

HITCHENS ASSOCIATES ARCHITECTS

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City of Mesa
55 N. Center St.
Mesa, Arizona

Re: New Office Warehouse Building
3962 E. Oasis Circle
Lot 8 Commerce Court II at The Commons
Updated Project Narrative

This project is located at the northwest corner of Oasis Street and North Norwalk in Commerce Court II at The Commons. The project consists of 19,645 square feet of site area and will have a new two-story 8,239 square foot office/warehouse building with site improvements. The site is currently approved for a 6,557 square foot two story office/warehouse building. The property is part of an 8-lot subdivision back that was formed in 2005. The subdivision was designed and approved with a shared storm water retention basin for all lots and barrel trash pickup to all lots except Lot 6. Prior to 2005 the property was Lot 2, Unit 1 of the Commons Industrial Park at Falcon view. The 8-lot subdivision has gone through two amendments since its initial inception. These were due to market fluctuations. The applicant has been involved with this development from its origin.

Lot 8 is currently flat and vacant. Both streets are fully improved with sidewalk, vertical curb and gutter along Norwalk and flat ribbon curb along Oasis Circle. A portion of the north property line has an existing 7'-4" high CMU wall. Adjacent to the property on the west is an existing 6-foot-high CMU wall. There is an existing driveway to Norwalk at the northeast corner of the property. North of the property is an existing office/warehouse building zoned LI. To the east across North Norwalk, is four suite office/warehouse building also zoned LI. South of the property is a vacant lot zoned LI with an office building complex beyond. West of the property is an existing four suite office/warehouse building zoned LI.

The property is designated in the City of Mesa General Plan as an Employment Character Type and is zoned Light Industrial (LI) PAD. This zoning was established under Zoning Case No. Z05-02 in March of 2005 (Ordinance 4347). A plat was processed to allow for an 8-lot subdivision called Commerce Court II and was recorded on July 28, 2006 (MCR 855-26). In May of 2007, an administrative site plan modification was approved to allow for minor adjustments to building

sizes and heights. In July 2019 Administrative Review Case ADMIN19-00144 was approved to modify the site plan and building designs.

There was a prior zoning case associated with this property in 1999, case Z99-099. Z99-099 was created to alleviate a situation that arose between the property owners west of The Commons, across from the RWCD canal and the industrial users of The Commons. In the late 1990's these two developments had some compatibility issues. As a result, the city brought forth zoning case Z99-099 to create some conditions aimed at improving the situation. The primary focus of the case was directed at those lots of the Commons adjacent to the canal. As was mentioned earlier, the original designation of this property was Lot 2 Unit 1 of the Commons Industrial Park at Falcon View. It was one of the larger lots of the original Commons Industrial Park and a potential candidate for a large industrial user. Zoning Case Z05-002 broke this large lot into a grouping of much smaller lots. The city was supportive of this citing the creation of quieter smaller users would be more compatible with the homes to the west. Below are two tables that have been generated to list the various deviations that have occurred related to this property per the zoning case history.

TABLE ONE OF CHANGES

Case No.	Building Height	Building Area	Oasis Setback	Norwalk Setback	North Setback	West Setback
Z99-099	Per Ord.	Per Ord.	Per Ord.	Per Ord.	Per Ord.	Per Ord.
Z05-002	22 feet	2,888 SF	20 feet	20 feet	Zero feet	Unchanged
Z05-002 Admin	24 feet	3,184 SF	Unchanged	Unchanged	Unchanged	Unchanged
ADMIN 19-00144	24 feet	6,557 SF	Unchanged	Unchanged	Unchanged	Unchanged
Current request	24 feet	8,239 SF	Unchanged	Unchanged	Unchanged	Unchanged

TABLE TWO OF CHANGES

Case No.	Use	Stories	Parking Spaces	Building Footprint
Z99-099	Per Ord.	Per Ord.	Per Ord.	
Z05-002	Office	1	10	2,888 SF
2007 Admin	Office/Warehouse	1-mezzanine	5	3,184 SF
ADMIN19-00144	Office/Warehouse	Two-story	12	5,096 SF
Current request	Office/Warehouse	Two-story	15	6,102 SF

The current request is to modify Lot 8 as follows: (a) reorient and reconfigure the building, (b) increase in size of the building and (c) allow a slight encroachment into the North Norwalk

Street setback for a prominent building architectural feature to occur.

- a) The building is being rotated to be more visible and prominent to the intersection. This orientation will allow for a striking all-glass corner to serve as the feature design element of the building. This will also create a more appealing landscape setting at the corner.
- b) The current approved building footprint is 5,096 square feet. The proposal is to increase this to 6,102 square feet. The owner, by making this change will provide a more marketable office/warehouse product for today's industrial user.
- c) The east side building architectural buttress feature encroaches by four square feet (2'x2') into the setback area. The setback area totals 3476 square feet.

A Design Review application is being requested to allow for changes to some of the approved building materials and overall building design. The current approved elevations include scored regular CMU block, split face CMU and decorative metal window awnings. The new elevations will introduce metal siding and metal panels similar to what was approved through the 2019 administrative review case.

- The new architectural buttress features will utilize the scored CMU block.
- The upper portion of the building will consist of horizontal metal siding.
- The awnings will change from the current steel feature to vertical metal panels.
- The glazing changes will introduce more glass at the building corner and at the entry doors.

The above listed modifications are considerable improvements to the existing site plan and elevations. The proposed design is consistent with, sensitive to and bears similarity to the surrounding uses in the development.

