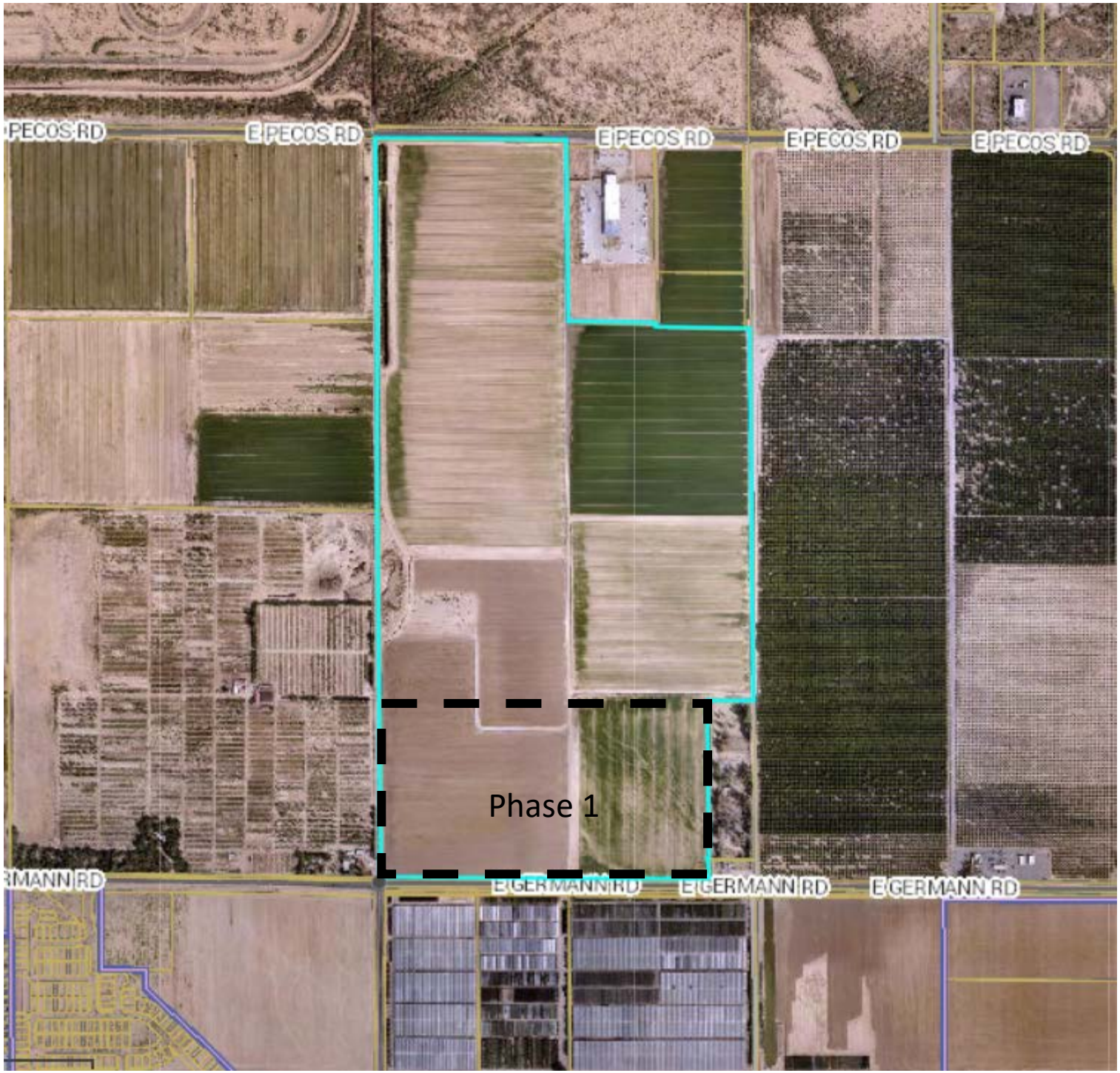
- The design goal of the proposed facades is to express the company values at JX Nippon Mining and Metals USA, Inc. as an industry leader in technology while simultaneously absorbing and integrating the local architecture and landscape(please also refer to responses above). This is collectively accomplished via a modern yet warm and inviting building design.

- The above-described parapets, cornices, moldings, trim, or variations, brick coursing etc., seem to suggest a more traditional design which, respectfully, may not be ideal or consistent with mentioned modern vision for JX Nippon Mining and Metals USA (JX).

- Integrated parapets will be utilized to screen roof top equipment.

TAB A

Aerial Map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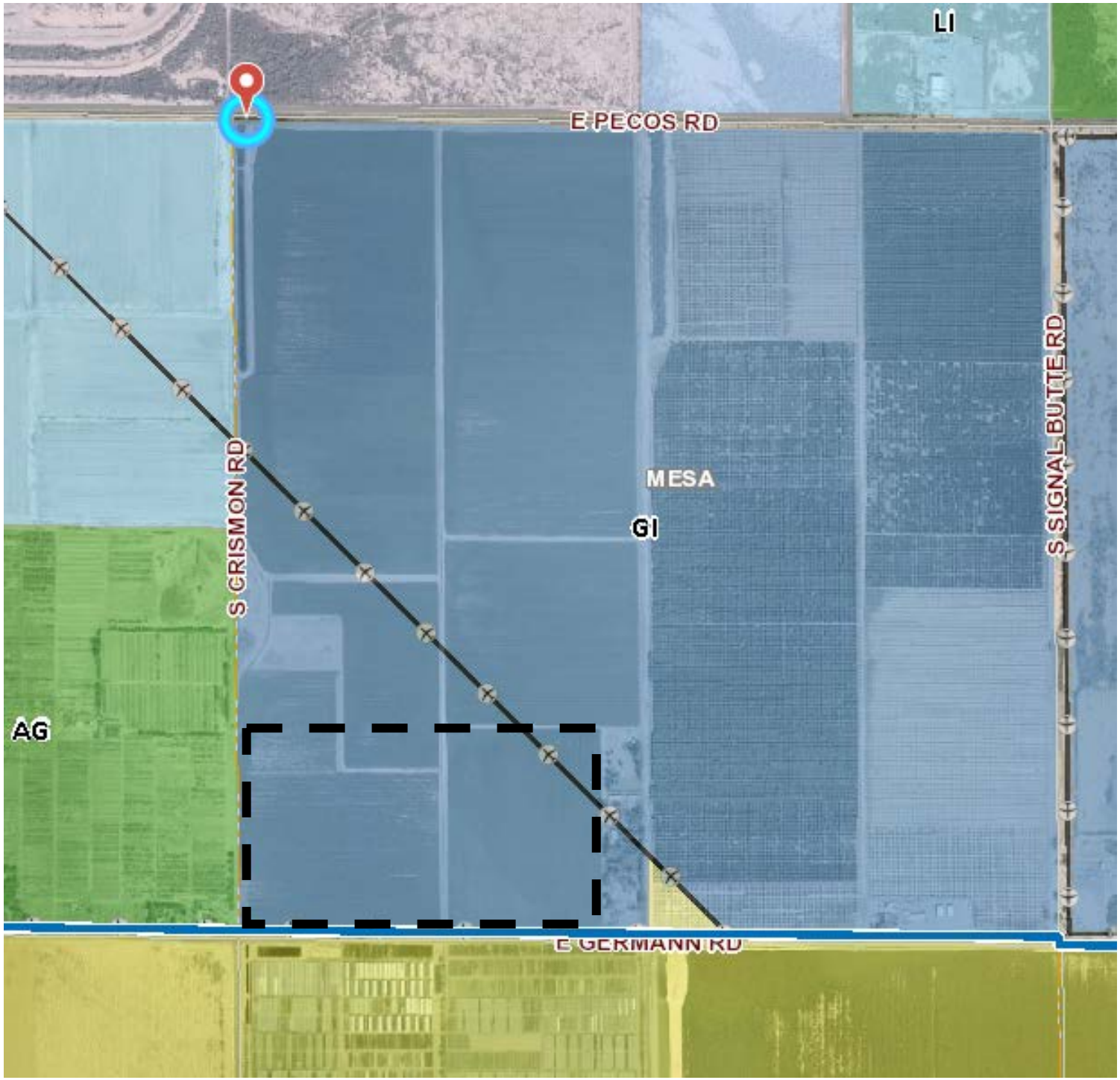
TAB B

Zoning Map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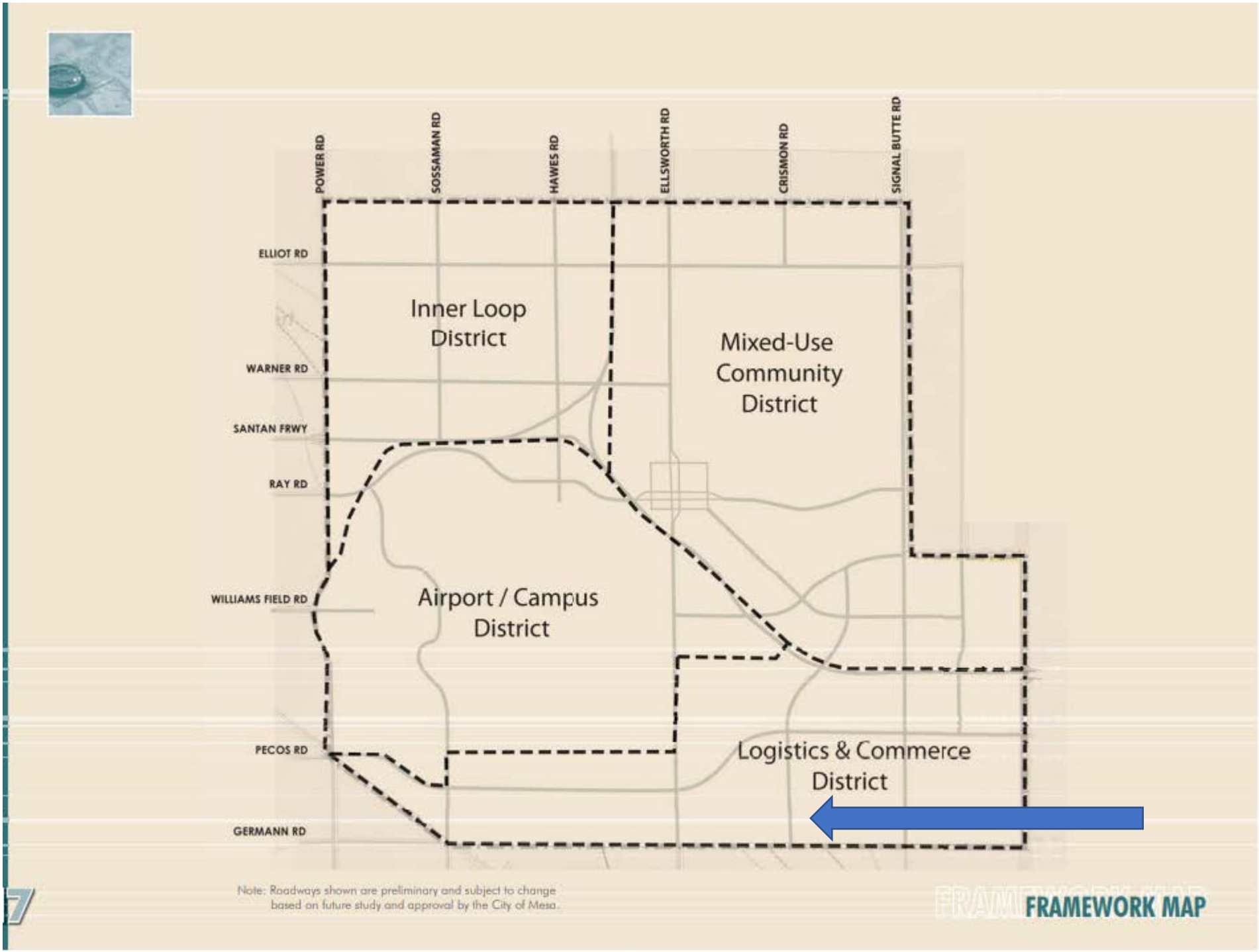
TAB C

General Plan Map

Mesa Gateway Development Plan



TAB D

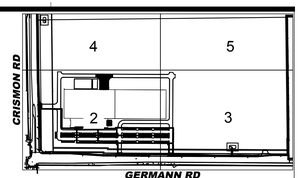
PROJECT EARL PRELIMINARY SITE PLAN

OWNER/DEVELOPER
JX NIPPON MINING AND METAL
10430 E GERMANN RD.
MESA, ARIZONA 85212
CONTACT: BRIAN VALLIERE

ARCHITECT
KAJIMA ASSOCIATES INC.
3490 PIEDMONT RD. NE, SUITE 900
ATLANTA, GA 30305
PHONE: (201) 518-1491
CONTACT: PETER SANCHEZ

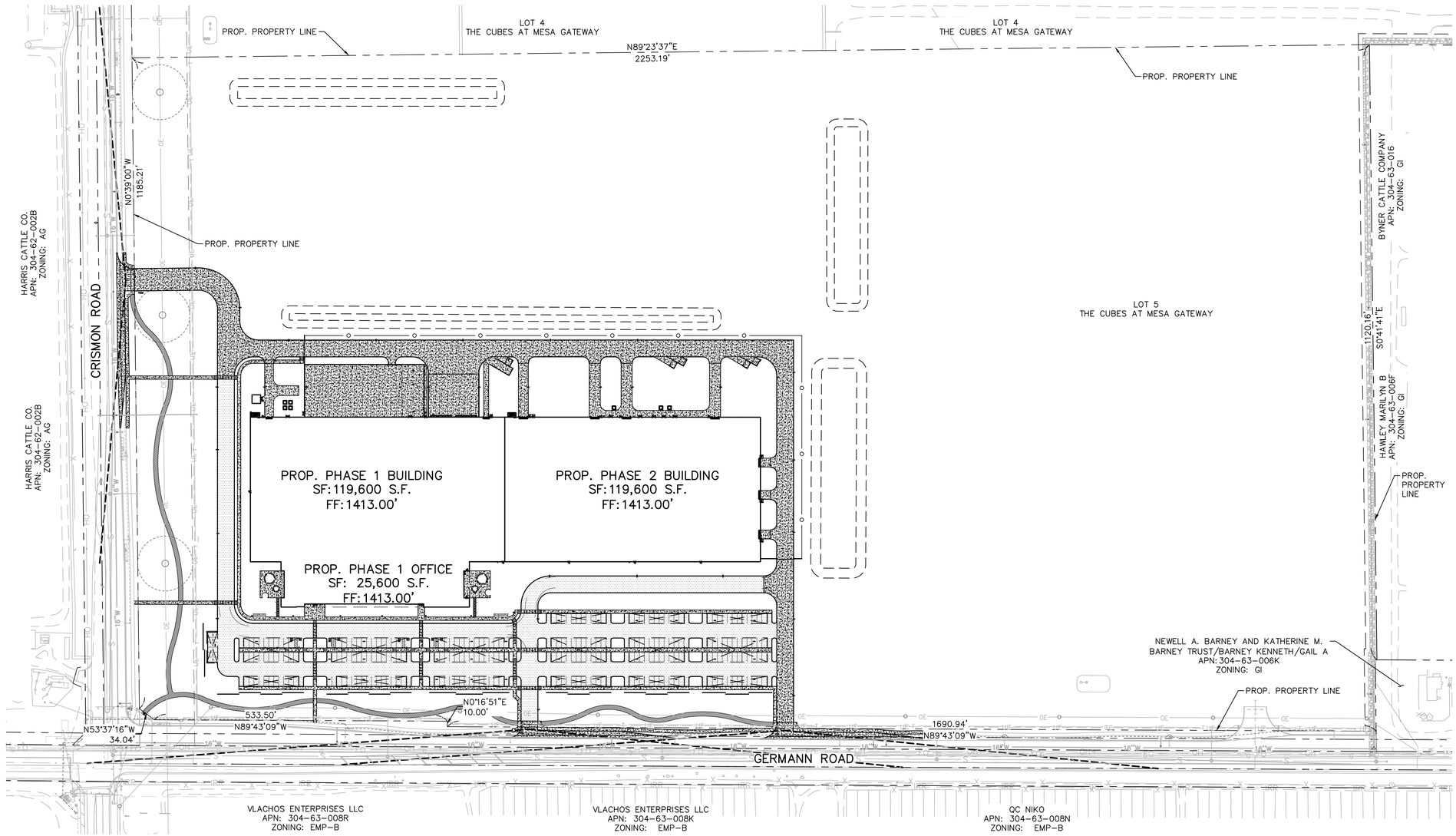
ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 678-3403
CONTACT: JEFF BOYD, P.E.

SHEET INDEX



SEC.2, T.2S, R.7E

KEY MAP
CITY OF MESA
N.T.S.



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	304-63-006V
GROSS AREA:	63.63 ACRES 2,771,864 SF)
TOTAL BUILDING AREA:	266,400 SF
EXISTING ZONING:	GI (GENERAL INDUSTRIAL)
PROPOSED ZONING:	GI (GENERAL INDUSTRIAL)
JURISDICTION:	CITY OF MESA, ARIZONA
CONSTRUCTION TYPE:	TYPE II-B

OPEN SPACE

OPEN SPACE REQUIRED:	2,664 SF
1% OF BUILDING GROSS FLOOR AREA (266,400 SF * 1% =2,664 SF)	
OPEN SPACE PROVIDED:	3,718 SF

SETBACKS

WEST PROPERTY LINE:	15 FEET LANDSCAPE
SOUTH PROPERTY LINE:	15 FEET LANDSCAPE
NORTH PROPERTY LINE:	NONE
EAST PROPERTY LINE:	NONE

PARKING REQUIRED
1 SPACE PER 600 S.F. OF INDUSTRIAL USE
1 SPACE PER 375 S.F. OF OFFICE USE
1 BICYCLE SP/ 10 PROVIDED STANDARD SPACES

PHASE 1 PROPOSED BUILDING USE:	
WAREHOUSE:	0 S.F.
INDUSTRIAL:	119,600 S.F.
OFFICE:	27,200 S.F.
PHASE 2 PROPOSED BUILDING USE:	
WAREHOUSE:	119,600 S.F.

PARKING REQUIRED

(239,200 SF * 1 SP/600 SF)	400 SPACES
(27,200 SF * 1 SP/375 SF)	73 SPACES
TOTAL PARKING REQUIRED:	473 SPACES

PARKING PROVIDED
TOTAL PROPOSED STANDARD PARKING PROVIDED* 300 SPACES

*A 20% PARKING REDUCTION HAS BEEN APPLIED TO ACHIEVE LEED CERTIFICATION FOR PARKING

ACCESSIBLE PARKING REQUIRED

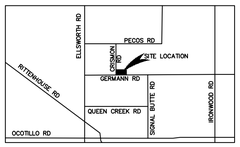
REQUIRED ACCESSIBLE PARKING	8 SPACES
REQUIRED VAN ACCESSIBLE PARKING	2 SPACES

ACCESSIBLE PARKING PROVIDED
TOTAL PROPOSED PROVIDED ACCESSIBLE PARKING 9 SPACES

REQUIRED BICYCLE PARKING
(300 SPACES * 1 SP/ 10 STANDARD SPACES): 30 SPACES

PROVIDED BICYCLE PARKING
TOTAL PROPOSED BICYCLE SPACES 30 SPACES

VICINITY MAP



LEGAL DESCRIPTION:

LOT 5, THE CUBES AT MESA GATEWAY SUBDIVISION, A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS, OFFICE BUILDING, AND TRUCK LOADING AND DOCK. NEW EMPLOYEE PARKING WILL BE LOCATED TO THE SOUTH OF THE PROPOSED NEW BUILDING DEVELOPMENT.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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KAJIMA ASSOCIATES INC.
ARCHITECTURE • ENGINEERING • INTERIORS
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ARCHITECT: **KAJIMA ASSOCIATES, INC.**
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STRUCTURAL ENGINEER: **KIMLEY-HORN AND ASSOCIATES, INC.**
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

MECHANICAL / PLUMBING / FIRE PROTECTION / ELECTRICAL ENGINEER:

CIVIL ENGINEER & LANDSCAPE ARCHITECT:

Kimley»Horn

7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020
PHONE: 602-944-5500 FAX: 602-944-7423
WWW.KIMLEY-HORN.COM

SEAL:

Registered Professional Engineer (Civil) CERTIFICATE NO. 67407 JEFFREY C. BOYD Date Signed 03/21/22 ARIZONA, U.S.A.
Exp. Date 09/30/24

PROJECT:
JX NIPPON MINNING AND METAL
10430 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS

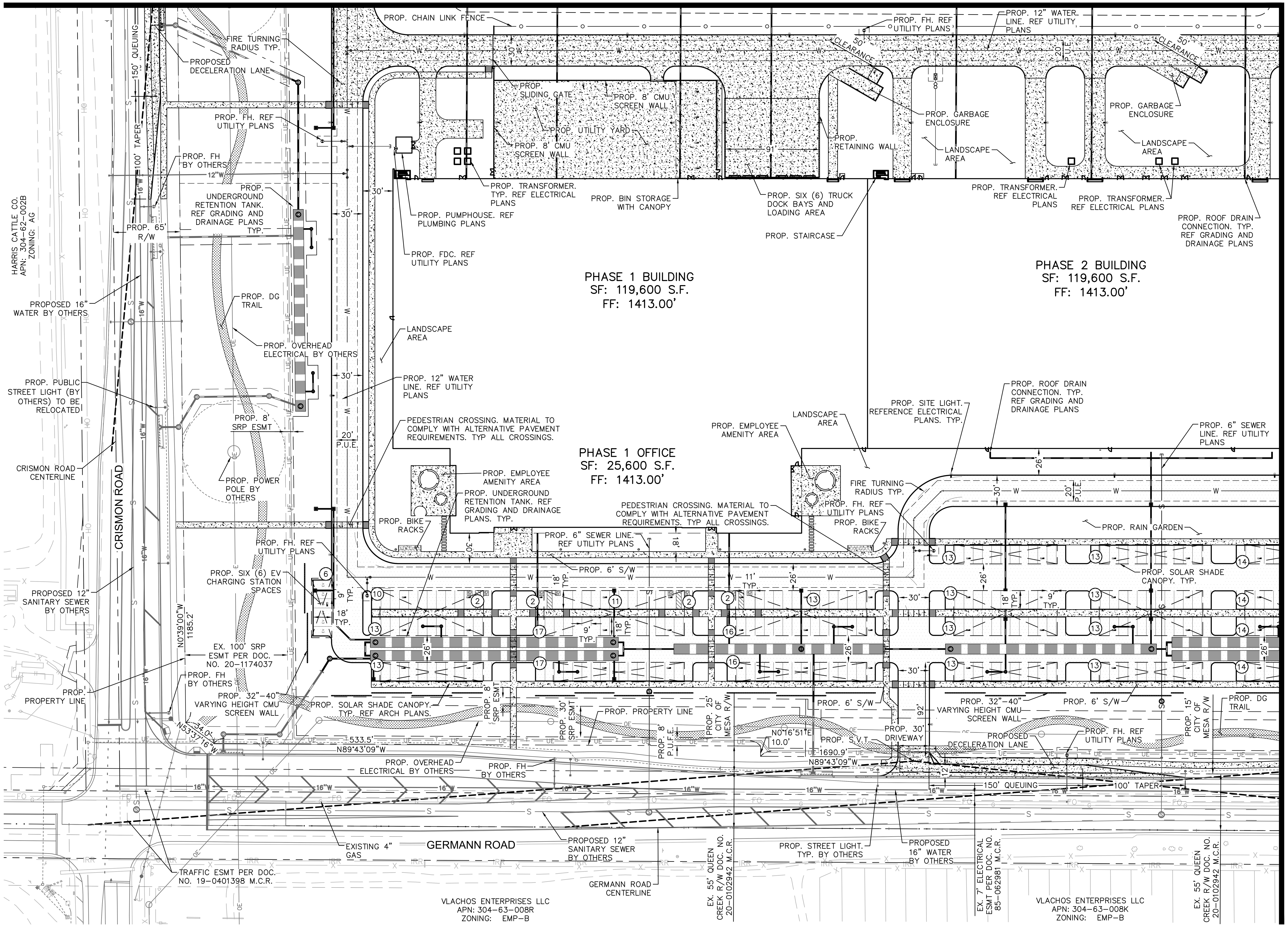
REVISIONS:

SHEET TITLE:
PRELIMINARY SITE PLAN COVER SHEET

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=100'

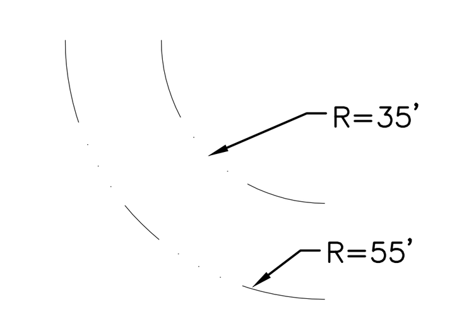
SHEET:
PRE-SP 1
1 OF 5

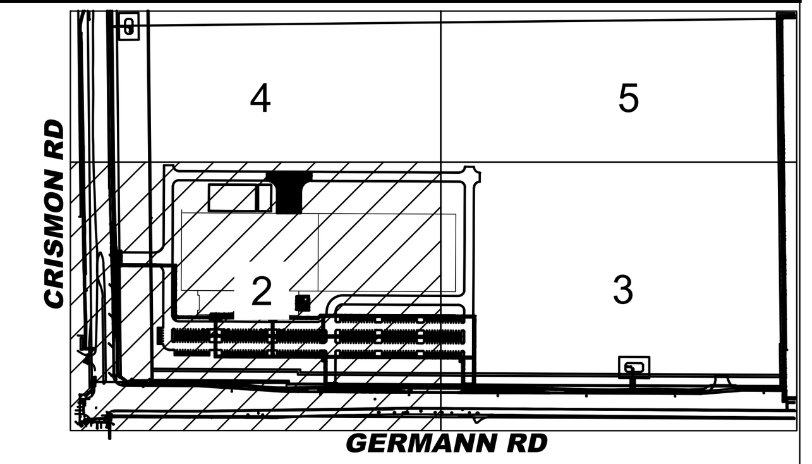
MATCH LINE - SEE SHEET 4



MATCH LINE - SEE SHEET 3

FIRE TURNING RADIUS





SEC.2, T.2S, R.7E

KEY MAP

CITY OF MESA
N.T.S.

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- EXISTING EASEMENT
- STREET CENTERLINE
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- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

NOTES

1. ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
5. REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
6. ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
7. REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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JEFFREY C. BOYD
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10430 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS	REVISIONS:

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PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'

SHEET:
PRE-SP 2
2 OF 5

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 2

PROP. CHAIN LINK FENCE

30' CLEARANCE

50'

FIRE TURNING RADIUS TYP.

PROP. GARBAGE ENCLOSURE

PROP. FH. REF UTILITY PLANS

LANDSCAPE AREA

30'

PHASE 2 BUILDING
SF: 119,600 S.F.
FF: 1413.00'

PROP. 12" WATER LINE. REF UTILITY PLANS

PROP. SURFACE RETENTION BASIN. REF GRADING AND DRAINAGE PLANS

EX. CONCRETE DITCH TO BE REMOVED

20' P.U.E.

PROP. SITE LIGHT. REF ELECTRICAL PLANS

26' FIRE TURNING RADIUS TYP.

PROP. 8` CMU SCREEN WALL

EX. GRAVEL ROAD TO BE REMOVED

PROP. SLIDING GATE

W

PROP. FH. REF UTILITY PLANS

30'

20' P.U.E.

26'

18' TYP.

9' TYP.

PROP. SITE LIGHT. REFERENCE ELECTRICAL PLANS. TYP.

PROP. 12" WATER LINE. REF UTILITY PLANS

PROP. SOLAR SHADE CANOPY. TYP. REF ARCH PLANS.

PROP. 6' S/W

PROP. 3' CMU SCREEN WALL

95'

PROP. POWER POLE BY OTHERS TO BE RELOCATED

PROP. 30' DRIVEWAY

PROPOSED DECELERATION LANE

PROP. RELOCATED FH. REF UTILITY PLANS

EX. 7' ELECTRICAL ESMT PER DOC. NO. 85-062981 M.C.R.

PROP. 15' CITY OF MESA R/W

EX. 55' QUEEN CREEK R/W DOC. NO. 20-0102942 M.C.R.

EXISTING OFFSITE BASIN TO REMAIN.

PROP. OVERHEAD ELECTRICAL

PROP. PROPERTY LINE

PROP. POWER POLE BY OTHERS

PROP. STREET LIGHT. TYP.

PROP. FH (BY OTHERS)

EX. PRIVATE IRRIGATION LINE TO BE REMOVED

PROP. FH (BY OTHERS)

PROPOSED 12" WATER (BY OTHERS)

PROP. 20' P.U.E.

HAWLEY MARILYN B
APN: 304-63-006F
ZONING: GI

PROP. PROPERTY LINE

S0°41'41"E 1120.2'

NEWELL A. BARNEY AND KATHERINE M. BARNEY TRUST/BARNEY KENNETH/GAIL A
APN: 304-63-006K
ZONING: GI

N89°43'09"W 3.0'

S0°41'41"E 1130.0'

1690.9'
N89°43'09"W

16"W

150' QUEUING

100' TAPER

PROP. S.V.T.

GERMANN ROAD

PROP. PUBLIC STREET LIGHT (BY OTHERS) TO BE RELOCATED

GERMANN ROAD CENTERLINE

PROPOSED 16" WATER (BY OTHERS)

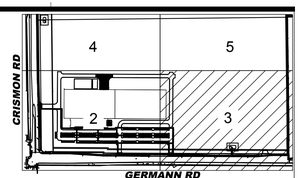
PROPOSED 12" SANITARY SEWER (BY OTHERS)

QC NIKO
APN: 304-63-008N
ZONING: EMP-B

FIRE TURNING RADIUS

R=35'

R=55'



SEC.2, T.2S, R.7E

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Registered Professional Engineer (Civil) CERTIFICATE NO. 67407 JEFFREY C. BOYD Date Signed 03/21/22 ARIZONA, U.S.A.
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PROJECT:
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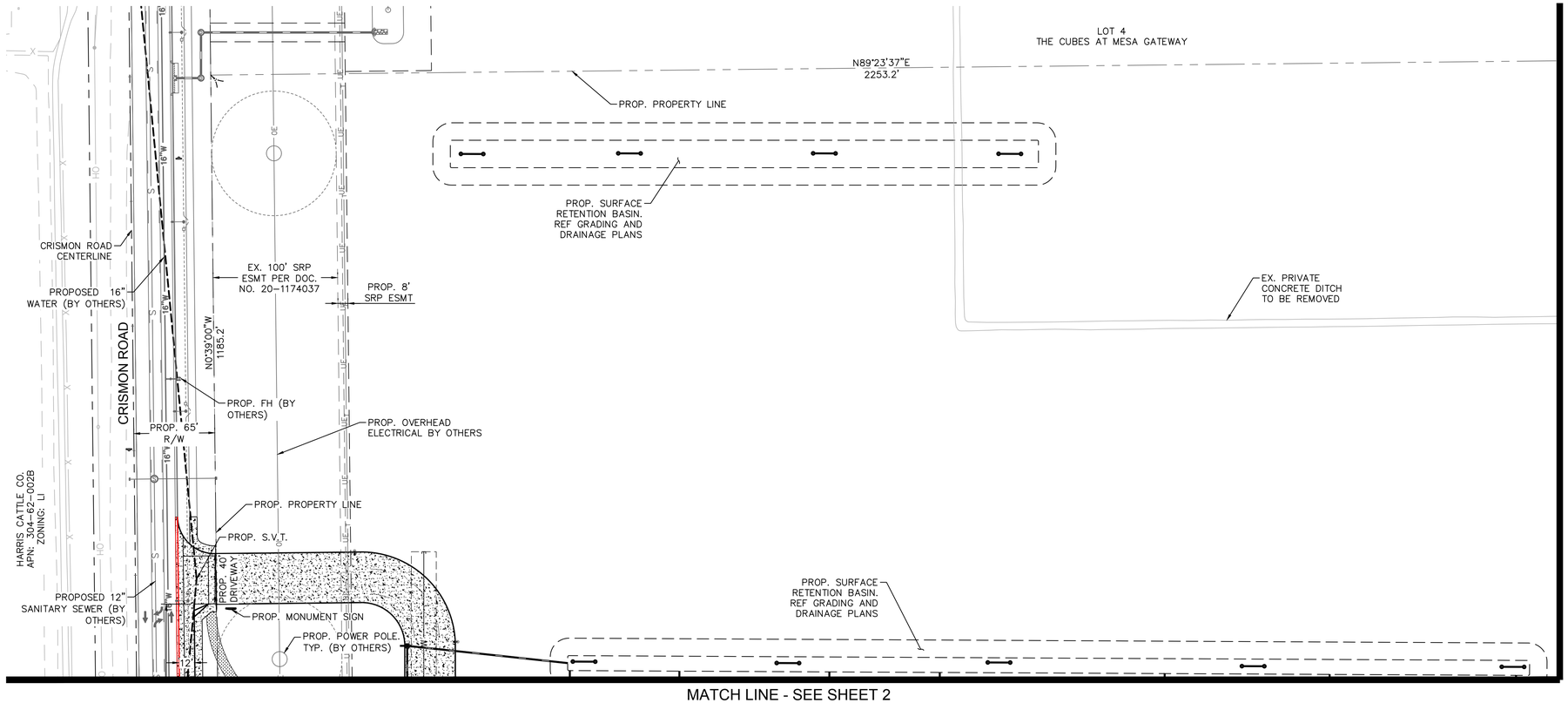
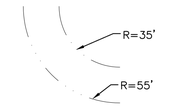
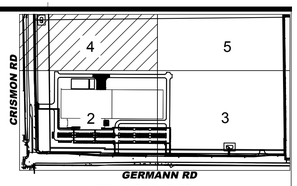
SHEET:
PRE-SP 3
3 OF 5



MATCH LINE - SEE SHEET 5

FIRE TURNING RADIUS





SEC.2, T.2S, R.7E

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CITY OF MESA N.T.S.

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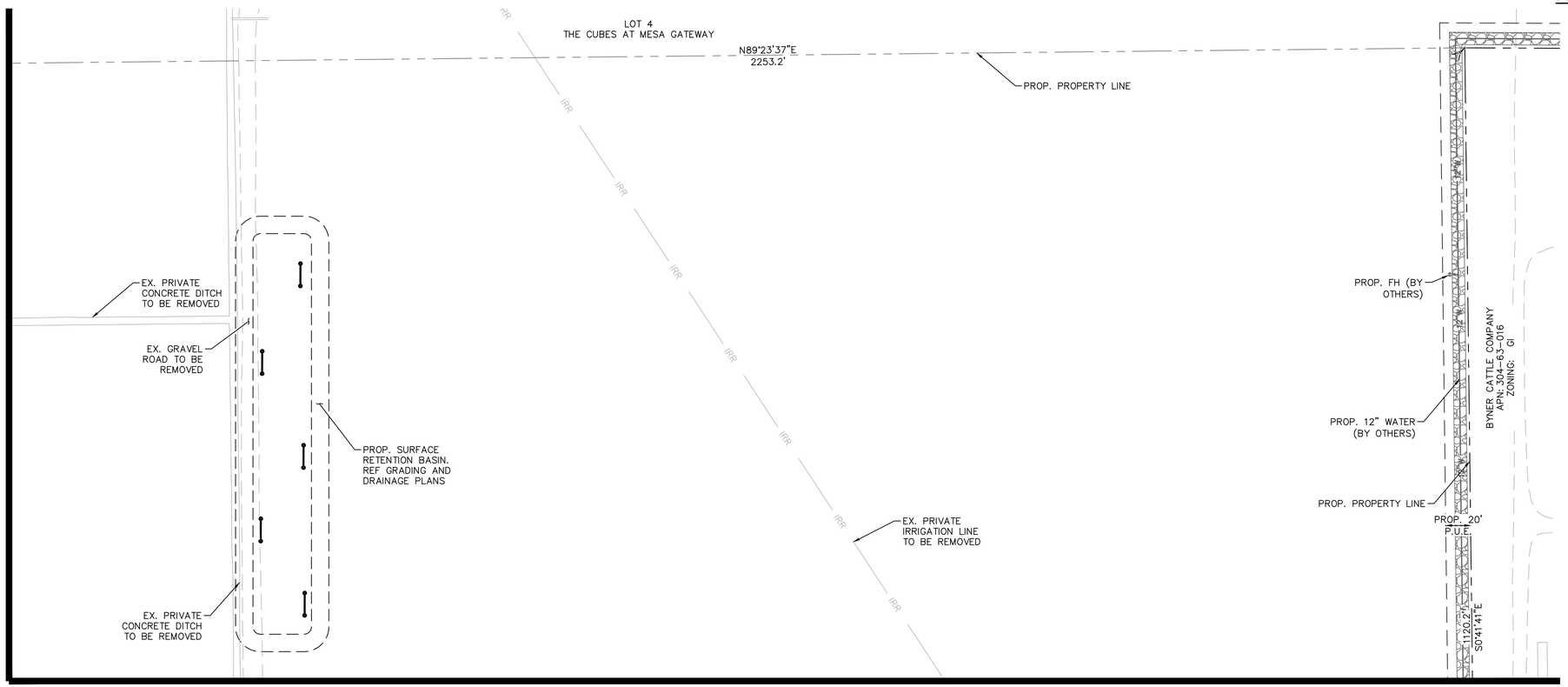
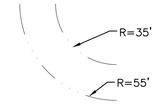
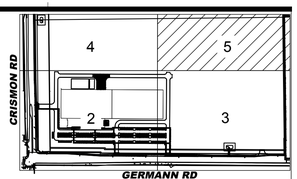


FIRE TURNING RADIUS





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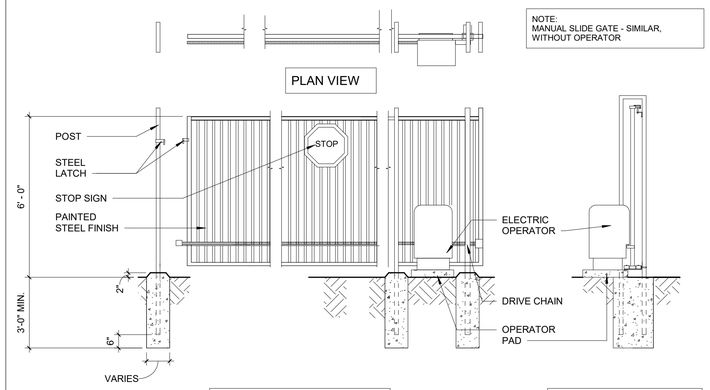
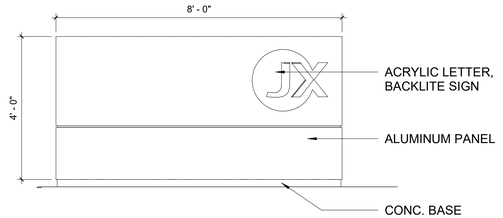
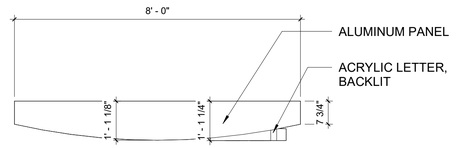
SHEET:
PRE-SP 5
5 OF 5

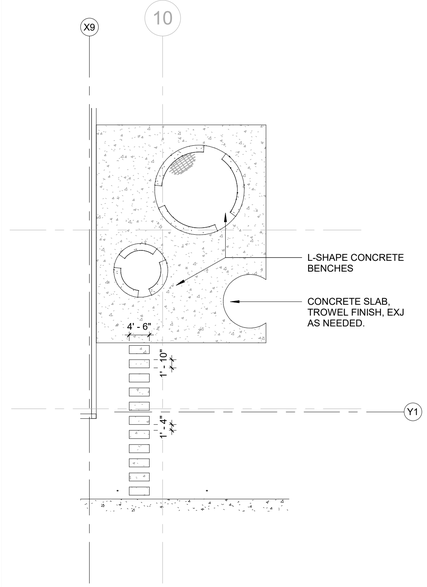


DETAIL - MOTORISED SLIDING GATE | SCALE: 3/8" = 1'-0" | 4

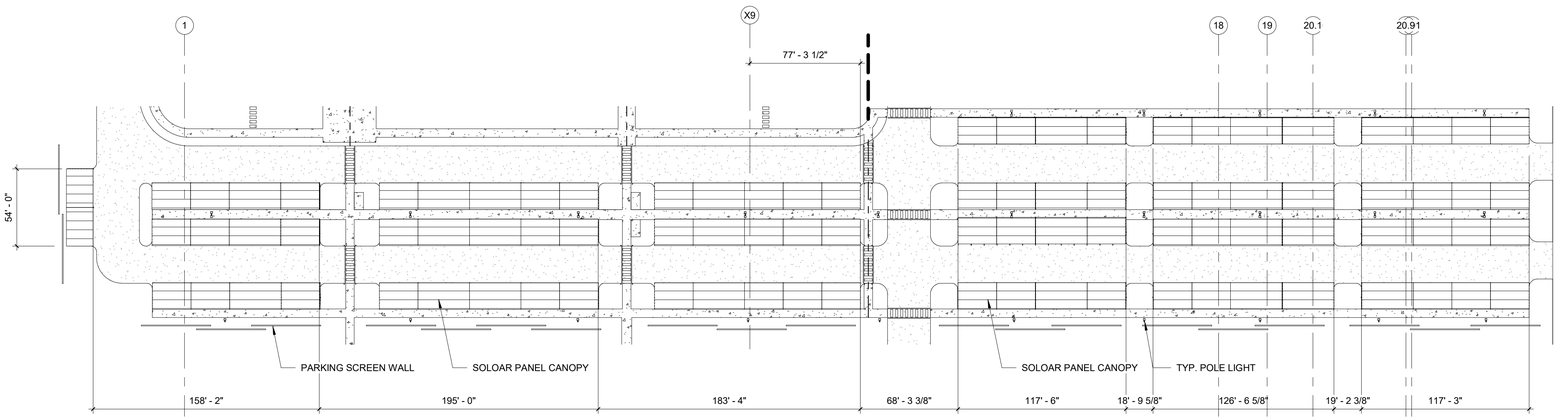




MONUMENT SIGN DETAILS | SCALE: 1/2" = 1'-0" | 3



ENLARGED PLAN - JX GARDEN EAST | SCALE: 1/16" = 1'-0" | 2



ENLARGED PLAN - SOLOAR PANEL CANOPY | SCALE: 1" = 50'-0" | 1

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MECHANICAL / PLUMBING / FIRE PROTECTION / ELECTRICAL ENGINEER:

CIVIL ENGINEER & LANDSCAPE ARCHITECT:

SEAL:

REGISTERED ARCHITECT CERTIFICATE NO. 64628 YOSHIYUKI KOSHIYAMA DATE SIGNED 3/18/22 ARIZONA U.S.A.

PROJECT:

JX NIPPON MINNING AND METAL

10430 E. Germann Rd, Mesa, Arizona 85212

PROJECT EARL, AZ

REVISIONS:

DATE	#	REMARKS
2022-02-09	5	ISSUED FOR 1st CITY PLAN & DESIGN REVIEW
2022-03-18	6	ISSUED FOR 2nd CITY PLAN & DESIGN REVIEW

SHEET TITLE: SITE DETAIL

PROJECT NO.:	80-21940
PROJECT MANAGER:	KAI
PROJECT DESIGNER:	KAI
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	As indicated

SHEET: **A103**

NOT FOR CONSTRUCTION