

To: City of Mesa  
Planning + Development Department

From: Justen Cassidy  
Cawley Architects

Subject: Design Review Submittal for  
Arizona Corrugated Container  
APN: 134-32-001L

Date: June 20<sup>th</sup>, 2022

## NARRATIVE

---

To whom it may concern,

This Design Review submittal details the proposed improvements to an existing and operating industrial building located at 225 South Dobson Road, Mesa, AZ 85202.

The project is scheduled to be on the July 13<sup>th</sup> Planning and Zoning public hearing agenda. Reference number ZON22-00413.

### Existing Parcel Information

The existing site (zoned LI – Light Industrial) includes an existing 152,368 S.F. concrete tilt production/warehouse facility for Arizona Corrugated Container. The existing building is 35' in height. The addition will be +/- 40,000 S.F, and will also be 35' in height (average panel height.)

East of the parcel is an existing and operational warehouse facility zoned L-1. To the north is an existing railroad track located within private land. To the west lies Dobson Road, and to the south is W K Mart Access Road. At the southwest corner of the subject parcel exists a separate lot housing a currently operational commercial parcel (zoned L-1).

Frontage improvements were completed by the City of Mesa in 2015, as a part of the BA11-045 approval conditions (listed on the site plan included with this submittal). These improvements include landscaping and masonry screen walls along Dobson Road, and landscaping/fencing along W K Mart Access Road.

Existing on-site lighting along the western portion of the site will be removed as a part of the proposed site improvements.

(3) existing curb cut located along W K Mart Access Road will remain and are currently utilized as the main points of entry for the site. No alterations are anticipated as a part of the proposed site improvements, and access at these curb cuts will continue to be right-in/right-out and left-in/left-out. All entrances are gated, although gates are left open during business hours.

(1) existing curb cut located along Dobson road will remain and serve as a secondary entry point for the site. No alterations are anticipated as a part of the proposed site improvements, and access at this curb cut will continue to be right-in/right-out only. The entrance is gated, and the gate is typically closed during business hours.

### **Existing Easements**

- 10' x 20' Public Utility and Sidewalk Easement at northwest corner of property.
- 10' Telecommunications easement along west property line.
- 10' Public Utility Easement along southern property line.
- 20' Ingress/Egress easement along eastern property line.

### **Site Data**

Building/Landscape setbacks are as follows:

- Street-facing side (Dobson) = 15' (existing)
- Street-facing yard (W K Mart Access Rd) = 15' (existing)
- Interior side-yard (north) = 0' (existing)
- Interior rear-yard (east) = 0' (adjacent to L-1 zoning)

### **Proposed Scope**

General scope includes a +/- 40,000 S.F. building addition located along the west end of the existing structure. The addition will be primarily for storage of raw and end-user paper products.

Additional scope included with this submittal:

1. Parking/landscape island improvements.
2. Drive aisle/truck access improvements.
3. Foundation base landscape improvements.
4. Building lighting (no site lighting will be added as a part of the project scope).

Currently, the site sheet drains stormwater run-off at the south property line (southwest corner of the parcel). The proposed grading and drainage solution will continue to sheet drain at this same location, with adjustments to on-site grading as needed to push stormwater around the new building addition.

ADA access for the new structure is provided at the west side of the building, through a new gate to be installed in the existing masonry wall along Dobson. An additional ADA stall has been provided that connects in this area.

## Alternative Compliance Request

The existing building elevations are comprised of concrete walls (painted white) with a single blue band bisecting the building horizontally. Simply put, when comparing the building to the current guidance provided by the City of Mesa Zoning Ordinance, it would be very difficult to design a contextual addition without drifting outside of these regulations.

Cawley Architects would like to request Alternative Compliance for the proposed building addition, specific to Zoning section 11-6-3.B.7-iv:

“The proposed alternative is aesthetically more complementary to the site, **better fits into the context of the area**, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City’s General Plan.”

The building elevations for the addition have been designed in an effort to address the Zoning Ordinance as best as possible, while also maintaining a contextual fit with the existing building elevations. We ask that Staff consider this when reviewing the submittal package.

In reviewing the requirements for building design, we ask for Alternative Compliance specifically for the following sections:

### **MZO Section 11-7-3.B: Site Planning and Design Standards:**

1. Publicly viewed facades (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.
2. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
3. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
4. No more than 50% of the total façade may be covered with one (1) single material.

The exterior building design incorporates the aforementioned blue horizontal band found on the existing structure, a second gray horizontal band at the parapet, and also includes vertical gray bands that serve to provide depth, and to tie the three new facades together. The primary building color is white to match existing.

Punched window openings have been introduced along the west side of the building (facing Dobson) as a second finish material. In addition, four (4) vertical gray bands are shown along Dobson, with the parapet dropping 2’ at each band.

Along the north and south elevations (that tie into the existing structure) a single vertical band of gray has been included. As these walls terminate at the existing building, less movement/color has been included in the design so that the transition from existing/new is not as abrupt.

Similar building types exist in the immediate vicinity to the north and south, and also west of Dobson Road. The buildings to the north and south of the site are of a similar construction type and consist of relatively plain facades with little color or change in massing. This new addition will be an improvement as seen from the ROW on Dobson.

Cawley Architects is excited to present this potential site redevelopment to City of Mesa Planning Staff, and we look forward to working with Staff throughout the entitlement process.

Please feel free to contact me with any questions.

Justen Cassidy, Architect  
Cawley Architects  
P: 602.393.5060  
E: [justenc@cawleyarchitects.com](mailto:justenc@cawleyarchitects.com)