

# Gallery Park

NEC Power and Ray (304-30-026G and 304-30-026J)

## Project Narrative

April 15, 2021

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The primary purpose of this application is to Rezone approximately 1.14 acres located east of the northeast corner of Power Road and Ray Road between the approved Galley Park Zoning and the canal. Specifically, the applicant is requesting the following:

- 1) **Rezoning** from AG to LC-PAD, adding the subject property to the approved Ordinance 5509.
- 2) **Major Amendment** to Gallery Park PAD to include the subject 1.14-acre property into Gallery Park's PAD.
- 3) **Site Plan Review** of Gallery Park's site plan for adjustments to the building configurations reflecting:
  - a) All the administrative site plan modifications that have been approved to date (Buildings 11, 12 and 13).
  - b) Administrative site plan modifications that are in process (Building 20).
  - c) Minor modifications to building configurations along Power Road (Buildings 1 thru 10).
- 4) **Deviations to Development Standards:** The table below lists the development standards deviations, which are shown in bold with an asterisk and a letter that corresponds to descriptions below where the deviations are discussed in further detail.

	Mesa ZO Required	Gallery Park Proposed <b>*Deviation</b>	Deviation #
<b><u>Minimum Building Setbacks</u></b>			
At the north property line (adjacent to the 202 San Tan Freeway):	30 ft.	<b>20 ft.*</b>	(a)
<b><u>Additional Standards for Building 20 Residential Development</u></b>			
Compact Parking		<b>See below*</b>	(b)

**a) North Property Line Minimum Building Setback:** The current setback allowed along the north property line is 30 feet. The on ramp for San Tan 202 Freeway is separated from Gallery Park's north property line by approximately 50 feet to 60 feet between the northwest and northeast corners of the property and is composed of an existing retention basin and landscape buffer south of the onramp. This requested setback modification is a component of the overall purpose of Gallery Park's mixed-use development to make efficient use of property based on unique site conditions and allow for greater design flexibility for those uses planned along the north property line. Furthermore, because Gallery Park's north property line is located between 50 and 60 feet away from the south edge of the freeway on ramp, there are no negative impacts to the existing conditions associated with reducing the building setback from 30 feet to 20 feet.

**b) Compact Parking Standard for Building 20 Residential Development:** This development standard for compact parking would only apply to the property associated with residential Building 20. The new compact parking development standard would read as follows:

On a site with at least 10 required parking spaces, up to 20 percent of the total required parking spaces may be compact spaces, provided that all compact spaces are to be designated with a sign or pavement marking.