

April 18, 2022

**Via Email to:**

City of Mesa Planning Department  
55 North Center Street  
Mesa, Arizona 85201

***Re: Park Signal Butte – Signal Butte Rd. & S. Elliot Rd. – APN 304-34-977H***

To: City of Mesa Planning Department:

On behalf of Dalfen Industrial, we are pleased to submit this application to obtain site plan approval in order to develop vacant land south of the southwest corner of Signal Butte Road and S. Elliot Road as an industrial business park referred to as “Park Signal Butte.” The site will also be replated.

Importantly, this application is not a rezoning application. Park Signal Butte is currently zoned for the intended use. Park Signal Butte is located within Land Use Group C (“LUG-C”) in the Eastmark community. The Eastmark Community Plan (“CP”) states, “In 2007, the City identified the Gateway Area, which the Property is a portion of, as the location of an urban and economic center with the goal of creating over 100,000 high wage, high value jobs. DPMG’s vision for this area is consistent with these goals and includes development plans for the necessary physical infrastructure and the implementation of the processes, regulations and standards with the CP to create a dynamic environment that provides for housing, schools, employment, commercial and amenities all of which contribute to the greater area.” [CP, Section 3.] This application fulfills the intent of the Overall Vision of the CP by contributing to the development of urban economic uses and employment that is consistent with and supportive of the Gateway Area.

The Site is located within Development Unit 6 North (“DU 6N”) of the Eastmark CP. DU 6N is primarily planned for employment uses as part of the high-tech manufacturing/employer campus. This application fulfills the intent of the overall vision for DU 6N by providing industrial employment uses in modern structures designed with the flexibility for users to tailor their buildings for large and small users in order to adapt to the ever-changing demands of the marketplace. As recognized in the CP, uses anticipated in DU 6N generate not only immediate employment, but also contribute to the surrounding economic community. Employees at the Site may live in the surrounding community and will also support additional jobs such as: “banking, groceries, clothing and dry cleaning, pet care, lawn and home care, home repair and maintenance, fitness and health, entertainment and dining (sic).” Importantly, DU 6N was planned originally to provide the maximum accessibility to major transportation infrastructure (e.g., Loop 202

Freeway, SR 24, Phoenix Mesa Gateway Airport, etc.) with the minimum disturbance to the nearby residential communities. With its primary ingress and egress located off Signal Butte Road, the Site is uniquely situated to fulfill this goal.

Dalfen anticipates that Park Signal Butte will be developed as shown on the site plan submitted in connection with this application with a mix of building sizes and heights, while maintaining complementary architectural styles in order to appeal to a wide variety of possible users, including, but not limited to manufacturing, warehouses, and offices. The buildings will be designed so that each can accommodate single or multiple users with entry ways at the exterior corners, with fronts and loading docks along the length or at the rear of the buildings.

### **Buildings and Elevations**

The Park Signal Butte site plan proposes six buildings. The maximum height allowed in LUG-C is 150 feet. However, Dalfen is proposing an overall maximum height of 55 feet, although some of the buildings are anticipated to be less. The buildings will be constructed of concrete tilt walls with hybrid wood roofs, with windows and glazing entry, clerestory, and metal paneling and canopies along the exteriors.

The buildings will have four-sided architecture as required by the Eastmark guidelines for LUG-C with articulation in panel depth and height, a variety of color, and reveals. Elevations will provide vertical modulation to help screen roof equipment and break up long roof lines. Elevations are being provided for all six proposed buildings in connection with this application.

Section 11-7-3-B-5 of the Mesa Zoning Ordinance provides that no more than fifty percent of the total façade of a building or structure may be covered with one single material. Section 11-7-3-B-2(a) provides that building walls in excess of 50 feet must include at least two of the following: change in plane, texture, or masonry pattern, window, trellis with vines, or an equivalent element. This application seeks alternative compliance from the foregoing standard development requirements under Section 11-7-3.6.b.iv.

Dalfen anticipates that the building façades will be comprised of more than fifty percent concrete because of the use of precast concrete tilt panel construction. Concrete tilt panel construction is consistent with other industrial projects of this type because the perimeter walls also serve as load bearing walls to support the roofs. The requested exception to Section 11-7-3-B-5 is limited to applied decorative features and glazing systems. Alternative materials to reduce the standard total façade percentage would require large amounts of applied materials on top of the structural concrete panels, thereby increasing costs, negatively impact leasing, and failing to meet current market demands and expectations for such facilities. Notwithstanding the requested relief, the aesthetic intent of Section 11-7-3-B-5 is met with this project because massing will be reduced by the use of a variety of color palettes, glazing, canopies, trellises, horizontal and vertical reveals, alternate textures, changes in plane, and parapet elevation heights.

The requested exception to Section 11-7-3-B-2(a) is appropriate because the alternative design criteria being proposed are functional and complementary to the site and overall design

concepts, are contextually appropriate, improve local architectural appeal, and meet or exceed the design objectives as described herein. In addition, the alternative design criteria meet market expectations critical to the success of this industrial project and provide maximum benefits to all stakeholders.

Accordingly, the project team seeks relief from Sections 11-7-3-B and 11-7-3-B-2(a) as allowed by Section 11-7-3.6.b.iv concerning Alternative Compliance.

### **Additional Site Plan Information**

#### **Vehicular and Bicycle Parking**

The proposed site plan exceeds the parking required in the Eastmark Planned Community. Eastmark requires 1,179 vehicular parking spaces; Park Signal Butte is providing 1,450 parking spaces. Eastmark requires 99 bicycle parking spots; Park Signal Butte is providing 104.

#### **Screening**

Auto vehicle parking shall be screened by 3'-4" masonry wall with articulation. Truck dock loading areas and yards will be screened by a 8'-0" masonry screen wall. All roof top equipment shall be screened by the building parapet.

#### **Lighting and illumination**

Dalfen is proposing energy efficient lighting (LED) throughout the development that is harmonious with the building design, while being sensitive to the surrounding community. Proposed open common areas will have sidewalk access lighting.

#### **Retention Basins**

Dalfen is proposing a combination of above ground retention with irregular shape as well as underground storage.

#### **Landscaping**

Dalfen is proposing desert, lower water usage landscaping with open common space at new entry suite points to each building. A 12-foot foundation base planting is shown along the buildings. The proposed landscape design allows Park Signal Butte 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.

#### **Fire**

The proposed site plan shows fire lanes and/or apparatus road located on all four sides of each building with two access points. The two fire apparatus points are placed at a distance equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot. The

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entire front of any building is 30 feet away from the apparatus road, which complies with Section 503.8.3. Buildings are equipped with fire sprinkler system, fire hydrants not more than 300 feet apart and fire access doors less than 125 feet apart.

Solid Waste

There are no trash encloses on the proposed site plan. Each industrial building in Park Signal Butte will have trash containers or compactors located in the dock area adjacent to the building and protected by dock bumpers. These areas are screened with an 8-foot masonry wall that conceals the refuse areas from the view of the public.

We appreciate your consideration of Park Signal Butte, and we look forward to hearing from the City with any comments.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'Cassandra Ayres', with a stylized, looped 'A' and a horizontal stroke extending to the right.

Cassandra Ayres