

**Narrative  
For  
Site Plan Modification  
and Design Review**

Lot 1 Commerce Court II at the Commons

3959 E. Oasis Street

**Applicant:**

Hitchens Associates Architects

Gregory L. Hitchens

**Owner:**

Viewpoint Resort LC

## **Introduction**

This project is located on the southwest corner of Oasis Street and North Norwalk in the Commons Industrial Development. The project consists of 14,767 square feet of site area and will have a new 3,630 square foot office/warehouse building with site improvements. The site is currently approved for a 2,532 square foot office/warehouse building. The property is part of an 8-lot subdivision 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.

## **Existing Site Conditions**

Lot 1 is currently vacant is essentially graded flat. Both streets are fully improved with sidewalk, curb and gutter along Norwalk and flat ribbon curb along Oasis Circle. Oasis Circle is a private street. Along a portion of the south property line there is an existing 6'-8" high CMU wall. The site is designated Light Industrial zoning.

## **Relationship to Surrounding Properties**

To the north of the site is a vacant lot zoned LI. To the east across North Norwalk, is an office/warehouse building with the property zoned LI. South of the property is an office building complex zoned LI. West of the property is an existing common retention basin.

## **Existing General Plan Designation and Zoning History**

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	South Setback	West Setback
Z99-099	Per Ord.	Per Ord.	Per Ord.	Per Ord.	Per Ord.	Per Ord.
Z05-002	22 feet	2,496 SF	20 feet	20 feet	Unchanged	Unchanged
Z05-002 Admin	Unchanged	2,496 SF	Unchanged	Unchanged	Unchanged	Unchanged
ADMIN 19-00144	Unchanged	2,532 SF	Unchanged	Unchanged	Unchanged	Unchanged
Current request	Unchanged	3,630 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	2,496 SF
2007 Admin	Office	1	10	2,496 SF
ADMIN19-00144	Office/Warehouse	Unchanged	7	2,532 SF
Current request	Office/Warehouse	Unchanged	8	2,844 SF

## Description

### 1. Site Plan Modification:

The site plan modification includes three proposed changes: (a) reorientation and reconfiguration of the building, (b) increase in size of the building and (c) slight encroachment to the Oasis 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 configuration will also allow for more landscape area

adjacent to Norwalk.

- b) The current approved building footprint is 2,532 square feet. The proposal is to increase the footprint to 2,844 square feet, or an increase of twelve percent, and add 786 square feet of second story office space for a total building area of 3,630 square feet. The owner, by making this change will provide a more marketable office/warehouse product for today's industrial user.
- c) The north side building architectural buttress feature encroaches by four square feet (2'x2') into the setback area. The setback area totals 3058 square feet.

## **2. Design Review**

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

- 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.

## **Conclusion**

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 area.