PROJECT CORK - PECOS SITE

MARICOPA COUNTY, AZ for Ryan Companies 3900 E. Camelback Road, Suite 100 Phoenix, AZ 85018

Project Directory:

FORD & ASSOCIATES

ARCHITECTS

1500 WEST FIRST AVENUE COLUMBUS, OHIO 43212 Phone: 614.488.6252 Contact: Mark Ford, mford@fordarchitects.com

Civil Engineer:

Prefling Engineering
4435 E. Chandler Blvrd, Suite 200
Phoenix, AZ 85048
Phone: 480.625.9795

Contact: Michael Prefling, mike@preflingeng.com

Landscape Architect:

G.K. Flanagan Associates

4626 N. 44th Street Phoenix, AZ 85018 Phone: 602.912.9691

Contact: Justin Meyers, justin@gkfassociates.com

Code Review Information:	
MESA BUILDING CODE	THE CITY OF MESA HAS ADOPTED THE 2018 INTERNATIONAL CODE COUNCIL (ICC) "FAMILY" OF CODES AND THE 2017 NATIONAL ELECTRIC CODE PRODUCED BY THE NATIONAL FIRE PROTECTION ASSOCIATION. THESE CODES AND THEIR AMENDMENTS WENT INTO EFFECT ON FEBRUARY 10, 2019. IT HAS BEEN DETERMINED THAT REVISION AMENDMENTS ARE NECESSARY FOR CLARIFICATION AND ADDITIONAL SYNCHRONIZATION WITH OTHER LOCAL CITIES.
APPLICABLE CODES:	
BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE (IPC)
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE (NEC)
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FIRE PROTECTION/ LIFE SAFETY CODE:	2018 INTERNATIONAL FIRE CODE(IFC)
UTILITY CODE	2018 INTERNATIONAL FUEL GAS CODE (IFGC)

Site Summary Table

GROSS ACREAGE: 74.37 ACRES (3,329,715.73 SF)

NET ACREAGE: 71.34 ACRES (3,107,570 S.F.)

EXISTING ZONING: RURAL - 43 (MARICOPA COUNTY)

PROPOSED ZONING: LIGHT INDUSTRIAL - LI

LAND USE: WAREHOUSE DISTRIBUTION

PLANNING SUB AREA: MESA GATEWAY STRATEGIC DEVELOPMENT PLAN

AIRPORT OVERFLIGHT AREA: AOA 3

MESA GENERAL PLAN 2040: EMPLOYMENT

SUMMARY OF REQUEST Ryan Companies US Inc ("Applicant"), on behalf of

Ryan Companies US Inc ("Applicant"), on behalf of Tucker Properties LTD ("Owner"), request Rezoning of two (2) parcels from Rural - 43 to Light Industrial P—LI, Site Plan Review for a commercial development of approximately 74.37 acres of vacant undeveloped agricultural land located at Northwest corner of the intersection of E Pecos Road and 222nd Street. Also known as Maricopa County Parcels 304-34-015E and 304-34-015D ("Property".) In addition we request a Special Use Permit (SUP) to increase building height from 40 feet to

56 feet within the LI zoning and reduce required Parking Stalls from 808 stalls to 502 stalls.

IBC SECTION 507.1

IBC SECTION 903.0

IBC SECTION 311.2

IBC SECTION 602.2

IBC TABLE 1017.2

RELATED CASE #:

UNLIMITED AREA BUILDING

FULLY SPRINKLERED

DEED RESTRICTIONS:

LANDSCAPE AREA:

ANAZI-00728
ZON21-00730

NONE EXIST

629,767 SF (TOTAL

LANDSCAPE AREA: 629,767 SF (TOTAL OPEN SPACE AREA)

LANDSCAPE COVERAGE: 21% (SITE AREA)

LOT COVERAGE: 464,136 SF (LIVE COVERAGE PROVIDED)

BUILDING HEIGHT: 56'-0"

Building Code Summary:

EARLY SUPPRESSION FAST RESPONSE SYSTEM (ESFR)			
BUILDING AREA:			
		WAREHOUSE	498,750 S.F.
		OFFICE	18,470 S.F.
	TOTAL GROUND) FLOOR:	517,220 S.F.
		MEZZANINE	184,352 S.F.

TOTAL BUILDING AREA: 701,572 S.F.

S-1 MODERATE HAZARD

NOTE - BASED ON THE MEZZANINE SQUARE FOOTAGE, A VARIANCE FROM IBC SECTION 505.2 WILL BE REQUIRED.

NON-SEPARATED MIXED USE: IBC SECTION 508.3

USE GROUPS: A-2 ASSEMBLY (ACCESSORY USE)

A-3 ASSEMBLY (ACCESSORY USE)

B BUSINESS (ACCESSORY USE)

IBC SECTION 303.4

CONSTRUCTION TYPE: IIB, UNPROTECTED

LENGTH OF TRAVEL: A-2 250' MAX. (ACCESSORY USE)

A-3 250' MAX. (ACCESSORY USE)

A-3 250' MAX. (ACCESSORY USE)
B 300' MAX. (ACCESSORY USE)
S-1 400' MAX.

	ZONING T	ADLL.	
TABLE 11-7-3: DEVELOPMENT STANDARD	S - EMPLOYMENT DISTRICTS		
STANDARD	LI STANDARD	PROJECT CORK REQUESTED LI STANDARD	ADDITIONAL STANDARDS
LOT AND DENSITY STANDARS			
MINIMUM SITE AREA (ACRE)	1	1	
MINIMUM LOT WIDTH (FT)	100	100	
MINIMUM LOT DEPTH (FT)	100	100	
MAXIMUM LOT COVERAGE (% OF LOT)	90%	90%	
BUILDING FORM AND LOCATION			
MAXIMUM HEIGHT (FT.)	40'	56'	
		I	
MINIMUM SETBACK ALONG PROPERTY	LINES OR BUILDING AND PARKING AREA	S (F1.)	
FRONT AND STREET-FACING SIDE	VARIES BY CLASSIFICATION ADJACENT STREET, ACCORDING TO THE MESA TRANSPORTATION PLAN, FIGURE 4-9: ARTERIAL STREET: 15FT. MAJOR OR MIDSECTION COLLECTOR: 20FT. FREEWAYS: 30 FT. FOR BUILDINGS; 15FT. FOR PARKING STRUCTURES.	VARIES BY CLASSIFICATION ADJACENT STREET, ACCORDING TO THE MESA TRANSPORTATION PLAN, FIGURE 4-9: ARTERIAL STREET: 15FT.(PECOS RD) MAJOR OR MIDSECTION COLLECTOR: 20FT. INDUSTRIAL/COMMERCIAL COLLECTOR: 20FT (222ND ST. & MERRIL RD) FREEWAYS: 30 FT. FOR BUILDINGS; 15FT. FOR PARKING STRUCTURES. (NORTH PROPERTY LINE)	STREET-FACING SETBACKS SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 11-33-3(A)
INTERIOR SIDE AND REAR: ADJACENT TO AG, RS, RSL OR RM DISTRICTS	1 FT. SETBACK FOR EACH FOOT OF BUILDING HEIGHT WITH MINIMUM 20 FT. SETBACK.	DOES NOT APPLY, PROJECT CORK IS NOT ADJACENT TO ANY OF THESE DISTRICTS.	SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH. 33, LANDSCAPING
INTERIOR SIDE AND REAR: ADJACENT TO COMMERCIAL AND PEP DISTRICTS	1 FT. SETBACK FOR EACH FOOT OF BUILDING HEIGHT WITH MINIMUM 20 FT. SETBACK.	DOES NOT APPLY, PROJECT CORK IS NOT ADJACENT TO ANY OF THESE DISTRICTS.	SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH. 33, LANDSCAPING
INTERIOR SIDE AND REAR: ADJACENT TO LI, GI, OR HI DISTRICTS	0 (NONE) FOR A BUILDING SETBACK	0	SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH. 33, LANDSCAPING
MINIMUM SEPARATION BETWEEN BUILDINGS ON SAME LOT (FT.)	0 (NONE)	0	
SUPPLEMENTAL STANDARDS	l		
BUILDING FORM	SECTION 11-7-3(B)(2)	SECTION 11-7-3(B)(2)	
DRIVE-TRU FACILITIES	SECTION 11-31-18, DRIVE-THRU FACILITIES		
EXCEPTIONS TO HEIGHT LIMITS	SECTION 11-30-3, EXCEPTIONS TO HEIGHT LIMITS	SECTION 11-30-3, EXCEPTIONS TO HEIGHT LIMITS	
FENCES AND WALLS	SECTION 11-30-4, SECTION 11-30-9	SECTION 11-30-4, SECTION 11-30-9	
LANDSCAPING	CHAPTER 33, LANDSCAPING	CHAPTER 33, LANDSCAPING	
LIGHTING AND ILLUMINATION	SECTION 11-30-5	SECTION 11-30-5	
LOTS AND SUBDIVISIONS	SECTION 11-30-6 AND TILE 9, CH. 6	SECTION 11-30-6 AND TILE 9, CH. 6	
OFF STREET PARKING AND LOADING	CHAPTER 32, ON-SITE PARKING, LOADING, AND CIRCULATION	CHAPTER 32, ON-SITE PARKING, LOADING, AND CIRCULATION	PARKING REDUCTION FROM 808 REQUIRED STALLS TO 502 STALLS.
OUTDOOR STORAGE	SECTION 11-7-3(D), SECTION 11-30-7, OUTDOOR STORAGE	SECTION 11-7-3(D), SECTION 11-30-7, OUTDOOR STORAGE	
PEDESTRIAN CONNECTIONS	SECTION11-30-8, PEDESTRIAN CONNECTIONS	SECTION11-30-8, PEDESTRIAN CONNECTIONS	
PROJECTIONS ABOVE HEIGHT LIMITS	SECTION 11-30-3, EXCEPTIONS TO HEIGHT LIMITS	SECTION 11-30-3, EXCEPTIONS TO HEIGHT LIMITS	
PROJECTIONS INTO REQUIRED YARDS	SECTION 11-7-3(B)(2)(b)	SECTION 11-7-3(B)(2)(b)	
SCREENING	SECTION 11-30-9, SCREENING	SECTION 11-30-9, SCREENING	
SOLAR PANELS	SECTION 11-30-15, SOLAR PANELS AND Other ENERGY PRODUCTION FACILITIES	SECTION 11-30-15, SOLAR PANELS AND Other ENERGY PRODUCTION FACILITIES	
SIGNS	ARTICLE 5, SIGNS	ARTICLE 5, SIGNS	
TRASH STORAGE AND SCREENING	SECTION 11-30-12, TRASH AND REFUSE COLLECTION AREAS	SECTION 11-30-12, TRASH AND REFUSE COLLECTION AREAS	
TRUCK DOCKS, LOADING, AND SERVICE AREAS	SECTION 11-30-13, TRUCK DOCKS, LOADING, and SERVICE AREAS	SECTION 11-30-13, TRUCK DOCKS, LOADING, and SERVICE AREAS	
VISIBILITY AT INTERSECTIONS	SECTION 11-30-14, VISIBILITY AT INTERSECTIONS	SECTION 11-30-14, VISIBILITY AT INTERSECTIONS	
AIRFIELD OVERLAY		APPLICATE WILL GRANT AVIGATION	



VICINITY MAP

---- Project Location

APN: 304-34-015E
A Portion of Section 35

Existing & Surrounding Table Site Uses:			
	EXISTING ZONING	CURRENT GENERAL PLAN	EXISTING USES
NORTH			
ADOT RIGHT OF WAY			FUTURW HWY 24
EAST			
222 ND STREET			
APN: 304-36-003	RU-43 (MARICOPA COUNTY)	EMPLOYMENT	VACANT LAND
APN: 304-34-934	LI - LIGHT INDUSTRIAL	EMPLOYMENT	VACANT LAND
APN: 304-34-935	LI - LIGHT INDUSTRIAL	EMPLOYMENT	VACANT LAND
APN: 304-34-016Z	LI - LIGHT INDUSTRIAL	EMPLOYMENT	VACANT LAND
SOUTH			
PECOS ROAD			
APN:304-63-016A	GI- GENERAL INDUSTRIAL	EMPLOYMENT	AGRICULTURAL
WEST			
APN:313-25-859C	IND-2 (MARICOPA COUNTY)	MIXED USE COMMUNITY	VACANT LAND

Parking Requirements:

arking Requirements:	
REQUIRED PARKING:	
OFFICE USE:	18,470 SF / 375 = 50 STALLS
WAREHOUSE USE:	683,102 SF / 1,511 SF = 452 STALLS
TOTAL REQUIRED STALLS:	502 STALLS (PER SUP PERMIT)
PARKING PROVIDED:	
ADA PARKING STALLS:	10 STALLS
STANDARD STALLS:	492 STALLS
TOTAL PROVIDED STALLS:	502 STALLS

Bicycle Parking Requirements:

REQUIRED:	1/10 AUTO SPACES (502) AUTO SPACES = 51 BICYCLE STALLS
PROVIDED:	52 BICYCLE STALLS

Employee Amenities:

	/ \\
REQUIRED:	1% OF FLOOR AREA: 701,572 SF x 0.01 = 7,016 SF
PROVIDED:	3,270 SF 1,610 SF 650 SF 4,270 SF 13,170 SF

Total: 22,970 SF

Ct Cork 222nd St. Mesa, AZ 85212

FORD & ASSOCIATES

1500 West First Avenue Columbus, Ohio 43212 P: 614.488.6252 F: 614.488.9963

ARCHITECTS

Copyright 2021. All Drawings are and shall rem the property of Ford & Associates Architects, and may not be used, duplicated, or altered without the written consent of the Architect.

LICENSE EXPIRES 06.30.2022

ISSUE REVISION DATE

SIGN REVIEW SEPT. 07, 2021

COVER SHEET

FAA #21082.00

Project Cork
Pecos & 222nd St. Mesa, AZ

Ford & Associates

1500 West First Avenue

Columbus, Ohio 43212 P: 614.488.6252 F: 614.488.9963

ARCHITECTS

Copyright 2021. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

**TERED ARCHITECTOR AGOND MARK P. FORD MARK P. FORD FORD MARK P. FORD MAR

LICENSE EXPIRES 06.30.2022

ISSUE REVISION DATE

DESIGN REVIEW SEPT. 07, 2021

OVERALL SITE PLAN

FAA #21082.00

3. SPEED BUMP

4. CONCRETE SIDEWALK

7. 12" CURB WITH 36" GUTTER

8. 6" CURB WITH 12" GUTTER

12. BUILDING SETBACK LINE

9. ASSAILABLE CURB
 10. SMOKING SHELTER

II. GUARD SHACK

13. ACCESSIBLE PATH

14. FIRE HYDRANT

 8'-0" TALL SCREEN WALL, WALL OFFSET 8'-0", FINAL ELEVATIONS WILL BE SHOWN ON CD'S.

6. PARKING LOT SCREEN WALL, VARIES IN HEIGHT FROM 32" - 40", WALL OFFSET 2'-0", FINAL ELEVATIONS WILL BE SHOWN ON CD'S.

A-001