



March 3, 2022

City of Mesa Planning Department  
55 N. Center St.  
Mesa, Arizona 85201

Re: ZON22-00040 & DRB21-01127  
Gateway Commerce Center II  
SWC of Sossaman Rd. and Pecos Rd., Mesa, AZ  
Parcel numbers: 304-61-023N (565,990 sf 13ac), 304-61-023P (648,054 sq ft. 14.87ac). Lot consolidation is underway.

### Project Narrative

Wetta Ventures, LLC ("Wetta Ventures"), plans to develop approximately 27.87 gross acres of vacant land located south of the SWC of Sossaman Rd. and Pecos Rd. The Parcel numbers are: 304-61-023N and 304-61-023P. The Property is currently zoned currently zoned G-I (General Industrial) and located within the City of Mesa Pecos Road Economic Opportunity Zone (PREOZ) established in 2017 with case Z17-013 as well as the Airport/Campus District of Mesa Gateway Strategic Development Plan and Airport Overflight Area 3 (AOA 3).

The proposed site will remain zoned as General Industrial – GI. This permits by-right light industrial uses, including warehousing, distribution, manufacturing, and storage. Immediately surrounding properties/land include: Vacant L-I land to the North and East, Vacant G-I land to the West and the Railroad tracks and Vacant R1-43 land to the South.

Established in 2012, Wetta Ventures is an Arizona real estate investment and development company that specializes in discovering opportunities for new commercial and industrial developments that have the potential to provide a positive impact on the surrounding community. Wetta Ventures focuses on pursuing development opportunities of all product types that provide the surrounding community and city with a high-quality product. In Mesa, Wetta Ventures recently completed a 52,000 square foot hangar for commercial aircraft maintenance, repair, and overhaul ("MRO") on a 3.70 AC site at the Phoenix-Mesa Gateway Airport. And is currently working on Gateway Commerce Center, a 146,900 SF light industrial development located Southeast of the Loop 202 (Santan Freeway) and Ray Rd.

### Industrial Project Overview

Current zoning is light industrial (GI) with - Wetta Ventures is proposing to develop the Property as a light industrial development. The current zoning designation of G-I allows for a light industrial development comprised of warehouse and distribution buildings and manufacturing. The property will have a one building of approximately of 448,933 SF. The Class A building is expected to have a clear height of 40 Feet and have dock high doors and grade level ramp doors. Three driveways are provided with separate truck/vehicle traffic circulation paths/roads. The two (2) loading dock areas are fully screened by 8'-0" high masonry walls. Three employee amenity areas have been provided on the Northeast, Southeast and Central east sides of the building. These landscaped areas have concrete paving for ADA accessibility, benches, and landscape lighting. Sidewalks are provided on main sides of the building for safe pedestrian circulation. Pedestrian crosswalks at drive aisles are highlighted by use of colored concrete. Raised planters are provided at the building entrances.



### Site Plan

Architectural site plan, enlarged plans and details are included in this submittal. Setbacks, foundation planting areas, parking screen walls, turning radii, parking counts/ island spacing, and lot coverage requirements have been addressed.

### Landscaping

Landscape plans have been provided meeting MZO requirements, including increased landscape area at Public Entrances. Refer to Architectural Site Plan for areas provided. The main entries are on the North and South of the building, now shown on the site plan. The 10' foundation base is required at the East exterior wall with a public entrance per 11-33-5.A.2.A, a 12' foundation is provided. This allows us to comply with the Fire Department's requirement for a fire apparatus road on the front of the building. The increased landscape areas at building entrances compensate for the reduced foundation base planting.

### **Building Design, Alternative Design Criteria Section 11-7-3-B-2(a)**

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Sections 11-7-3-B-2(a) for wall lengths 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

The alternative design criteria proposed are aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives as described below and the City's General Plan. In addition, they meet market expectations critical to the success of this industrial project and provide maximum benefits to all stake holders.

### Building Design Concept

The proposed building is designed for multiple tenants, with 2 corner entries on the east side of the building. The Light Industrial use of the building prefers to have walls uninterrupted by windows in the warehouse portion of the building. Glazing has been provided in the office areas, including high "second story" windows. Clerestory windows have been provided in warehouse areas to allow natural daylight and break up the facade. In lieu of window along the front of the building, we have provided visual interest with multiple textures in the concrete tilt panel walls, trellises with climbing plants, raised planters, and canopies at the full height storefront glazing at the office areas. Two-level steel canopies and cornices highlight the building entrances. The canopies, cornices and windows have been carried through to the east corners giving visual interest to all four sides.

The facades include offsetting construction and varying parapet heights among other elements consistent with Mesa's design guidelines to create visual interest and reduce massing. The east elevation of the proposed building has an additional +1'-8" and -1'-8" steps in and out providing greater articulation and shadowing, now shown on A-210 East Elevation and A-100 Floor Plan. We have also provided high-performance glass storefront systems, trellises, varying canopies, a mix of complementary colors, textures, reveals and punched openings that break down the mass of concrete tilt-up buildings. We do have portions of the building that are longer than 50' without changing plane, parapet height or material. The building is 900' and 610' long (East-West not facing street) facing Sossaman Rd. (North-South). We feel these longer non-complying sections are proportionally correct in scale for the overall length of the building, thus providing a more cohesive design.



Similarly, the north and south (loading dock) elevation of the proposed building does not provide change in plane due to the function of the building. Great effort has been made to make the upper portion of this elevation visually interesting using color, texture, canopies, cornices, and clerestory windows.

### **Building Design, Alternative Design Criteria Section 11-7-3-B-5**

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Section 11-7-3-B-5 of the MZO utilizing not more than fifty percent (50%) of the total façade being covered with one (1) single material.

Per Section 11-7-3-B-5 of the MZO, buildings and structures, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.

This industrial project is seeking acceptance for the predominant use of precast concrete tilt panel construction.

**We request that as an alternate that the materials “textured” concrete can be counted separately than concrete. If granted this building will not have more than 50% of the total façade covered in a single material.**

The Project’s use of precast concrete tilt panel construction is consistent with other industrial projects of this type, as the perimeter construction also serves as load bearing construction supporting roofs. The building walls are 100% precast concrete tilt panel. The mass of the concrete walls has been broken up using various paint schemes, glazing, canopies, trellises, horizontal and vertical reveals, two types of texture, changes in plane and parapet elevation heights.

Exception to the use of precast concrete tilt panel is limited to applied decorative features and glazing systems. Alternative materials to reduce the total percentage of concrete panels would require large amounts of applied materials on top of the structural concrete panels. This would raise cost and negatively impact leasing does not meet current market demands and expectations for such facilities.

Refer to Sheets A-200, A-210 and A-210 for Tables of Material Quantities by elevation.

**We request the Parking Stall, Bike Parking, and Building’s Height modifications and alterations to be addressed in this Narrative.**

**Please refer to the parking study (by SWTP Engineers) for additional information for reduction. Parking located within the gated areas shall remain open during business hours.**

#### **INCLUDED IN THIS SUBMITTAL:**

Written Response to Comments  
Project Narrative including Requests for Alternate Compliance  
Architectural Site Plan, Enlarged Plans, and Details  
Overall Floor Plan and Building Section  
Exterior Elevations-Colored and Black and White  
Color and Material Board  
Civil Conceptual Grading and Drainage Plans  
Landscape Plans  
Site Lighting, Photometrics, and Fixture Cutsheets  
Citizen Participation Plan



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Parking Analysis for Special Use Permit

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