



40005.1
23SEP20
City of Mesa

Project Title: AIRGATE I
PLANNING AND ZONING

PROJECT DESCRIPTION

Airgate I at Phoenix-Mesa Gateway proposes a new multi-tenant 142,738+/- s.f. Industrial / Showroom Building. The design character will maintain elements of the existing first phase Buildings 1 and 2.

Tenant mix may include Manufacturing, Warehousing or Storage, with "Showroom uses". Showroom is included as a potential occupancy type as a placeholder pending marketing. We expect uses such as flooring, cabinets, furniture, paint etc. to be possible tenants. They may include product display and demonstration of various products & supplies".

The subject Airgate I Project is located in the Airport District of the Mesa Gateway Strategic Development Plan.

This district refers to the area encompassing the Phoenix-Mesa Gateway Airport, and the area immediately outside the airport's future main terminal. This Project also blends with the existing industrial developments east of the property along Ray Road with a higher end aesthetic. The Airgate I Project blends with the District's goal for a mixed-use district centered around airport-related uses and also respects the Airport FAA requirements for uses within flight paths. This Project will create an opportunity to combine showroom-retail and light manufacturing uses as a transitional boundary with the Airport. The Airport District area will be a hub of visitor activity and create the first and last impression visitors have of the community, thus the Airgate I Project provides a very high-quality image.

Wesley R. Balmer AIA; President
Balmer Architectural Group, Inc.



40005.1
03NOV20
City of Mesa

**Project Title: AIRGATE I
SPECIAL USE PERMIT APPLICATION
Reduced Parking**

PROJECT NARRATIVE:

Airgate I at Phoenix-Mesa Gateway proposes a new multi-tenant 142,738+/- s.f. Flex Industrial / Showroom Building. The design character will maintain elements of the existing first phase Buildings 1 and 2.

Tenant mix may include Manufacturing, Warehousing or Storage, with Showroom uses. Showroom is included as a potential occupancy type as a placeholder pending marketing. We expect uses such as flooring, cabinets, furniture, paint etc. to be possible tenants. They may include product display and demonstration of various products & supplies.

The tenant mix outlined above is the 'target' of the owner for this project. All of these uses are permitted for this project in the LI-AF district. These type of tenants may or may not require the minimum parking ratios required by the City of Mesa per section 11-32-3.

Per section 11-32-3:

The required minimum number of spaces calculation is based on a Shell Industrial building:

25% of GFA at 1:375 spaces
75% of GFA at 1:500 spaces.

This results in a minimum required parking count of 304 spaces.

Section 11-32-6:

1. Per section 11-32-6 of the MZO, a Special Use Permit (SUP) for reduced parking shall only be issued if the following criteria are found:

(Cont'd)

a. Special conditions—including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site—exist that will reduce parking demand at the site;

The proposed operations in the building define the parking demand as being much lower the code requirement.

b. The use will adequately be served by the proposed parking; and

The Owner is requesting to decrease the parking count to 207 spaces or 32% below the minimum requirement based on current market demands for targeted tenant types.

Three of the main target tenants: Manufacturing, Warehousing and Storage would actually require less parking per 11-32-3,
Warehousing and Storage 1:900 s.f.
Manufacturing (Industrial) 1:600 s.f.

The difference between the shell minimum requirement and the target requirement is 33%.

c. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

We have pre-planned an area within the secured yard that will accommodate the requested 32% reduction, all or in part, that can be converted based on actual tenant needs. See attached yard exhibit.



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40005.1
18DEC20
City of Mesa

**Project Title: AIRGATE I
SPECIAL USE PERMIT APPLICATION
Increased Building Height in LI-AF district**

PROJECT NARRATIVE:

Airgate I at Phoenix-Mesa Gateway proposes a new multi-tenant 142,738+/- s.f. Flex Industrial / Showroom Building. The design character will maintain elements of the existing first phase Buildings 1 and 2.

Tenant mix may include Manufacturing, Warehousing or Storage, with Showroom uses. Showroom is included as a potential occupancy type as a placeholder pending marketing. We expect uses such as flooring, cabinets, furniture, paint etc. to be possible tenants. They may include product display and demonstration of various products & supplies.

The tenant mix outlined above is the 'target' of the owner for this project. All of these uses are permitted for this project in the LI-AF district. The owner is looking to provide a product with a 32-foot clear height that is not currently available in the Airport / 202 Market.

Chapter 87 Building Height: The vertical distance from the natural mean ground elevation of the lot to the top of the parapet of a flat roof or the mean height between the plate line and the ridge of mansard, gable, hip, shed, or similar roof, excluding embellishment.

Natural Mean Ground Elevation: 1336.8 (NMGE)

Section 11-7-3. Has a maximum height for the LI district of 40-feet.

Section 11-30-3 B.: Airfield Overlay District. Notwithstanding any other provisions of this section, there shall be no exceptions to the specified height limits within the AF Airfield Overlay Districts, unless authorized by the approval of a Special Use Permit in accordance with [Chapter 70](#), Conditional Use Permits.

The owner is requesting an SUP to increase the maximum standard parapet height from 40-feet to 44-feet above NMGE to accommodate the proposed clear height.

$NMGE = 1336.8 + 44 = 1380.8 = \text{Proposed parapet height}$
Building height from Finished Floor Elevation (FFE):
 $FFE\ 1338.5 + 42.3 = 1380.8 = 42'-4"$ maximum above FFE.
(Dimension on building elevations are from FFE)

(Cont'd)

The owner is also requesting to increase the north tower height to 50-feet above FFE. This requires an increase in allowable height of 52-feet above NMGE.

$NMGE = 1336.8 + 52 = 1388.8$ (maximum height of tower)
Tower height from Finished Floor Elevation (FFE):
 $FFE\ 1338.5 + 50 = 1388.5 = 50'-0"$ above FFE (.3 feet below maximum requested)
(Dimension on building elevations are from FFE)

Additional request to increase the east and west parapet articulation to 45-feet above FFE. This requires an increase in allowable height of 47-feet above NMGE.

$NMGE = 1336.8 + 47 = 1383.8$ (maximum height of parapet articulation)
Parapet height from Finished Floor Elevation (FFE):
 $FFE\ 1338.5 + 45 = 1383.5 = 50'-0"$ above FFE (.3 feet below maximum requested)
(Dimension on building elevations are from FFE)

and

Request to increase the south parapet articulation to 44.3-feet above FFE. This requires an increase in allowable height of 46.3-feet above NMGE.

$NMGE = 1336.8 + 46.3 = 1383.1$ (maximum height of parapet articulation)
Parapet height from Finished Floor Elevation (FFE):
 $FFE\ 1338.5 + 44.3 = 1382.8 = 44.3\text{-feet}$ above FFE (.3 feet below maximum requested)
(Dimension on building elevations are from FFE)



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