

**Project Narrative for an Application for Design Review Board Approval of the proposed development of a Costco distribution center at Peterson and South 94th**

**Case No.**            **PRS22-00864 (Pre-Application)**  
                         **ZON22 – 01020 (Request for Site Plan Review)**

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Pursuant to §11-71-2(A)(4), the Applicant is hereby submitting elevations, a floor plan, and a site plan for review by the Design Review Board at its December meeting. The overall development request is for a distribution center for Costco merchandise at the project site. The project is located south of Peterson Avenue between 94th Place and 96th Street in Mesa. Applicants propose to develop a single merchandise transfer building that will be built on an existing vacant parcel. The merchandise transfer building will be developed in two phases. The building height will be approximately 34 feet.

The existing zoning of the site is light industrial ("LI"), and the proposal meets all design standards and other requirements of the LI district. There will be an office component to the building as shown for operations of the center. Large bulky items (*e.g.*, furniture, appliances and electronics) will be delivered to customer residences from the merchandise transfer building. The building is oriented for easy access of loading and good separation of the onsite movement for employee cars, delivery vehicles, pedestrians, and flow of distribution. Steel canopies cover the northwest corner of the building surrounding the office component and add additional elevation relief to the building.

Access to and from the site will be provided via two driveways on Peterson Avenue to the north of the building and one driveway on South 96<sup>th</sup> Street to the west.

The elevations of the building provide for several different material types and include metal wall panels, masonry steel awnings and concrete walls, as well as four different building colors. The design will blend well with the existing surrounding development.