

April 1, 2021

City of Mesa
Planning and Development Department

RE: Narrative for Site Plan (ZON20-00876) and Design Review (DRB21-00038)

Dear Planning & Development Dept.:

On behalf of the Owner and proposed developer (Rockall Power, LLC) of the 2.67+/- net acre Site, we submit Site Plan and Design Review Applications for the proposed development of a high-quality climate controlled Self-Storage Facility that is part of a Master Conceptual Plan for an approximate 40-acre Industrial Development. There is a concurrent Application submitted by others to rezone the entire 40 acres from LI-PAD to LI-PAD. The proposed Self-Storage Facility development is consistent with the proposed LI-PAD zoning.

I. General Plan and Existing Zoning

The General Plan Character Area designation for the Site is Mixed Use Activity District/Employment. Consistent with the Mixed Use Activity District/Employment designation, the rezoning area is a 40-acre master planned industrial development. The Site Plan and Design Review Applications are separated because of the separate ownership of the properties.

The goal of the General Plan's Employment Character Area is to provide for a wide range of employment opportunities within high quality developments. The proposed Self-Storage Facility is part of an approximate 40-acre Master Industrial Conceptual Plan that will provide employment-type land uses.

Mesa's Gateway Strategic Development Plan designates this Site as being within its Inner Loop District Plan, which focuses on providing high-quality, mixed-use environments that are compatible with increasing over-flight activities associated with the Phoenix-Mesa Gateway Airport operations. The proposed Self Storage Facility will be one of many types of uses on the overall 40 acre master planned industrial development. The uses permitted under the existing Light Industrial (LI) zoning are appropriate for the Site and compatible with over-flight activities.

The existing zoning on the Site is Light Industrial (LI) and General Industrial (GI), and pursuant to Mesa Zoning Ordinance Section 11-7-2, mini-storage is a permitted use in the LI Zoning District. Thus, the proposed self-storage facility is consistent with the General Plan designation and the existing underlying zoning on the Site.

There is an existing PAD Overlay that was approved in 2007 for the Site. The PAD Overlay approved a specific Site Plan layout for the 2.67 +/- acre Site and the surrounding approximately 38 acre industrial development site. The total 40+/- acre Overall Site is no longer under single ownership. The 2.67 acre Site has been conveyed to a new owner (Rockall Power, LLC). The rezoning (by others), site plan, and design review approvals are necessary for the development of the Site.

II. Site Plan

The proposed Self-Storage Facility on the Site will be a 3-story building that is climate controlled. The total building size will be approximately 97,542 SF with a maximum building height of 40 feet. The Site has been designed to have shared access with the adjacent industrial development and compatible landscaping palette.

III. Building Design

The design of the Self-Storage Building and Elevations is in accordance with MZO 11-6-3. Varying in massing, horizontal and vertical articulation is achieved on all elevations with varying wall planes, parapet heights, roof façade, fenestration and metal awnings. To further achieve requirements of MZO 11-6-3, varied and diverse material types have been utilized. Materials used are CMU with accent banding, Mega-Rib and Multi-Cor Architectural Metal Panels, spandrel glass accents and standing seam metal roof elevation breaks. Colors of materials will be earth tones with accent colors to provide visual interest. The varying in massing, horizontal and vertical articulation coupled with varying material and color types applied to the overall design, create an aesthetically pleasing building meeting the requirements set forth in MZO 11-6-3.

If you have any questions, please contact Ricki Horowitz (602) 234-8728 or rhorowitz@bcattorneys.com, or me.

Very truly yours,
BURCH & CRACCHIOLO, P.A.


Brian Greathouse
For the Firm

BDG/jc