

October 6th, 2021

Subject: Narrative/Requests for Alternative Compliance
Project Name: Power Industrial
Record ID: DRB21-00834 & ADM21-00833

Project Narrative

Basic Overview of Project:

The site is approximately ±40.20 acres (gross), currently has no development on it and is not being utilized for any known purposes. The site is zoned LI – Light Industrial and will “Opt In” to the Pecos Road Employment Opportunity Zone (PREOZ) which allows for the uses proposed in this development – manufacturing, office, industrial and warehouse uses. The proposed development will consist of four single story buildings totaling ±583,769 s.f. The building will be concrete tilt-up, full sprinklered, with S-1 occupancy and supporting office and break room areas (B & A-3 occupancies). All parking for the project will be surface parking and may consist of both covered and uncovered parking and will park the site to meet the standards set in the City of Mesa Zoning Ordinance. The site will have main entrances for employees Pecos Road with truck access planned to have separate entrances also along Pecos Road. This project conforms to all required setbacks as required in the City of Mesa Zoning Ordinance. The interior of the site will be connected through a series of drives, paving, hardscape, sidewalks, landscaping, lighting, and building architecture. All site and building details will also conform the design guidelines within the City of Mesa Zoning Ordinance.

The site and buildings will be visually integrated within their context by utilizing form, materials and colors that harmonize with the site and adjacent developments. The site will incorporate Common Open Space near each building as an amenity to employees and visitors. The building entries will be covered and defined with special architectural features, canopies, upgraded finishes and special architectural treatments to enhance the sense of arrival to the project. Building elevations will be designed with all building elevations reflecting a similar cohesive aesthetic. The elevations may vary according to their respective exposure and orientation and reflect the buildings function. The design will be sensitive to the streetscape and adjacent developments. The proposed uses are consistent with the existing uses of adjacent properties. The building design is compatible with existing developments within this area and will have a similar architectural feel. The design, materials, and colors will conform to the requirements already established in the Quality Design Guidelines and City of Mesa Zoning Ordinance.

The parking lot and screen walls for the project will conform to the requirements already established in the City of Mesa Zoning Ordinance. The design, materials and colors of the screen walls will complement the project architecture. The site's landscaping will reinforce the overall landscaping theme of the area. This will be accomplished through full landscaping of front and side yards including retention basins. The landscaping will enhance the project and continue the tone for a unified development. Along the south property line, we have provided larger trees per the allowable substitutions of the zoning ordinance to give the project a more mature and established presence. The maintenance of the perimeter landscape areas will be the responsibility of the property owners as stated on the final plat.

The site slopes across the site from the northeast corner to the southwest corner. Above ground retention will be utilized where possible including to the extent possible in the front setbacks and any additional requirements for retention will be underground. On-site retention basins will be designed and constructed as part of the development of each user as approved during the site plan review process, any catch basins, scuppers, and permanent/temporary basins need to take run off for perimeter ½ street are to be constructed at the same time as the perimeter roads. Drainage for the site will meet all City of Mesa requirements and will account for half street run-off for all perimeter roads.

Request for Alternative Compliance - Maximum 50% Façade material and colors per Section 11-7-3(B)(6) of the MZO:

Section 11-7-3(B)(5)(b) – No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

The approving body shall find that the request meets the following criteria from Section 11-7-3(B)(6)(b)(iv):

- Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods.
- The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.
 - *RESPONSE: The building type that is typical for industrial, manufacturing, and warehousing uses of this size are typically constructed out of concrete tilt up panels which allows for the final product to be both durable for the and cost efficient for the developers. The standard sizes, details and construction type help provide an efficient layout for users planning to use the space. The construction of this product type does heavily rely on these known factors for economic feasibility and does not fit with the Mesa Zoning Ordinance requirement to provide no more than 50% of one single material and therefore seeking Alternative Compliance Approval for this project. The design aligns with the intent of the design standards as well as other approved projects within the City of Mesa and provides variation in massing, vertical and horizontal articulation, enhanced building entries with framed accents, canopies to address human scale elements. The elevations also vary the façade with multiple colors on the field and as accents, a colored accent around the entry areas to better define the arrival experience, ribbed reveal patterned accent panels, and form liner accents that will help set a standard for future developments within the Pecos Road Employment Opportunity Zone.*