

Wentworth 80th

Business Park/Industrial
Elliot and South 80th Street

Project Narrative

Submitted by:

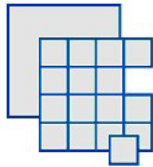
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On behalf of:

Wentworth Properties



WENTWORTH

July 5, 2022

Introduction

Pew & Lake, PLC, on behalf of Wentworth Property, is pleased to submit this narrative and related exhibits for Annexation, Rezoning, Site Plan Review, and Design Review for the approximately 59.2 acres located on the northwest corner of East Elliot Road and South 80th Street in Mesa ("Property"). The Property is further identified as parcel numbers: 304-04-011P, 304-04-011Q, 304-04-012J, 304-04-912, 304-04-012Z, 304-04,011R, 304-04-012F, 304-04-012K, 304-04-012L, 304-04-011K, 304-04-011G, 304-04-011N, 304-04-913.

Proposed is what is preliminary known as Wentworth 80th – a sophisticated high end business park and industrial development. The applicant requests the following approvals from the City of Mesa:

- a. Annexation to City of Mesa
- b. Rezone from AG to LI-PAD
- c. Site Plan Review
- d. Design Review
- e. Preliminary Plat

Figure 1- Site Aerial



Proposed Annexation

The proposed annexation meets all state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required for the annexation is the Applicant. The Applicant owns all real and personal property which would be subject to taxation by the City, in event of annexation. In accordance with A.R.S. 9-471(L) the equivalent City zoning of the Property that is currently zoned RU-43 will be AG, which will serve as the basis for the concurrent rezoning request. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with City standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City, and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

The parcels to be annexed include APNs 304-04-011N, 304-04-011G, and 304-04-011K. The parcels are currently zoned RS-43 and RU-43, in Maricopa County. After approval, the properties are requesting to be rezoned as LI-PAD.

Existing Site Conditions & Relationship to Surrounding Properties

The Property is located on the northwest corner of East Elliot Road and South 80th Street. It is currently being used for agriculture purposes. The Proposed development is located in an area with characteristics that support the proposed land uses. Elliot Road abuts the Property's South property line. The east side of the Property is 80th Street. The property to the west is vacant and the properties to the north are vacant or existing AG uses. Table 1 on the next page, summarizes the existing and surrounding land uses and designations.

Table 1- Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Mixed Use Activity/ Employment	AG, LC, RU-43, RS-43	Vacant, AG
North	Mixed Use Activity/ Employment	AG, LI	Vacant, AG
East	Mixed Use Activity/ Employment	LI, NC	Vacant
South	Mixed Use Activity/ Employment	LC, RM-5, MX	Vacant
West	Mixed Use Activity/ Employment	LC	Vacant

Existing General Plan

Mesa's General Plan Character Area Map (Figure 2 below) designates the Property as predominantly Mixed-Use Activity / Employment. The primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high quality settings.

The Property is also located within the Mesa Gateway Strategic Development Plan which includes the rapidly developing area around Phoenix-Mesa Gateway Airport that will become the economic engine for southeast Mesa.

Additionally, the Property is located within the Industrial Employment Character district, which signifies locations that are appropriate for manufacturing, warehousing, and other industrial operations.

The development plan is consistent with the goals of the General Plan given that its primary use is business and industrial which will facilitate job creation and support growth. The development will bring a high-quality product to the area which will complement the goals of the General Plan.

Pursuant to Title 11, Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area 3 (AOA 3) for the Mesa Gateway Airport and will comply with the respective requirements for such. The proposed mix of industrial and employment uses are the exact types of developments envisioned for this overlay. This request will provide stimulus and support to the airport for ongoing viability.

Figure 2 – Zoning Airfield Overlay Map

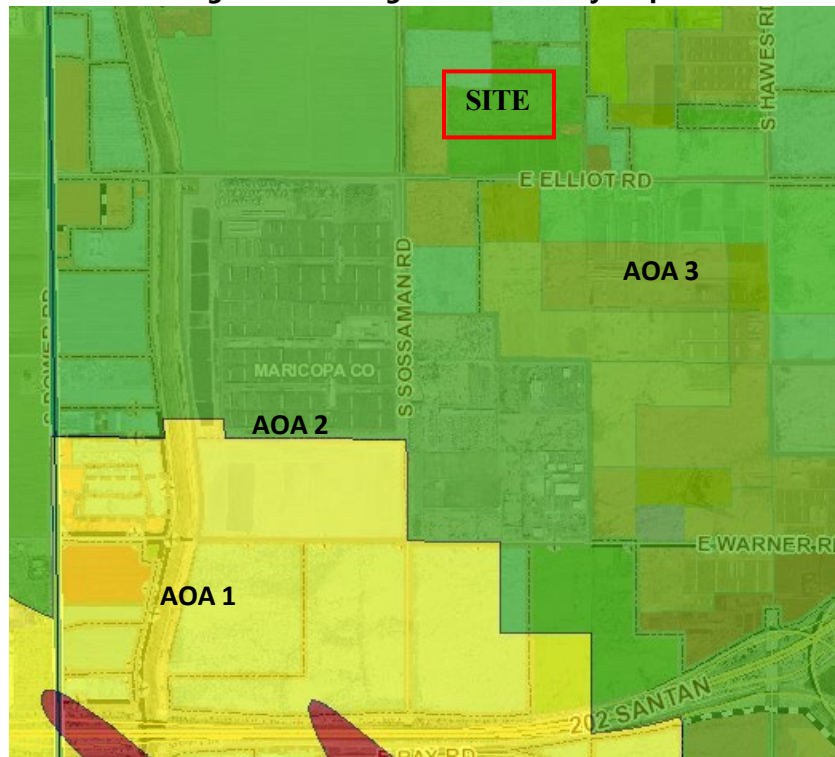


Figure 3 – Existing General Plan Map

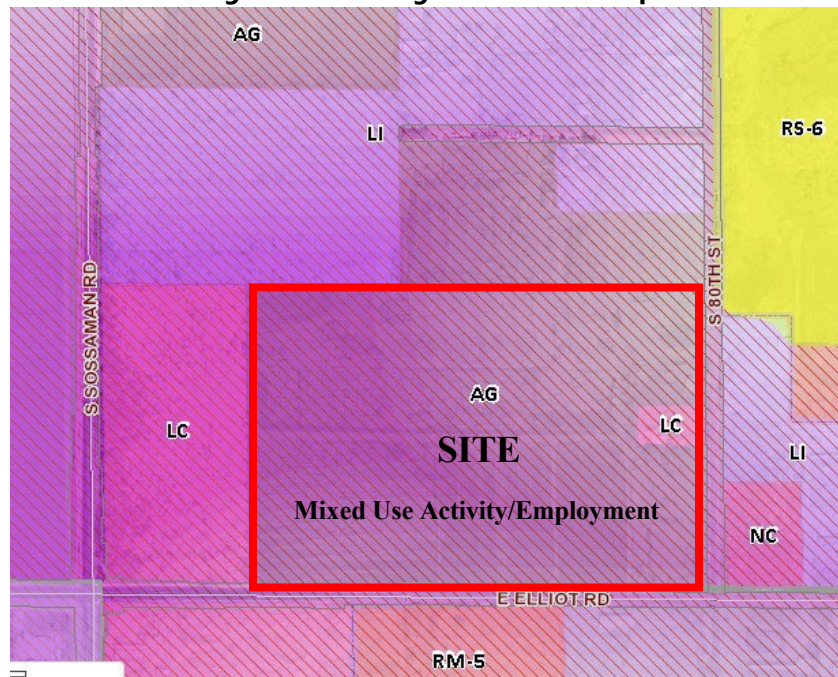


Figure 4 – Existing Zoning Map

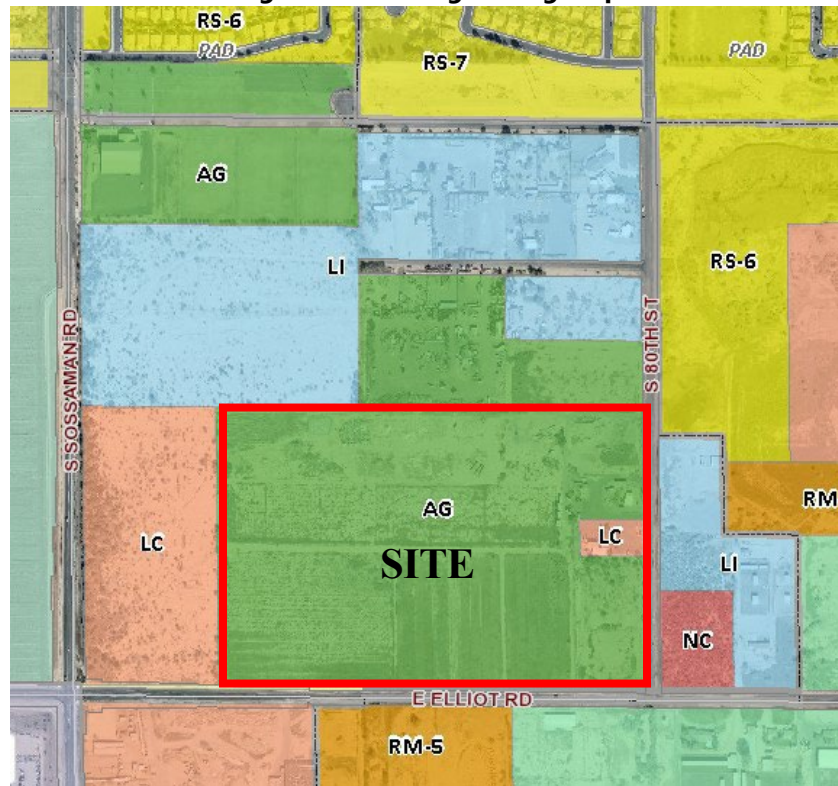
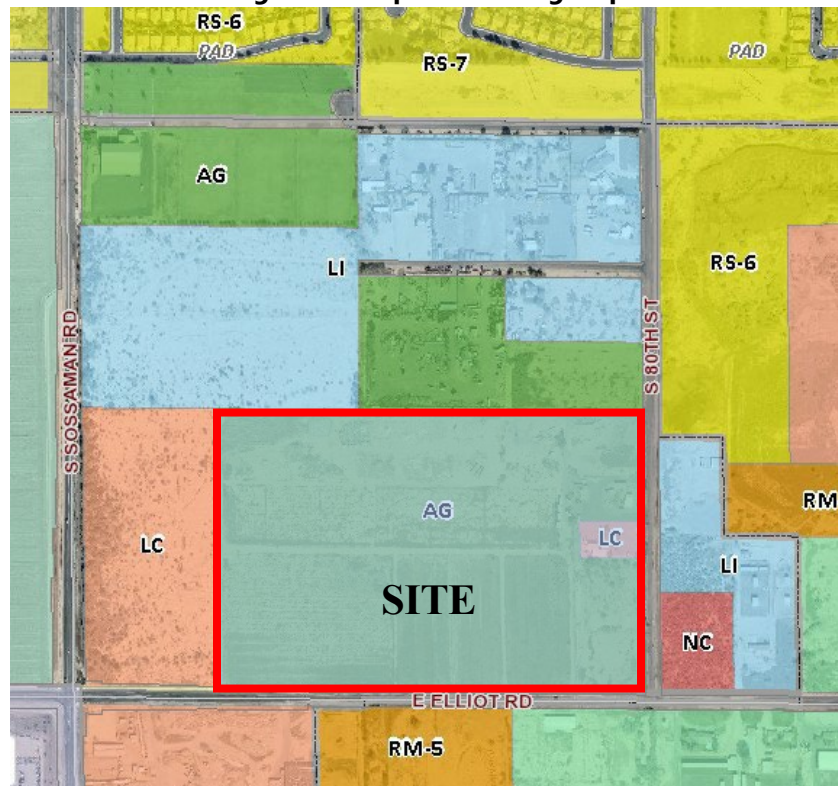


Figure 5- Proposed Zoning Map



General Plan Compliance

Mesa's General Plan character area designation on the Property is Mixed Use Activity/Employment. The proposed use conforms with the General Plan by providing employment opportunities in high quality settings.

- "The Mixed-Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16)." Employment designation is planned "for a wide range of employment opportunities in high quality settings on 20 acres or greater." (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed PAD complies with this intent. An approximately 100-acre Property, the industrial/employment uses that will also service the region and help grow the local economy.

- Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, warehousing, industrial, and office uses are permitted and proposed, consistent with the proposed underlying zoning and their permitted uses.

PAD Zoning and Site Plan Review

The purpose of this request is to rezone from Agricultural (AG) and Limited Commercial (LC) to Light Industrial with a Planned Area Development (LI-PAD). Specific Site Plan Review is requested for the entire property, the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City's required checklists. The table below shows requested deviations from the standard.

Table 2 - Development Standard Modifications

Standard	Required LI	Proposed LI PAD
Building Height	40'	50'
Parking	75% at 1 space per 500 Square feet plus 25% at 1 space per 375 square feet	1 space per 600 square feet, 1,648 spaces

Permitted Uses

All uses are permitted within this PAD for the property under the zoning district for City of Mesa Light Industrial (LI)

Project Description

Wentworth 80th has been designed to attract and maintain a diverse grouping of high-end client types. The design and character of the business park with cohesively complement the existing professional character of the surround Elliot Road Tech Corridor area. Building and site elements include prominent entry features that maximize visibility from Elliot Road.

The common main entryway will provide service to each building. This will effectively keep vehicle traffic flow isolated. In addition, logistics traffic will be separated from employee and visitor traffic. Sophisticated signage will be consistent throughout making navigation clear for optimal traffic flow. Entries for the access driveways will allow multi-tenant occupancy of single loaded buildings.

Front-facing site features will utilize varying site screen walls, landscape, entries, and natural planting location. Truck courts and/or yards will be within the interior of the site and fully screen behind gates of solid walled site and building components.

Preliminary Plat

The Preliminary Plat is submitted concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

Phasing

The proposed development is scheduled to be completed in one phase.

Utilities and Infrastructure

Water

The City of Mesa has an existing water transmission and supply main located in East Elliot Road. This water pipe is a 30" Concrete Cylinder Pipe (CCP) located approximately 25' north of the section line and proceeds both east and west of the project limits. Along the southern frontage of the property, there are branched valves located on the north side of Elliot Road, which include a blowoff, a test point, and several valves related to the monitoring of the transmission and supply main. There is a 12" DIP stub off the 30" line at the 80th Street intersection.

Wastewater

The City of Mesa has an existing 42" gravity sewer main in East Elliot Rd. This 42" sewer pipe material is high density polyethylene (HDPE) and is located approximately 20' south of the section line and proceed both east and west of the project limits. The gravity sewer flows

from east to west. There are existing manholes located at the intersection of 80th Street and Elliot Rd (MH28280), 700' west (MH28279), 701' west (MH 28278). The approximate depths of the inverts of these manholes range from 15.48' depth to rim elevation to 16.06' depth to rim elevation.

Gas

The City of Mesa has no gas facilities along the project frontage on Elliot Road or 80th Street. The closest available City of Mesa natural gas facility is located on the west side of Sossaman Road and is a 6" steel high pressure pipe.

Power

The area is served by Salt River Project for power through overhead 12 kV lines located on the south side of Elliot Road and overhead lines along the west side of 80th Street. There is an existing overhead line servicing the site mounted on two poles approximately 600' north of Elliot Road coming off 80th Street.

Communications

Both COX Communications and Century Link services the general area with lines being underbuilt on the overhead power poles on both the south side of Elliot Road and the west side of 80th Street.

Proposed Utilities Summary

The City of Mesa requirements for additional water infrastructure shall include a 12" parallel line to the 30" transmission main along the Elliot Road frontage as well as a 12" water line extension along the 80th Street frontage.

The City of Mesa requirements for additional wastewater infrastructure shall include a 10" sewer along the 80th Street frontage to connect to an existing manhole at the intersection of 80th Street and Elliot Road. Additionally, the property may connect to the existing 42" sewer in Elliot Road to extend services to the property.

Salt River Project (SRP) power will need to be coordinated and designed to be brought onto the site.

Conclusion

Wentworth Mesa implements the vision and objectives of the Mesa General Plan for this employment designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality

architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.