



August 16, 2021

City of Mesa Planning Department  
55 North Center Street  
Mesa, Arizona 85201

**Re: Planned Area Development Case No. ZON21-00620: Design Review Site Plan Submittal Project Narrative  
Approximately 154.34 acres located at northeast corner area of Sossaman and Pecos Roads, parcel #s:  
304-61-0004E, 304-61-004D, 304-61-006D, 304-61-006C, 304-61-003C and 304-61-001F**

To City of Mesa Planning Department:

Unbound Development is the prospective owner and developer of the approximate 154.18 acres of vacant land located at N/E corner area of Sossaman and Pecos Roads, parcel numbers are indicated above. The Property is currently located within the City of Mesa and is zoned AG (Agriculture). Surrounding area is 90% farm fields with a light industrial development South of Pecos Road. There is no residential zoning in the immediate area.

Unbound Development is a full-service real estate development company based out of Phoenix, Arizona. Its highly focused mission is centered around acquiring and developing real estate assets offering a broad range of services, including, acquisition, disposition, development services, and asset management. Unbound is committed to its goal of transforming the future of Arizona – one development at a time.

### **Proposed Use**

Current zoning is agriculture (AG). Unbound Development is proposing to develop the Property as a General Industrial (GI) PAD zoning designation, which allows for an industrial development comprised of warehouse, distribution, and manufacturing. Phase 1 of the property will have two buildings totaling approximately 1,252,901 square feet, building “A” and “C”, with future phase 2 consisting of building “B” and “D”. The Class A buildings are expected to have a clear height of 40 feet and have dock high overhead doors with building access ramps. The loading area is fully screened by 8’-0” high masonry walls. All refuse containers are located within the walled yard. Parking screen walls are provided along street frontages.

Traffic thru the site is designed with multiple entry points, helping to minimize auto traffic from mixing with truck traffic. Truck entry points into the dock yards are design for stacking of truck on-site and a deceleration lane.

Building design and screen wall design are aesthetically complementary. They are also quality durable materials to help screen industrial yards from the street and help reduce noise. Site also incorporates common open spaces near each entry point of the buildings with benches, shade trees, lighting, and decorative pavement.

### **Parking**

1 space for every 1,350 square feet

### **Screening**

Auto vehicle parking shall be screen by 3’-4” masonry wall with articulation. Truck dock loading areas and yards will be screen by a 8’-0” masonry screen wall. All roof top equipment shall be screen by the building parapet.



### **Lighting and illumination**

We are using energy efficient lighting (LED) throughout the site that is harmonious with the building design. Proposed open common areas will have sidewalk access lighting.

### **Retention Basins**

Retention design is above ground with irregular shape.

### **Building Elevations**

We have 4-sided architecture per the GI PAD with articulation in panel depth and height with an assortment of color and reveals. Elevations provide vertical modulation to help screen roof equipment and break up the long roof lines. The short ends of the building have been revised to include:

- Additional cornices have been added to the building
- Additional steel trellises have been added to help give more depth to the building and additional break up of material

### **Building Design, Alternative Design Criteria Section 11-7-3-B-5**

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Section 11-7-3-B-5 of the MZO utilizing not more than fifty percent (50%) of the total facade being covered with one (1) single material.

Per Section 11-7-3-B-5 of the MZO, buildings and structures, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.

This industrial project is seeking acceptance for the predominant use of precast concrete tilt panel construction.

The Project's use of precast concrete tilt panel construction is consistent with other industrial projects of this type, as the perimeter construction also serves as load bearing construction supporting roofs. The building walls are 100% precast concrete tilt panel. The mass of the concrete walls have been broken up using various paint schemes, glazing, canopies, trellises, horizontal and vertical reveals, two types of texture, changes in plane and parapet elevation heights.

Exception to the use of precast concrete tilt panel is limited to applied decorative features and glazing systems. Alternative materials to reduce the total percentage of concrete panels would require large amounts of applied materials on top of the structural concrete panels. This would raise cost, negatively impact leasing, and does not meet current market demands and expectations for such facilities.

Refer to Sheets A-212 and A-213 for updated Tables of Material Quantities by elevation.

### **Building Design, Alternative Design Criteria Section 11-7-3-B-2(a)**

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Sections 11-7-3-B-2(a) for wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element



The alternative design criteria proposed are aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives as described below and the City's General Plan. In addition, they meet market expectations critical to the success of this industrial project and provide maximum benefits to all stakeholders.

#### **Maximum Building Height**

60'

#### **Landscaping**

Desert lower water usage is the current design with open common space at new entry suite points to each building. The 15' foundation base planting has been reduced to 12' for approximately 50% on the south side of the building. This allows us to comply with the Fire Department's requirement for a fire apparatus road on the front of the building. The increased landscape areas at building entrances compensate for the reduced foundation base planting.

#### **Fire**

Fire lanes/apparatus road are located on all 4 sides of each building with 2 access points. The two fire apparatus points are placed to a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot. Entire front of building is 30' away from the apparatus road, that complies with section 503.8.3. Building is equipped with fire sprinkler system, fire hydrants <300' apart and fire access doors < 125' apart.

#### **Solid Waste**

We have no trash encloses on this project. Industrial building in this design will have trash contains or compactors that are located in the dock area up against the building. These areas are screen with an 8' high masonry wall that hide them from the view of the public.