

**80<sup>th</sup> St and Pecos  
Design Review & PREOZ Submittal  
Project Narrative**

**Introduction:**

We are requesting a Design Review DRB22-00768 & Administrative Review (PREOZ) ADM22-00768 for building design and site of (2) two, 1 story buildings located on 80<sup>th</sup> St. and Pecos. For reference, Pre-Application #PRS22-00356

**Project Proposal:**

The site area is +/-1,009,347 S.F. (23.17 AC.), currently vacant/ farmland, zoned LI. The proposed buildings have a total gross square footage of 421,682 SF which consist of Building A 96,882 SF and Building B 324,800 S.F. Building A will have a height of approximately +/- 32'-0" A.F.F. and Building B of approximately +/- 36'-0" A.F.F. Adjacent zoning are also LI.

**Building Design:**

The building design, colors and materials will have a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. A nice color palate that blends the tenant identification with a classic but modern elegance is displayed utilizing materials which include Concrete Tilt Panels, Decorative Form liner, Low-E tinted glazing, and exposed steel. Four-sided architecture is prevalent throughout the elevations with some varied parapet heights, change in plane, combined with colors and textures (form liners) to reduce continuous wall lengths. The building design meets additional architectural standards per zoning through consistent architectural character and detail. An Alternative Compliance Request per MZO 11-7-3 (B)(6) has been included on this submittal to support design intent and prove how this improves the overall architectural appeal of the area and meets the design objectives as described in the City's General Plan. Both buildings comply with minimum required foundation base as specified in the site plan. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location, and illumination.

**Site Design:**

Vehicular access to the development is provided off Pecos Road to the parking area on the north side of Building A, and off 80<sup>th</sup> St. to the parking area on the east side of Building B. Fire access and Fire apparatus requirements are provided throughout the facility and meets the fire department's minimum design criteria.

The zoning code parking requirements for an office/warehouse facility is provided. The typical parking spaces are 9'-0" wide x 18'-0" long, the ADA accessible parking spaces are 11'-0" wide with the required 5'-0' wide aisle all of which comply with Zoning Code requirements.

Required open space amenities are provided and carefully integrated with the site and buildings within the site.

**Landscape Design:**

This project will have landscape along the frontage and within the property where designated. The landscape will consist of an ornamental desert theme. Landscaping will meet the zoning requirements.

Sincerely,  
Carlos Elias  
Design Manager  
LGE Design Group  
480.966.4001

8/22/22

80<sup>th</sup> St and Pecos

Design Review (DRB22-00768) & PREOZ Submittal (ADM22-00770)

**Alternative Compliance [MZO 11-7-3 (B)(6)]**

We are requesting an Alternative Compliance for 80<sup>th</sup> and Pecos, Case # ADM22-00770 & DRB22-00768, per [MZO 11-7-3 (B)(6)] based and meeting all requirements for the section below:

**[MZO 11-7-3 (B)(6)]**

"Alternative Compliance. Site Planning and Design Standards are not intended to limit creative solutions. Conditions may exist where strict compliance to Site Planning and Design Standards of this Chapter are impractical or impossible, or where maximum achievement can only be obtained through alternative compliance. Alternative compliance does not modify or reduce requirements of the Building Code or any other chapters or sections of the Zoning Code. Alternative compliance allows development to satisfy the Site Planning and Design Standards in this chapter by providing comparable standards in a creative way."

The proposed alternatives described below are 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.

**Requests:**

Code section: 11-7-3(B)(2)(a)

Reference: Elevations DR4.5 – DR4.8.

Statement: Portions of wall lengths exceed 50 feet of change in plane and change in texture.

Alternative Compliance: Proposed segments (change in plane and texture) are intentionally placed proportionally due to the size / length of building. Placing segments every 50' makes elevations loose proportions and obstructs the design composition.

Code section: 11-7-3(B)(2)(c)(iii)

Reference: Elevations DR4.5 – DR4.8.

Statement: Parapet proposed alternate detail.

Alternative Compliance: Elevations were carefully designed to meet MZO standards by providing a lighter band at top of the parapets. This band was intended to act as a detail variation proportionate with the size/height of the building. Sub-dividing this portion will break the design intent.

Code section: 11-7-3(B)(5)

Reference: Elevations DR4.5 – DR4.8. , Form liner Details DR6.1

Statement: Façade to incorporate three (3) different and distinct materials. <50% of total façade covered with (1) single material.

Alternative Compliance: Proposed (4) materials are: (CT) Concrete tilt Panel, (FL) Decorative Form liner, (ST) Steel, and (G1) Glazing. There are 3 proposed types of (FL) Decorative Form liner/ patterned reveals (details shown on sheet DR6.1) that act as a new material. (CT) Concrete Tilt Panel is still the most prominent material in every façade, and coverage vary from (62% on most publicly visible elevations - to 72% on elevations facing private yards).

Design was pushed to its limits to incorporate the above mentioned 4 materials and get maximum coverage percentage to the required (50%) considering and adjusting each elevation by the exposedness to publicly elevations, being the most exposed the ones that were carefully designed with higher material implementation.

Sincerely,  
Carlos Elias  
Design Manager  
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