

LEGACY BUSINESS PARK PLANNED AREA DEVELOPMENT

East of the northeast corner of Ellsworth Road and Pecos Road

Case No. ZON22-00XXX

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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^{st} phase (i.e., approximately ± 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, ecommerce, 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.

Employment District – LI Development Standards (Table 11-7-3)						
** Denotes deviation requested from LI zoning district standard						
Standards	LI Zoning Ordinance Standards	Proposed PAD Overlay Standards				
Lot and Density Standards						
Minimum Site Area (acre)	1.0	1.0				
Minimum Lot Width (ft)	100	100				
Minimum Lot Depth (ft)	100	100				
Building Form and Location						
Maximum Height (ft)	40	<mark>60 **</mark>				
Minimum Setback along Property I	ines or Building and Parking Area	S				
Front and Street Facing Side	Arterial Street: 15 ft Major or Midsection Collector: 20 ft Industrial/Commercial Collector: 20 ft Local Street: 20 ft Freeways: 30 ft for buildings, 15 ft for parking structures	Industrial/Commercial Collector: 20 ft Pecos Road = 20 ft				
Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts 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.	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)				
General Site Development Standards (Chapter 11-30)						
	Table 11-30-7:	Table 11-30-7:				
Outdoor Storage	Permitted anywhere on a lot, subject to the standards of this Section.	Permitted anywhere on a lot, subject to the standards of this Section.				
	Parking Areas: 11-30-9(H):	Parking Areas: 11-30-9(H):				
	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms.	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms.				
	11-30-9(H).6:	<mark>11-30-9(H).6**:</mark>				
	When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the parking area.	When using a screen wall there shall be a landscaped setback of at least 3 feet between the screen wall and the parking area.**				
Screening	Trash and Refuse Collection Areas:	Trash and Refuse Collection Areas				
-	Section 11-30-12:	Section 11-30-12**:				
	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.					

	2. Designs must meet Mesa Standard Details.	
	Truck Docks, Loading and Service Areas:	Truck Docks, Loading and Service Areas:
	Section 11-30-13(B):	Section 11-30-13(B)**:
Screening (Continued)	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.	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. **
	Section 11-30-13(C):	Section 11-30-13(C)**:
	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.	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.**
On-Site Parking, Loading and Cir	culation (Chapter 11-32)	
Parking Spaces Required	Table 11-32-3.A: Group Industrial Building & Uses:	Table 11-32-3.A: Group Industrial Building & Uses:
raiking spaces Required	75% at 1 space per 500 sqft plus 25% at 1 space per 375 sqft (779 spaces required)	75% at 1 space per 900 sqft plus 25% at 1 space per 375 sqft (653 spaces provided)

Landscaping (Chapter 11-33)			
Interior Parking Lot Landscaping	11-33-4 (A) Applicability. 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.	Applicability**. 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.	
	11-33-5 (A).1	11-33-5 (A).1**	
Foundation Base along Exterior Walls	Exterior Walls with Public Entrances. 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.	Exterior Walls with Public Entrances. 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. **	

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. <u>Maximum Height</u>. 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. <u>Trash and Refuse Collection Areas</u>. 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. <u>Interior Parking Lot Landscaping</u>. 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-feet landscaping + 18-feet 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. <u>Site Planning and Design Standards.</u> By virtue of the construction type (tiltup 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 <u>following amendments to the City's Site</u> <u>Planning and Design Standards</u>:

- 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 semiuninterrupted 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 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

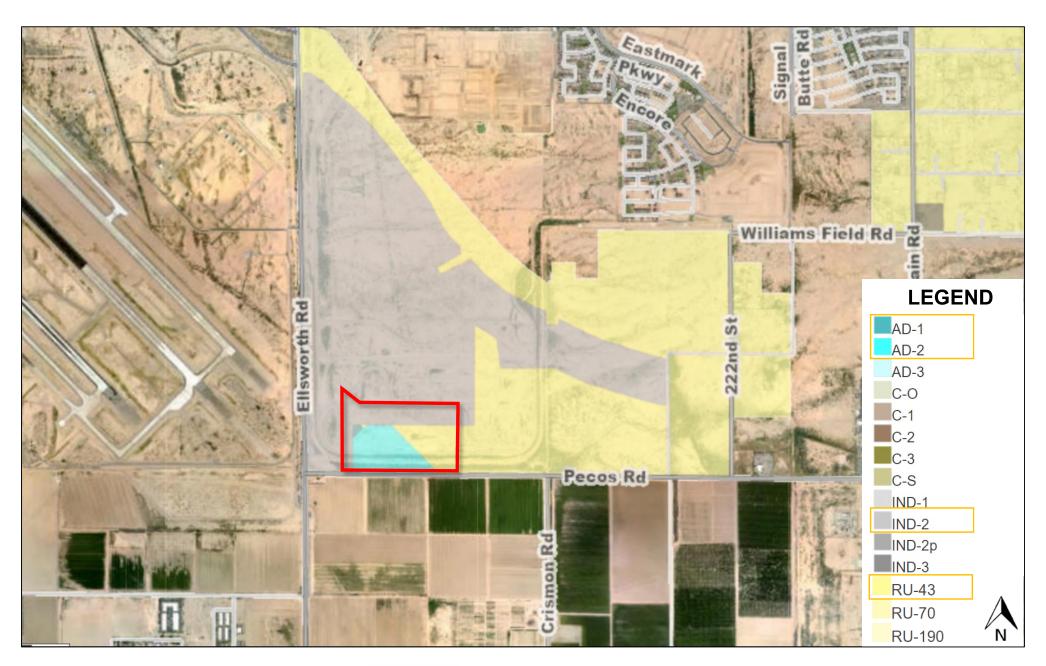
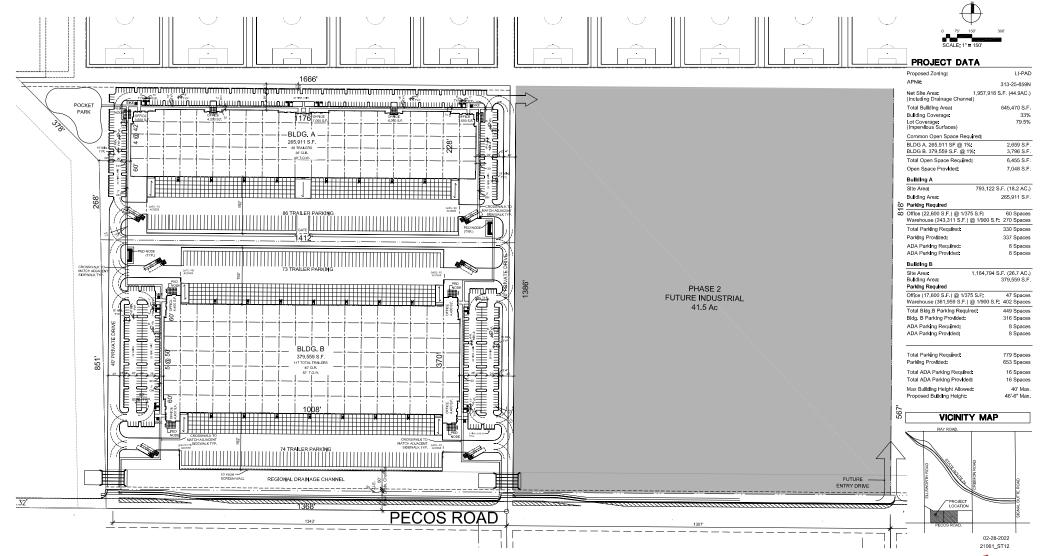


EXHIBIT C



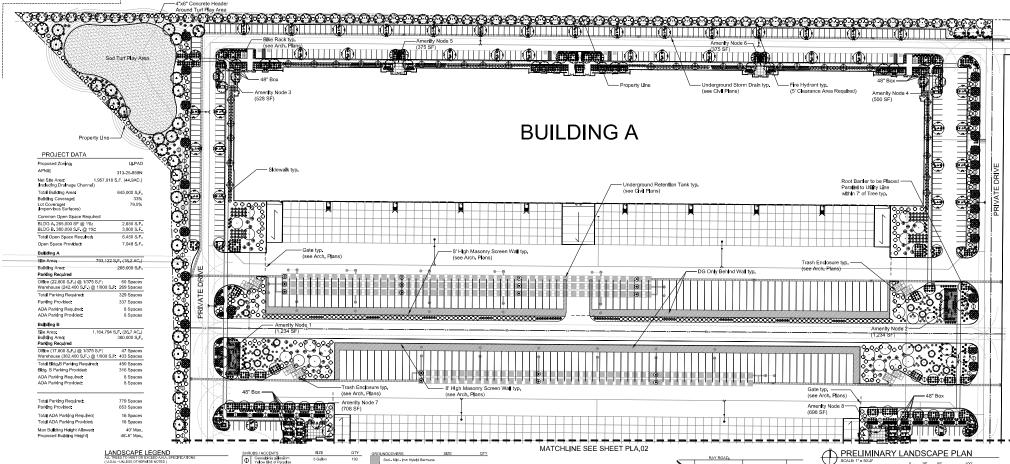


LEGACY BUSINESS PARK Crismon Road & Pecos Road Mesa, Arizona





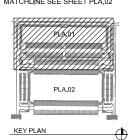
EXHIBIT D





SHRU	BS / ACCENTS	SIZE	QTY
Φ	Ceesalpinia gillesii tm Yellow Bird of Paradise	5 Gallon	193
*	Hesperatoe parvitora Desert Dusk Yucca tm	5 Gallon	1590
*	Agave murphyl Murphy's Agave	5 Gallon	494
Φ	Hesperatoe funtiera Glant Hesperatoe	5 Gallon	412
(4)	Eremophila hygrophana Blue Beil Emu	5 Gallon	450
0	Nolina texana Bear Grass	5 Gallon	149
0	Hesperatoe parvitora 'Yellow' Yellow Yucca	5 Gallon	938
*	Hesperatoe parvillora 'Perpa' Brakelight Red Yucca tm	5 Gallon	809
•	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	280
0	Mulenbergla rigens Deer Grass	5 Gallon	632
0	Tecoma "Orange Jubilee" Orange Jubilee	5 Gallon	988
0	Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	35
0	Dodonaea viscosa Green Hopseed Bush	5 Gallon	146









03-02-2022 21061_ST11

LANDSCAPE PLAN



-M

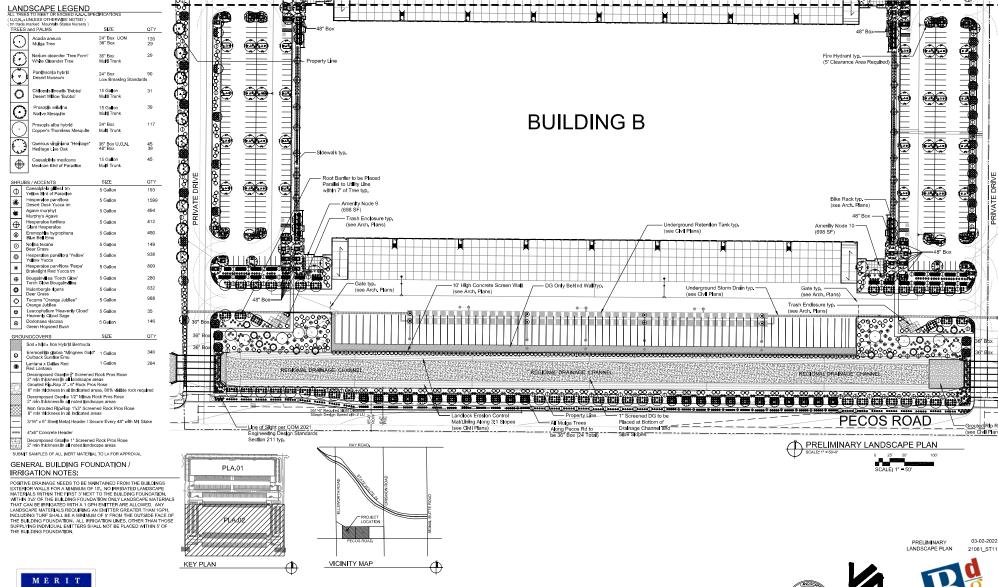
GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MANTAINED FROM THE BULDINGS EXTERIOR WALLS FOR A MINIMUM OF 10, 10 DIFFICATED LANDSCAPE MATERIALS WITHIN THE FIRST S NEXT TO THE BULDING FOUNDATION ONLY LANDSCAPE MATERIALS. THAT ON BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED, ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER CREATER THAN 19 OFF. INCLUDING TURP SHALL BE A MINIMUM OF 5 FROM THE OUTSIDE FACE OF THE BULLIANG FOUNDATION, ALL RIRIGATION LINES, OTHER THAN THOSE SUPER-LYING MODIFICAL EMITTER SHALL BE THE CREATED THAN THOSE SUPER-LYING MODIFICAL EMITTER SHALL BY THE FACE OF THE BULLIANG FOUNDATION.

LEGACY BUSINESS PARK

Crismon Road & Pecos Road Mesa, Arizona





MATCHLINE SEE SHEET PLA.01



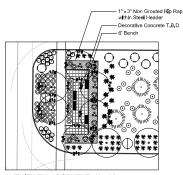
LEGACY BUSINESS PARK

Crismon Road & Pecos Road Mesa, Arizona

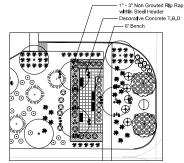








AMENITY ENLARGEMENT 1" = 20' NODE 1



AMENITY ENLARGEMENT 1" = 20'

AMENITY NODE LEGEND



AMENITY NODE 1	1234 SF -	LANDSCAPE NODES
AMENITY NODE 2	1234 SF _	LANDOCAI E NOBEC
AMENITY NODE 3	528 SF	7
AMENITY NODE 4	500 SF	
AMENITY NODE 5	375 SF	
AMENITY NODE 6	375 SF	ARCH NODES
AMENITY NODE 7	708 SF	ARCH NODES
AMENITY NODE 8	698 SF	
AMENITY NODE 9	698 SF	
AMENITY NODE 10	698 SF _	

TOTALS RECUIRED.

6.450 SE PROVIDED: 7.048 SF

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- 1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA

EXISTING SITE CONDITION NOTES:

EXISTING STREETSCAPE LANDSCAPE AND IRRIGATION WAS FIELD VERIFIED ON EXISTING STREETSCAPE LANDSCAPE AND IRRIGATION WAS FILED VERHIELD ON 1014/2022. ALL PLANT MATERIAL SHOWN WAS FOUND TO BE HEALTHY, RRIGATION SYSTEM CURRENTLY WORKING PROPERTY, GENERAL CONTRACTOR TO HOLD PRE-CON MEETING BETWEEN LANDSCAPE ARCHITECT LANDSCAPE CONTRACTOR, TO REVIEW THE CURRENT CONDITION OF AREAS TO BE HELD TO SITE CONTRICTOR. PRIOR TO NEW CONSTRUCTION OF AGREES TO BE HELD TO SITE CONTRICTOR. PRIOR TO NEW CONSTRUCTION OF AGREES TO BE HELD TO SITE CONTRICTOR. BECUINS ON PRIOR TO SYSTEM AND ASSESSMENT OF THE STREET WAS DECLINED ON PRIOR TO SYSTEM AND ASSESSMENT OF THE STREET WAS DECLINED ON PRIOR TO MY SYSTEM AND ASSESSMENT OF THE STREET WAS DECLINED ON PRIOR TO MY SYSTEM AND ASSESSMENT OF THE STREET WAS DECLINED ON PRIOR TO SYSTEM AND ASSESSMENT OF THE STREET WAS THE SYSTEM OF THE STREET WAS THE SYSTEM OF THE STREET WAS THE SYSTEM OF THE SYSTEM AND THE SYSTEM AND THE SYSTEM OF THE SYSTEM OF

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR POSITIVE DRAINAGE NEEDS TO BE MANTAINED FROM THE BULLDINGS EXTERIOR WILLS FOR A MINIMUM OF 19. A DIRECTOR THE THE PRIST'S MENT TO THE BULLDING FOUNDATION. WITHIN 3.5 OF THE BULLDING FOUNDATION. WITHIN 3.5 OF THE BULLDING FOUNDATION. WITHIN 3.5 OF THE BULLDING THE BULLDING THE BUTTER ARE ALLOWED, ANY LANDSCAPE MATERIAL SE ROUGHING AND EMITTER GENET THAN 16PH, INCLUDING TUPE 5-HALL BE A MINIMUM OF 5 FROM THE OUTSIDE FACE OF THE BULLDING FOUNDATION. ALL BRIGGATION LINES, OTHER THAN THOSE SUPPLY WIGH BUDDINGUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BULLDING FOUNDATION.

PROJECT TEAM

AMENITY NODE CALCULATIONS:

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. Weldon Avenue, Ste. 230 Phoenix, Arizona 85012 Ph: (602) 840-7771 Em; hardy@laskindesign.com

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 14.9%; 292.164 S.F. (6.72 ACRES)

LANDSCAPE COVERAGE:

- EVERGREE TREES - SHADE TREES 9,000 SE - ORNAMENTAL TREES - LARGE SHRUBS 1,850 SF 80,350 SF - MEDIUM SHRUBS 77,750 SE 24,080 SF 15,600 SF - SMALL SHRUBS

292,164 SF LS AREA / 241,500 SF OPEN SPACE COVERAGE = 82,7%

AMENITY NODES AREA:
- SINGLE NODE; MINIMUM 256 S.F. (16' X 16')
- TOTAL AMENITY NODES (10): 7,048 S.F. (0.16 ACRES)

		TREES		SHRUBS	
LOCATION		REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,6	66'-00" LF				
3 TREE / PER		50	66	-	
	PER 100' L.FT.			345	347
EAST 1,13				-	
PRIVATE DRIN					
1 TREE / PER		45	48		
4 SHRUBS / PI				180	714
SOUTH 1,3	03'-0" LF				
PECOS RD					
1 TREE / PER		52	52	ļ	
6 SHRUBS / PI				312	1,331
	19'-0" LF			1	
PERIMETER				1	
3 TREE / PER		45	46		
20 SHRUBS / F				298	298
PARKING LOT					
1 TREE / PER	15' ISLAND	111	111		
3 SHRUBS / PI				333	333
FOUNDATION					
1 TREE / PER		58	79	0	0
	RD/FRNSHD	361	402	1,468	3,023
			402	7,	-,
SIZE REQRE	/FURNISHED				
TREES 3	36" BOX MIN 25%	117	141		
2	4" BOX MIN 50%	234	327		
	15 GAL	0	115		
	5 GAL	0	0		
	Date Palms	0	0		
T	OTAL TREES	351	583		
SHRUBS 1	15 GAL or Larger				0
	5 GAL				7,125
	1 GAL				624
F	POT/FLAT				0
Existing					
TOT	TAL SHRUBS				7,749



LEGACY BUSINESS PARK

Crismon Road & Pecos Road Mesa, Arizona



PROJECT DATA

Net Site Area: (Including Drainage Channel)

LI-PAD

313-25-859N

1,957,918 S.F. (44.9AC.)

Proposed Zoning:

APN#:





PRELIMINARY

PLA.03

03-02-2022

21061_ST11

EXHIBIT E



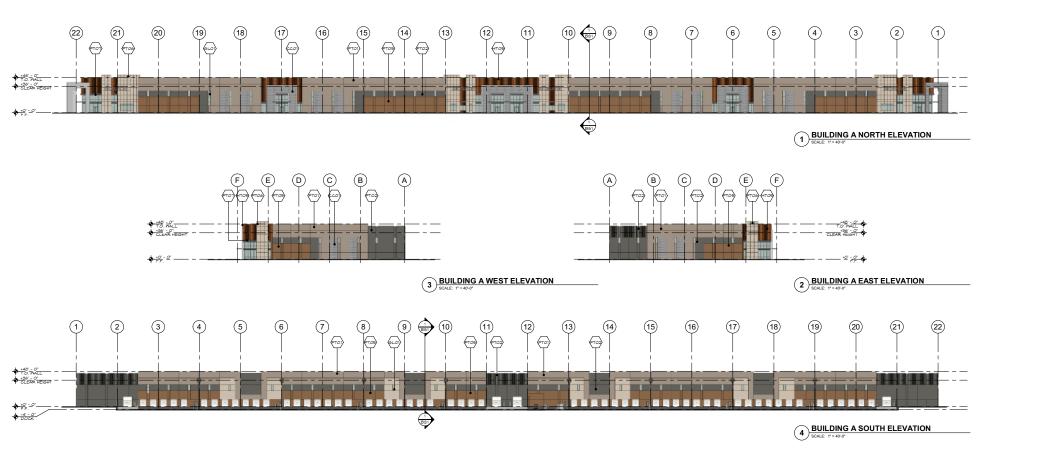
BUILDING B - SOUTHERN VIEW



LEGACY BUSINESS PARK Crismon Road & Pecos Road



EXHIBIT F



MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
CC01	BOARD FORM CONCRETE	LOOKING GLASS			-
GL01	1" INSULATED GLAZING	TBD	-	VIRACON	-
MT04	HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE"	-	-	DOCK DOORS
MT05	RUSTIC STEEL	-	-	-	-
PTO1	GONG, TILT PANEL - PAINTED	BISON BEGE	DEC150	DUNN EDWARDS	-
PTO2	GONG, TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-
PT03	GONG, TILT PANEL - PAINTED	MINDFUL GRAY	SMT016	SHERMIN MILLIAMS	-
PTO4	GONG, TILT PANEL - PAINTED	DOVETAIL	SMT018	SHERMN MILLIAMS	-
PT05	GONG, TILT PANEL - PAINTED	WILD HORSES	DET683	DUNN EDWARDS	-
PTO6	GONG, TILT PANEL - PAINTED	BIRCHWOOD	DEC152	DUNN EDWARDS	-
PTOT	PAINTED STEEL	JET	DE6378 (LRV 4)	DUNN EDWARDS	STEEL CANOPIES

BUILDING A ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road







02/28/22





MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
CC01	BOARD FORM CONCRETE	LOOKING GLASS			-
GL01	1" INSULATED GLAZING	TBD	-	VIRACON	-
MT04	HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE"	-	-	DOCK DOORS
MT05	RUSTIC STEEL	-	-	-	-
PTO1	GONG, TILT PANEL - PAINTED	BISON BEGE	DEC150	DUNN EDWARDS	-
PTO2	GONG, TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-
PT03	GONG, TILT PANEL - PAINTED	MINDFUL GRAY	SMT016	SHERMIN MILLIAMS	-
PTO4	GONG, TILT PANEL - PAINTED	DOVETAIL	SMT018	SHERMN MILLIAMS	-
PT05	GONG, TILT PANEL - PAINTED	WILD HORSES	DET683	DUNN EDWARDS	-
PTO6	GONG, TILT PANEL - PAINTED	BIRCHWOOD	DEC152	DUNN EDWARDS	-
PTOT	PAINTED STEEL	JET	DE6318 (LRV 9)	DUNN EDWARDS	STEEL CANOPIES

BUILDING B ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road







02/28/22



EXHIBIT G

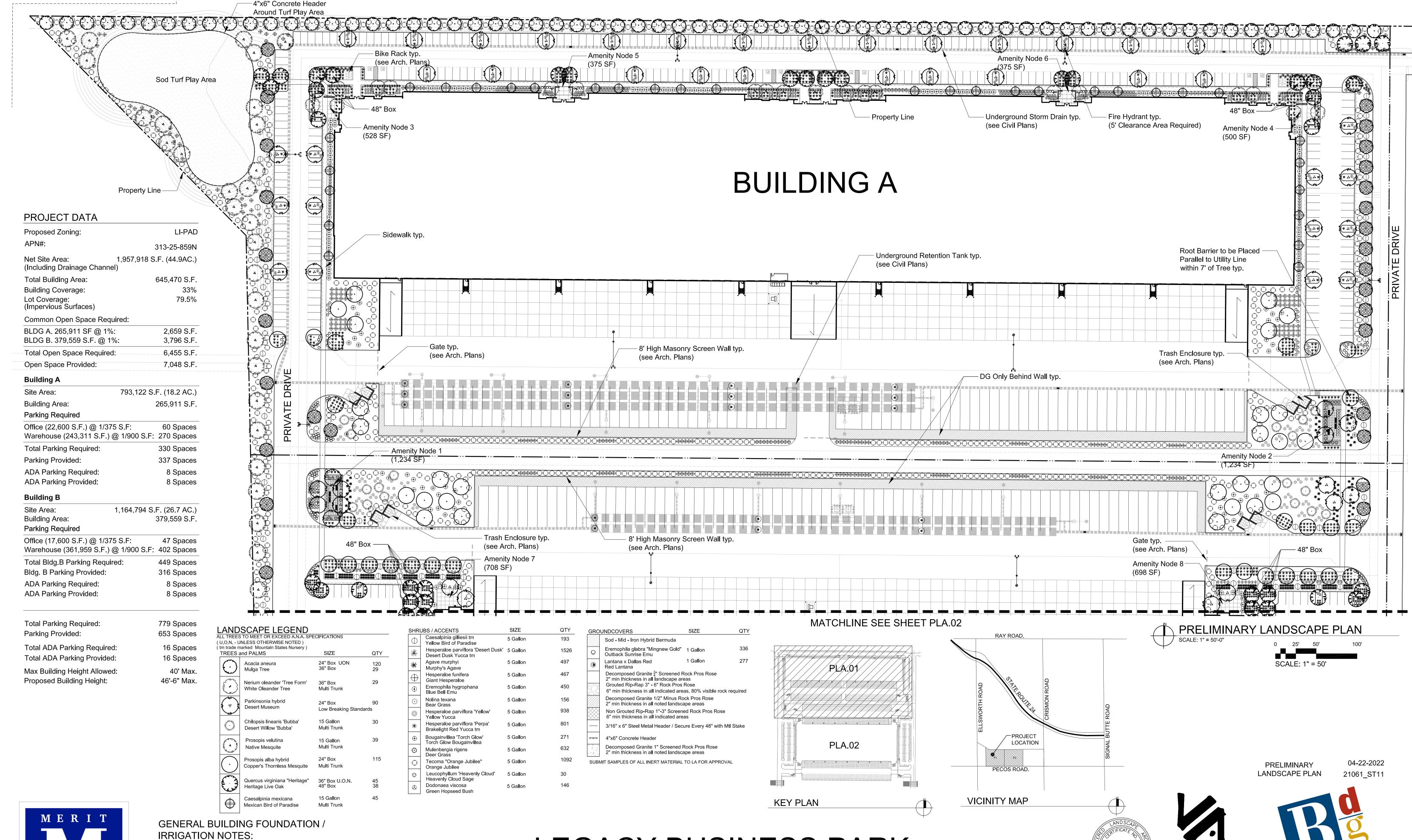


BUILDING A - NORTHERN VIEW



LEGACY BUSINESS PARK Crismon Road & Pecos Road







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 1GPH, 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

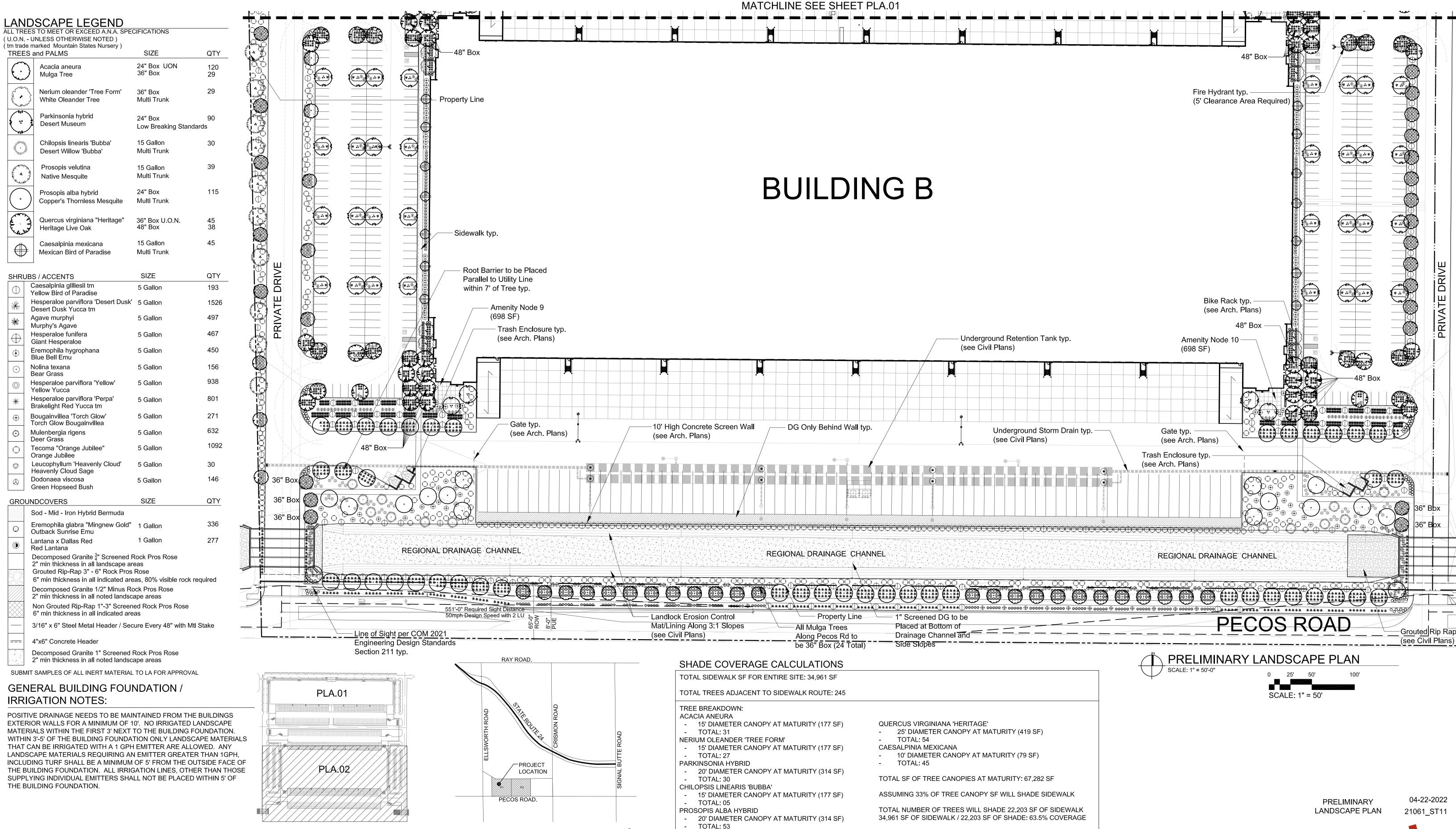
Crismon Road & Pecos Road Mesa, Arizona





Butler Design Group, Inc

PLA.01





LEGACY BUSINESS PARK

VICINITY MAP

KEY PLAN

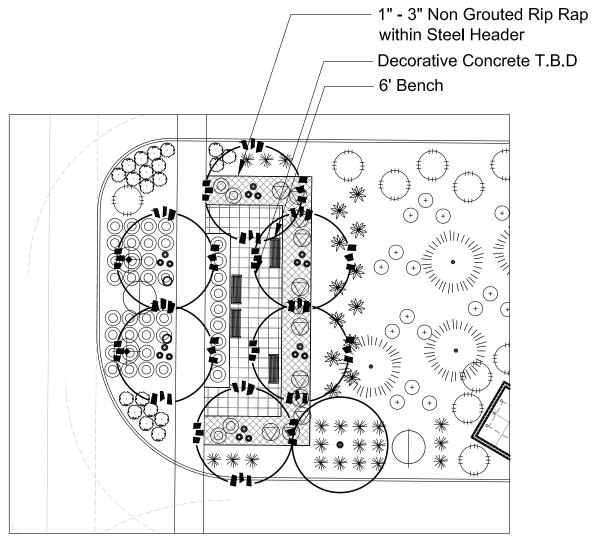
Crismon Road & Pecos Road Mesa, Arizona



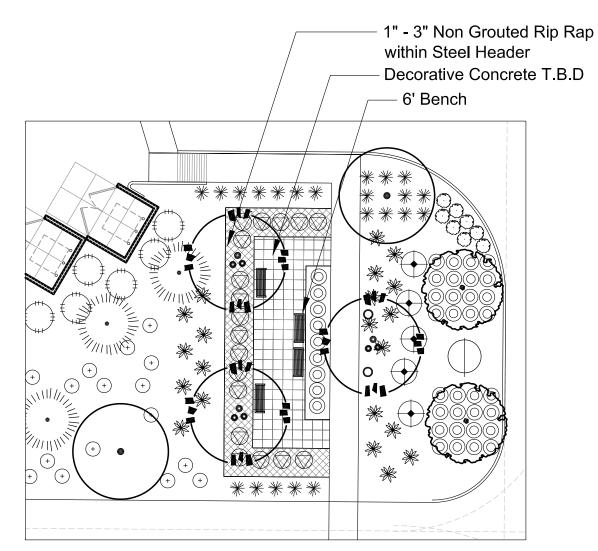








AMENITY ENLARGEMENT 1" = 20' NODE 1



AMENITY ENLARGEMENT 1" = 20' NODE 2

AMENITY NODE LEGEND

Non Grouted Rip-Rap 1" - 3" (Color: Rock Pros Rose) Bury 2" Into Grade; 6" Minimum Thickness in Noted Areas **Decoartive 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 1 1234 SF LANDSCAPE NODES AMENITY NODE 2 1234 SF AMENITY NODE 3 528 SF 500 SF AMENITY NODE 4 375 SF AMENITY NODE 5 375 SF AMENITY NODE 6 ARCH NODES 708 SF **AMENITY NODE 7** 698 SF **AMENITY NODE 8** 698 SF AMENITY NODE 9

REQUIRED: PROVIDED: 7,048 SF

AMENITY NODE 10 698 SF

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- 1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- 2. ALL TREES WILL BE 15 GALLON OR LARGER. 3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100%
- COVERAGE TO ALL LANDSCAPE AREAS. 4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- 5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS / STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE
- 6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR
- SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES. 7. 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 1GPH, 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.

AMENITY NODE CALCULATIONS:

TOTALS

6,450 SF

PROJECT TEAM

Developer Merit Partnes, 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

Architect Butler Design Group 5017 E. Washington St. Ste 107

Em: CWhiteman@HilgartWilson.com

Phoenix, Arizona 85034 Contact: Rick Butler Ph: (602) 957-1800 Em: rbutler@butlerdesigngroup.com

Ph: (602) 840-7771

Landscape Architect Laskin and Associates, Inc 67 E. Weldon Avenue, Ste. 230 Phoenix, Arizona 85012 Contact: Hardy Laskin

Em: hardy@laskindesign.com

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 21.6%: 421,958 S.F. (9.7 ACRES)

LANDSCAPE COVERAGE:

32,700 SF - EVERGREE TREES 8,950 SF

- SHADE TREES - ORNAMENTAL TREES 1,850 SF 85,100 SF - LARGE SHRUBS

79,250 SF - MEDIUM SHRUBS 23,270 SF - SMALL SHRUBS 15,325 SF - GROUNDCOVER

421,958 SF LS AREA / 246,445 SF OPEN SPACE COVERAGE = 58.4% (MINIMUM 50% REQUIRED PER 11-33-2: - GENERAL REQUIREMENTS SECTION E - OPEN SPACE)

AMENITY NODES AREA:

- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')

- TOTAL AMENITY NODES (10): 7,048 S.F. (0.16 ACRES)

		TREES		SHRUBS	
LOCATION	J	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1	I,666'-00" LF				
3 TREE / PE	R 100' L.FT.	50	66		
20 SHRUB	S / PER 100' L.FT.			345	347
EAST 1,	,132'-0" LF				
PRIVATE DE	RIVE				
1 TREE / PE	R 25 L.FT.	45	48		
4 SHRUBS /	PER 25 L.FT.			180	714
SOUTH 1	,303'-0" LF				
PECOS RD					
1 TREE / PE	R 25 L.FT.	52	52		
6 SHRUBS /	PER 25 L.FT.			312	1,331
WEST 1,	,489'-0" LF				
PERIMETER	R				
3 TREE / PE	R 100' L.FT.	45	46		
20 SHRUBS	/ PER 100' L.FT.			298	298
PARKING L	от				
1 TREE / PE	R 15' ISLAND	111	111		
3 SHRUBS /	PER 15' ISLAND			333	333
FOUNDATIO	ON PLANTING				
1 TREE / PE	R 50 L.FT.	58	79	0	0
TOTAL RE	QRD/FRNSHD	361	402	1,468	3,023
SIZE REQI	RD/FURNISHED				
TREES	36" BOX MIN 25%	117	141		
	24" BOX MIN 50%	233	325		
	15 GAL	0	114		
	5 GAL	0	0		
	Date Palms	0	0		
	TOTAL TREES	350	580		
SHRUBS	15 GAL or Larger				0
	5 GAL				7,199
	1 GAL				613
	POT/FLAT				0
Existing					
T	OTAL SHRUBS				7,812



LEGACY BUSINESS PARK

Crismon Road & Pecos Road Mesa, Arizona





PROJECT DATA

(Including Drainage Channel)

Common Open Space Required:

BLDG A. 265,911 SF @ 1%:

Total Open Space Required:

Open Space Provided:

BLDG B. 379,559 S.F. @ 1%:

Office (22,600 S.F.) @ 1/375 S.F:

Office (17,600 S.F.) @ 1/375 S.F:

Total Bldg.B Parking Required:

Bldg. B Parking Provided:

ADA Parking Required:

ADA Parking Provided:

Total Parking Required:

Total ADA Parking Required:

Total ADA Parking Provided:

Max Building Height Allowed:

Proposed Building Height:

Parking Provided:

Warehouse (361,959 S.F.) @ 1/900 S.F

Warehouse (243,311 S.F.) @ 1/900 S.F: 270 Spaces

Proposed Zoning:

Net Site Area:

Lot Coverage:

Building A

Site Area:

Building Area:

Parking Required

Parking Provided:

Building B

Site Area:

Building Area:

Parking Required

Total Parking Required:

ADA Parking Required:

ADA Parking Provided:

Total Building Area: **Building Coverage:**

(Impervious Surfaces)

APN#:

LI-PAD

33% 79.5%

313-25-859N

645,470 S.F.

2,659 S.F.

3,796 S.F.

6,455 S.F.

7,048 S.F.

265,911 S.F.

60 Spaces

330 Spaces

337 Spaces

8 Spaces

8 Spaces

379,559 S.F.

47 Spaces

: 402 Spaces

449 Spaces

316 Spaces

8 Spaces

8 Spaces

779 Spaces

653 Spaces

16 Spaces

16 Spaces

46'-6" Max.

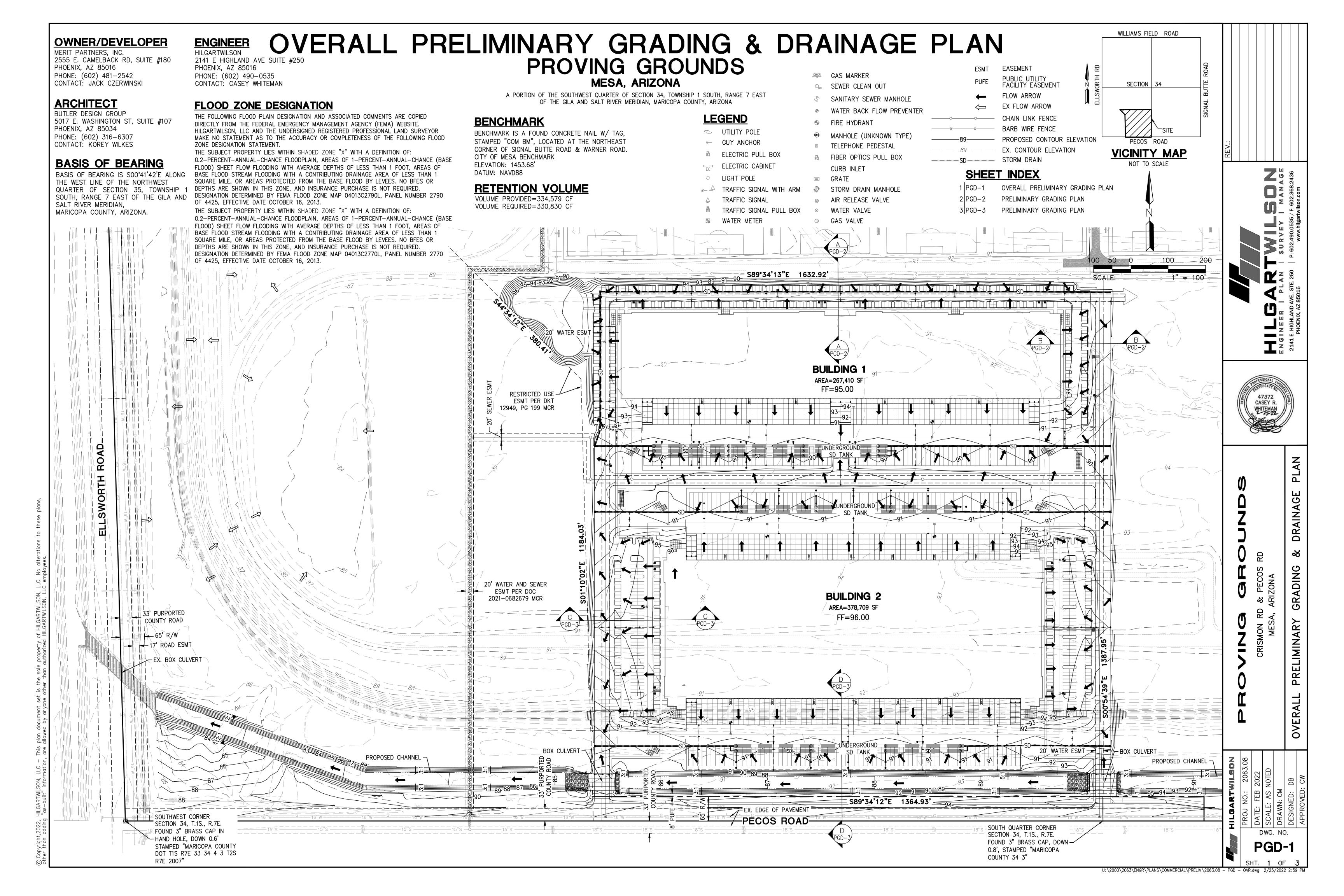
793,122 S.F. (18.2 AC.)

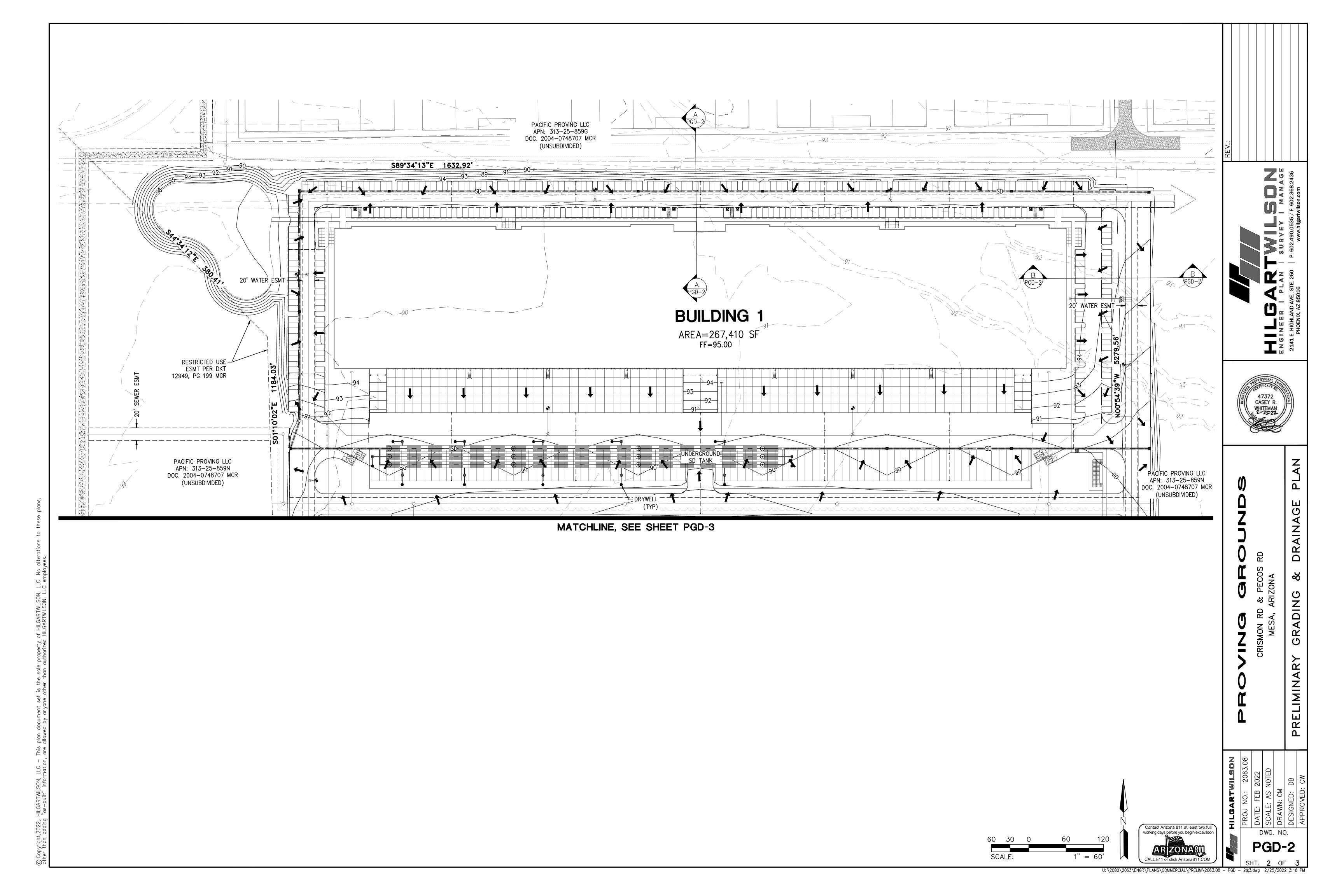
1,164,794 S.F. (26.7 AC.)

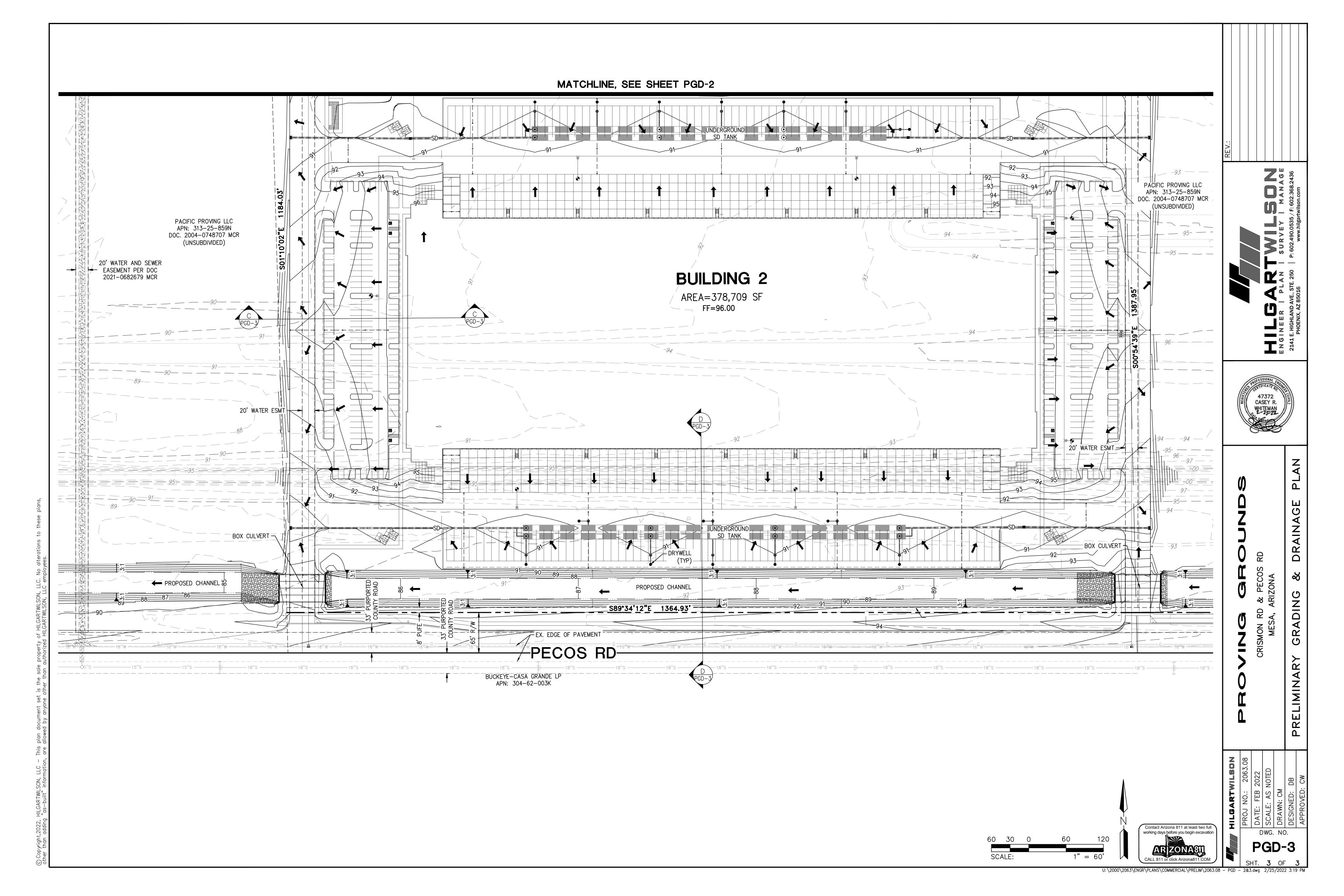
1,957,918 S.F. (44.9AC.)



PLA.03









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



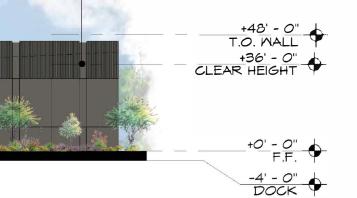




BUILDING A EAST ELEVATION

SCALE: 1" = 40'-0"





8CALE: 1" = 40'-0"

Building Elevation Material Calculations									
Building		North (F	ront)	West (S	Side)	East (Si	de)		
Α		Area	%	Area	%	Area	%		
	Tilt Concrete	37,870	64%	11,153	76%	11,153	76%		
	Glass	5,350	9%	827	5%	827	5%		
	Steel	737	1.5%	145	1%	145	1%		
	Vine Trellis	182	.5%	0	0%	0	0%		
	Rustic Steel	6,300	10%	1,740	12%	1,740	12%		
	Conc. Boardform	8,703	15%	684	3%	684	3%		
	Total	59,142		14,549		14,549			

MATERIAL / COLOR SCHEDULE							
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS			
CCO1 BOARD FORM CONCRETE	твр			-			
GLO1 1" INSULATED GLAZING	LOOKING GLASS	-	VIRACON	-			
MT1 DECORATIVE STEEL ELEMENTS	MEATHERED STEEL	TBD					
MTO1 RUSTIC STEEL	CLASSIC RUST	K5	OCM	-			
MTO2 HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE	-	-	DOCK DOORS			
PTO1 CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC750	DUNN EDWARDS	_			
PTO2 CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-			
PTO3 CONC. TILT PANEL - PAINTED	MILD HORSES	DET683	DUNN EDWARDS	_			
PTO4 CONC. TILT PANEL - PAINTED	BIRCHMOOD	DEC752	DUNN EDWARDS	-			
PTO5 PAINTED STEEL	JET	DE6378	DUNN EDWARDS	STEEL CANOPIES			
PTO6 CONC. TILT PANEL - PAINTED	MINDFUL GRAY	SM7016	SHERMIN MILLIAMS	-			
PTO7 CONC. TILT PANEL - PAINTED	DOVETAIL	SW7018	SHERMIN MILLIAMS	-			

BUILDING A ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

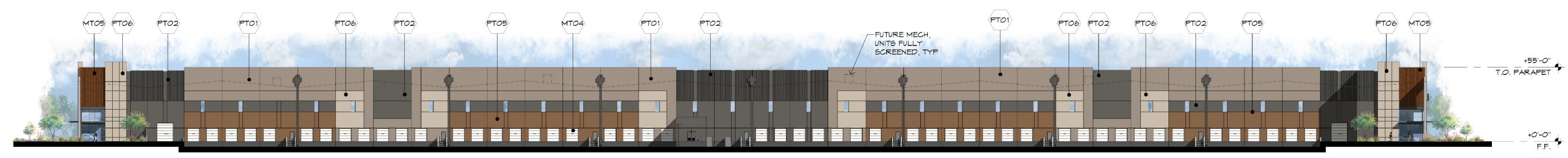
22417 RICHARD R. BUTLER 03/25/22





03/25/22





1 BUILDING B NORTH ELEVATION



BUILDING B WEST ELEVATION

SCALE: 1" = 40'-0"





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

	Building Elevation Material Calculations								
Building		West (S	ide)	East (Side)					
В		Area	%	Area	%				
	Tilt Concrete	18,540	71%	18,540	71%				
	Glass	1,840	7%	1,840	7%				
	Steel	290	1.5%	290	1.5%				
	Vine Trellis	40	.5%	40	.5%				
	Rustic Steel	1,850	7%	1,850	7%				
	Conc. Boardform	3,340	10%	3,340	10%				
	Total	25,900		25,900					

MATERIAL / COLOR SCHEDULE							
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS		
CC01	BOARD FORM CONCRETE	TBD			-		
GL01	1" INSULATED GLAZING	LOOKING GLASS	-	VIRACON	-		
MT1	DECORATIVE STEEL ELEMENTS	MEATHERED STEEL	TBD				
MT01	RUSTIC STEEL	CLASSIC RUST	K5	OCM	-		
MT02	HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE"	-	-	DOCK DOORS		
PTO1	CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC750	DUNN EDWARDS	-		
PTO2	CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-		
PT03	CONC. TILT PANEL - PAINTED	MILD HORSES	DET683	DUNN EDWARDS	-		
PT04	CONC. TILT PANEL - PAINTED	BIRCHMOOD	DEC752	DUNN EDWARDS	-		
PT05	PAINTED STEEL	JET	DE6378	DUNN EDWARDS	STEEL CANOPIES		
PTO6	CONC. TILT PANEL - PAINTED	MINDFUL GRAY	SM7016	SHERMIN MILLIAMS	-		
PTO7	CONC. TILT PANEL - PAINTED	DOVETAIL	5M7018	SHERWIN WILLIAMS	-		

BUILDING B ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

22417 RICHARD R. BUTLER 03/25/22

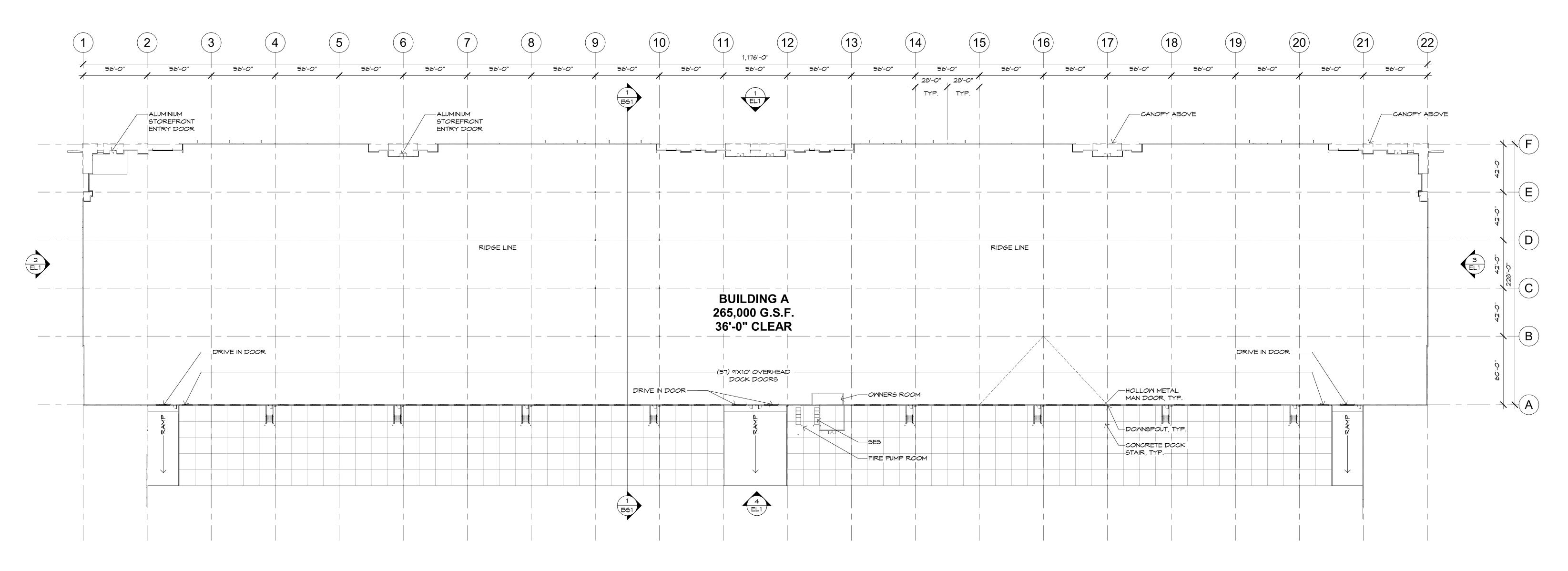
EL2



03/25/22



Mesa, Arizona



BUILDING A FLOOR PLAN



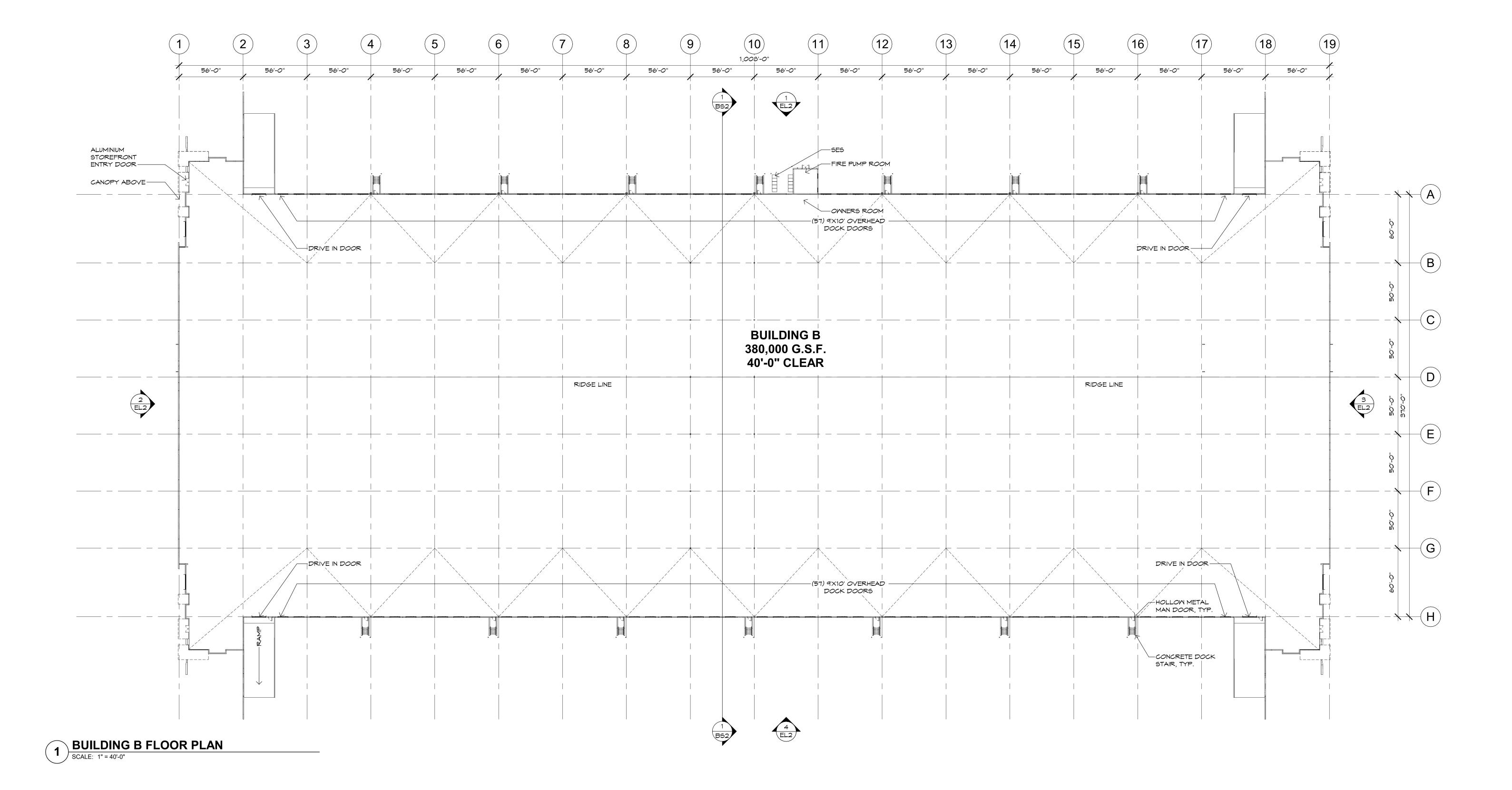
BUILDING A FLOOR PLAN

LEGACY BUSINESS PARK Crismon Road & Pecos Road Mesa, Arizona











BUILDING B FLOOR PLAN

LEGACY BUSINESS PARK Crismon Road & Pecos Road Mesa, Arizona



FP2



Legacy Business Park Project: Rezoning LI/PAD, Site Plan, & Design Review Between the 20800 and 21500 Blocks of E Pecos Road (north side of street)

(Portion of Parcel Number: 313-25-859N)

Ref. Number: PRS21-01228

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of a + 88.39 site proposed for the Legacy Business Park Project. This site is located between the 20800 and 21500 Blocks of E Pecos Road (north side of street) (i.e., Portion of Parcel Number: 313-25-859N), which our client (Merit Partners, Inc.) is requesting approvals of the following: a rezoning to Light Industrial (LI) with a Planned Area Development (PAD), site plan, and design review in order to develop two (2) concrete tilt-up industrial buildings totaling approximately 645,000 sq. ft. of building area. The proposed buildings will accommodate potential users from e-commerce/high-tech logistics companies, warehousing, assembly, manufacturing, and/or research & development companies. This citizen participation plan will ensure that those affected by or interested in these applications will have an adequate opportunity to learn about and comment on the proposal(s).

Contact: Dennis M. Newcombe, Senior Land Use Planner

Gammage & Burnham, P.L.C. 40 North Central Avenue, 20th Floor

Phoenix, Arizona 85004

Direct: 602-256-4446 Fax: 602-256-4475

dnewcombe@gblaw.com

Pre-Submittal: A pre-submittal application regarding the proposal was filed with the city of Mesa on December 13, 2021.

Action Plan: As we progress through this public process and in order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities to understand and address any perceived impacts that members of the community may have towards the proposal.

- 1. A contact list will be developed for citizens and agencies within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Any Homeowners Associations within ½-mile of the project.
 - Registered Neighborhoods within 1-mile and Interested parties list provided from the city of Mesa.
 - Compiling an ongoing list (i.e., email, personal contact, and telephone calls) of any concerns expressed and responses, as needed, to those concerns.
- 2. All persons/associations listed on the contact lists will receive a letter describing the project, site plan, and building elevation along with an invitation to a virtual neighborhood meeting.
 - The virtual neighborhood meeting will be an introduction to the project, and opportunity to ask questions, and to state concerns. Registrations of the participants will be used to document attendance and to add individuals, as needed, to the public notice list. Copies of those who registered and any comments, along with responses, will be given to the city of Mesa Planner assigned to this project.

Citizen Participation Plan Legacy Business Park Project

Between the 20800 and 21500 Blocks of E Pecos Road (north side of street)

Portion of Parcel Number: 313-25-859N

March 14, 2022 Page 2 of 2

- The neighborhood meeting(s) will be well in advance of any formal city hearings
- 3. Additional meetings or presentations will be made to groups of citizens or neighborhood associations upon request.

Tentative Schedule:

- ✓ Pre-Submittal Filed: December 13, 2021
- ✓ Applications Submittals:
 - (1) Rezoning to LI PAD and Site Plan Submittal March 14, 2022
 - (2) Design Review Board Submittal March 14, 2022
- Neighborhood Meeting: <u>TBD</u>
- ❖ Submittal Citizen Participation Report: <u>TBD</u>
- Planning & Zoning Board Hearing: TBD
- City Council Hearings: TBD
- Design Review Board Work Session: <u>TBD</u>

Citizen Participation Report

May 24, 2022

Merit Partners, Inc. Project: Rezoning LI/PAD, Site Plan, & Design Review Located between the 20800 & 21500 Blocks of East Pecos Road (north side of street)

[East of Ellsworth Road]

(Portion of Parcel Number: 313-25-859N)

A. Case Ref. Numbers: ZON22-00268 / DRB22-00336

Overview: The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the proposed for Legacy Business Park project regarding a rezoning to Light Industrial (LI) with a Planned Area Development (PAD), site plan, and design review to develop a first phase that will include 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 site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central, gated loading area. The second phase, which is not part of the initial site and design review applications, will likely mirror the layout and design of the first development phase.

B. Contact Lists

The Contact Lists for the cases are included as noted below. (See <u>Tab A</u>)

- 1. A contact list will be developed for citizens and agencies within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Any Homeowners Associations within ½-mile of the project.
 - Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa.
 - All property owners within 500-feet of the site as determined by the Maricopa County Assessor for the Design Review Board meeting and Planning and Zoning Board hearing notices.

C. Notice of Application Filed / Virtual Neighborhood Meeting & Public Meeting / Hearing Notifications

Design Review Board Public Meeting Letter

On April 25, 2022, the Applicant's Legal Representative mailed a Notice of Public Meeting letter advising of the Design Review Board meeting. The mailing list for the

public hearing notification letter included all parties within 500-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Design Review Board meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See <u>Tab B</u> for a copy of the letter.

Notice of Applications Filed / Virtual Neighborhood Meeting Letter

On May 4, 2022, the Applicant's Legal Representative mailed a Notice of Applications Filed / Neighborhood Meeting. The mailing list for the public hearing notification letter included all parties within 1,000 feet, Homeowners Associations within ½-mile, and Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa. The content of the letter included a description of the request; case numbers; site location and acreage; the date, time and directions for accessing the virtual neighborhood meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See <u>Tab C</u> for a copy of the letter mailed. <u>No one attend / participated in the virtual neighborhood meeting.</u>

Planning and Zoning Board Public Hearing Letter

On May 23, 2022, the Applicant's Legal Representative mailed a Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties within 500-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See <u>Tab D</u> for a copy of the letter.

Site Posting

On May 23, 2022, Dynamite Signs installed a public hearing notification sign on the property identifying the scheduled public hearing. The notification sign conformed to the City's standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant's Legal Representative. See <u>Tab E</u> for the Affidavit of Public Hearing Notification site posting, and photographic evidence.

D. <u>Inquiries / Response Procedures</u>

To date, the Applicant's Legal Representative has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplement to this report.

E. Summary of Schedule - Implementation

Application Filed (ZON22-00268):	March 14, 2022
Application Filed (DRB22-00336):	March 28, 2022
Notice of Public Meeting Mailing (DRB22-00336):	April 25, 2022
Notice of Apps. Filed / Neigh. Mtg.:	May 4, 2022
Neighborhood Meeting (Virtual):	May 19, 2022
Notice of Public Hearing Site Posting (ZON22-00268):	May 23, 2022
Notice of Public Hearing Mailing (ZON22-00268):	May 23, 2022
Citizen Participation Report Submitted:	May 24, 2022
Planning & Zoning Board Hearing (ZON22-00268):	June 8, 2022

TAB A

NEIGHBORHOOD MEETING NOTIFICATION LIST - ANX22-00266, ZON22-00268, AND DRB22-00336									
PROPERTY OWNERS WITHIN 1,000-FEET									
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP					
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206-5219					
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111					
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211					
MESA CITY OF	PO BOX 1466	MESA	AZ	85211					
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016					
CITY OF MESA REGISTERED NEIGHBORHOODS									
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP					
QUEENS PARK	8715 E WOODLAND AVE	MESA	AZ	85212					
ATTN: DOUG CHAPMAN									
QUEENS PARK	8660 E WATERFORD CIR	MESA	AZ	85212					
ATTN: LADELL CALL									
QUEENS PARK	8744 E WATERFORD CIR	MESA	AZ	85212					
ATTN: STEVE VAUGHN									
01	THER INTERESTED PARTIES								
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP					
GAMMAGE & BURNHAM, PLC	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004					
ATTN: DENNIS M. NEWCOMBE									
CITY OF MESA	PO BOX 1466 MAIL STOP 9953	MESA	AZ	85211					
PLANNING DIVISION									
ATTN: JOSHUA GRANDLIENARD									

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
QUEENS PARK	8715 E WOODLAND AVE	MESA	AZ	85212
ATTN: DOUG CHAPMAN				
QUEENS PARK	8660 E WATERFORD CIR	MESA	AZ	85212
ATTN: LADELL CALL				
QUEENS PARK	8744 E WATERFORD CIR	MESA	AZ	85212
ATTN: STEVE VAUGHN				
GAMMAGE & BURNHAM, PLC	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004
ATTN: DENNIS M. NEWCOMBE				
CITY OF MESA	PO BOX 1466 MAIL STOP 9953	MESA	AZ	85211
PLANNING DIVISION				
ATTN: JOSHUA GRANDLIENARD				

TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004
TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

Dennis M. Newcombe
DIRECT (602) 256-4446
E-Mail Address: dnewcombe@gblaw.com

April 25, 2022

VIA U.S. MAIL

Re: Notice of Design Review Board Meeting.

City of Mesa Reference Number: DRB22-00336.

Approximately 88.39 Acres of Vacant Land (Portion of APN 313-25-859N).

Located East of Ellsworth Road and North of Pecos Road.

Dear Property Owner or Registered Neighborhood Association:

We represent Merit Partners, Inc., our client, who is currently under contract to purchase the approximately 88.39 acres of vacant land located east of Ellsworth Road and north of Pecos Road (the "Property"). (See the Attached: <u>Property Location Map</u>) We have recently submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for: annexation, rezoning/site plan review, and design review. These three (3) applications being requested will allow for the proposed development of a quality; dual-phased industrial project called the Legacy Business Park within proximity of the Phoenix-Mesa Gateway Airport.

More specifically, the first phase of the Legacy Business Park, which encompasses the west approximate 44.9 acres of the Property, 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 site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central, gated loading area to provide screening of back-of-house activities. The proposed buildings will feature superior design materials and layout to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. (See Attached: <u>Proposed Site Plan/Landscape Plan/Building Elevations</u>) The second phase, which is not part of the initial site and design review applications, will likely mirror the layout and design of the first development phase.

As part of the City's review processes, the purpose of this correspondence is to inform you that the design review application (DRB22-00336) has been scheduled for consideration by the Design Review Board as follows:

DESIGN REVIEW BOARD MEETING

May 10, 2022 at 4:30 PM City Council Chambers (lower level) 57 East First Street Mesa, Arizona 85201 Notice of Design Review Board Meeting DRB22-00336 April 25, 2022 Page 2 of 2

The Design Review Board meeting may be watched via the Zoom video conferencing platform at https://mesa11.zoom.us/j/5301232921 or listened to by calling 888-788-0099 or 877-853-5247 (toll free), using meeting ID 530 123 2921, and following the prompts. Members of the public can address the Design Review Board in the following ways: (1) Attend the meeting in person and complete and submit a blue comment upon arrival at the meeting; or (2) Attend the meeting virtually and submit an online comment card at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on your comment card that you would like to speak, and, if attending virtually, you will also need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the board, your line will be taken off mute and you will be given an opportunity to speak. For any difficulty accessing the meeting, please call the City Clerk's office at 480-644-2099.

The Design Review Board reviews building design, landscape plans, parking layout, and site layout. The Design Review Board does not review or discuss the actual use of the land. Those items are typically addressed by the Planning and Zoning Board, City Council, or other through public input processes. You may receive future notice of such hearings when the rezoning/site plan review and/or annexation applications are scheduled for public hearing.

Should you have any questions or cannot attend the upcoming Design Review Board meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham (602) 256-4446 – or – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative:

Josh Grandlienard, Planner II (480) 644-4691 – **or** – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe Senior Land Use Planner

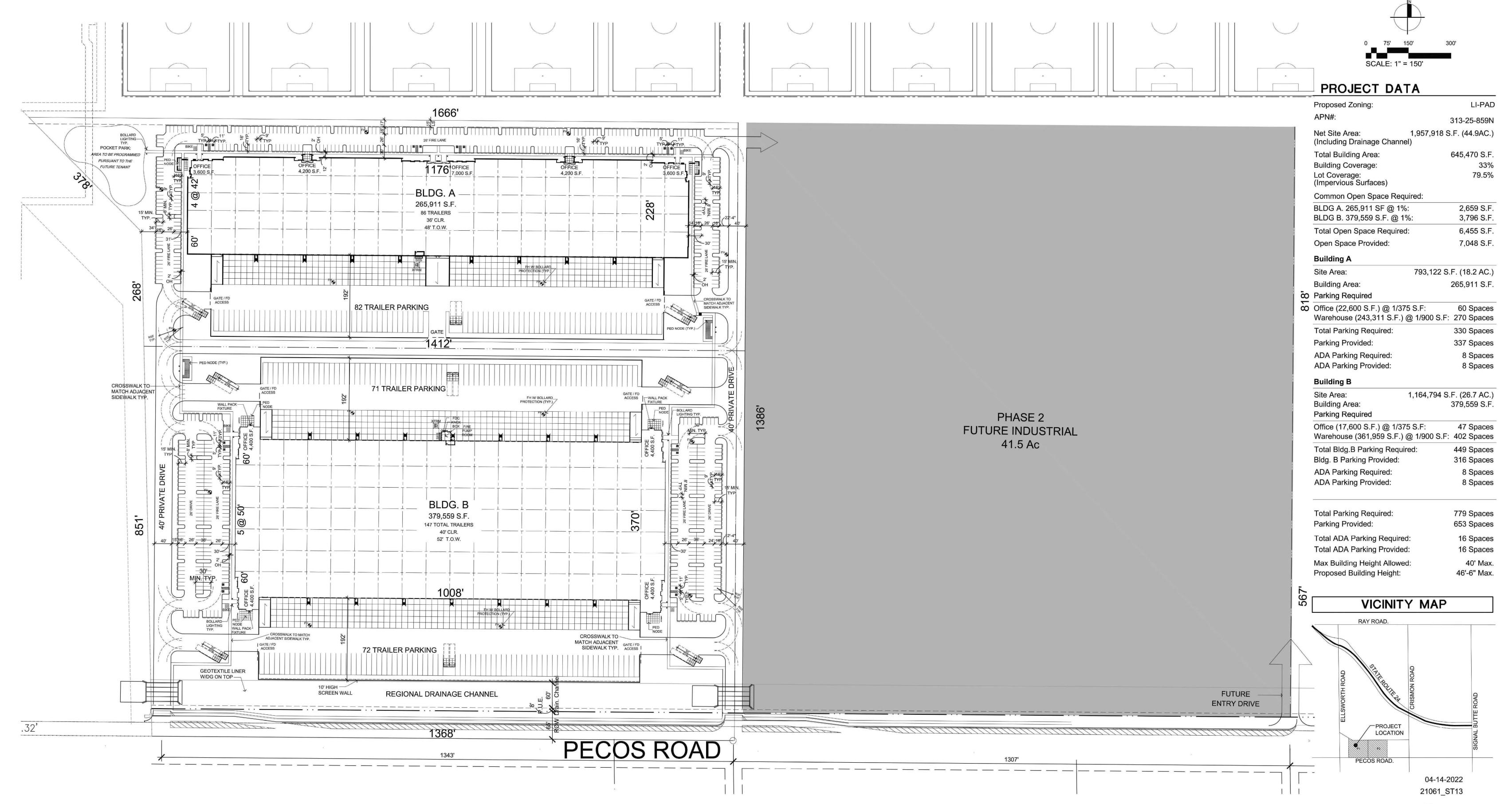
Enclosures: Property Location Map

Proposed Site Plan/Landscape Plan/Building Elevations

AERIAL MAP



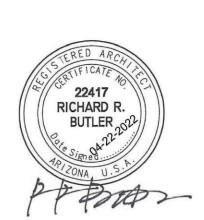




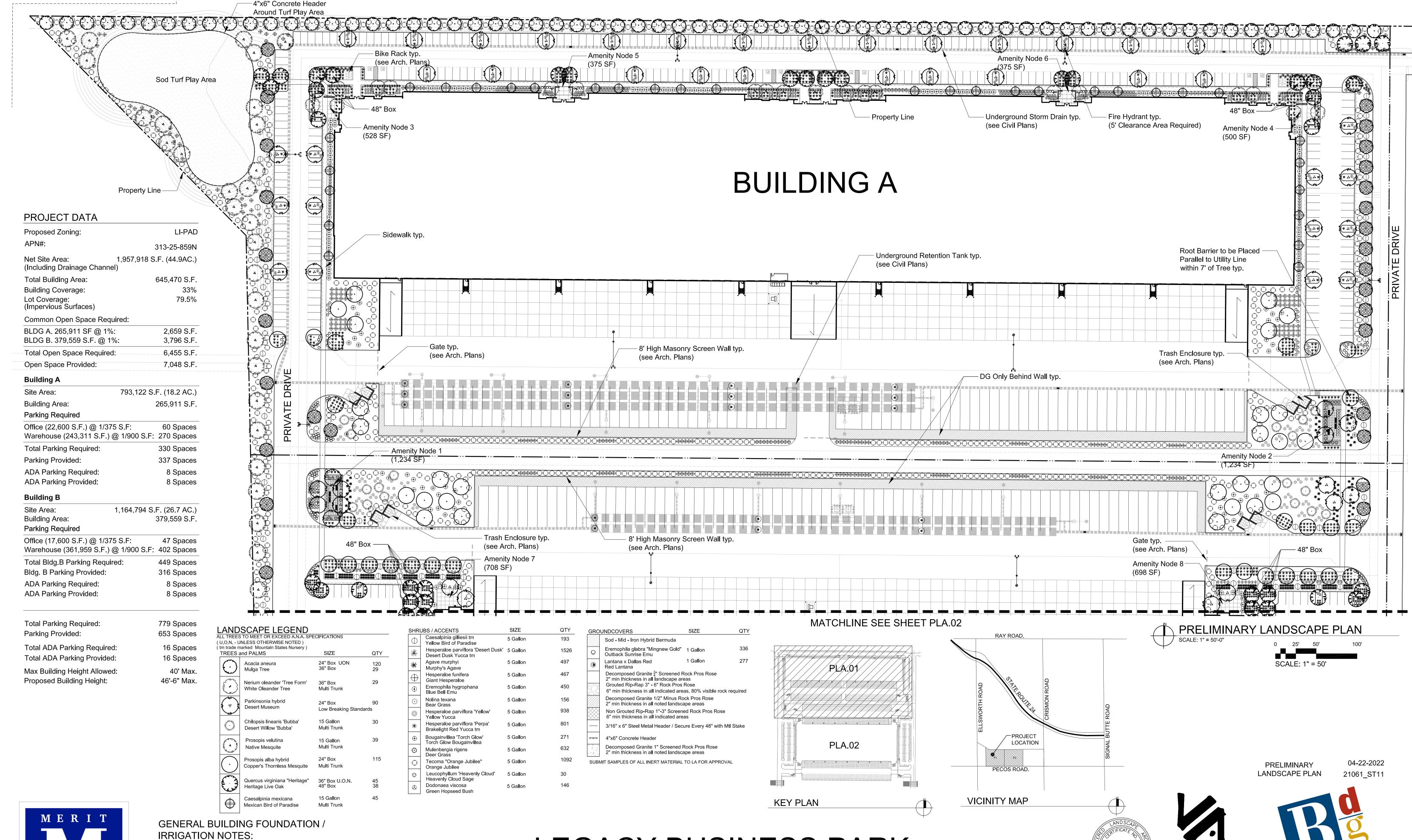


LEGACY BUSINESS PARK Crismon Road & Pecos Road

Mesa, Arizona









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 1GPH, 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

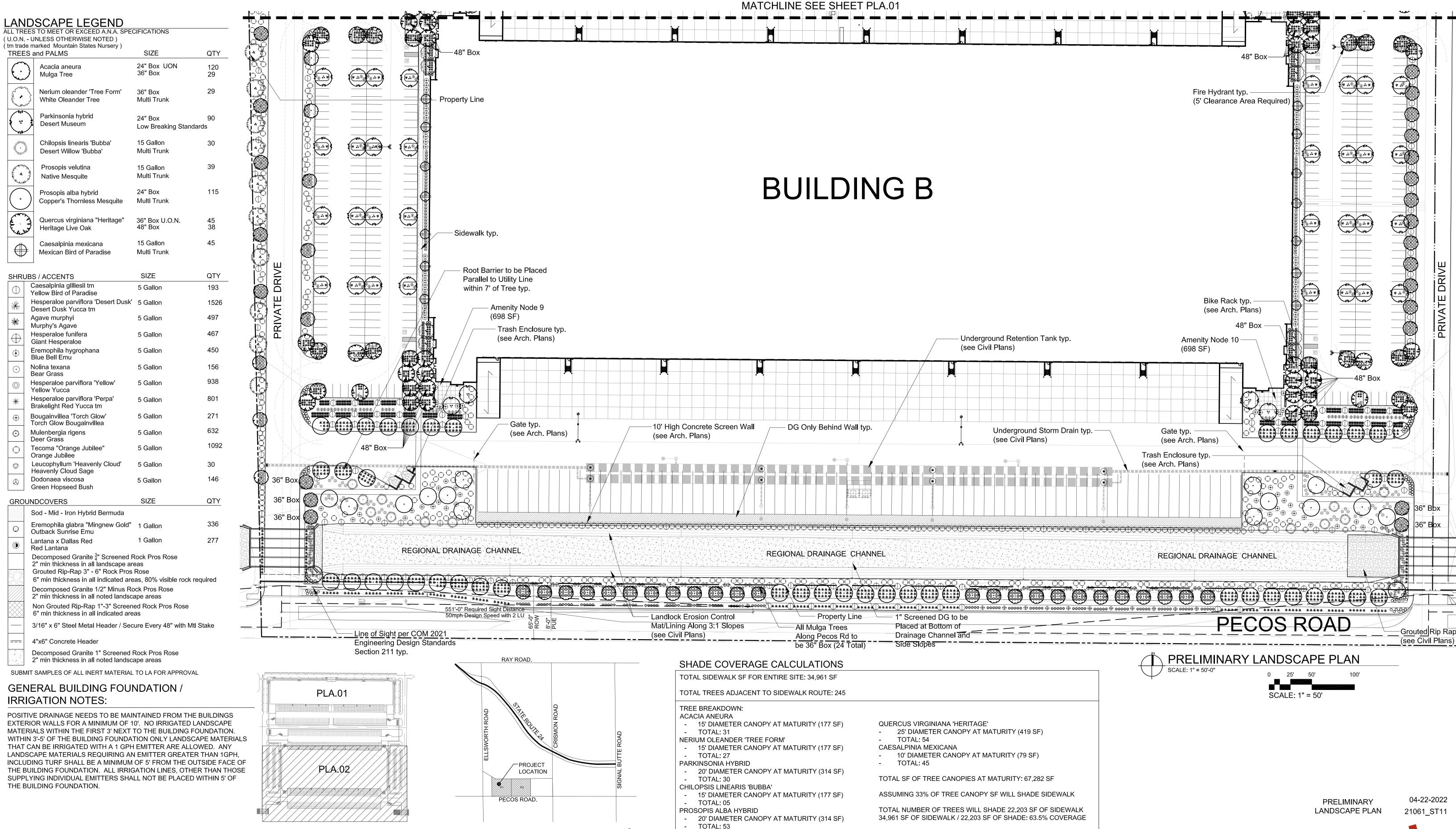
Crismon Road & Pecos Road Mesa, Arizona





Butler Design Group, Inc

PLA.01





LEGACY BUSINESS PARK

VICINITY MAP

KEY PLAN

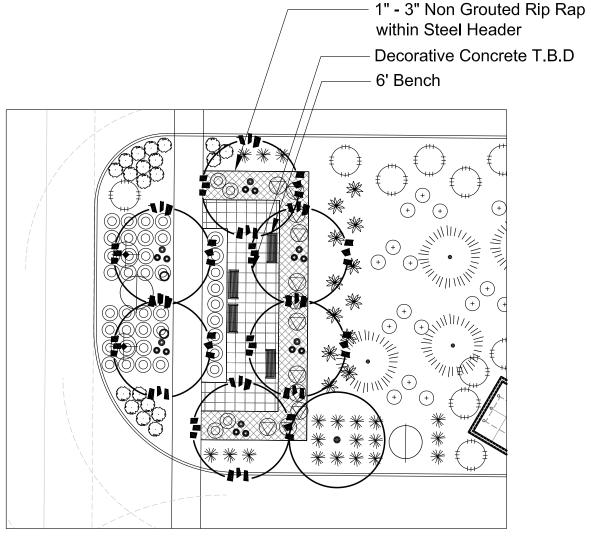
Crismon Road & Pecos Road Mesa, Arizona



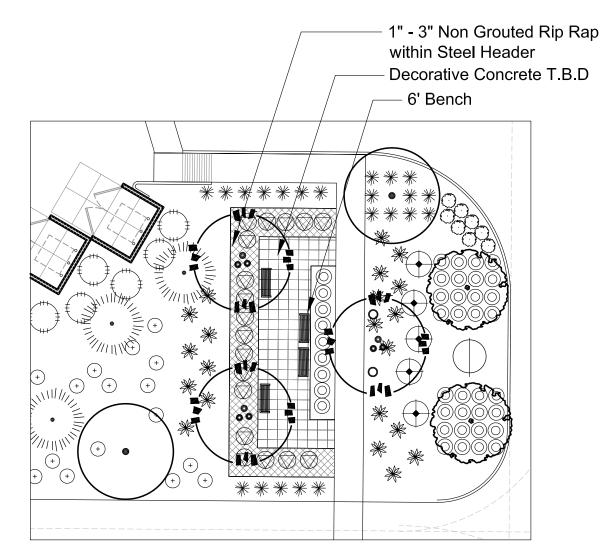








AMENITY ENLARGEMENT 1" = 20' NODE 1



AMENITY ENLARGEMENT 1" = 20' NODE 2

AMENITY NODE LEGEND

Non Grouted Rip-Rap 1" - 3" (Color: Rock Pros Rose) Bury 2" Into Grade; 6" Minimum Thickness in Noted Areas **Decoartive 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 1 1234 SF LANDSCAPE NODES AMENITY NODE 2 1234 SF AMENITY NODE 3 528 SF 500 SF AMENITY NODE 4 375 SF AMENITY NODE 5 375 SF AMENITY NODE 6 ARCH NODES 708 SF **AMENITY NODE 7** 698 SF **AMENITY NODE 8** 698 SF AMENITY NODE 9

REQUIRED: PROVIDED: 7,048 SF

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- 1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA
- 2. ALL TREES WILL BE 15 GALLON OR LARGER. 3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100%
- COVERAGE TO ALL LANDSCAPE AREAS. 4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL
- LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN. 5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS / STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE
- 6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR
- SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES. 7. 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 1GPH, 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.

AMENITY NODE CALCULATIONS:

AMENITY NODE 10 698 SF

TOTALS

6,450 SF

PROJECT TEAM

Developer Merit Partnes, 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

Architect Butler Design Group 5017 E. Washington St. Ste 107

Em: CWhiteman@HilgartWilson.com

Phoenix, Arizona 85034 Contact: Rick Butler Ph: (602) 957-1800 Em: rbutler@butlerdesigngroup.com

Landscape Architect Laskin and Associates, Inc 67 E. Weldon Avenue, Ste. 230 Phoenix, Arizona 85012

Contact: Hardy Laskin Ph: (602) 840-7771 Em: hardy@laskindesign.com

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 21.6%: 421,958 S.F. (9.7 ACRES)

LANDSCAPE COVERAGE:

32,700 SF - EVERGREE TREES

- SHADE TREES 8,950 SF - ORNAMENTAL TREES 1,850 SF

- LARGE SHRUBS 85,100 SF 79,250 SF - MEDIUM SHRUBS 23,270 SF - SMALL SHRUBS

15,325 SF - GROUNDCOVER 421,958 SF LS AREA / 246,445 SF OPEN SPACE COVERAGE = 58.4% (MINIMUM 50% REQUIRED PER 11-33-2: - GENERAL REQUIREMENTS SECTION E - OPEN SPACE)

AMENITY NODES AREA:

- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')

- TOTAL AMENITY NODES (10): 7,048 S.F. (0.16 ACRES)

	TREES		SHRUBS	
LOCATION	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,666'-00" LF				
3 TREE / PER 100' L.FT.	50	66		
20 SHRUBS / PER 100' L.FT.			345	347
EAST 1,132'-0" LF				
PRIVATE DRIVE				
1 TREE / PER 25 L.FT.	45	48		
4 SHRUBS / PER 25 L.FT.			180	714
SOUTH 1,303'-0" LF				
PECOS RD				
1 TREE / PER 25 L.FT.	52	52		
6 SHRUBS / PER 25 L.FT.			312	1,331
WEST 1,489'-0" LF				
PERIMETER				
3 TREE / PER 100' L.FT.	45	46		
20 SHRUBS / PER 100' L.FT.			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.FT.	58	79	0	0
TOTAL REQRD/FRNSHD	361	402	1,468	3,023
SIZE REQRD/FURNISHED				
TREES 36" BOX MIN 25%	117	141		
24" BOX MIN 50%	233	325		
15 GAL	0	114		
5 GAL	0	0		
Date Palms	0	0		
TOTAL TREES	350	580		
SHRUBS 15 GAL or Larger				0
5 GAL				7,199
1 GAL				613
POT/FLAT				0
Existing				
TOTAL SHRUBS				7,812



LEGACY BUSINESS PARK

Crismon Road & Pecos Road Mesa, Arizona



PROJECT DATA

(Including Drainage Channel)

Common Open Space Required:

BLDG A. 265,911 SF @ 1%:

Total Open Space Required:

Open Space Provided:

BLDG B. 379,559 S.F. @ 1%:

Office (22,600 S.F.) @ 1/375 S.F:

Office (17,600 S.F.) @ 1/375 S.F:

Total Bldg.B Parking Required:

Bldg. B Parking Provided:

ADA Parking Required:

ADA Parking Provided:

Total Parking Required:

Total ADA Parking Required:

Total ADA Parking Provided:

Max Building Height Allowed:

Proposed Building Height:

Parking Provided:

Warehouse (243,311 S.F.) @ 1/900 S.F: 270 Spaces

Warehouse (361,959 S.F.) @ 1/900 S.F: 402 Spaces

Proposed Zoning:

Net Site Area:

Lot Coverage:

Building A

Site Area:

Building Area:

Parking Required

Parking Provided:

Building B

Site Area:

Building Area:

Parking Required

Total Parking Required:

ADA Parking Required:

ADA Parking Provided:

Total Building Area: **Building Coverage:**

(Impervious Surfaces)

APN#:

LI-PAD

33% 79.5%

313-25-859N

645,470 S.F.

2,659 S.F.

3,796 S.F.

6,455 S.F.

7,048 S.F.

265,911 S.F.

60 Spaces

330 Spaces

337 Spaces

8 Spaces

8 Spaces

379,559 S.F.

47 Spaces

449 Spaces

316 Spaces

8 Spaces

8 Spaces

779 Spaces

653 Spaces

16 Spaces

16 Spaces

46'-6" Max.

793,122 S.F. (18.2 AC.)

1,164,794 S.F. (26.7 AC.)

1,957,918 S.F. (44.9AC.)



20088 HARDY A.

LASKIN



architects & planners





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



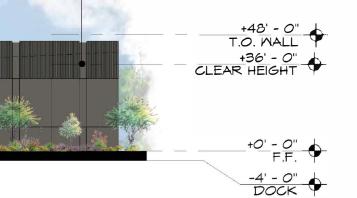




BUILDING A EAST ELEVATION

SCALE: 1" = 40'-0"





8CALE: 1" = 40'-0"

Building Elevation Material Calculations									
Building		North (F	ront)	West (S	Side)	East (Si	de)		
Α		Area	%	Area	%	Area	%		
	Tilt Concrete	37,870	64%	11,153	76%	11,153	76%		
	Glass	5,350	9%	827	5%	827	5%		
	Steel	737	1.5%	145	1%	145	1%		
	Vine Trellis	182	.5%	0	0%	0	0%		
	Rustic Steel	6,300	10%	1,740	12%	1,740	12%		
	Conc. Boardform	8,703	15%	684	3%	684	3%		
	Total	59,142		14,549		14,549			

MATERIAL / COLOR SCHEDULE							
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS			
CCO1 BOARD FORM CONCRETE	твр			-			
GLO1 1" INSULATED GLAZING	LOOKING GLASS	-	VIRACON	-			
MT1 DECORATIVE STEEL ELEMENTS	MEATHERED STEEL	TBD					
MTO1 RUSTIC STEEL	CLASSIC RUST	K5	OCM	-			
MTO2 HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE	-	-	DOCK DOORS			
PTO1 CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC750	DUNN EDWARDS	_			
PTO2 CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-			
PTO3 CONC. TILT PANEL - PAINTED	MILD HORSES	DET683	DUNN EDWARDS	_			
PTO4 CONC. TILT PANEL - PAINTED	BIRCHMOOD	DEC752	DUNN EDWARDS	-			
PTO5 PAINTED STEEL	JET	DE6378	DUNN EDWARDS	STEEL CANOPIES			
PTO6 CONC. TILT PANEL - PAINTED	MINDFUL GRAY	SM7016	SHERMIN MILLIAMS	-			
PTO7 CONC. TILT PANEL - PAINTED	DOVETAIL	SW7018	SHERMIN MILLIAMS	-			

BUILDING A ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

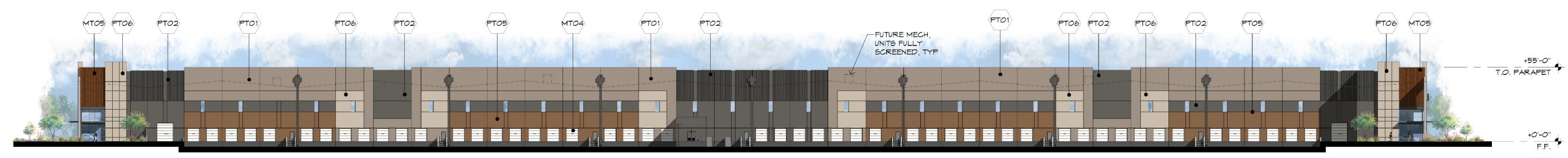
22417 RICHARD R. BUTLER 03/25/22





03/25/22





1 BUILDING B NORTH ELEVATION



BUILDING B WEST ELEVATION

SCALE: 1" = 40'-0"





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

	Building Elevation Material Calculations								
Building		West (S	ide)	East (Side)					
В		Area	%	Area	%				
	Tilt Concrete	18,540	71%	18,540	71%				
	Glass	1,840	7%	1,840	7%				
	Steel	290	1.5%	290	1.5%				
	Vine Trellis	40	.5%	40	.5%				
	Rustic Steel	1,850	7%	1,850	7%				
	Conc. Boardform	3,340	10%	3,340	10%				
	Total	25,900		25,900					

		MATERIAL	/ COLOR	SCHEDULE	
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
CC01	BOARD FORM CONCRETE	TBD			-
GL01	1" INSULATED GLAZING	LOOKING GLASS	-	VIRACON	-
MT1	DECORATIVE STEEL ELEMENTS	MEATHERED STEEL	TBD		
MT01	RUSTIC STEEL	CLASSIC RUST	K5	OCM	-
MT02	HI-MANUAL LIFT DOOR	FACTORY FINISH "WHITE"	-	-	DOCK DOORS
PTO1	CONC. TILT PANEL - PAINTED	BISON BEIGE	DEC750	DUNN EDWARDS	-
PTO2	CONC. TILT PANEL - PAINTED	BOAT ANCHOR	DE6377	DUNN EDWARDS	-
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PT05	PAINTED STEEL	JET	DE6378	DUNN EDWARDS	STEEL CANOPIES
PTO6	CONC. TILT PANEL - PAINTED	MINDFUL GRAY	SM7016	SHERMIN MILLIAMS	-
PTO7	CONC. TILT PANEL - PAINTED	DOVETAIL	5W7018	SHERWIN WILLIAMS	-

BUILDING B ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

22417 RICHARD R. BUTLER 03/25/22

EL2



03/25/22



Mesa, Arizona

TAB C

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566 FACSIMILE (602) 256-4475

Dennis M. Newcombe
DIRECT (602) 256-4446
E-Mail Address: dnewcombe@gblaw.com

May 4, 2022

VIA U.S. MAIL

Re: Notice of Applications Filed / Virtual Neighborhood Meeting.

City of Mesa Reference Numbers: ANX22-00266, ZON22-00268, & DRB22-00336.

Approximately 88.39 Net Acres of Vacant Land.

Located East of Ellsworth Road and North of Pecos Road.

Dear Property Owner or Registered Neighborhood Association:

We represent Merit Partners, Inc., our client, who is currently under contract to purchase the approximately 88.39 acres of vacant land located east of Ellsworth Road and north of Pecos Road (the "Property"). (See the Attached: <u>Property Location Map</u>) We have recently submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for: annexation, rezoning/site plan review, and design review. These three (3) applications being requested will allow for the proposed development of a quality; dual-phased industrial project called the Legacy Business Park within proximity of the Phoenix-Mesa Gateway Airport.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is zoned a combination of Airport Districts 1 and 2, General Industrial, and Rural-43. An annexation application was filed with the City (Case Number: ANX22-00266) to bring the Property into the City of Mesa. The Property will then be currently rezoned to the City's Light Industrial ("LI") zoning classification, with a Planned Area Development ("PAD") overlay along with site plan/design review approvals. (Cases: ZON22-00268 & DRB22-00336) Thus, the LI 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 consistent with the market.

More specifically, the first phase of the Legacy Business Park, which encompasses the west approximate 44.9 acres of the Property, 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 site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central, gated loading area to provide screening of back-of-house activities. The proposed buildings will feature superior design materials and layout to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. (See Attached: Proposed Site Plan/Building Elevations) The second phase, which is not part of the initial site and design review applications, will likely mirror the layout and design of the first development phase.

Notice of Applications Filed / Virtual Neighborhood Meeting ANX22-00266, ZON22-00268, & DRB22-00336 May 4, 2022 Page 2 of 2

In summation, the proposed LI PAD zoning and site plan/design for the Legacy Business Park are consistent with the City's General Plan, zoning in the area, and other developments/recent approvals that have occurred in the area over the years.

With that being said, please accept this letter as an invitation to attend a Virtual Neighborhood Meeting, which is being held to discuss our client's site plan/design proposal. The details of the Virtual Neighborhood Meeting are as follows:

VIRTUAL NEIGHBORHOOD MEETING

Thursday, May 19, 2022, 6:00 PM

To register for the Virtual Neighborhood Meeting, please visit www.gblaw.com/merit. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at (602) 256-4409 – or – ebrundige@gblaw.com.

<u>Please Note:</u> Specific formal city meeting/hearing dates have not yet been set. You should receive a subsequent mailing identifying the dates and locations of meetings/hearings when they have been scheduled.

In the meantime, should you have any questions or cannot attend the upcoming virtual neighborhood meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham (602) 256-4446 – or – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Josh Grandlienard, Planner II (480) 644-4691 – **or** – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe Senior Land Use Planner

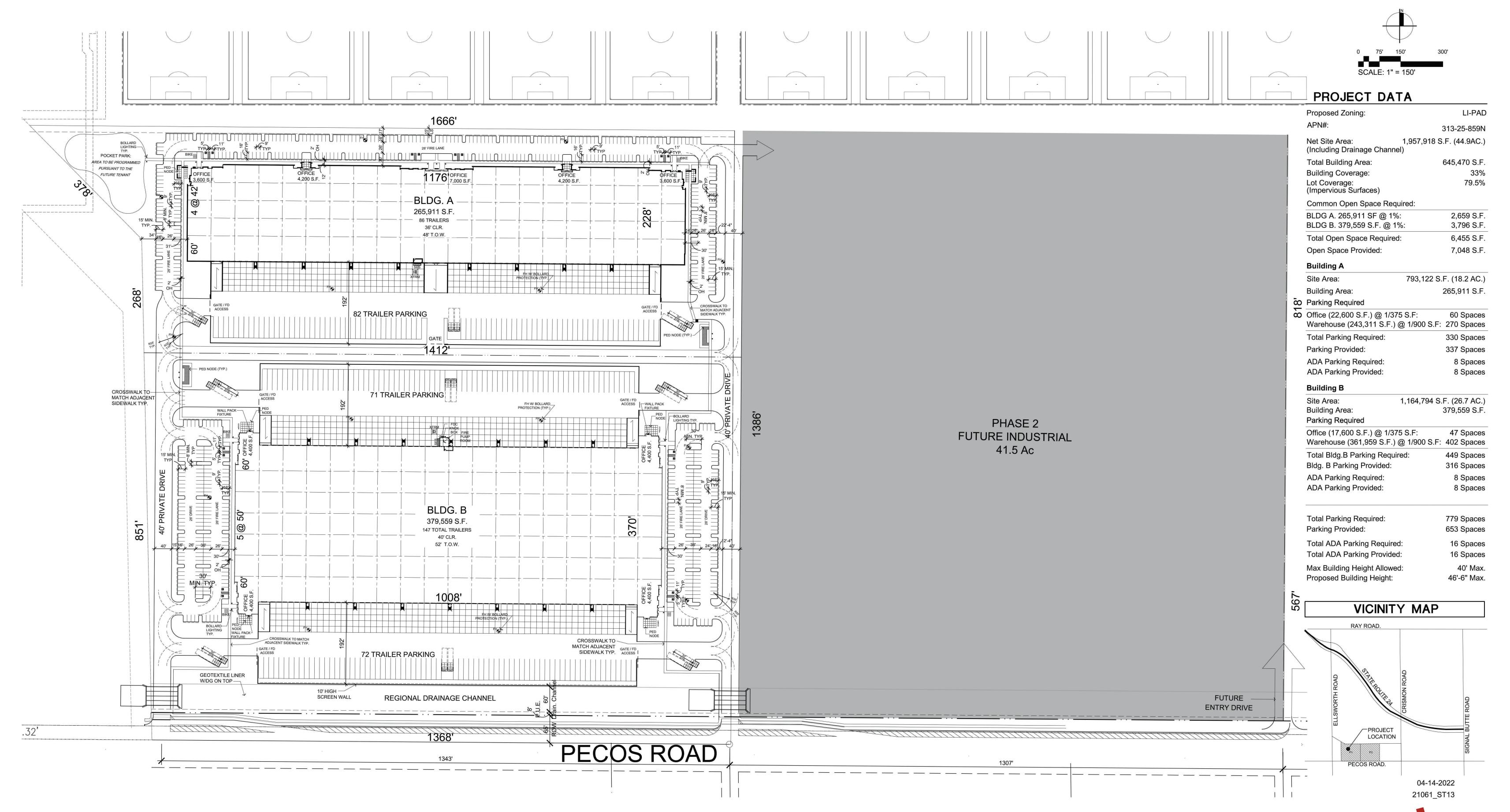
Enclosures: Property Location Map

Proposed Site Plan/Building Elevations

AERIAL MAP

















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



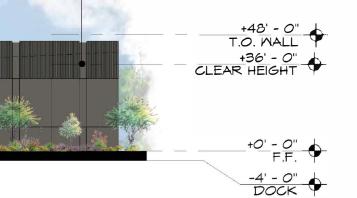




BUILDING A EAST ELEVATION

SCALE: 1" = 40'-0"





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BUILDING A ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

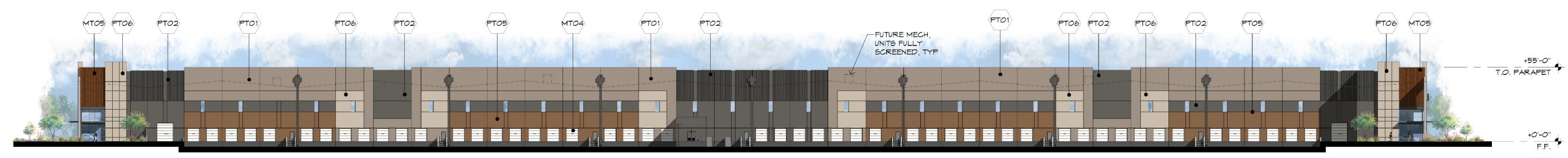
22417 RICHARD R. BUTLER 03/25/22





03/25/22





1 BUILDING B NORTH ELEVATION



BUILDING B WEST ELEVATION

SCALE: 1" = 40'-0"





4 BUILDING B SOUTH ELEVATION

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BUILDING B ELEVATIONS

LEGACY BUSINESS PARK Crismon Road & Pecos Road

22417 RICHARD R. BUTLER 03/25/22

EL2



03/25/22



Mesa, Arizona

TAB D

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE
20TH FLOOR

PHOENIX, ARIZONA 85004
TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

Dennis M. Newcombe
DIRECT (602) 256-4446
E-Mail Address: dnewcombe@gblaw.com

May 23, 2022

Notice of Public Hearing

VIA U.S. MAIL

P&Z Board Hearing.

Case: ZON22-00268.

Approximately 88.39 Net Acres of Vacant Land.

Located East of Ellsworth Road and North of Pecos Road.

Dear Property Owner or Registered Neighborhood Association:

We represent Merit Partners, Inc., our client, who is currently under contract to purchase the approximately 88.39 acres of vacant land located east of Ellsworth Road and north of Pecos Road (the "Property"). (See the Attached: Property Aerial Location Map) We have submitted to the City of Mesa Development Services Department, Planning Division, three (3) application requests, they are for: annexation, rezoning/site plan review, and design review. More specifically, we are rezoning the Property to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review (Case: ZON22-00268), which will allow for an industrial development. The proposal by our client, i.e., the Legacy Business Park project, includes the first phase which encompasses the west approximate 44.9 acres of the Property. This first phase 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 site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central, gated loading area. The second phase, which is not part of the initial site and design review applications, will likely mirror the layout and design of the first development phase. (See the Attached: **Proposed Site Plan**)

As part of the City's processes, this rezoning/site plan review application (ZON22-00268) has been scheduled for consideration by the Planning & Zoning Board as follows:

Planning & Zoning Board

June 8, 2022, at 4:00 PM City Council Chambers (upper level) 57 East First Street

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City Planner assigned to this application is: Josh Grandlienard, Planner II, (480) 644-4691 – or – via e-mail: <u>Joshua.Grandlienard@MesaAZ.gov</u>. Please confirm the meeting details (date, time, location, etc.), as they are subject to change.

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe Senior Land Use Planner

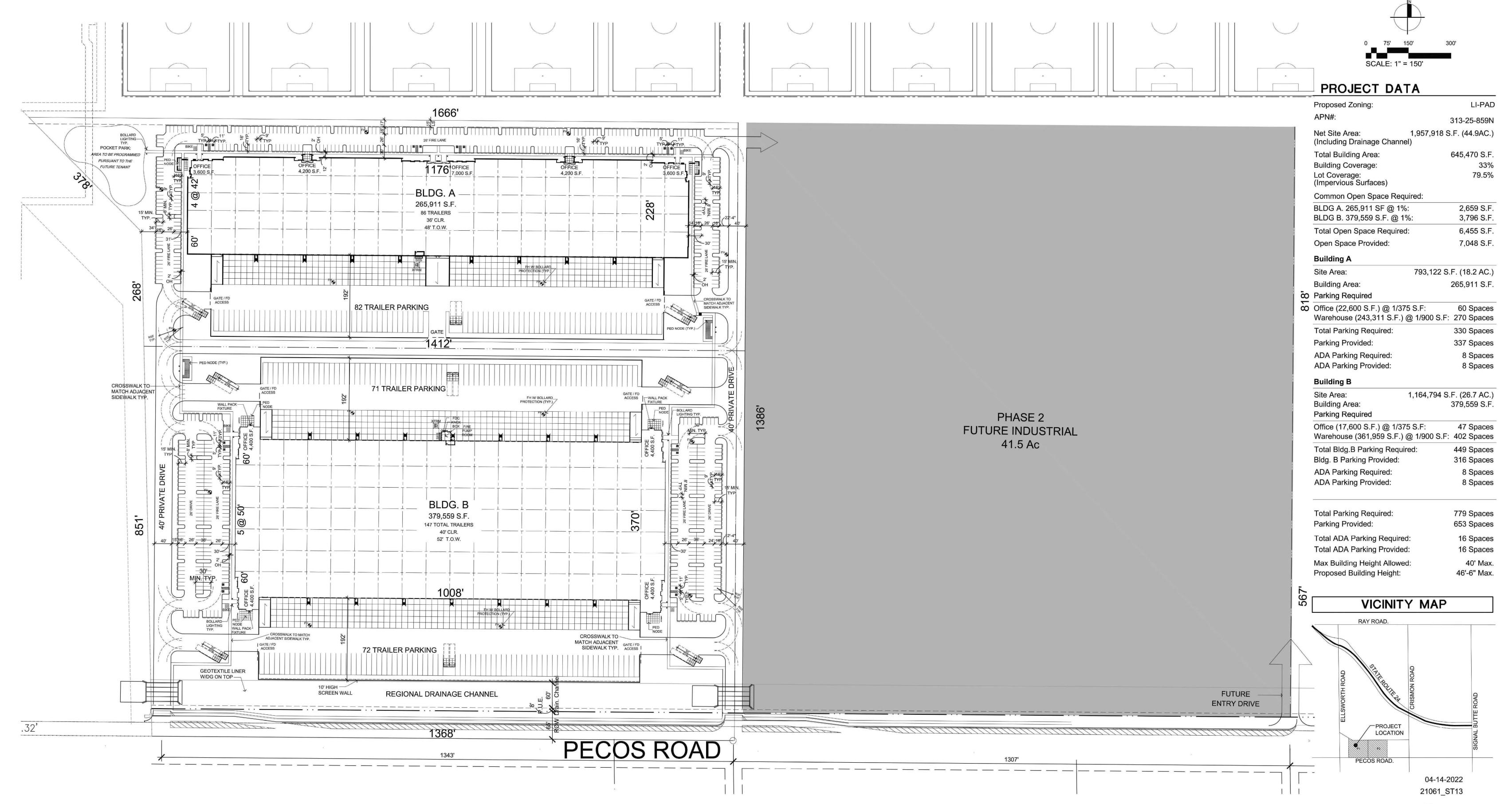
Enclosures: Property Aerial Location Map

Proposed Site Plan

AERIAL MAP



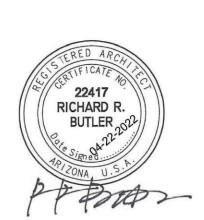






LEGACY BUSINESS PARK Crismon Road & Pecos Road

Mesa, Arizona





TAB E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/23/22
I, Meghan Liggett, being the owner or authorized agent for the zoning case below do hereby affirm that I have posted the property related to case # ZON22-00268 on NEC Ellsworth & Pecos . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT. Applicant's/Representative's signature:
SUBSCRIBED AND SWORN before me on 05/23/22
Notary Public MARYBETH CONRAD Notary Public - Arizona Maricopa County Commission # 591461 Commission # 591461



