



# LEGACY BUSINESS PARK PLANNED AREA DEVELOPMENT

**East of the northeast corner of Ellsworth Road and Pecos Road**

**Case No. ZON22-00XXX**

**Submitted: March \_\_, 2022**

# **LEGACY BUSINESS PARK PLANNED AREA DEVELOPMENT**

## **Development Team**

**Developer:** Merit Partners, Inc.  
2555 East Camelback Road, Suite 180  
Phoenix, AZ 85016  
Contact: Jack Czerwinski  
t. (602) 481-2542  
e. jack@mpiaz.com

**Property Owner:** Pacific Proving, LLC  
2201 East Camelback Road, Suite 650  
Phoenix, AZ 85016  
Contact: Andrew M. Cohn  
t. (602) 248-8181  
e. andrew@levineinvestments.com

**Architect:** Butler Design Group, Inc.  
5017 East Washington Street, #107  
Phoenix, AZ 85034  
Contact: Korey Wilkes  
t. (602) 316-6307  
e. kwilkes@butlerdesigngroup.com

**Civil Engineer:** HilgartWilson  
2141 East Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Contact: Casey Whiteman, PE  
t. (602) 730-3835  
e. cwhiteman@HilgartWilson.com

**Applicant / Legal Representative:** Gammage & Burnham, PLC  
Susan E. Demmitt, Esq.  
40 North Central Avenue, 20th Floor  
Phoenix, AZ 85004  
Contact: Dennis M. Newcombe  
Senior Land Use Planner  
t. (602) 256-4446  
e. dnewcombe@gblaw.com

# **LEGACY BUSINESS PARK PLANNED AREA DEVELOPMENT**

## **Table of Contents**

I.	Project Overview	1
II.	Relationship to Surrounding Properties	4
III.	Planned Area Development	4
IV.	Quality Development Design Guidelines Compliance	9
V.	Alternative Compliance	10
VI.	Phasing	15
VII.	Summary	16

### **Exhibits**

Aerial Map	Tab A
Zoning Map	Tab B
Preliminary Site Plan	Tab C
Preliminary Landscape Plan	Tab D
Conceptual Building B Southwest Corner Rendering	Tab E
Conceptual Building Elevations	Tab F
Conceptual Corner Entry Rendering	Tab G

## I. PROJECT OVERVIEW

Merit Partners, Inc. ("Merit") is proposing to develop  $\pm$  88.39 acres, a portion of Maricopa County APN 313-25-859N (the "Property"), located east of Ellsworth Road and north of Pecos Road. (See Aerial Map Attached: **Exhibit 'A'**). Merit is planning to develop the Property into an institutional-quality Class A industrial project (the "Legacy Business Park Project"). The proposed development is being positioned to support a variety of light industrial and employment-type uses, such as manufacturing and processing, wholesaling, research, warehousing, e-commerce, data centers, and distribution activities.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is currently zoned a combination of Maricopa County Airport Districts 1 and 2 ("AD-1" and "AD-2"), General Industrial ("IND-2"), and Rural-43 ("RU-43"). (See Zoning Map Attached: **Exhibit 'B'**). Consistent with the City of Mesa's annexation process, the Property will be annexed and rezoned via a two-step process. This first step will involve annexing and rezoning the portion of the Property that is currently zoned AD-2 and IND-2 to the City of Mesa's equivalent Light Industrial (LI) zoning district, with the remaining portion of Property that is currently zoned AD-1 and RU-43 being annexed and rezoned to the City of Mesa's equivalent RS-43 zoning district. The second step will involve rezoning the entire Property to LI with Planned Area Development ("PAD") overlay to amend typical/commonly requested industrial development standards (e.g., parking, setbacks, design, etc.).

As a companion to the annexation and zoning applications, we will be seeking concurrent Site Plan and Design Review approvals for the 1<sup>st</sup> phase (i.e., approximately  $\pm$ 45 acres) of the proposed development.

The Property is designated as Mixed-Use Activity within the City's 2040 General Plan and abuts the City's Pecos Advanced Manufacturing Zone (PAMZ) south, which envisions the area developing with high-skilled technical manufacturing and ancillary uses. The Property is also within the Gateway Area Business District and the Mesa Gateway Strategic Development Plan – the "Logistics and Commerce District." Finally, the Property is located within Airfield Overflight Area-2 ("AOA-2"), due to its general proximity to the Phoenix-Mesa Gateway Airport. The Airfield Overflight Area is an overlay zone to provide compatibility and airspace protection for the airport. AOA-2 corresponds to those areas exposed to long-term future noise (DNL 60 to DNL 65) and identifies incompatible uses such as: residential, hospitals, schools, etc. The proposed use fits within the AOA-2.

The City's LI zoning district provides a desired level of uses and development standards for the project, while the PAD overlay will provide for appropriate modifications for the specific proposal and intended end users. The proposed LI PAD zoning is consistent with the City's General Plan and the zoning of nearby properties. Merit's proposed industrial project is well-suited for the immediate area and compatible with planned and existing development. The Property is ideally located just south and east of Mesa Gateway Airport – the second major airport serving the Greater Phoenix metro region – and within easy access to the nearby State Route 24 freeway extension and Loop 202 freeway, which are important regional transportation corridors. The proposed uses within the Legacy Business

Park Project are consistent with the desired land uses for the area as identified in the City's planning and policy documents, which include manufacturing facilities, large warehouses, distribution facilities, planned employment parks and other similar uses. Uses should be compatible with the increasing over-flight activity of the adjacent airport. The proposed development will be in complete conformance with these goals by providing for appropriate, airport-adjacent uses including large distribution, warehouse, and manufacturing facilities or similar uses.

### **Site Layout**

The Legacy Business Park Project will be developed in 2 phases. The first phase ("Phase 1") includes the development of roughly 645,000 square feet of new manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activity space. The proposed Phase 1 site plan includes two (2) flexible industrial buildings, centered around a gated loading area. (See Preliminary Phase 1 Site Plan Attached: **Exhibit 'C'**).

The second phase ("Phase 2"), which is not part of the initial Site Plan and Design Review applications, will likely mirror the layout and design of the Phase 1 development proposal. If needed, future administrative or other modifications to the PAD may be processed to accommodate the specific needs of Phase 2 tenants.

### **Building Design**

The proposed industrial buildings are designed to have varying interior clear heights from 36' to 45' between bays, which necessitates a top of parapet height of 60' to provide appropriate rooftop mechanical screening. Exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes, and emphasis on the suite and office entry points. The proposed corner suite entry points will feature large, articulated storefronts with canopies that overhang the envelope of the building. These entry points are ideal for placement of signage.

In order to foster a pedestrian scale environment and sense of place, Buildings A and B (where the non-dock sides of the buildings front on the proposed private drives) will have facades with enhanced parapet features, glass at the corner entries, and color and material variation. On the long sides of the building, the panels will feature a palate of complementary colors and variation in textures or materials to "break up" and enhance the facades. To avoid the typical long, single-parapet height with a length of several hundred feet often seen in industrial buildings of this size, the dock sides of the buildings will have varying parapet heights, depending on the building size and bay widths, to provide more architectural movement on the roofline. At the loading dock doors, the exterior panels will be enhanced with different paint colors, reveals, and segmented parapet design. The proposed building colors have been selected to create a contemporary, modern design that will last through the years.

## **Landscape and Amenity Concept**

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Landscape buffers are provided along the street frontages and complemented with parking lot screen walls. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening parking and other undesirable views. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided. (See Preliminary Landscape Plan Attached: **Exhibit 'D'**).

Internal landscape and hardscape design has been enhanced to help create a better environment for the employee with common areas for relaxing and gathering, adequate landscape island in the parking areas and foundation base around buildings.

The preliminary landscape plan illustrates the potential to divide the common open space amenity into many featured areas throughout the site that can be improved for the benefit of the employees and guests. The project will feature ten (10) distinct common amenity areas totaling 7,048 square feet (approx. 1.1% of the gross building area). The common areas will be located near building entries (e.g., situated away from truck loading areas) and range in size from 375 square feet to 1,234 square feet.

The common/amenity areas will be designed and arranged as usable, functional spaces and be furnished with shaded and open eating, seating, and gathering amenities such as tables, benches, chairs, waste receptacles, and planters. Plant material will be selected for color, texture, scale, and seasonal flowering and placed in a thematic pattern to reinforce the landscape theme throughout the project. Final details of the project's landscape design will ultimately be discussed and resolved with the concurrent Design Review Board application.

In addition to the common open space amenity areas, there will also be a turf lawn/retention area at the northwest corner of the Property. The proposed lawn area will serve as an active and/or passive outdoor amenity area for lunch breaks, recreation, or informal gatherings.

## **Infrastructure / Utilities & Drainage**

Water will be provided to the Property by the City of Mesa and is available from existing infrastructure within Pecos Road. Merit has coordinated an easement with Pacific Proving, LLC to construct 12" water line within the proposed private drives. This connection will complete the loop system to adequately provide life-safety fire suppression for the proposed development. Sewer will be provided to the site by the City of Mesa and is available within Pecos Road. Sewer connections will be extended to tie-in to the City of Mesa's system.

As previously stated, primary access to the Property will be provided by Pecos Road with access for the industrial users in Building A via the proposed private drives. It is anticipated that Pecos Road will be improved per City standards, including the installation of curb,

gutter, paving and sidewalks, as well as streetlights and frontage landscaping as required by the City.

The grading and drainage for the Property will be designed to retain the 100-year, two-hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or downspouts and overland flows across the parking lots and dock areas into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas. In order to maintain the area's historical drainage pattern, there is ongoing coordination with the City of Mesa and the adjacent property owners regarding the design and development of a regional drainage channel along the Property's Pecos Road frontage.

## **II. RELATIONSHIP TO ADJACENT PROPERTIES**

The Property is surrounded by vacant land currently zoned Maricopa County RU-43 and IND-2. The adjoining property to the north accommodates athletic fields and courts as part of the Legacy Sport Complex. The properties to the east are planned or approved to accommodate industrial projects of similar size/scale (i.e., CapRock Mesa Legacy Industrial and Project Cork/a.k.a. Amazon). The Legacy Business Park Project is a natural extension of the adjacent industrial developments and will fit nicely with and provide additional business opportunities along this corridor.

It is worth noting, the Pecos Industrial Rail Access and Train Extension ("PIRATE") Project is anticipated to be less than a 1/4-mile south of the Property. PIRATE is a public/private opportunity to invest in high-skilled American manufacturing jobs while reducing greenhouse gas emissions and local air pollution by taking over 29,000 truckloads off U.S. highways and local roadways each year. The Legacy Business Park Project will be able to capitalize from this opportunity and its proximity to PIRATE. Simply put, the location of the Property is optimal and will help drive economic growth, expand high-skilled manufacturing job creation, and reduce congestion/pollution associated with long-haul trucking.

With that being said, the Legacy Business Park, and the proposed LI PAD zoning, is consistent with the City's General Plan designation of Mixed-Use Activity Center and compatible with existing and anticipated uses in the area.

## **III. PLANNED AREA DEVELOPMENT (PAD)**

The purpose of this request is to provide for reasonable and appropriate development of the Property with a variety of sought-after, high-quality employment uses including, for example, manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activities. The Legacy Business Park PAD is specifically tailored to provide assurances of a high-quality project, while also providing a market ready (i.e., shovel ready) development with the needed flexibility required to accommodate future tenants.

**A. Permitted Uses:**

All uses allowed under the current City of Mesa Light Industrial (LI) zoning district are permitted within this proposed PAD.

**B. Development Standards & Table:**

The development standards of the Light Industrial (LI) district shall apply unless otherwise modified by this PAD and specifically this section. Below is a table of common development standards for development in the LI district along with the standards provided for in this PAD. Deviations from the LI district are noted with double asterisk (\*\*). Further detail and justification for the deviations are provided in Section C below.

<b>Employment District – LI Development Standards (Table 11-7-3)</b>		
<b>** Denotes deviation requested from LI zoning district standard</b>		
Standards	LI Zoning Ordinance Standards	Proposed PAD Overlay Standards
<b>Lot and Density Standards</b>		
Minimum Site Area (acre)	1.0	1.0
Minimum Lot Width (ft)	100	100
Minimum Lot Depth (ft)	100	100
<b>Building Form and Location</b>		
Maximum Height (ft)	40	60 **
<b>Minimum Setback along Property Lines or Building and Parking Areas</b>		
Front and Street Facing Side	<b>Arterial Street:</b> 15 ft <b>Major or Midsection Collector:</b> 20 ft <b>Industrial/Commercial Collector:</b> 20 ft <b>Local Street:</b> 20 ft <b>Freeways:</b> 30 ft for buildings, 15 ft for parking structures	<b>Industrial/Commercial Collector:</b> 20 ft  Pecos Road = 20 ft
Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	1 ft. of setback for each foot of building height with minimum 20 ft. setback.
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	1 ft. of setback for each foot of building height with minimum 20 ft. setback.

Interior Side and Rear: Adjacent to LI, GI, or HI Districts	0 (none) for a building setback	0 (none) for a building setback
Minimum Separation between Buildings on Same Lot (ft.)	0 (none)	0 (none)
<b>General Site Development Standards (Chapter 11-30)</b>		
<b>Outdoor Storage</b>	<p><b>Table 11-30-7:</b></p> <p>Permitted anywhere on a lot, subject to the standards of this Section.</p>	<p><b>Table 11-30-7:</b></p> <p>Permitted anywhere on a lot, subject to the standards of this Section.</p>
<b>Screening</b>	<p><b>Parking Areas: 11-30-9(H):</b></p> <p>Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms.</p> <p><b>11-30-9(H).6:</b></p> <p>When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the parking area.</p>	<p><b>Parking Areas: 11-30-9(H):</b></p> <p>Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms.</p> <p><b>11-30-9(H).6**:</b></p> <p>When using a screen wall there shall be a landscaped setback of at least 3 feet between the screen wall and the parking area.**</p>
	<p><b>Trash and Refuse Collection Areas:</b></p> <p><b>Section 11-30-12:</b></p> <p>1. General Applicability Requirements. Solid waste and recycling container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet Mesa Standard Details.</p>	<p><b>Trash and Refuse Collection Areas</b></p> <p><b>Section 11-30-12**:</b></p> <p>1. General Applicability Requirements. Solid waste and recycling container enclosures are not required when located within truck loading and trailer parking courts. Enclosures located outside of these areas will follow standards requirements or approved alternatives of section 11-30-12 **</p> <p>2. Designs must meet Mesa Standard Details.</p>

	2. Designs must meet Mesa Standard Details.	
<b>Screening (Continued)</b>	<p><b>Truck Docks, Loading and Service Areas:</b></p> <p><b>Section 11-30-13(B):</b></p> <p>In all districts except the GI, and HI districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.</p> <p><b>Section 11-30-13(C):</b></p> <p>Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.</p>	<p><b>Truck Docks, Loading and Service Areas:</b></p> <p><b>Section 11-30-13(B)**:</b></p> <p>Docks, loading, and service areas along Pecos Road, behind the drainage channel, shall be screened with a solid masonry wall at least 10 feet in height. **</p> <p><b>Section 11-30-13(C)**:</b></p> <p>Docks, loading, and service areas along Pecos Road, behind the drainage channel, shall be screened with a solid masonry wall at least 10 feet in height. **</p>
<b>On-Site Parking, Loading and Circulation (Chapter 11-32)</b>		
<b>Parking Spaces Required</b>	<p><b>Table 11-32-3.A: Group Industrial Building &amp; Uses:</b></p> <p>75% at 1 space per 500 sqft plus 25% at 1 space per 375 sqft (779 spaces required)</p>	<p><b>Table 11-32-3.A: Group Industrial Building &amp; Uses:</b></p> <p>75% at 1 space per 900 sqft plus 25% at 1 space per 375 sqft (653 spaces provided)</p>

Landscaping (Chapter 11-33)		
<b>Interior Parking Lot Landscaping</b>	<p><b>11-33-4 (A) Applicability.</b></p> <p>The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots. In addition, refer to Chapter 32 for additional parking lot standards.</p>	<p><b>11-33-4 (A) Applicability**.</b></p> <p>The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle/equipment storage lots, vehicle and equipment sales lots, or truck parking, storage, or docking areas. In addition, refer to Chapter 32 for additional parking lot standards.</p>
<b>Foundation Base along Exterior Walls</b>	<p><b>11-33-5 (A).1</b></p> <p><b>Exterior Walls with Public Entrances.</b> A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.</p>	<p><b>11-33-5 (A).1**</b></p> <p><b>Exterior Walls with Public Entrances.</b> A minimum 12-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a minimum 12-foot-wide foundation base. **</p>

### C. Amendments to LI Standards

Below is a summary of the development standard modifications being requested for this PAD application along with a justification for each deviation.

1. Maximum Height. The LI district permits a maximum building height of 40', which can be somewhat limiting for potential users. The maximum building height permitted by this PAD shall be 60'. This requested height provides the greatest flexibility for potential and anticipated uses and allows for greater interior floor to ceiling height (e.g., high-piled storage) often sought by end users. It should also be noted, the Pecos Advanced Manufacturing Zone which covers the area, including the subject Property, allows building height up to one-hundred and fifty (150) feet. The

additional height for this Property would not be out of context based on this plan.

2. Trash and Refuse Collection Areas. Refuse areas within the truck loading and trailer parking areas shall not require enclosures. The truck court area is already screened from the public streets by buildings.
3. Screening and Location of Truck Docks, Loading and Service Areas. The Property is located just south of the new Legacy Sports Complex, and adjacent to future similar size/scale industrial developments to the east. The proposed development will better complement the adjoining developments to the north and east by positioning building entries and employee parking adjacent to those uses. To accommodate this, the loading docks for Building B need to face Pecos Road. We are proposing a 10' high decorative screen wall along the north side of the regional drainage channel, in addition to substantial landscape screening (e.g. large-canopy trees planted \_\_ on center) to mitigate any visual impacts from Pecos Road. (See Conceptual Building B Corner Rendering Attached: **Exhibit 'F'**).
4. Parking Spaces Required. The proposed development will require parking ratio reduction to accommodate Building B. As indicated on the plans', Building B is planned to accommodate four (4) corner office suites with the potential to attract four (4) different tenants. We anticipate this building to be primarily used as warehouse with minimal office space; thus, reducing the number of parking spaces necessary. If additional parking is needed, truck parking within the truck dock may be modified for additional vehicle parking. The proposed parking reduction provides reasonable flexibility base on market demand.
5. Interior Parking Lot Landscaping. In order to accommodate safe maneuvering and efficient storage of semi-trailers, the proposed trailer parking areas shall be exempt from providing interior parking lot landscaping.
6. Foundation Base on Exterior Walls with Public Entrances. A 15-foot-wide foundation base is called for from the face of building to face of curb along the entire length of the exterior wall. A deviation is requested to reduce this measurement to 12-feet. This minor, 3-foot request enables fire safety vehicles to use the drive aisles to get within the desired thirty (30) feet of the buildings (12-foot landscaping + 18-foot parking space dimension = 30-feet). The request still enables adequately sized drive-aisles, parking spaces and parking landscape islands and will have minimal, if any, effect on the overall visual appearance or feel of the site.

7. Site Planning and Design Standards. By virtue of the construction type (tilt-up construction) and the functional use (large, warehouse and industrial tenants) strict adherence to all Design Standards is not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. Obviously, this is an impossibility for a series of large, concrete, tilt-up construction buildings. The building structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be “veneered;” applied as an exterior finish on top of the structural concrete panels. On such a large building, with single elevations spanning more than 1,000-feet, 50% veneer coverage is both cost-prohibitive and counter to the preferred aesthetic appeal or context of the area.

Accordingly, Merit proposes the **following amendments to the City’s Site Planning and Design Standards:**

- Building facades that are in areas behind screen walls and gates shall not be considered ‘publicly visible’.
- Use of form liners for concrete wall panels are to be considered separate and distinct materials with different form liners considered separate and distinct from each other, smooth concrete wall panel finish to be considered separate and distinct from those using a form liner.
- At least one color variation is to be considered as a separate and distinct material.
- Horizontal reveal joints shall be considered ‘parapet detailing’. Reveal joints shall be considered part of the subdividing of areas to meet wall articulation requirements.

#### **IV. QUALITY DEVELOPMENT DESIGN GUIDELINES COMPLIANCE**

In accordance with the City’s Quality Development Design Guidelines for industrial developments, the Legacy Business Park Project will utilize effective site planning, architectural design, landscaping and shade, and other design elements to create an attractive, functional development and mitigate any potential visual impacts. The specific design elements utilized to comply with the City’s Quality Development Design Guidelines are provided below:

##### **A. Site Design:**

###### Building Placement and Orientation

The buildings have been oriented to provide a strong relationship with the street while screening internal truck loading dock areas from public right-of-way.

Outdoor public spaces for sitting, eating, gathering, etc. have been provided within the site. Buildings have been placed on the site in a coordinated manner to provide order to employees and visitors.

#### Parking Loading and Vehicular Access

As opposed to a large single parking lot providing the dominant visual feature of the site, the proposed parking areas has been dispersed throughout the site. Drive aisles and corresponding widths have been specifically designed to separate car and truck traffic to minimize the potential for accidents and provide a safe environment for cars and pedestrians. Perimeter parking areas will be buffered landscaped setbacks and screen walls, obscuring views of the parking areas while still providing a line of sight to the buildings beyond.

The proposed entry drives will be enhanced with ornamental landscaping, low-level decorative walls, monument type signs, and/or decorative/stamped paving/asphalt to emphasize site access locations. Loading and service areas will be clearly delineated to avoid conflicts with pedestrians, employee/visitor vehicles or bikes.

#### Landscaping and Shading

The streetscape and project landscape on-site will blend naturally. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in Chapter 11, Section 33 of the Mesa Zoning Ordinance. The proposed landscape theme has been prepared as a Preliminary Landscape Plan that illustrates the layout, quantities, and sizes of plant material. The Preliminary Landscape Plan has been prepared to provide an appropriate level of detail to illustrate the landscape theme for the Common Open Space areas and the required foundation landscape. Placement and massing are intended to show compatibility with the project's architectural design. The landscape plans and details in the PAD are preliminary only and may be modified as reviewed and approved by the City during the Design Review process. The goals for the project landscape include the following:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the arterial frontages and screening the interior truck courts.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous plant material.
- Provide foundation landscaping around the structures that complement the architectural elevations in terms of massing and scale of plant material.

- Design hardscape features and site furniture within the common open space areas that compliment with the proposed architecture in a meaningful and complementary manner.
- Design the project landscape within the common area open spaces to make the pedestrian network highly visible and convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

The selection of landscape materials prescribed for trees, shrubs, groundcovers, and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A Master Plant Schedule has been prepared and included with the Preliminary Landscape Plan.

The amount of landscaped area for the Property shall equal or exceed an overall value of 10% of the total net, developable area of the Property. This landscaped area shall include landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

The Preliminary Landscape Plan illustrates the potential to divide the Common Open Space amenity into many featured areas on site that will be improved for the benefit of the employees and guests. Each Common Open Space area is conveniently located near the corners of the buildings. The defined areas will provide seating and tables for coffee and lunch breaks, and shade trees for additional seasonal comfort. As required by code, entry plaza areas are a minimum of 900 square feet in size are also provided and are typically adjacent to the Common Open Space areas to maximize the effectiveness and comfort of these area. Final details to be resolved/discussed with the concurrent Design Review Board application submittal package.

#### Exterior Lighting

Building lighting will comply with Ordinance Section 11-30-5 and the fixture design will complement the architectural theme. The building entry areas will be accentuated with accent lighting to help create a focal point. Energy efficient lighting, such as LED, will be used throughout the project and glare will be minimized using soft or reflected lighting. Combined, this will help create a sense of security, but also enhances the pedestrian experience. Lighting will also be down faced so as not to cause night sky pollution or flood onto adjacent properties.

## **B. Architectural Design:**

### General Design

The exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes, with focus on the corners of the building for the suite and office entry points. Suite entry points have large, recessed storefronts with canopy that overhang the envelope of the building. The use of texture, color, material changes, shadow lines, and other façade treatments will be used to add visual interest and avoid large monotonous facades. (See Conceptual Building Elevations Attached: **Exhibit 'F'**).

The short sides (non-dock area) building panels will have articulated panels to help break up the building mass. On the long sides of the building, the panels are broken up with articulation near the entry points. At the loading dock doors, the exterior panels are enhanced using paint colors, reveals and segmented parapet design. The building colors have been selected to create a modern design that will last for years. All fire department fire risers and roof access ladders are located inside the buildings. Roof downspouts are internalized near the office entry points and street view.

### Entrances

Building facades and entries on the short sides are oriented towards, as much as possible, the future private drives, providing easily recognizable entry areas and providing a more attractive look. Primary entry drives for automobiles will have enhanced ornamental landscaping, low-level decorative walls, monument type signs, and/or decorative paving to emphasize the site access locations.

(See Conceptual Entry Rendering Attached: **Exhibit 'G'**).

### Massing and Scale

The massing and scale of the buildings will be broken up using wall texture, color, material changes, shadow lines, and other façade treatments. The building massing and scale is compatible with existing and anticipated developments in the area which will primarily be industrial and manufacturing in nature.

### Wall Articulation

The design provides architectural interest and variety that relate to human scale in the following ways.

- Changes in plane - As identified on the elevations and on the building plans with enlarged plan details. Recessed entries in the facades create additional visual depth.
- Change in texture - Through use of concrete patterns, both smooth and patterned with lines.

- Pattern - Reveals are utilized to significantly break up large wall expanses.
- Windows - Storefront glass, low windows and clerestory windows are utilized.
- Equivalent Elements:

**Overhead doors** – The overhead doors become an integral part of any industrial buildings and make up a significant percentage of the façade. They are a separate and distinct material from the concrete walls. The overhead doors subdivide the façade helping to reduce the scale.

#### Roof Articulation

The design incorporates elements that have a vertical modulation with no single run of parapet without either horizontal or vertical modulation. Further articulation is being provided through use of glazing, change in plane, texture, pattern or equivalent elements per the *Massing and Scale* guidelines.

#### Materials and Colors

Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, and glazing.

All materials are durable and of high quality.

To reduce the apparent massing and scale of buildings, facades shall incorporate change in color, reveals and change in plan. (Not required within dockyards, as it can be un-safe for truck maneuvering).

The facades incorporate at least three (3) materials with various combinations of smooth concrete, patterned concrete, glazing, metal cladding, metal doors, metal sunshades and metal awnings/canopies. Variations in color further help to distinguish the different concrete textures.

Percentages of all materials are listed on the elevation's sheets for each elevation, no single material color, pattern, or change in plane cover more than 50% of the façade.

Buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from public streets.

All building elevations have three (3) or more distinct colors.

### Service Areas and Utilities

A combination of screen walls and landscaping will be used to screen and soften the loading docks, storage and service bays, and refuse enclosures.

## **V. ALTERNATIVE COMPLIANCE**

In addition to all previously stated Amendment to Design Standards (IV.C.), Merit is seeking Alternative Compliance for the following provisions from Section 11-7-3.B of the Mesa Zoning Ordinance:

- a. Publicly visible facades (i.e., viewed from rights-of-way or private property), may not have blank, uninterrupted 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 that subdivides the wall into human scale proportions.
- b. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
- c. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
- d. No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Due to the large scale of industrial buildings and the standard method of construction for these buildings, it is challenging to create the same type of detailing that is used on smaller commercial buildings. Multiple changes in plane for the tilt-up walls create structural inefficiencies and are not conducive to the storage within the building. The design team has used a combination of design characteristics (i.e., form, color, texture and material) to give these buildings a considerable amount of visual interest and appropriate scale. The building facades and streetscape along Pecos Road have been designed to show additional forms, materials and glazing. We propose the following be considered as Alternative Compliance:

- a. We propose a “change in articulation” distance of approximately 110-feet in lieu of 50-feet due to the function of the building. The buildings have been designed with varying parapet heights, changes in wall planes and articulation along the façade. This articulation includes changes in color, pattern, windows and trellises to enhance the human scale of the buildings. There is also further articulation, use of accent colors and deeper projections to define the entries and add visual interest. The “side elevations” are articulated as the street elevations with larger “articulation spacing” to efficiently raise the parapet height to coordinate with and conceal the ridgeline of the roof.
- b. Building heights are varied over different portions of the building. There are two (2) different parapet heights. Change in plane happens at offset panels which

create shadow lines and plane change. Changes in pitch, plane and orientation are achieved through the incorporation of colors, forms and textures into the façade design. The parapet detailing of the proposed design incorporates a “stepped back element” at the panels which are also incorporate a change in plane, height and color from the adjacent panels. We have designed the elevation to highlight this articulation with the panels in between acting as a background element. We feel that the addition of a cornice or cap element to these panels would weaken the massing and would minimize the “change in plane” that is in place.

- c. The varied materials include “painted concrete”, “board form concrete”, “painted steel”, “rustic steel”, glass, and multiple colors and accent colors. As noted above, we are proposing that the textured concrete be treated as a distinct material and as has been utilized on similar projects. The proposed elevations include a table with a detailed breakdown of the various façade elements. It is worth noting, overhead doors are an integral part of industrial buildings and make up a significant percentage of the façade and they subdivide the façade helping to reduce the scale.
- d. The proposed elevations have a table with a detailed breakdown of the various façade elements. The concrete tilt wall construction which is common for these types of buildings is somewhat limiting however the design team has worked diligently to ensure that there is no single color, material or texture that exceeds 50% of the façade.

## **VI. PHASING**

It is possible that the ultimate development of the Property may occur in the sequence as proposed or concurrently based on market conditions. Phasing of the street frontage improvements, drainage channel improvements along Pecos Road, utilities, etc. may occur with Phase 1 or as part of a later phase depending on the needs and as agreed to by the City of Mesa. Development/improvement plans for each phase will be submitted to the City of Mesa to ensure proper and orderly development with adequate access, circulation, parking, drainage, etc. for a particular phase.

## **VII. SUMMARY**

In summation, the Property is appropriately located for the proposed zoning and uses. The area has long been anticipated as a major employment/industrial hub and this application represents a large step towards that vision. The minor deviations from standards through the proposed PAD overlay and site plan are consistent with high-quality industrial and employment projects and appropriate for the area. The Legacy Business Park PAD will complement the surrounding area and provide substantial benefits and employment opportunities to the City of Mesa.

## **EXHIBIT A**

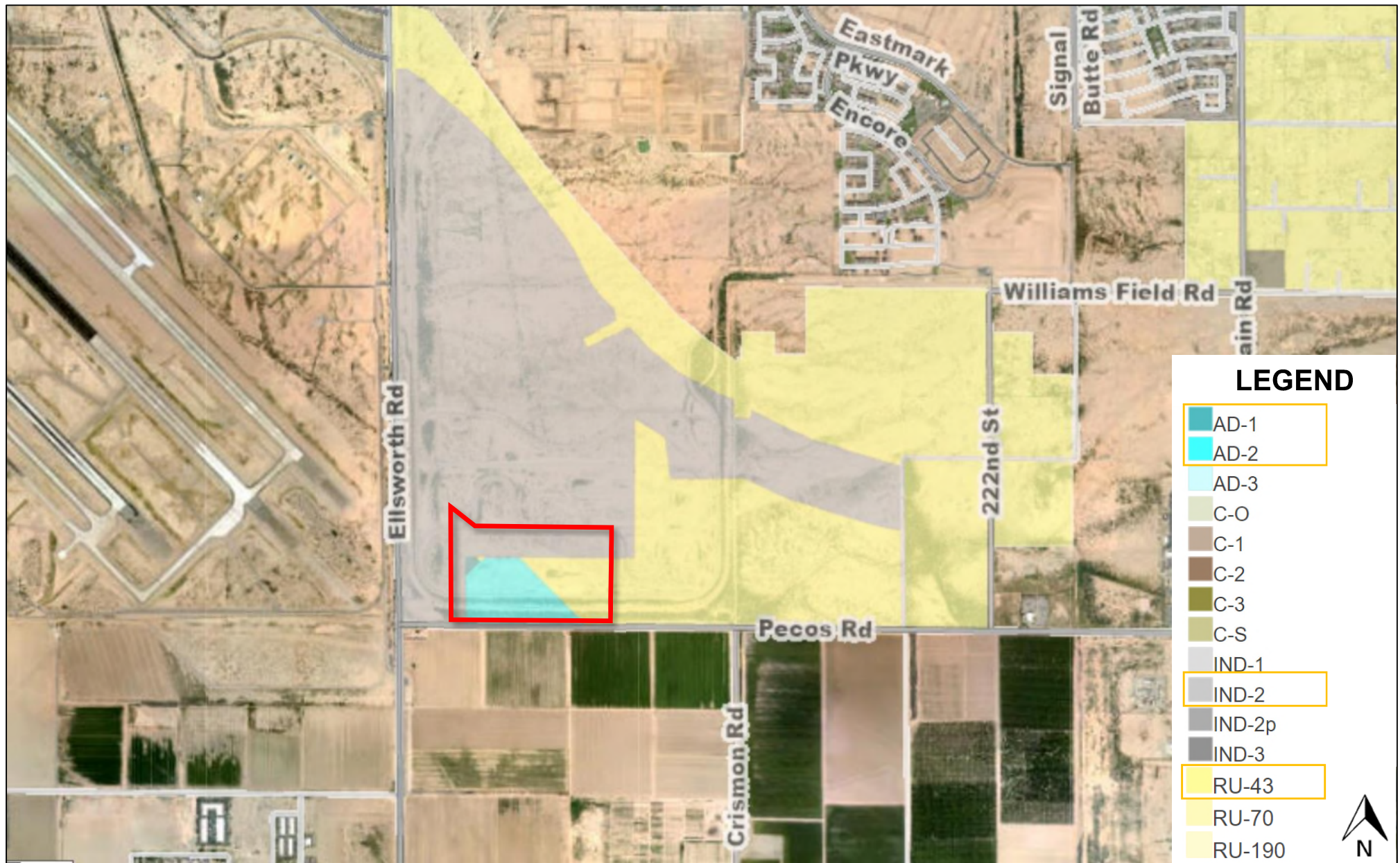
# AERIAL MAP



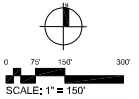
Subject Property

## **EXHIBIT B**

# MARICOPA COUNTY ZONING MAP



## **EXHIBIT C**



**PROJECT DATA**

Proposed Zoning:	LI-PAD
APN#:	313-25-559N
Net Site Area (Including Drainage Channel):	1,957,918 S.F. (44.9AC.)
Total Building Area:	645,470 S.F.
Building Coverage:	33%
Lot Coverage (Impervious Surfaces):	79.5%
Common Open Space Required:	
BLDG A. 265,911 SF @ 1%:	2,659 S.F.
BLDG B. 379,559 S.F. @ 1%:	3,796 S.F.
Total Open Space Required:	6,455 S.F.
Open Space Provided:	7,048 S.F.

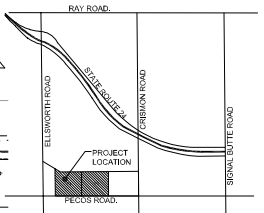
<b>Building A</b>	
Site Area:	793,122 S.F. (18.2 AC.)
Building Area:	265,911 S.F.

<b>Parking Required</b>	
Office (22,600 S.F.) @ 1/375 S.F.:	60 Spaces
Warehouse (243,311 S.F.) @ 1/900 S.F.:	270 Spaces
Total Parking Required:	330 Spaces
Parking Provided:	337 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces

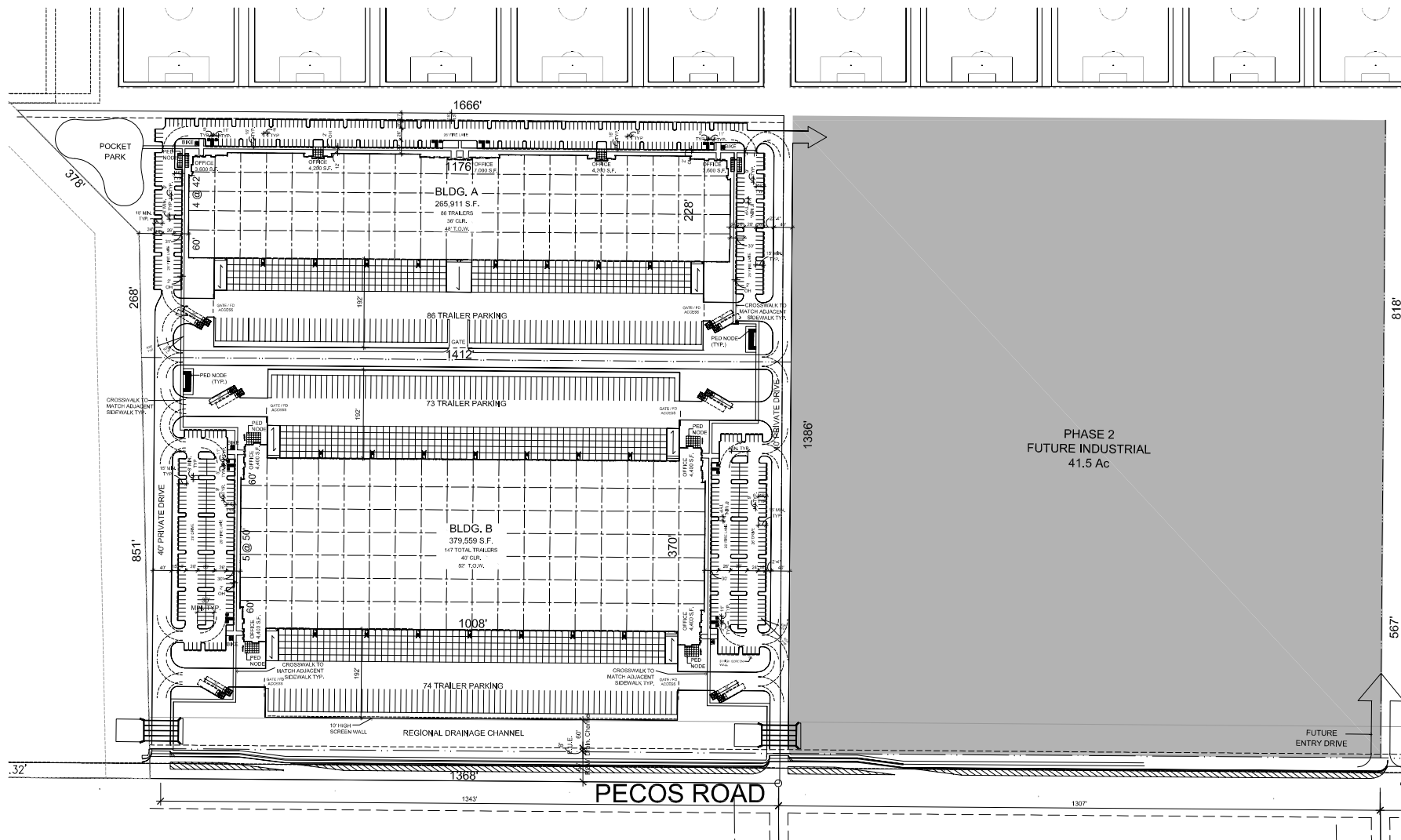
<b>Building B</b>	
Site Area:	1,164,794 S.F. (26.7 AC.)
Building Area:	379,559 S.F.
<b>Parking Required</b>	
Office (17,600 S.F.) @ 1/375 S.F.:	47 Spaces
Warehouse (361,959 S.F.) @ 1/900 S.F.:	402 Spaces
Total Bldg. B Parking Required:	449 Spaces
Bldg. B Parking Provided:	316 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces

Total Parking Required:	779 Spaces
Parking Provided:	653 Spaces
Total ADA Parking Required:	16 Spaces
Total ADA Parking Provided:	16 Spaces
Max Building Height Allowed:	40' Max.
Proposed Building Height:	46'-6" Max.

**VICINITY MAP**



02-28-2022  
21061\_ST12

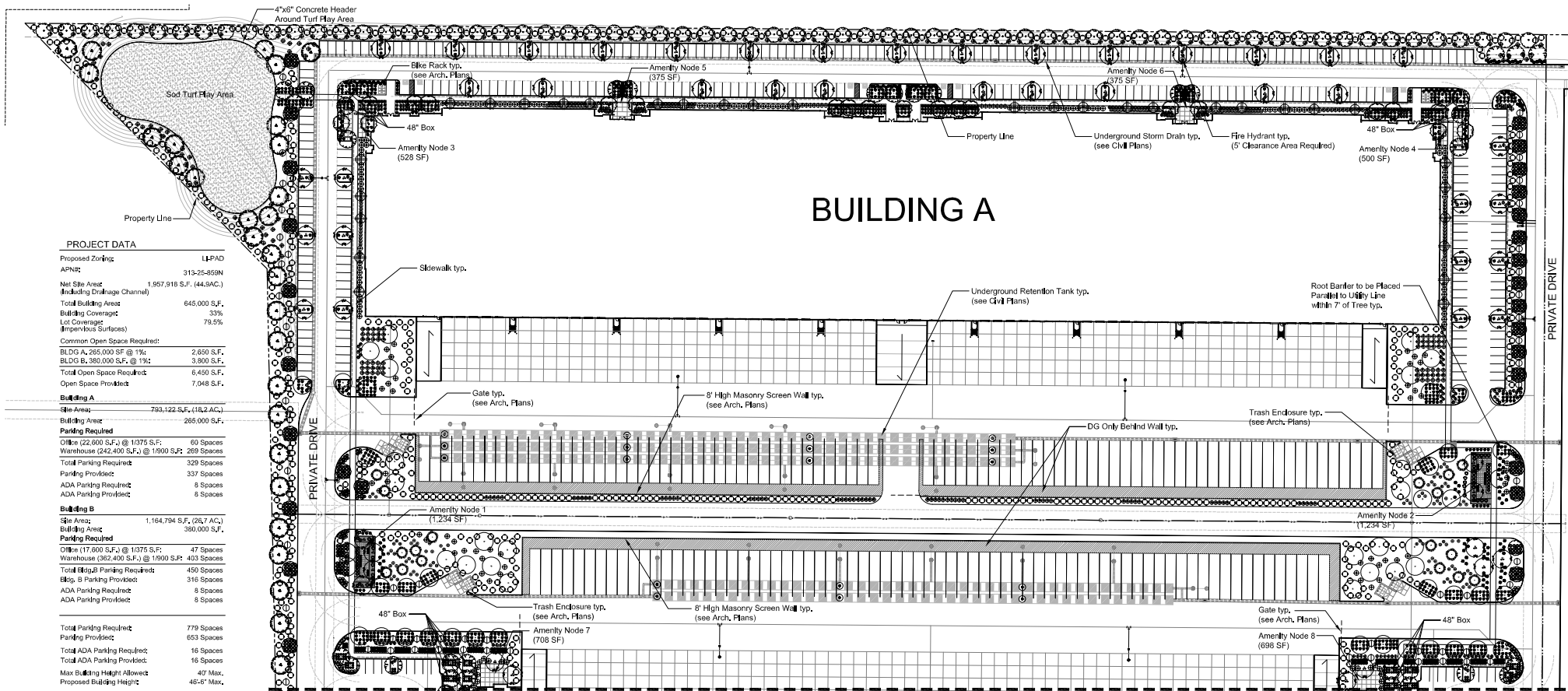


# LEGACY BUSINESS PARK

Crismon Road & Pecos Road  
Mesa, Arizona



## **EXHIBIT D**



# BUILDING A

## PROJECT DATA

Proposed Zoning:	LLPAD
APN#:	313-25-859N
Net Site Area:	1,957,918 S.F. (44.8AC.)
Total Building Area:	645,000 S.F.
Building Coverage:	33%
Lot Coverage:	79.5%
Common Open Space Required:	
BLDG A: 265,000 S.F. @ 1%	2,650 S.F.
BLDG B: 380,000 S.F. @ 1%	3,800 S.F.
Total Open Space Required:	6,450 S.F.
Open Space Provided:	7,048 S.F.
<b>Building A</b>	
Site Area:	793,122 S.F. (18.2 AC.)
Building Area:	265,000 S.F.
Parking Required:	
Office (22,000 S.F.) @ 1075 S.F.:	60 Spaces
Warehouse (242,400 S.F.) @ 1900 S.F.:	269 Spaces
Total Parking Required:	329 Spaces
Parking Provided:	337 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces
<b>Building B</b>	
Site Area:	1,164,794 S.F. (26.7 AC.)
Building Area:	380,000 S.F.
Parking Required:	
Office (17,600 S.F.) @ 1075 S.F.:	47 Spaces
Warehouse (362,400 S.F.) @ 1900 S.F.:	403 Spaces
Total Bldg.B Parking Required:	450 Spaces
Bldg. B Parking Provided:	316 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces
Total Parking Required:	779 Spaces
Parking Provided:	653 Spaces
Total ADA Parking Required:	16 Spaces
Total ADA Parking Provided:	16 Spaces
Max Building Height Allowed:	40' Max.
Proposed Building Height:	46'-6" Max.

## LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED AKA SPECIFICATIONS (LOCAL UNLESS OTHERWISE NOTED) (in main marked Mountain States Nursery) TREES and PALMS

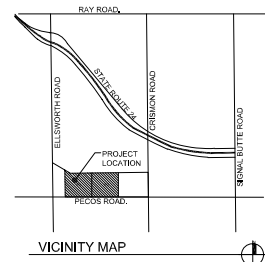
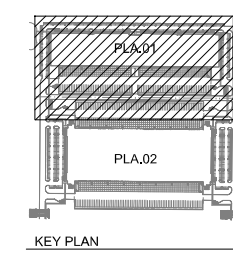
SIZE	QTY
Acacia anaura	24" Box UCON 120
Mulga Tree	36" Box 29
Nerium oleander "Tree Form"	36" Box 29
White Oleander Tree	Mult Trunk
Pandanus hybrid	24" Box 90
Desert Museum	Low Spreading Standards
Cholla Beads "Baller"	15 Gallon 31
Desert Willow "Hobby"	Mult Trunk
Prosopis juliflora	15 Gallon 39
Native Mesquite	Mult Trunk
Prosopis juliflora	15 Gallon 117
Copper's Thornless Mesquite	24" Box 45
Desert shrub "Hobby"	36" Box UCON 45
Hortensia Tree Oak	48" Box 39
Cassia bicolor	15 Gallon 45
Medean Bird of Paradise	Mult Trunk

SHRUBS / ACCENTS	SIZE	QTY
Camellia japonica	5 Gallon	193
Yellow Bird of Paradise	5 Gallon	1599
Hesperaloe parviflora	5 Gallon	494
Desert Oak "Yucca In"	5 Gallon	412
Agave murphyi	5 Gallon	450
Murphy's Agave	5 Gallon	149
Hesperaloe parviflora	5 Gallon	938
Desert Museum	5 Gallon	909
Desert Willow "Hobby"	5 Gallon	280
Desert Willow "Hobby"	5 Gallon	632
Desert Willow "Hobby"	5 Gallon	988
Desert Willow "Hobby"	5 Gallon	35
Desert Willow "Hobby"	5 Gallon	148

GROUNDCOVERS	SIZE	QTY
Sod - Mgr - Iron Hybrid Bermuda		
Evergreen parviflora "Mingue Gold"	1 Gallon	340
Outback Sunbleb Elm		
Lantana x Dallas Red	1 Gallon	284
Red Lantana		
Decomposed Granite: 3" Screened Rock Pile Rose		
2" min thickness in all indicated areas		
Gravel: 1/2" - 3/4" Rock Pile Rose		
6" min thickness in all indicated areas. 50% double rock required		
Decomposed Granite: 1/2" Screened Rock Pile Rose		
2" min thickness in all noted landscape areas		
Non Gravel: 1/2" - 3/4" Screened Rock Pile Rose		
6" min thickness in all indicated areas		
3/16" x 6" Steel Metal Header / Secure Every 48" with M6 Stake		
4"x6" Concrete Header		
Decomposed Granite 3" Screened Rock Pile Rose		
2" min thickness in all noted landscape areas		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

MATCHLINE SEE SHEET PLA.02



## PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50'-0"

## GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 5' NEXT TO THE BUILDING FOUNDATION. WITHIN 5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

## LEGACY BUSINESS PARK

Crismon Road & Pecos Road  
Mesa, Arizona



LASKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
101 E. Wenden Ave.  
Suite 210  
Phoenix, Arizona 85012  
P (602) 842-7771  
F (602) 842-6201  
www.laskin.com

Butler Design Group, Inc.  
architects & planners

PLA.01  
OF 3

## LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED ANA SPECIFICATIONS  
(U.O.N. - UNLESS OTHERWISE NOTED)  
(in trade marked Mountain States Nursery)

TREES and PALMS	SIZE	QTY
Acacia aneura	24" Box U.O.N.	120
Mulga Tree	36" Box	29
Nerium oleander Tree Form	36" Box	29
White Oleander Tree	Mult Trunk	
Pandanus hybrid	24" Box	90
Desert Museum	Low Breaking Standards	
Chilopsis linearis 'Bubba'	15 Gallon	31
Desert Willow 'Bubba'	Mult Trunk	
Prosopis juliflora	15 Gallon	39
Native Mesquite	Mult Trunk	
Prosopis alba hybrid	24" Box	117
Copper's Thornless Mesquite	Mult Trunk	
Quercus virginiana 'Heritage'	36" Box U.O.N.	45
Heritage Live Oak	48" Box	38
Caesalpinia mexicana	15 Gallon	45
Median Bird of Paradise	Mult Trunk	

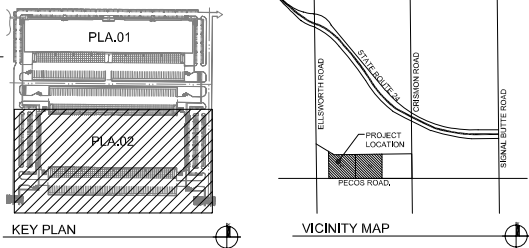
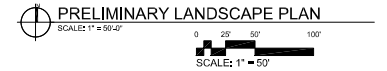
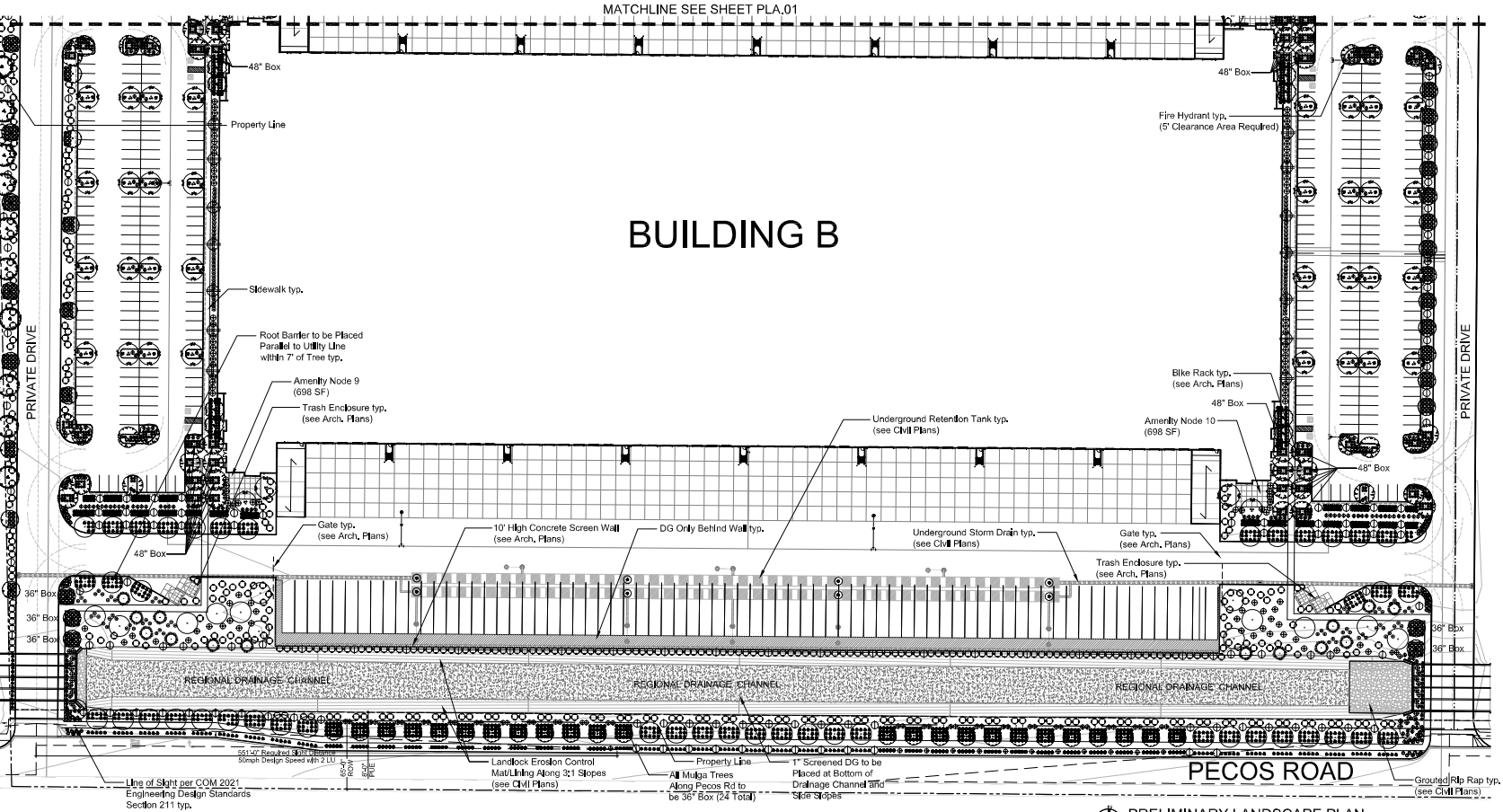
SHRUBS / ACCENTS	SIZE	QTY
Caesalpinia mexicana	5 Gallon	193
Yellow Bird of Paradise	5 Gallon	1599
Hesperaloe parviflora	5 Gallon	494
Desert Dusk Yucca	5 Gallon	412
Agave murphyi	5 Gallon	450
Murphy's Agave	5 Gallon	938
Hesperaloe funifera	5 Gallon	809
Black Hesperaloe	5 Gallon	280
Eremophila hydropathica	5 Gallon	632
Blue Bird Eremu	5 Gallon	988
Bear Grass	5 Gallon	35
Hesperaloe parviflora 'Yellow'	5 Gallon	146
Yellow Yucca	5 Gallon	
Hesperaloe parviflora 'Purpl'	5 Gallon	
Brakeleaf Red Yucca	5 Gallon	
Bougainvillea 'Torch Claw'	5 Gallon	
Torch Claw Bougainvillea	5 Gallon	
Mulenbergia rigens	5 Gallon	
Deer Grass	5 Gallon	
Tecoma 'Orange Jubilee'	5 Gallon	
Orange Jubilee	5 Gallon	
Leucophyllum 'Heavenly Cloud'	5 Gallon	
Heavenly Cloud Sage	5 Gallon	
Dodonaea viscosa	5 Gallon	
Green Hopseed Bush	5 Gallon	

GROUNDCOVERS	SIZE	QTY
Sod - M4 - Iron Hybrid Bermuda	1 Gallon	340
Eremophila dubia 'Mingnew Gold'	1 Gallon	284
Outback Sunrise Eremu	1 Gallon	
Lantana x Dallas Red	1 Gallon	
Red Lantana	1 Gallon	
Decomposed Granite 3" Screened Rock Pros Rose	2" min thickness in all landscape areas	
Grouted Rip-Rap 3" - 6" Rock Pros Rose	6" min thickness in all indicated areas, 80% visible rock required	
Decomposed Granite 1/2" minus Rock Pros Rose	2" min thickness in all noted landscape areas	
Non Grouted Rip-Rap 1/4" Screened Rock Pros Rose	6" min thickness in all indicated areas	
3/16" x 6" Steel Metal Header / Secure Every 48" with Mt Stake		
4"x6" Concrete Header		
Decomposed Granite 1" Screened Rock Pros Rose	2" min thickness in all noted landscape areas	

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

## GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDING'S EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.



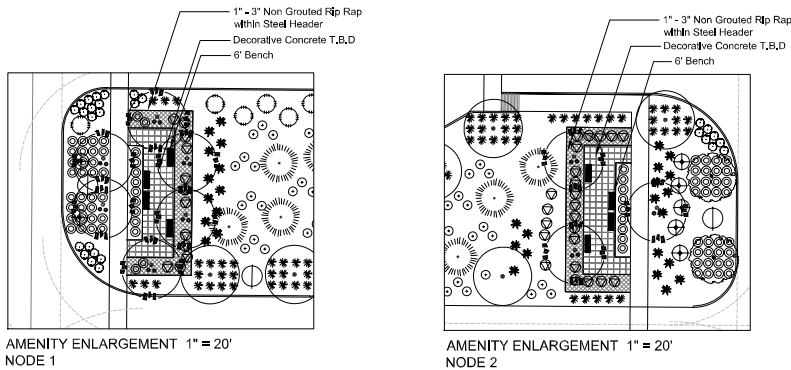
## LEGACY BUSINESS PARK

Crismon Road & Pecos Road

Mesa, Arizona



PLA.02  
OF 3



#### AMENITY NODE LEGEND

	Non Grouted Rip-Rap 1" - 3" (Color: Rock Pros Rose)
	Bury 2" Into Grader; 6" Minimum Thickness In Noted Areas
	Decorative Concrete (Color: T.B.D.)
	3/16" x 6" Steel Header
	Secure Every 48" with Metal Stake
	Amenity Node Furniture by Owner (T.B.D.)

#### AMENITY NODE CALCULATIONS:

AMENITY NODE 1	1234 SF	LANDSCAPE NODES
AMENITY NODE 2	1234 SF	
AMENITY NODE 3	528 SF	
AMENITY NODE 4	500 SF	
AMENITY NODE 5	375 SF	
AMENITY NODE 6	375 SF	
AMENITY NODE 7	708 SF	
AMENITY NODE 8	698 SF	
AMENITY NODE 9	698 SF	
AMENITY NODE 10	698 SF	
TOTALS		
REQUIRED:	6,450 SF	
PROVIDED:	7,048 SF	

#### OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 14.9%; 292,164 SF, (6.72 ACRES)	
LANDSCAPE COVERAGE:	
- EVERGEE TREES	32,900 SF
- SHADE TREES	9,000 SF
- ORNAMENTAL TREES	1,850 SF
- LARGE SHRUBS	80,350 SF
- MEDIUM SHRUBS	77,750 SF
- SMALL SHRUBS	24,080 SF
- GROUND COVER	15,600 SF
292,164 SF LS AREA / 241,500 SF OPEN SPACE COVERAGE = 82.7%	
AMENITY NODES AREA:	
- SINGLE NODE: MINIMUM 256 SF, (16' X 16')	
- TOTAL AMENITY NODES (10x 7,048 SF, (0.16 ACRES)	

#### PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 15 GALLON OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS / STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

#### EXISTING SITE CONDITION NOTES:

EXISTING STREETScape LANDSCAPE AND IRRIGATION WAS FIELD VERIFIED ON 01/24/2022. ALL PLANT MATERIAL SHOWN WAS FOUND TO BE HEALTHY. IRRIGATION SYSTEM CURRENTLY WORKING PROPERLY. GENERAL CONTRACTOR TO HOLD A PRE-CON MEETING BETWEEN LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR, TO REVIEW THE CURRENT CONDITION OF AREAS TO BE PROTECTED IN PLACE PRIOR TO NEW CONSTRUCTION OR AGREES TO BE HELD TO SITE CONDITIONS RECORDED ON 01/24/2022 BY LASKIN AND ASSOCIATES IF EXISTING LANDSCAPE DECLINES OR IRRIGATION SYSTEM IS DAMAGED DURING NEW CONSTRUCTION.

#### GENERAL BUILDING FOUNDATION /

##### IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

#### PROJECT TEAM

**Developer**  
**Merit Partners, Inc.**  
 2555 East Camelback Road Suite 180  
 Phoenix, Arizona 85016  
 Contact: Nic Fischer  
 Ph: (480) 483,0360  
 Em: nic@MPIAZ.com

**Civil Engineer**  
**Hilgart Wilson**  
 2141 E Highland Avenue, Ste 250  
 Phoenix, Arizona 85016  
 Contact: Casey Whiteman  
 Ph: (602) 730-3835  
 Em: CWhiteman@HilgartWilson.com

**Architect**  
**Butler Design Group**  
 5017 E. Washington St. Ste 107  
 Phoenix, Arizona 85034  
 Contact: Rick Butler  
 Ph: (602) 957-1800  
 Em: rbutler@butlerdesigngroup.com

**Landscape Architect**  
**Laskin and Associates, Inc.**  
 67 E. Walton Avenue, Ste. 230  
 Phoenix, Arizona 85012  
 Contact: Hardy Laskin  
 Ph: (602) 840-7771  
 Em: hardy@laskindesign.com

#### PROJECT DATA

Proposed Zoning:	LI-PAD
APN#:	313-25-859N
Net Site Area: (Including Drainage Channel)	1,957,918 S.F. (44.9AC.)
Total Building Area:	645,000 S.F.
Building Coverage:	33%
Lot Coverage: (Impervious Surfaces)	78.5%
Common Open Space Required:	
BLDG A, 285,000 SF @ 1%:	2,650 S.F.
BLDG B, 380,000 S.F. @ 1%:	3,800 S.F.
Total Open Space Required:	6,450 S.F.
Open Space Provided:	7,048 S.F.
<b>Building A</b>	
Site Area:	793,122 S.F. (18.2 AC.)
Building Area:	265,000 S.F.
<b>Parking Required</b>	
Office (22,600 S.F.) @ 1/375 S.F.:	60 Spaces
Warehouse (242,400 S.F.) @ 1/800 S.F.:	269 Spaces
Total Parking Required:	329 Spaces
Parking Provided:	337 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces
<b>Building B</b>	
Site Area:	1,164,794 S.F. (26.7 AC.)
Building Area:	380,000 S.F.
<b>Parking Required</b>	
Office (17,800 S.F.) @ 1/375 S.F.:	47 Spaces
Warehouse (352,400 S.F.) @ 1/800 S.F.:	403 Spaces
Total Bldg. B Parking Required:	450 Spaces
Bldg. B Parking Provided:	316 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	8 Spaces
Total Parking Required:	779 Spaces
Parking Provided:	653 Spaces
Total ADA Parking Required:	16 Spaces
Total ADA Parking Provided:	16 Spaces
Max Building Height Allowed:	40' Max.
Proposed Building Height:	46'-6" Max.

	TREES		SHRUBS	
LOCATION	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,666'-00" LF				
3 TREE / PER 100' L.F.T.	50	66		
20 SHRUBS / PER 100' L.F.T.			345	347
EAST 1,132'-0" LF				
PRIVATE DRIVE				
1 TREE / PER 25 L.F.T.	45	48		
4 SHRUBS / PER 25 L.F.T.			180	714
SOUTH 1,303'-0" LF				
PECOS RD				
1 TREE / PER 25 L.F.T.	52	52		
6 SHRUBS / PER 25 L.F.T.			312	1,331
WEST 1,489'-0" LF				
PERIMETER				
3 TREE / PER 100' L.F.T.	45	46		
20 SHRUBS / PER 100' L.F.T.			298	298
PARKING LOT				
1 TREE / PER 15' ISLAND	111	111		
3 SHRUBS / PER 15' ISLAND			333	333
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	58	79	0	0
TOTAL REQRD/FRNSHD	361	402	1,468	3,023
SIZE REQORD/FURNISHED				
TREES 36" BOX MIN 25%	117	141		
24" BOX MIN 50%	234	327		
15 GAL	0	115		
5 GAL	0	0		
Date Planted	0	0		
TOTAL TREES	351	583		
SHRUBS 15 GAL or Larger				0
5 GAL				7,125
1 GAL				624
POT/FLAT				0
Existing				
TOTAL SHRUBS				7,749

PRELIMINARY LANDSCAPE PLAN  
 NODE ENLARGEMENTS 21061\_ST11



## LEGACY BUSINESS PARK

Crismon Road & Pecos Road  
 Mesa, Arizona



PLA.03  
 OF 3

## **EXHIBIT E**



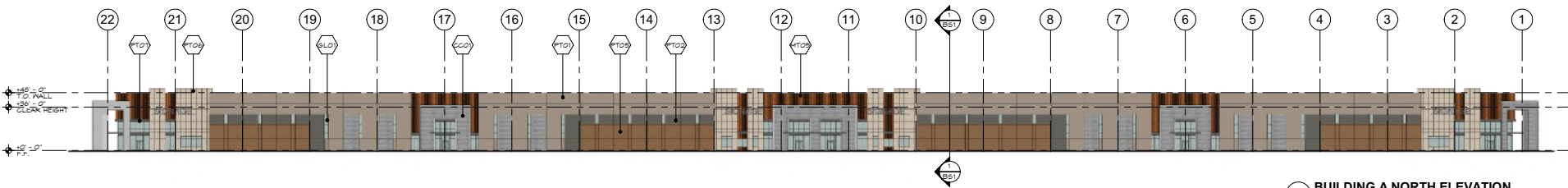
*BUILDING B - SOUTHERN VIEW*

**LEGACY BUSINESS PARK**  
Crismon Road & Pecos Road  
Mesa, Arizona

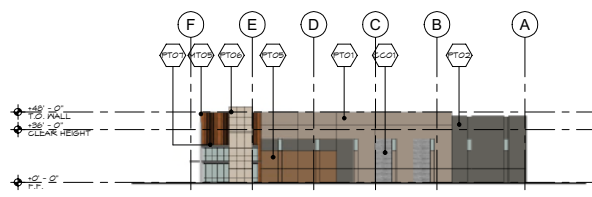


03/14/22  
21061

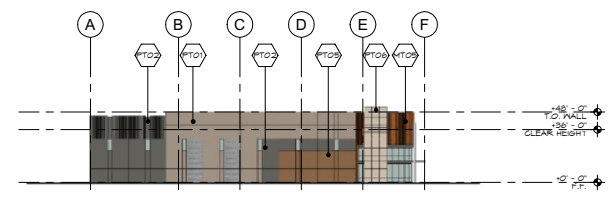
## **EXHIBIT F**



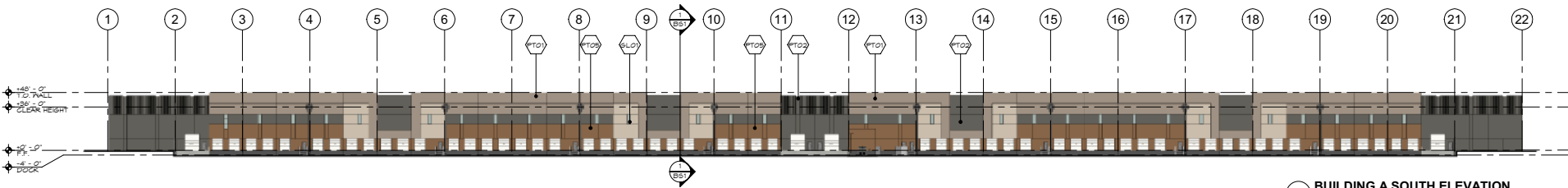
**1 BUILDING A NORTH ELEVATION**  
SCALE: 1" = 40'-0"



**3 BUILDING A WEST ELEVATION**  
SCALE: 1" = 40'-0"



**2 BUILDING A EAST ELEVATION**  
SCALE: 1" = 40'-0"



**4 BUILDING A SOUTH ELEVATION**  
SCALE: 1" = 40'-0"

MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
CC01 BOARD FORM CONCRETE	LOOKING GLASS	-	-	-
GL01 1" INSULATED GLAZING	TED	-	VIKACON	-
MT04 H-MANUAL LIFT DOOR	FACTORY FINISH WHITE	-	-	DOCK DOORS
MT08 RUSTIC STEEL	-	-	-	-
PT01 CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC150	DUNN EDWARDS	-
PT02 CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DEB311	DUNN EDWARDS	-
PT03 CONC. TILT PANEL - PAINTED	MINORIL GRAY	BN1018	SHERWIN WILLIAMS	-
PT04 CONC. TILT PANEL - PAINTED	DOVETAIL	BN1018	SHERWIN WILLIAMS	-
PT05 CONC. TILT PANEL - PAINTED	MILD HORSES	DET683	DUNN EDWARDS	-
PT06 CONC. TILT PANEL - PAINTED	BIRCHWOOD	DEC152	DUNN EDWARDS	-
PT07 PAINTED STEEL	JET	DEB318 (REV 3)	DUNN EDWARDS	STEEL CANOPIES

BUILDING A ELEVATIONS

# LEGACY BUSINESS PARK

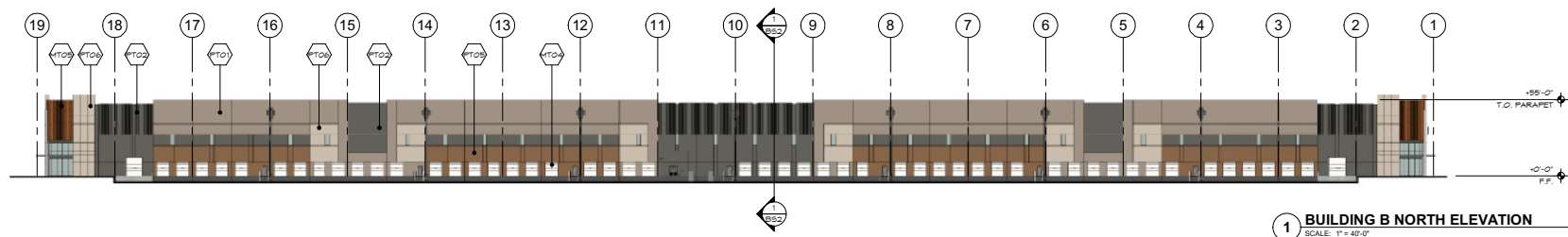
Crismon Road & Pecos Road  
Mesa, Arizona



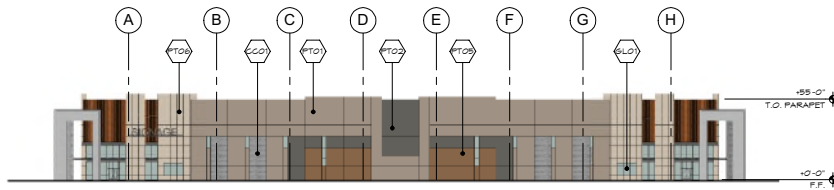
EL1



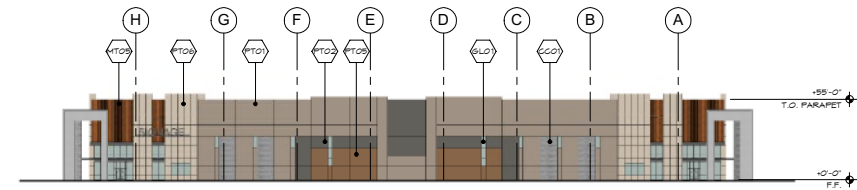
02/28/22  
21061



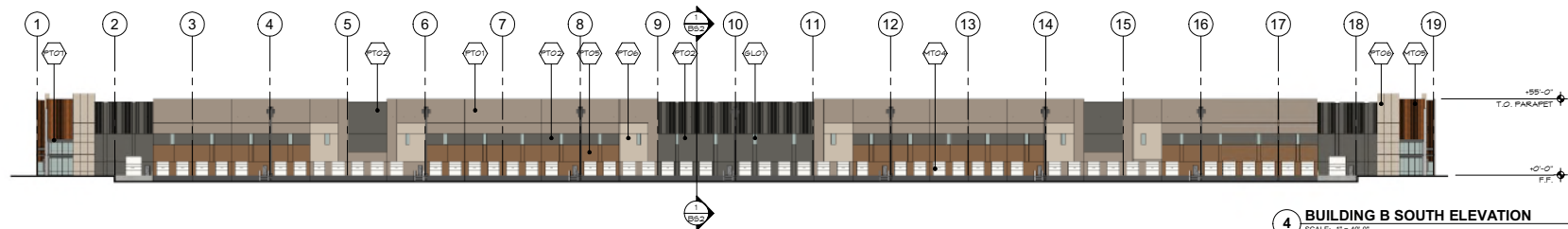
**1 BUILDING B NORTH ELEVATION**  
SCALE: 1" = 40'-0"



**3 BUILDING B WEST ELEVATION**  
SCALE: 1" = 40'-0"



**2 BUILDING B EAST ELEVATION**  
SCALE: 1" = 40'-0"



**4 BUILDING B SOUTH ELEVATION**  
SCALE: 1" = 40'-0"

MARK/DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
CC01 BOARD FORM CONCRETE	LOOKING GLASS	-	-	-
GL01 1" INSULATED GLAZING	TED	-	VIKACON	-
MT04 H-MANUAL LIFT DOOR	FACTORY FINISH WHITE	-	-	DOCK DOORS
MT08 RUSTIC STEEL	-	-	-	-
PT01 CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC150	DUNN EDWARDS	-
PT02 CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DEB311	DUNN EDWARDS	-
PT03 CONC. TILT PANEL - PAINTED	MINOTAU GRAY	SH1018	SHERWIN WILLIAMS	-
PT04 CONC. TILT PANEL - PAINTED	DOYETAIL	SH1018	SHERWIN WILLIAMS	-
PT05 CONC. TILT PANEL - PAINTED	MILD HORSES	DET883	DUNN EDWARDS	-
PT06 CONC. TILT PANEL - PAINTED	BIRCHWOOD	DEC152	DUNN EDWARDS	-
PT07 PAINTED STEEL	JET	DEB318 (REV 3)	DUNN EDWARDS	STEEL CANOPIES



BUILDING B ELEVATIONS

# LEGACY BUSINESS PARK

Crismon Road & Pecos Road  
Mesa, Arizona



EL2



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## **EXHIBIT G**



*BUILDING A - NORTHERN VIEW*

# LEGACY BUSINESS PARK

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Butler Design Group, Inc.  
architects & planners