



Legacy Gateway Self-Storage Design Review Board Narrative

Ellsworth Road and Williams Field Road



by
Mesa BA Land, LLC

November 28, 2022

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Design Review Board

Development Team

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I. PROJECT OVERVIEW

Mesa BA Land, LLC ("Mesa BA Land") is proposing to develop \pm 10 acres, a portion of Maricopa County APN 313-25-859U (the "Property"), located at the southeast corner of Ellsworth Road and State Route 24, as shown on the Aerial Exhibit at Tab A. Mesa BA Land is planning to develop the Property into a self-storage facility with outdoor RV parking (the "Legacy Gateway Self-Storage"). The proposed development is positioned to support a three (3) story interior storage building and outdoor, covered, and uncovered RV parking.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is currently zoned General Industrial ("IND-2"). The Property will be annexed and rezoned from the Property's current designation of Maricopa County IND-2 to the City of Mesa's equivalent Light Industrial (LI) zoning district. The proposed development is the first phase of the larger 195-acre "Legacy Gateway" project owned by Mesa BA Land, LLC ("Mesa BA Land Property"). The remainder of the Mesa BA Land Property will stay under the jurisdiction of Maricopa County in the near term but will be subject to a future annexation and rezoning in the City.



SUBJECT PROPERTY – AERIAL MAP

As a companion to the annexation application, we will be seeking concurrent Council Use Permit and Site Plan approvals for the proposed development.

II. DEVELOPMENT PROPOSAL

SITE PLAN

Along the western side of the subject Property, adjacent to the ingress/egress and public parking is a 3-story interior storage building, totaling approximately 153,000 square feet. This building will also provide space for the leasing office. Loading for the building is located in the rear of the building, out of public view, behind the secure gates. Additionally, behind the secure gates, occupying the eastern portion of the site, are covered and uncovered RV parking spaces and an ancillary wash bay and dump station.

The Legacy Gateway Self-Storage project is planned to have one access point from Ellsworth Road, which is the ingress/egress for the main public guest parking lot. The remainder of the site will be securely gated with access only provided to customers with a gate code. There is a secondary egress along the southern property line onto a private drive internal to the overall larger future "Legacy Gateway" development.

LANDSCAPE AND AMENITIES

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Landscape buffers are provided along the street frontages and complemented with parking lot screen walls. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening parking and other utilitarian uses. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided.

BUILDING ELEVATIONS

The building is designed with modern architecture that will comply with the City's design standards including the incorporation of a variety of building materials, articulation, plane breaks, defined entrances, varying parapet lines and façade details. The building will be three stories with a varying parapet heights and materials.

Building façade will be treated with a variety of materials and colors including painted stucco (two colors), and various colors and patterns of masonry (3 colors and types) throughout the elevations. Predominant building colors are light gray with dark gray accents at the base and architectural pop outs. All windows and doors have a clear anodized aluminum frame. The mix of colors and materials, combined with the articulation of the architecture will reduce the mass and bulk of the building and provide visual interest across all elevations.