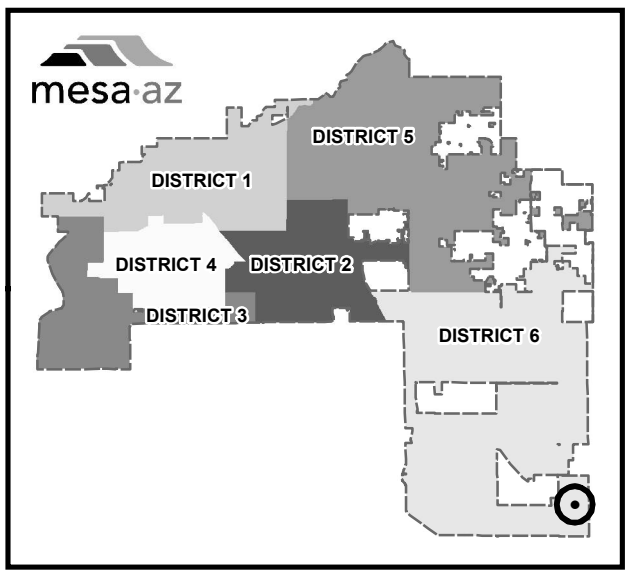

PLANNING AND ZONING VICINITY MAP

CASE:
Z14-057

PROJECT:
MOUNTAIN ROAD INDUSTRIAL

ADDRESS:
6751 S MOUNTAIN RD (DISTRICT 6)

REQUEST:
REZONE FROM AG TO GI AND SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF AN INDUSTRIAL BUILDING.

mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER:	**Z14-57** (PLN2014-00518)
LOCATION/ADDRESS:	6751 South Mountain Road
GENERAL VICINITY:	Located east of Signal Butte Road on the north side of Pecos Road
REQUEST:	Rezone from AG to GI and Site Plan Review
PURPOSE:	This request will allow the development of an industrial building.
COUNCIL DISTRICT:	District 6
OWNER:	Signal Butte 20, DJB, LLC
APPLICANT:	Randy Carter, Architect, Sketch Architecture Company.
STAFF PLANNER:	Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S):	304-34-929
PARCEL SIZE:	10± acres (gross) or net 8.3± acres
EXISTING ZONING:	AG
Mesa 2040 GENERAL PLAN:	Employment District
CURRENT LAND USE:	Undeveloped

SITE CONTEXT

NORTH:	Existing Solid Waste Transfer Station – zoned GI CUP
EAST:	Vacant zoned GI PAD and beyond existing Regional tire recycling facility – zoned GI-AF-CUP
SOUTH:	(across Pecos Road) Existing Steel Mill – zoned GI BIZ CUP and GI-CUP
WEST:	(across Mountain Road) Vacant – zoned AG

ZONING HISTORY/RELATED CASES:

April 16, 1990:	Annexed into the City of Mesa (Case #A90-01, Ord. #2514)
June 4, 1990:	Established City of Mesa Zoning AG (Case #Z90-025, Ord. #2529)

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD RECOMMENDATION: ☐ Approval with conditions. ☐ Denial
PROPOSITION 207 WAIVER SIGNED: ☐ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a rezone from Agriculture (AG) to General Industrial (GI) and Site Plan Review to allow the development of an industrial building of 63,757 square feet for manufacturing or warehousing. The proposed building will only occupy the eastern portion of the site with a proposed frontage of approximately 420 feet along Pecos Road.

The balance of the property will remain undeveloped and incorporates the northeast corner of Mountain Road and Pecos Road with an approximate frontage of 258 feet facing Pecos Road and approximately 530 feet facing Mountain Road. Any future development on this vacant property will require site plan review through the public hearing process. However, the rezoning request will cover the entire parcel. The applicant wants to delay the development of the northeast corner of the intersection until the existing drainage issues are addressed by all parties involved.

The General Industrial District (GI) allows a maximum building height of fifty-feet. The proposed building height is 46 feet tall and will be a shell (no specified use) building with 139 required parking spaces. The proposed site plan provides for 140 parking spaces.

NEIGHBORHOOD PARTICIPATION

The applicant completed a Citizen Participation plan that included notifying all property owners within 1,000 feet of the site and registered neighborhoods within ½ mile of the site. The Citizen Participation Report submitted on November 20, 2014 did not record any issues or concerns from the surrounding neighborhood.

The applicant attended a 'Work Session" with the Design Review Board on November 4, 2014. The Board had favorable comments regarding the design of the building.

As of the writing of this report staff has not received any phone calls or emails regarding this proposal.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Criteria for review of development

State statutes require that all adopted zoning and rezoning ordinances be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

One of the three guiding principles of the General Plan is the further development of diverse and stable jobs. In particular, in the Mesa Gateway area is identified as an area for development of a wide variety of employment uses. ***The proposed zoning and use of this property is consistent with these Plan objectives.***

The Plan also describes 5 key elements to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. Two of those key elements deal with providing high quality development and responding to our desert environment. ***This proposed development helps achieve these desired goals.***

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

This area is within the Mesa Gateway Strategic Development Plan (MGSDP) boundaries. The MGSDP was adopted with the following vision: "Mesa Gateway will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and its workforce and residents with access to the global resources desired of a knowledge-based economy."

The proposed development is located within the Logistics & Commerce District of the MGSDP. This designation applies to areas south of the Airport/Campus District and the SR24 Freeway. Heavy industrial, light industrial, business park, and commercial uses will be predominant within this district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. This district should provide a high-quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. Greater intensity and higher density uses will be encouraged for development approaching the northern boundary of this area as it transitions to the planned freeway.

The proposed development is consistent with the sub-area plan.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

Figure 7-1 shows this area designated as the Employment Districts character type. Employment Districts are defined as – *Large areas devoted primarily to industrial, office, warehousing and related uses; may include associated commercial uses.* The focus of the employment districts is a character type that is primarily used for employment-type land uses at least 20 acres and typically have minimal connections to the surroundings. The sub-types in Employment Districts are Business Parks; Industrial; and Employment Core. Based on the MGSDP and other established development in this area, this property should take on the Industrial Character sub-type. The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have large lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

The proposed zoning to GI is a primary zoning district for the character type and the proposed structure and site layout are consistent with the form and guidelines provided in the General Plan.

4. Will the proposed development serve to strengthen the character of the area by:

- Providing appropriate infill development; ***Yes, it will be an infill project in the employment character area.***
- Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area; ***This is new development on a vacant site.***
- Adding to the mix of uses to further enhance the intended character of the area; ***This will enhance the mix of uses existing in the character area.***

- Improving the streetscape and connectivity within the area; ***The proposed landscaping improve the streetscape and off-site improvements will improve the connectivity.***
- Improving safety within the area; ***Having development consistent with City standards will improve safety in the area.***
- Adding to the sense of place; ***While the building proposed is attractive and supportable, it does not have significant unique features by itself to add to the overall sense of place any more than the general establishment of the industrial area.***
- Meeting or exceeding the development quality of the surrounding area? ***The proposed site plan and building design exceeds development quality of the surrounding area.***

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be in close proximity to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening. ***Yes, the proposed development provides appropriate transitions.***

6. Compliance with the character area is based on both the zoning being consistent with the range of zoning designations approved for each character type and on the development form, design, and quality being consistent with the standards and guidelines provided in this Plan, any adopted sub-area or neighborhood plans, and the context of the neighborhood surrounding the proposed development. ***Yes, the proposed industrial building design and site plan is in compliance with the Employment Character Area.***

STAFF ANALYSIS

SUMMARY:
Staff is supportive of the requested rezoning from AG to GI. The proposed industrial building will have a footprint for a 63,757 square-foot building oriented with frontage facing Pecos Road. The proposed site plan shows customer parking in the front and truck loading and unloading, with service bays, in the back. There is an existing 50-foot wide drainage easement along the north property line. The site is well designed to provide an aesthetically pleasing industrial building with its presence and enhanced curb appeal along both Pecos Road and Mountain Road.

As a whole, this development will implement the goals and objectives of the Mesa Gateway Strategic Development Plan.

CONCLUSIONS:
Planning staff is recommending approval of the rezoning to GI and approval of the accompanying site plan. The recommendation for approval is subject to the following conditions.

CONDITIONS OF APPROVAL:
1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary elevations (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Approval (Case #DR14-33).
3. Compliance with all City development codes and regulations.

4. **Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the Land Split or prior to the issuance of a building permit).**
5. **Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.**
6. **All required street improvements and street frontage landscaping to be installed in the first phase of construction.**
7. **All future development shall require site plan approval through public hearing process.**
8. **Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.**

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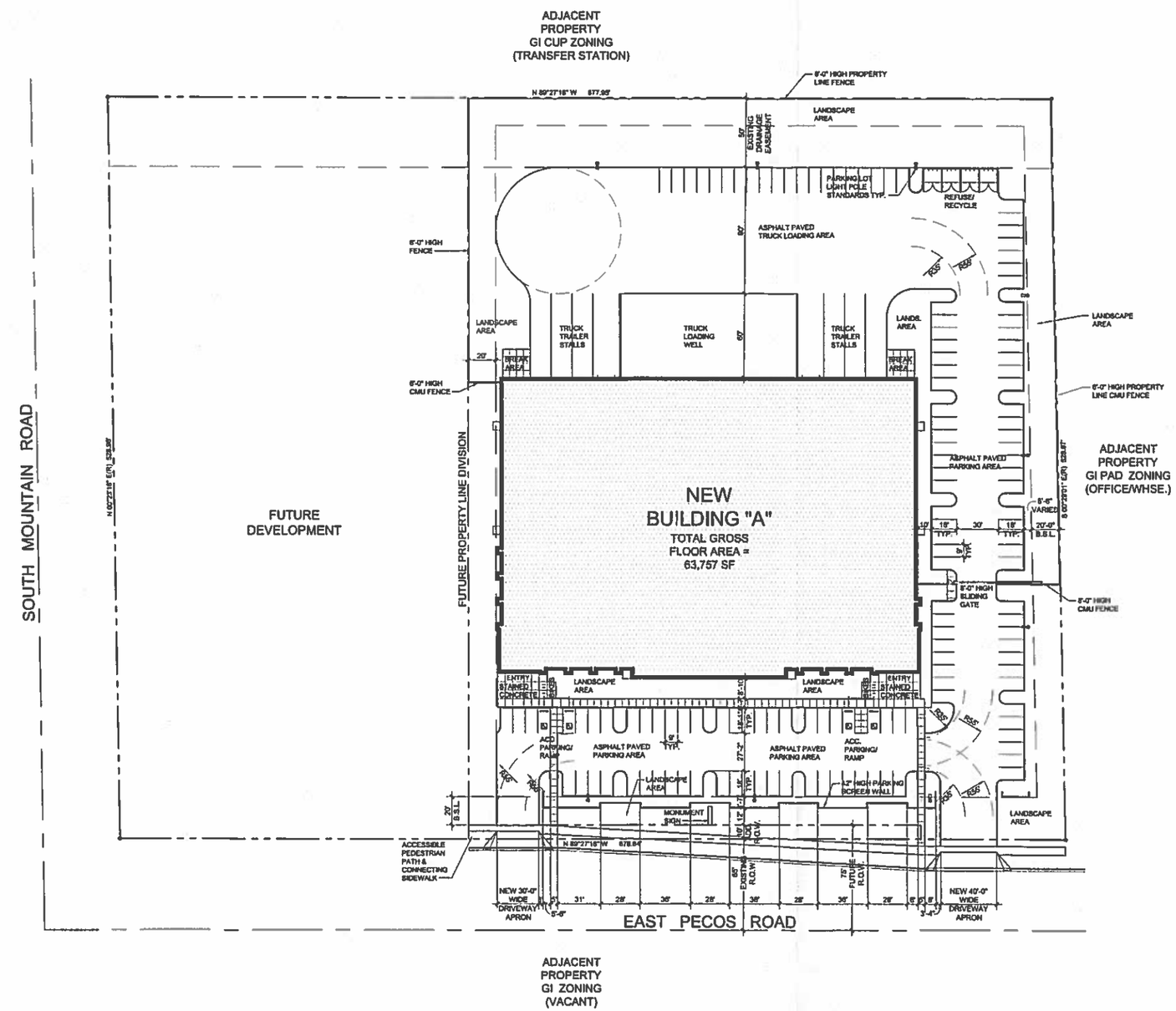


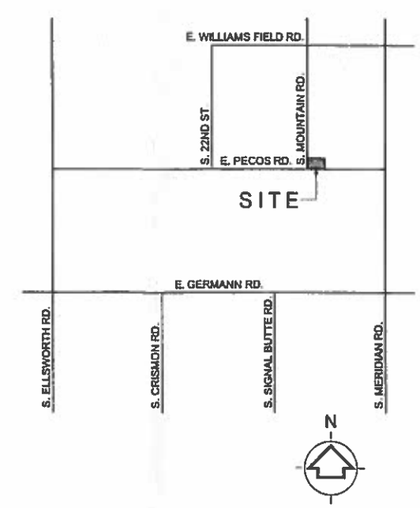
PRELIMINARY ARCHITECTURAL SITE PLAN

1"=40'-0"

PROJECT DATA

PROJECT NAME :	MOUNTAIN ROAD INDUSTRIAL BUILDING
PROPERTY ADDRESS :	6751 SOUTH MOUNTAIN ROAD MESA, ARIZONA 85242
ARCHITECT :	SKETCH ARCHITECTURE COMPANY 2454 EAST SOUTHERN AVENUE, SUITE 110 MESA, ARIZONA 85204 P. 480.668.8015 F. 480.668.8032 RANDOLPH L. CARTER, AIA, NCARB
ASSESSOR'S PARCEL NUMBER :	304-34-929
EXISTING ZONING :	AG
PROPOSED ZONING :	GI PAD
GROSS SITE AREA :	± 435,364 SF / 10.00 AC
NET SITE AREA :	± 358,793 SF / 8.237 AC (EXCLUDES STREET R.O.W.'s)
BUILDING "A" GROSS FLOOR AREA :	63,757 SF
BUILDING "A" PARKING REQUIRED :	63,757 SF X .75 = 47,818 SF / 500 = 96 SPACES 63,757 SF X .25 = 15,939 SF / 375 = 43 SPACES TOTAL = 139 SPACES
BUILDING "A" PARKING PROVIDED :	140 (INCLUDES 4 ACC. SPACES W/ 2 VAN ACC.)

VICINITY MAP



GRAPHIC SCALE IN FEET

0 5 10 20 40 80 160

Sketch Architecture Company

MOUNTAIN ROAD INDUSTRIAL BUILDING

6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

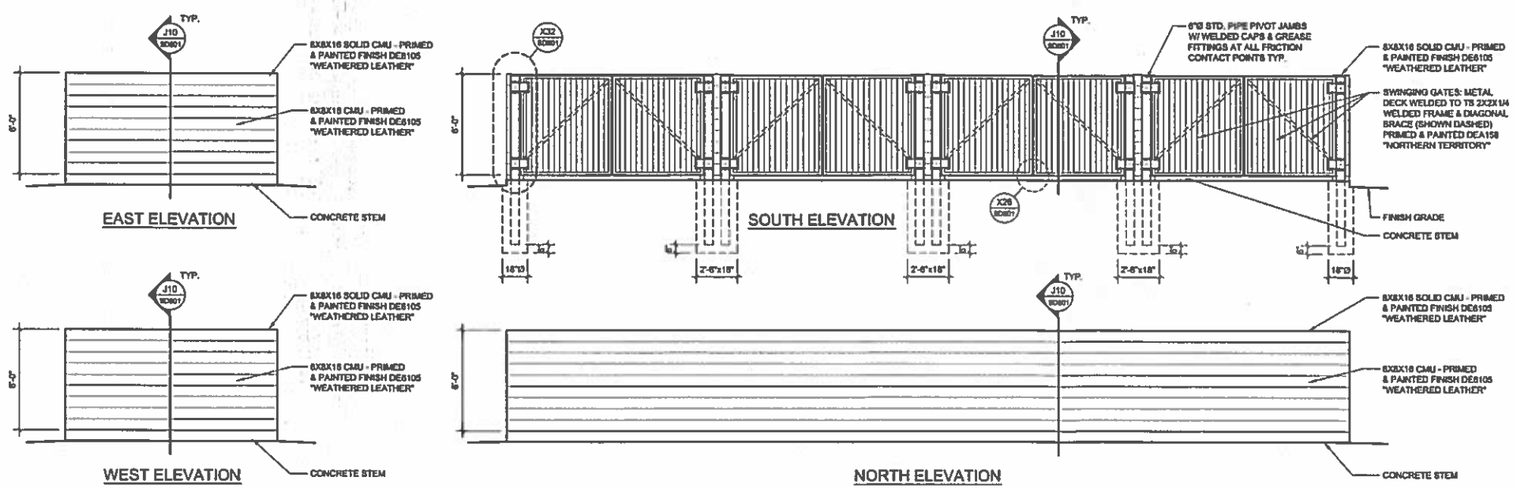
Expires 03-31-2017

Mark & Date (D-M-Y)

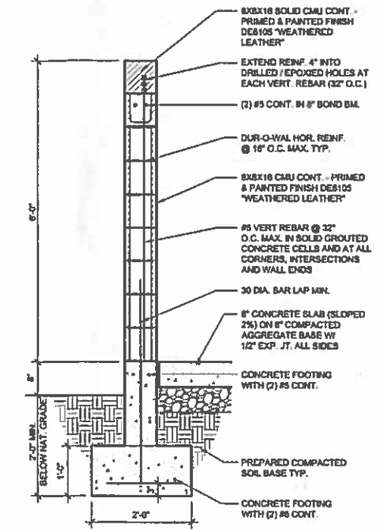
SAC Project Number 2014-05

PRELIMINARY ARCHITECTURAL SITE PLAN

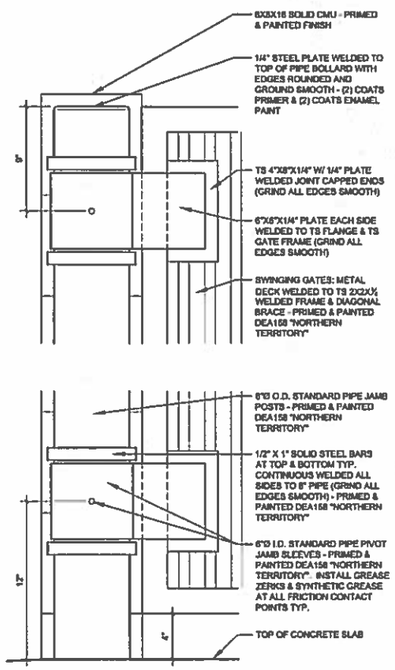
SD101



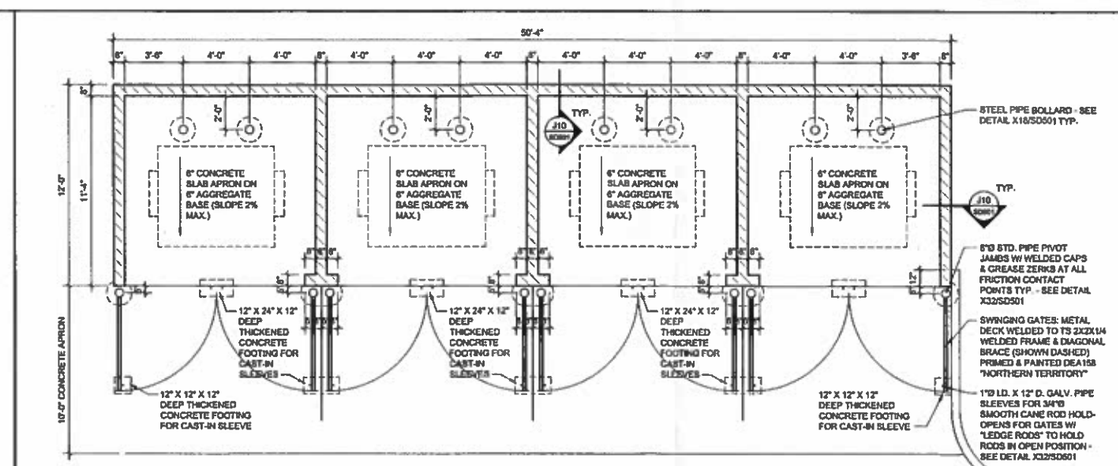
J32 REFUSE/RECYCLE ENCLOSURE ELEVATIONS



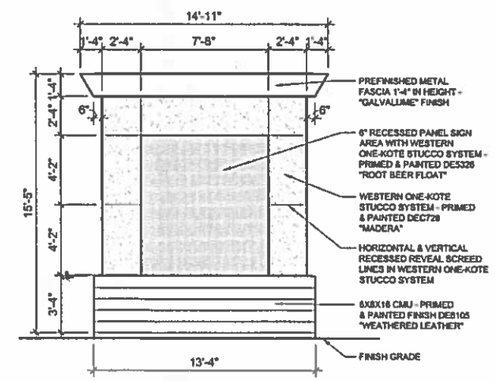
J10 REFUSE/RECYCLE ENCLOSURE WALL SECTION
3/4" = 1'-0"



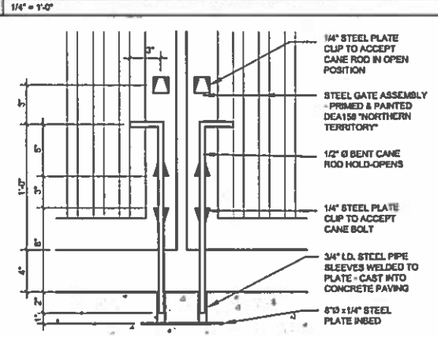
X32 REFUSE/RECYCLE ENCLOSURE HINGES
NOT TO SCALE



R26 REFUSE/RECYCLE ENCLOSURE PLAN
1/4" = 1'-0"



EAST & WEST END ELEVATIONS



R26 REFUSE/RECYCLE ENCLOSURE CANE BOLTS
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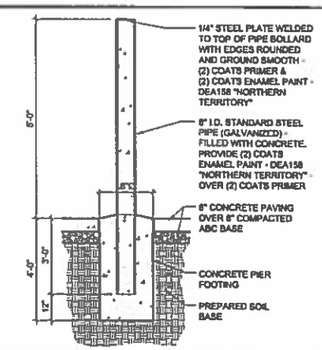

X18 PIPE BOLLARD
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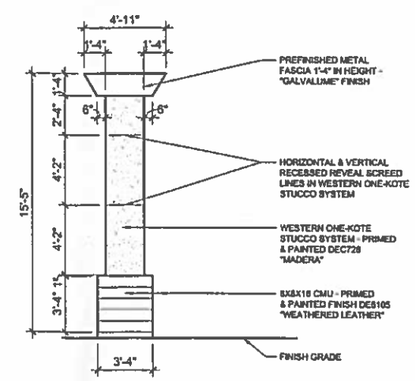


NORTH & SOUTH END ELEVATIONS

X10 MONUMENT SIGN ELEVATIONS
1/4" = 1'-0"

Sketch Architecture Company
3404 East Broadway Avenue, Mesa, Arizona 85204 ph 480.668.8092 fax 480.668.8093

MOUNTAIN ROAD INDUSTRIAL BUILDING
6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

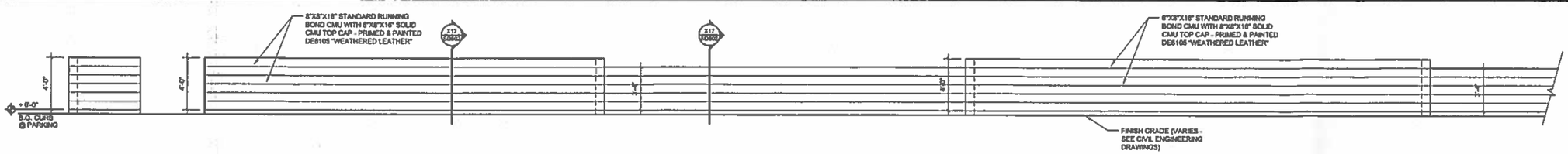
Expires 03-31-2017

Mark & Date (D-M-Y)

SAC Project Number
2014-05

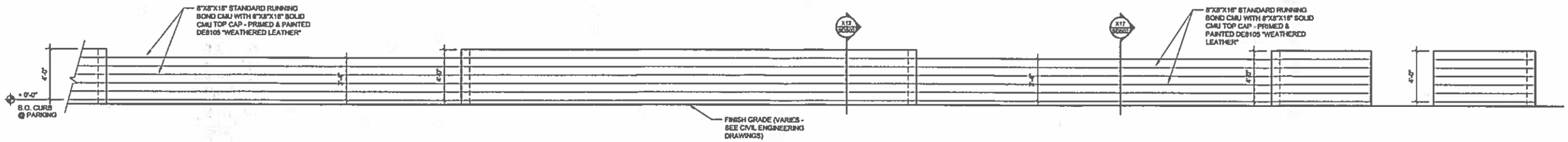
SITE DETAILS

SD501



D32 PARKING SCREEN WALL ELEVATION - WEST END

1/4" = 1'-0"



H32 PARKING SCREEN WALL ELEVATION - EAST END

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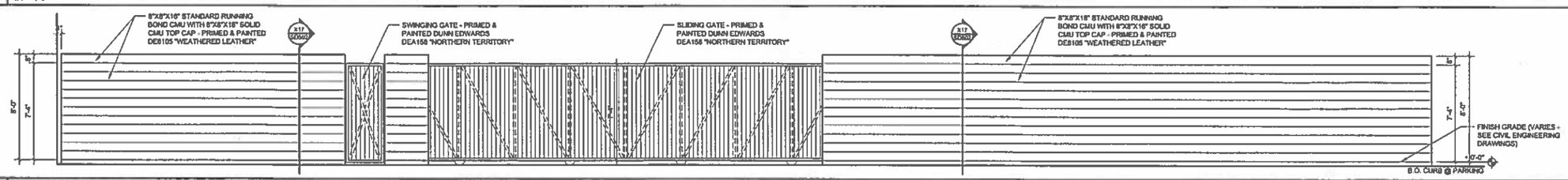
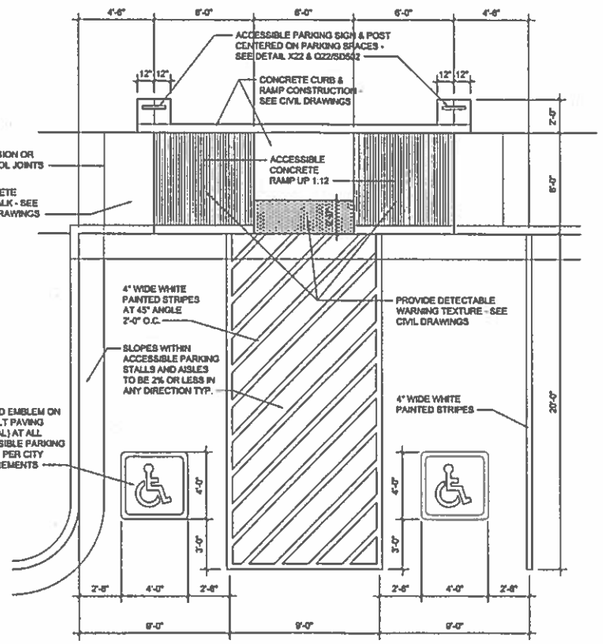


L32 EAST SIDE YARD ENTRANCE GATE & WALLS

1/4" = 1'-0"



X32 ACCESSIBLE PARKING SPACES & RAMP

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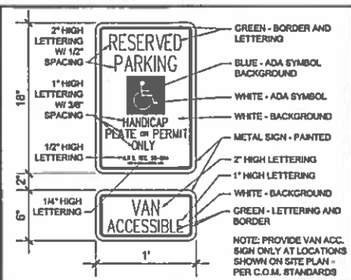
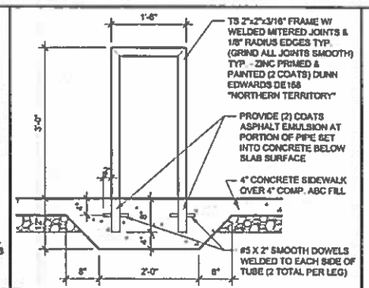


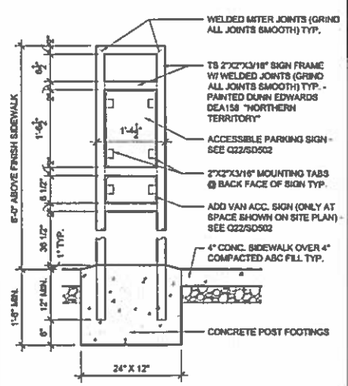
Q22 ACCESSIBLE PARKING SIGN

NOT TO SCALE



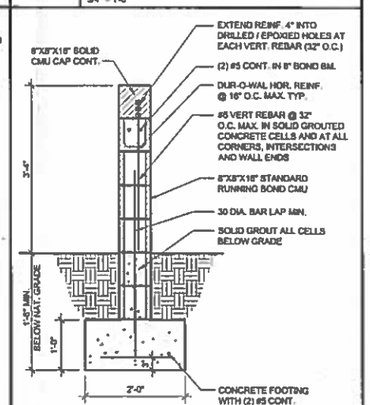
Q17 BIKE RACK

3/4" = 1'-0"



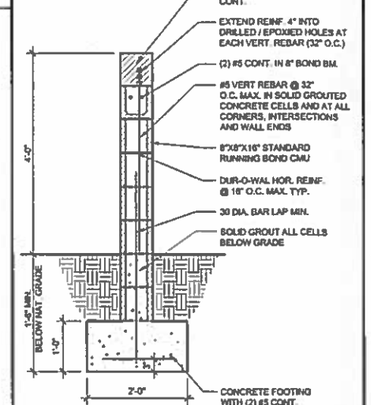
X22 ACCESSIBLE SIGN POST

3/4" = 1'-0"



X17 PARKING SCREEN WALL SECT.

3/4" = 1'-0"



X12 PARKING SCREEN WALL SECT.

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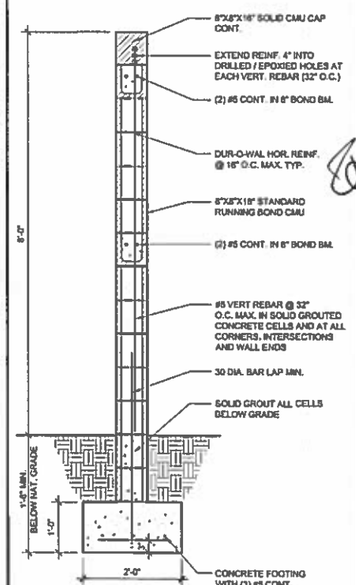


X7 ENTRANCE GATE WALL SECT.

3/4" = 1'-0"

Sketch Architecture Company

3464 East Bonanza Avenue, Mesa, Arizona 85213 ph 480.835.2015 fax 480.835.2022

MOUNTAIN ROAD INDUSTRIAL BUILDING

6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

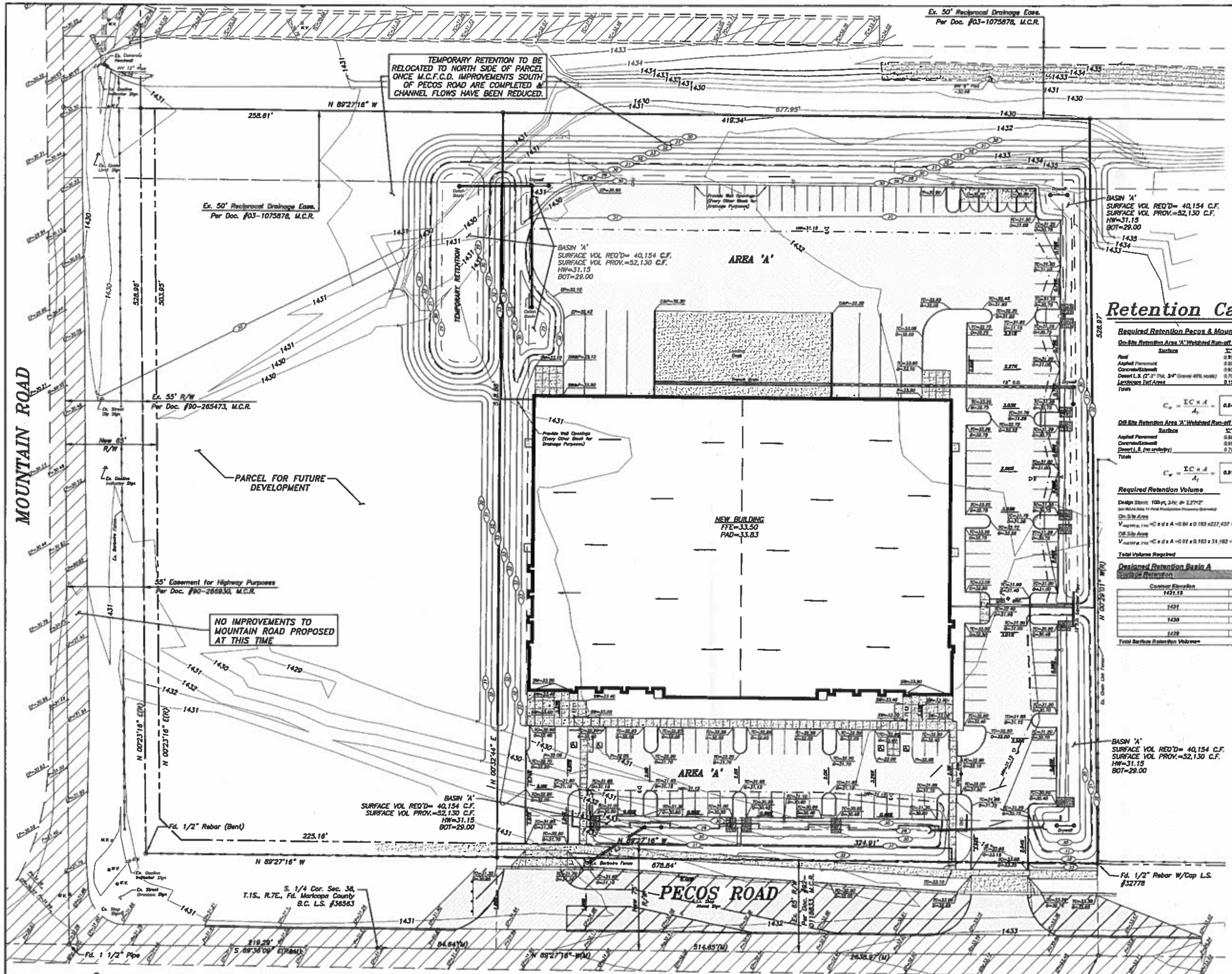
Expires 03-31-2017

Mark & Date (D-M-Y)

SAC Project Number 2014-05

SITE DETAILS

SD502



Retention Calculations:

Required Retention Pecos & Mountain Road Development

On-Site Retention Area 'A' Weighted Run-off Coefficient

Surface	C	Area (A)	C*A(ft²)
Roof	0.91	82,640	75,216
Asphalt Pavement	0.85	79,637	67,636
Concrete/Sidewalk	0.85	18,799	15,980
Desert L.S. (2'-1" Thk. 3/4" Gravel 40% voids)	0.70	66,983	46,879
Landscape Turf Areas	0.15	0	0
Totals		237,457 ft²	206,653 ft²

$$C_w = \frac{\Sigma C \times A}{A_T} = \boxed{0.84}$$

Off-Site Retention Area 'A' Weighted Run-off Coefficient

Surface	C	Area (A)	C*A(ft²)
Asphalt Pavement	0.85	31,113	26,057
Concrete/Sidewalk	0.85	4,585	4,366
Desert L.S. (no underdrip)	0.70	3,458	2,419
Totals		39,152 ft²	32,842 ft²

$$C_w = \frac{\Sigma C \times A}{A_T} = \boxed{0.81}$$

Required Retention Volume

Design Storm: 100-yr, 2-hr, ø: 2.27"/2"	0.183
On-Site Area $V_{required} = C \times d \times A = 0.84 \times 0.183 \times 237,457 =$	34,866 ft³
Off-Site Area $V_{required} = C \times d \times A = 0.81 \times 0.183 \times 39,152 =$	5,189 ft³
Total Volume Required	40,154 ft³

Designed Retention Basin A

Surface Retention

Contour Elevation	Area	Volume	Basin Volume
1431.15	83,363		
		7,397	
1431	64,927		
		21,713	
1430	16,699		
		13,929	
1429	7,491		
Total Surface Retention Volume=			52,130 ft³

REVISIONS:

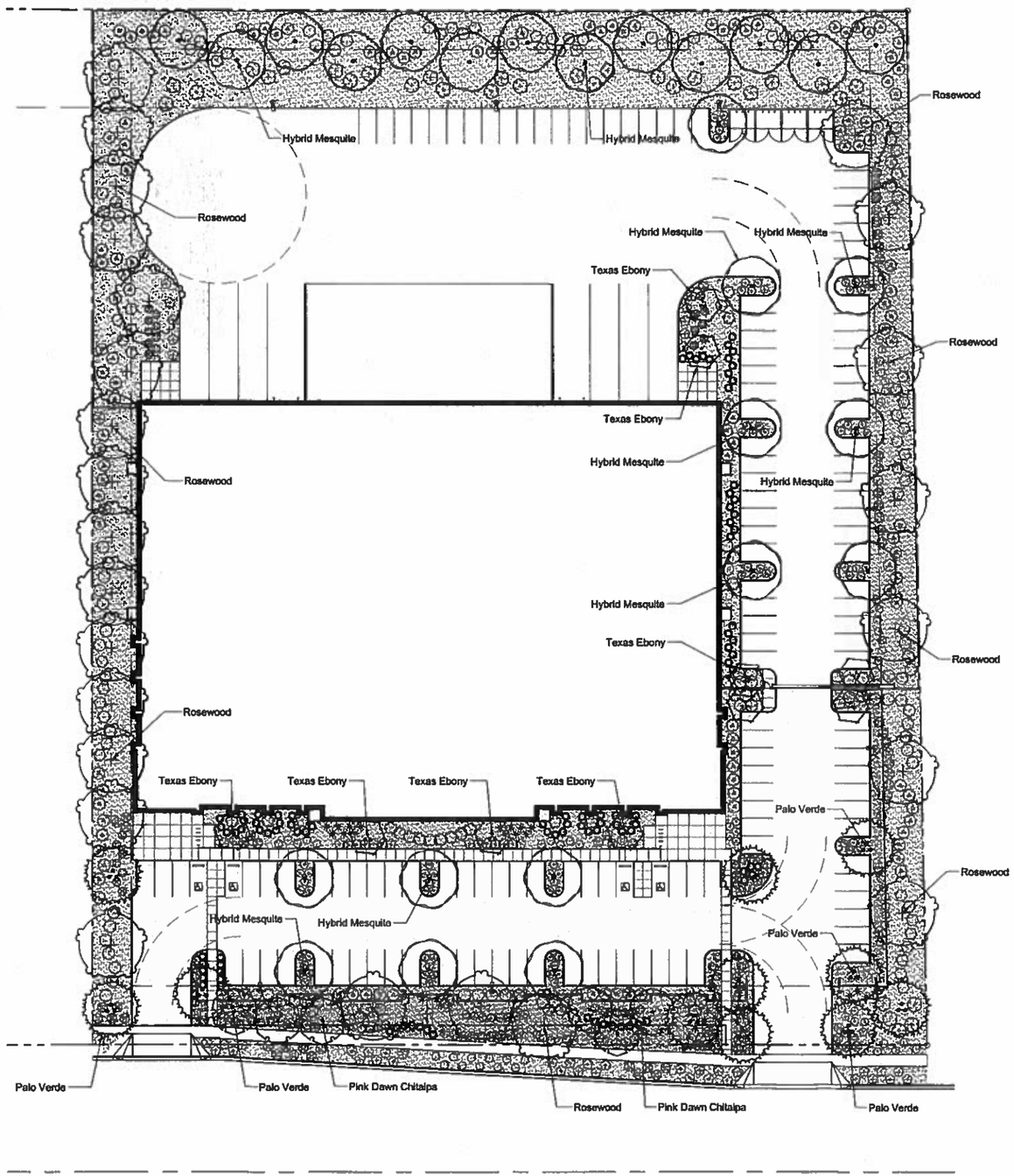
PRELIMINARY GRADING & DRAINAGE PLAN

MOUNTAIN ROAD & PECOS ROAD DEVELOPMENT
6751 S. MOUNTAIN ROAD, MESA, AZ 85242

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

REGISTERED CIVIL ENGINEER
CERTIFICATE NO. 18684
WILLIAM H. STANDAGE
10/30/14
ARIZONA U.S.A.
Expires 6/30/15

SHEET: 1 OF: 1
PROJECT No.: 140220
SCALE: 1"=30'
PREPARED: BWB/WHS



0 30 60 90 feet

SCALE: 1" = 30'

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT
	Dalbergia sissoo / Rosewood	24"box
	Ebenopsis ebano / Texas Ebony	24"box
	Parkinsonia praecox / Palo Verde	36"box
	Prosopis x 'Phoenix' TM / Hybrid Mesquite	24"box
	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	36"box

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Bougainvillea x 'Torch Glow' / Torch Glow Bush Bougainvillea	5 gal
	Caesalpinia pulcherrima 'Phoenix' / Phoenix Bird Of Paradise	5 gal
	Calliandra californica / Red Baja Fairy Duster	5 gal
	Convolvulus cneorum / Bush Morning Glory	5 gal
	Dasylirion wheeleri / Grey Desert Spoon	5 gal
	Lantana camara 'Gold Mound' / Gold Mound Lantana	5 gal
	Leucophyllum frutescens / Texas Sage	5 gal
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	5 gal
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 gal
	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 gal
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 gal
	Ruellia peninsularis / Wild Petunia	5 gal

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Coco Brown Decomposed granite / 3/4" Screened at 2" Depth

everett landscape architecture

PROPOSED INDUSTRIAL BUILDING

MESA, ARIZONA

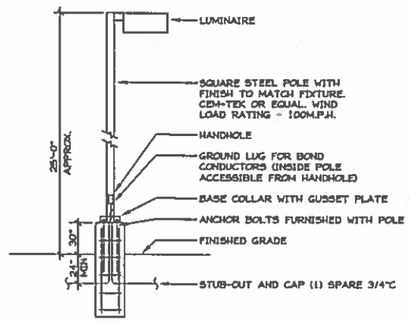
EXP. 06/30/2016

10/29/2014

Project Number
14013

Sheet Title:
PRELIMINARY LANDSCAPE PLAN

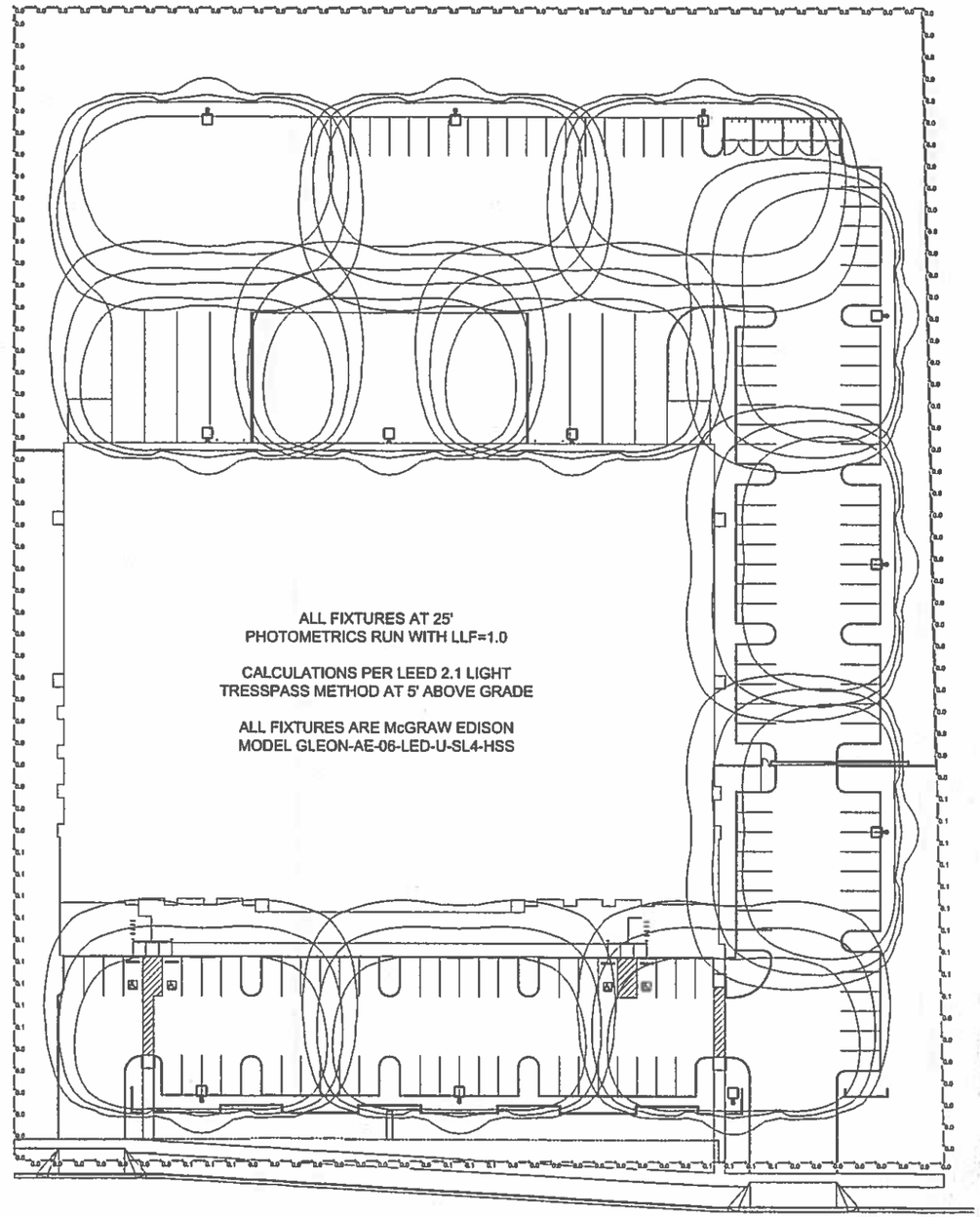
Sheet
L1.0



NOTE:
THIS POLE BASE DETAIL IS FOR ELECTRICAL SYSTEMS ONLY.
THE POLE BASE STRUCTURAL DESIGN SHALL BE PROVIDED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.

POLE FIXTURE DETAIL

N.T.S.



LIGHT TRESSPASS PHOTOMETRICS
1" = 30'

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MOUNTAIN ROAD INDUSTRIAL BUILDING
6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

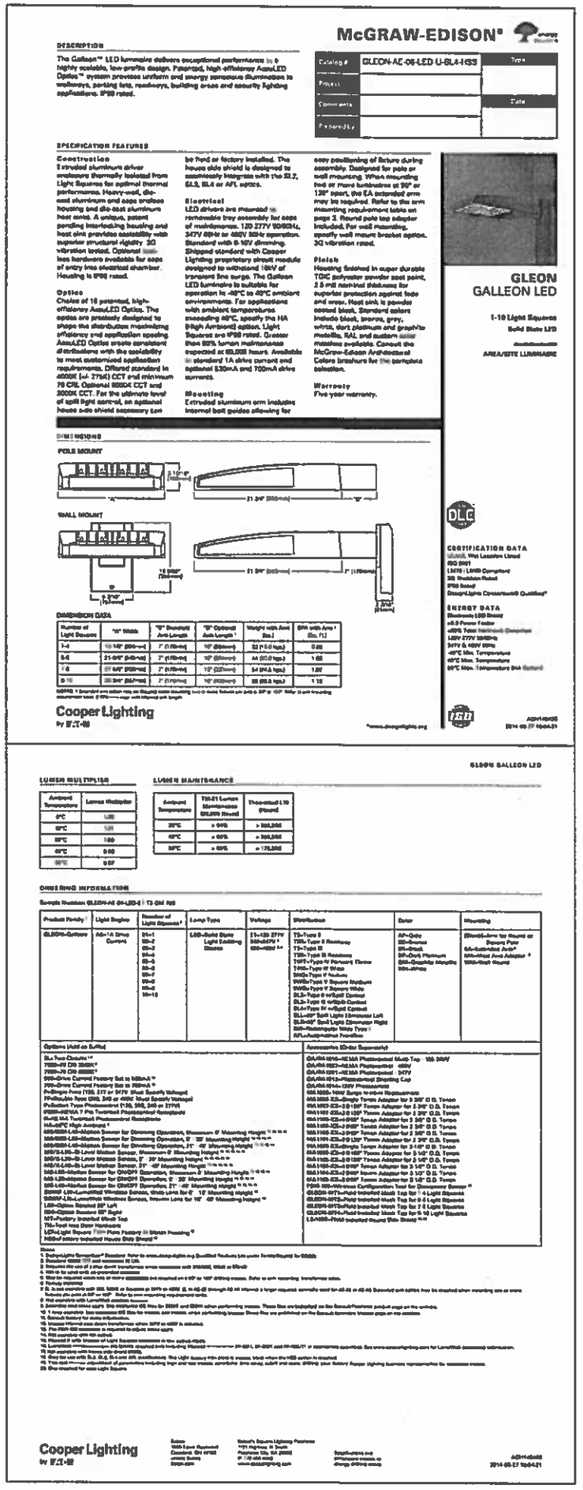
Mark & Date (D-M-Y)

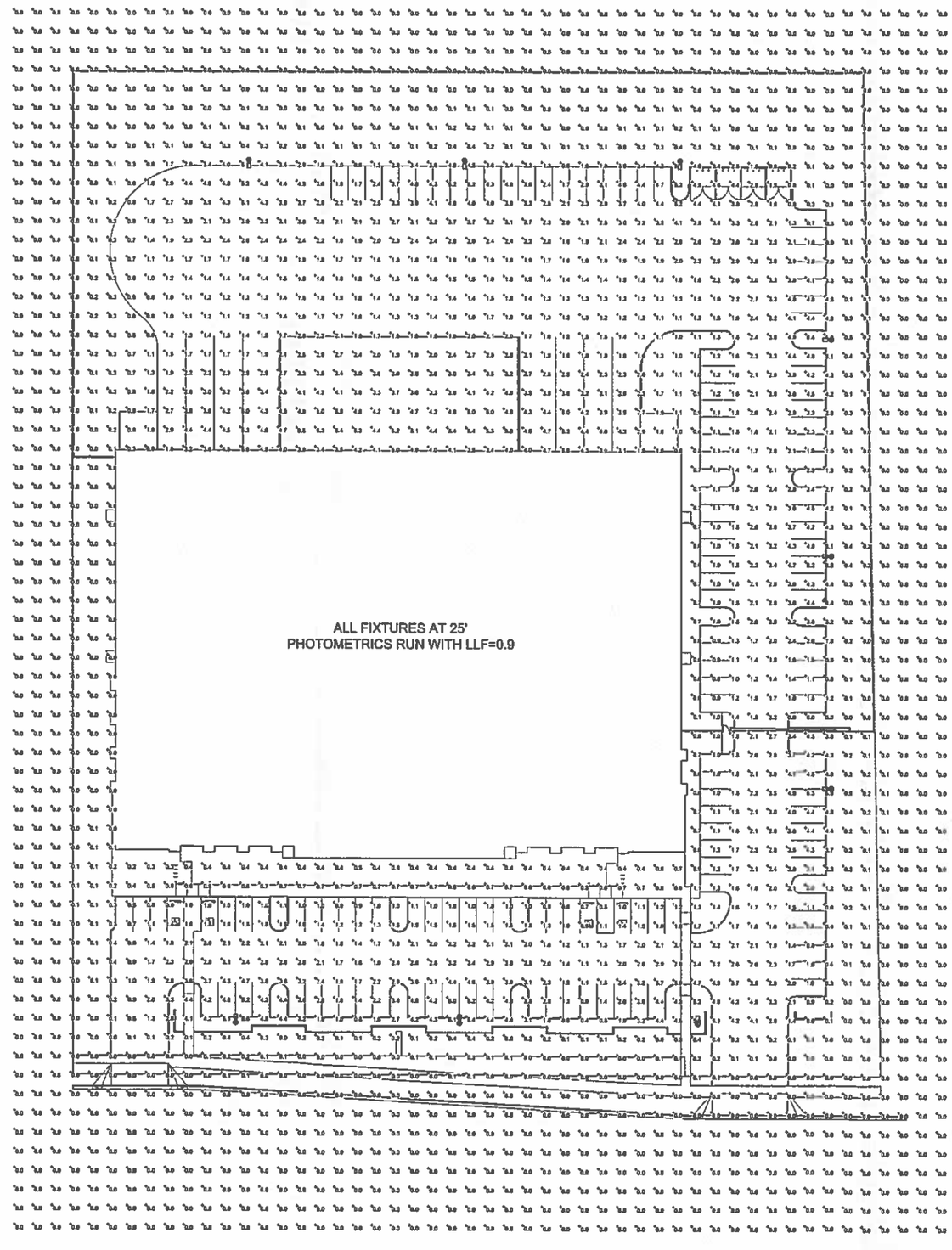
SAC Project Number
2014-05

LIGHT TRESPASS PHOTOMETRICS

ENCO ENGINEERING INC.

E101





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Mark & Date (D-M-Y)

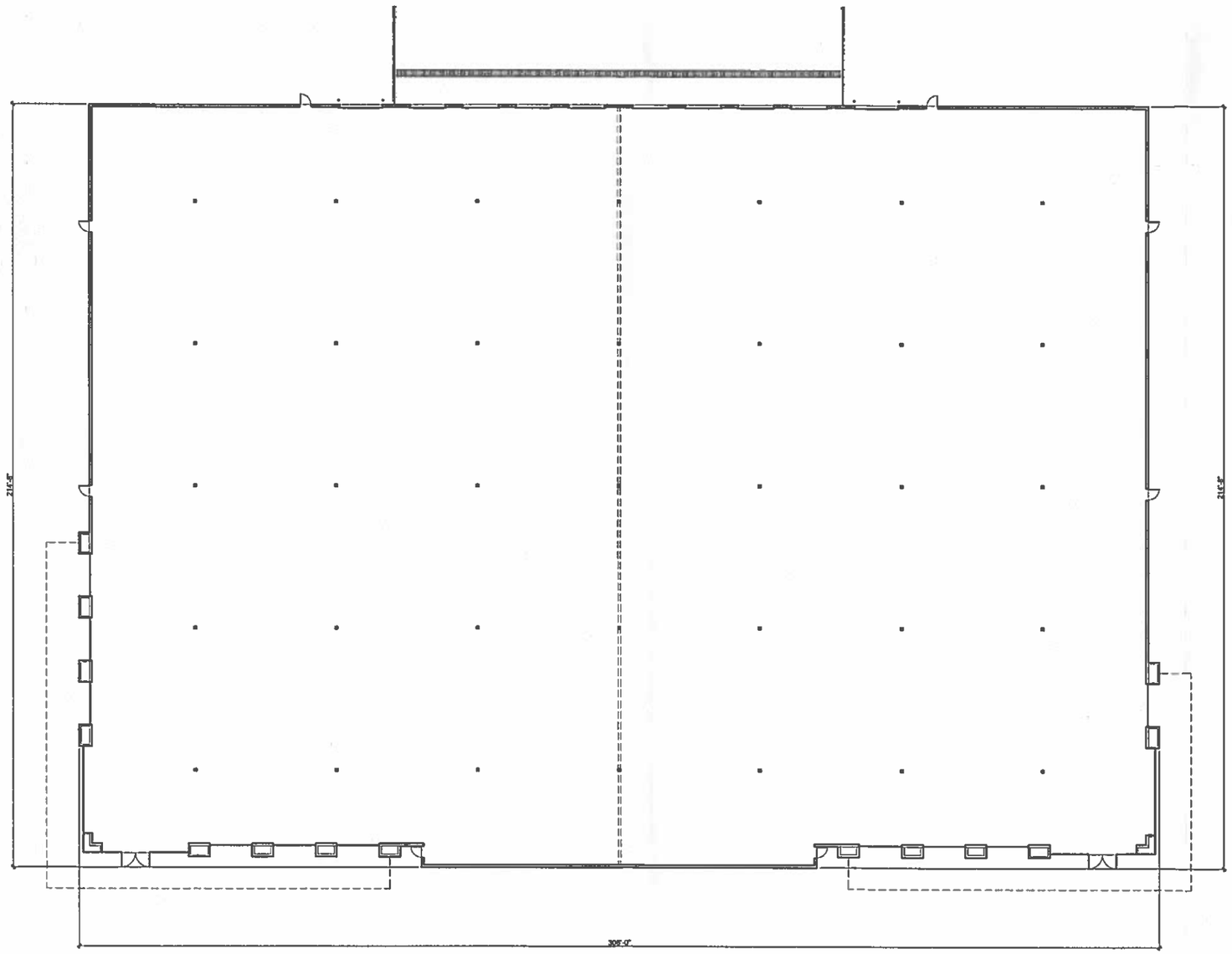
SAC Project Number
2014-4-05

SITE PHOTOMETRICS

E102

ENCO ENGINEERING INC.
P.O. BOX 31918, MESA, AZ 85275 (480) 844-8223

SITE PHOTOMETRICS
1" = 30'



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6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

Expires 03-31-2017

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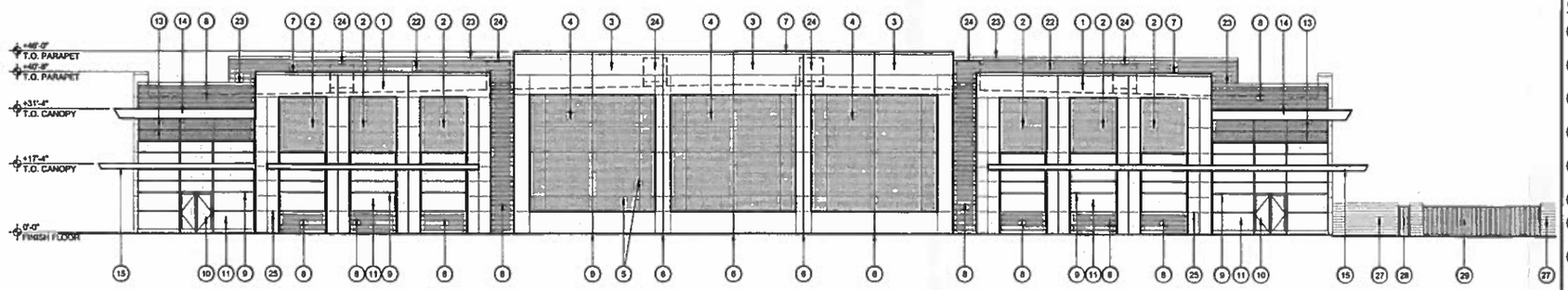
SAC Project Number
2014-05

FLOOR PLAN - BUILDING "A"

N

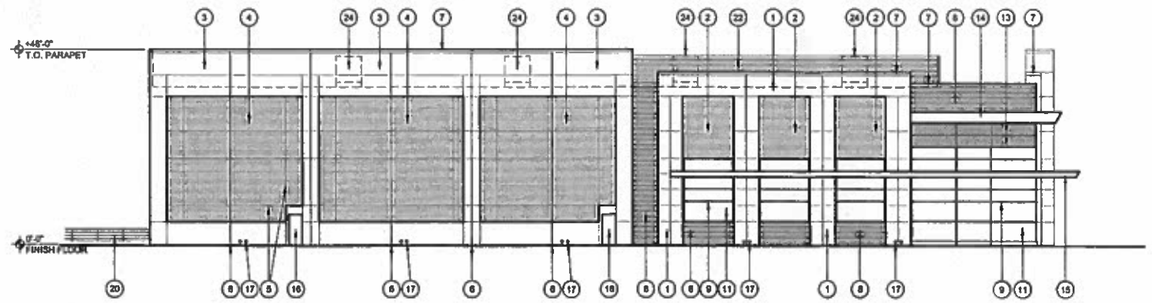
A101

X32 FLOOR PLAN - BUILDING "A"
1/16" = 1'-0"



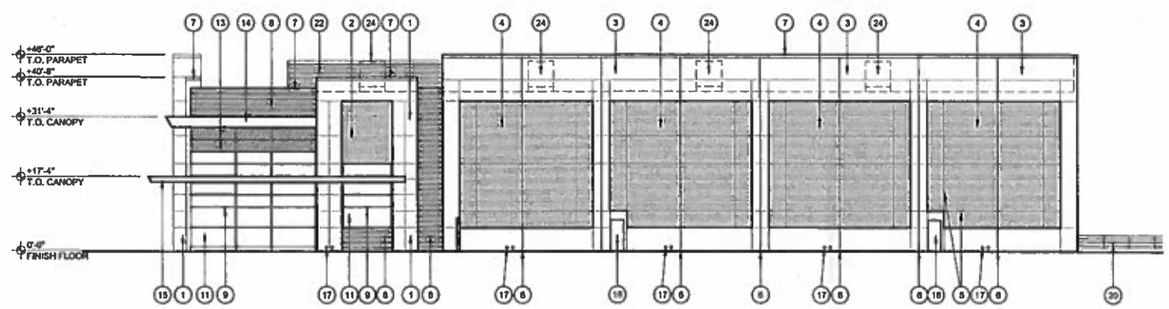
F32 SOUTH EXTERIOR ELEVATION

1/16" = 1'-0"



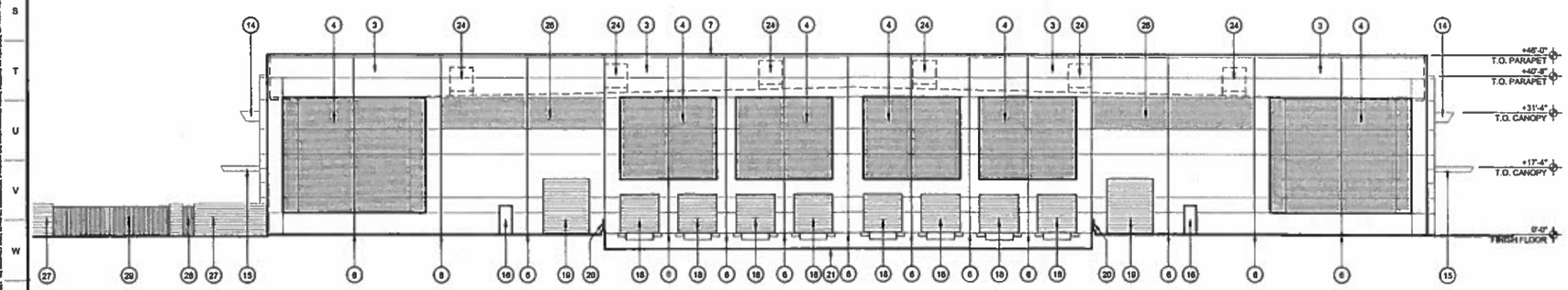
L32 WEST EXTERIOR ELEVATION

1/16" = 1'-0"



R32 EAST EXTERIOR ELEVATION

1/16" = 1'-0"



X32 NORTH EXTERIOR ELEVATION

1/16" = 1'-0"

COLOR / MATERIAL KEY NOTES:

1. WESTERN ONE-KOTE EXTERIOR STUCCO SYSTEM - PRIMED & PAINTED FINISH COLOR NO. 1 DE6728 "MADERA"
2. 2" RECESS AT WESTERN ONE-KOTE EXTERIOR STUCCO SYSTEM - PRIMED & PAINTED FINISH COLOR NO. 2 DE5326 "ROOT BEER FLOAT"
3. CONCRETE TILT-UP PANEL - PRIMED & PAINTED FINISH COLOR NO. 3 DE5218 "AUTUMN UMBER"
4. 2" RECESS AT CONCRETE TILT-UP PANEL - PRIMED & PAINTED FINISH COLOR NO. 4 DE6105 "WEATHERED LEATHER" (SHOWN SHADED)
5. HORIZONTAL & VERTICAL RECESSED REVEAL SCREED LINES IN CONCRETE TILT-UP PANELS
6. STRUCTURAL PANEL JOINTS BETWEEN CONCRETE TILT-UP PANELS
7. PREFINISHED METAL PARAPET CAP - FINISH TO MATCH COLOR OF ADJACENT PARAPET MATERIAL BELOW
8. PREFINISHED HORIZONTAL CORRUGATED PREFINISHED METAL PANEL WITH "GALVALUME" FINISH APPLIED OVER CONCRETE TILT-UP PANEL
9. PREFINISHED ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM - "CLEAR" KYNAR 500 ANODIZED FINISH
10. DOOR GLAZING - PPG "ATLANTICA" GREEN TINTED TEMPERED
11. WINDOW GLAZING - PPG "ATLANTICA" GREEN TINTED DUAL-PANE INSULATED
12. WINDOW GLAZING - PPG "ATLANTICA" GREEN TINTED TEMPERED DUAL-PANE INSULATED
13. REFLECTIVE WINDOW SPANDREL GLAZING - PPG "ATLANTICA" GREEN TINTED (SHOWN W/ DIAGONAL HATCH PATTERN)
14. PREFINISHED METAL CANOPY FASCIA 2'-6" IN HEIGHT - "GALVALUME" FINISH
15. PREFINISHED METAL CANOPY FASCIA 1'-4" IN HEIGHT - "GALVALUME" FINISH
16. HOLLOW METAL DOOR AND FRAME - PRIMED & PAINTED FINISH TO MATCH PREFINISHED METAL ROLL-UP DOORS
17. ROOF DRAIN AND OVERFLOW DRAIN LEADERS THRU WALL WITH POURED-IN-PLACE CONCRETE SPLASH BLOCK
18. 10'-0" WIDE X 10'-0" HIGH PREFINISHED METAL ROLL-UP DOOR
19. 12'-0" WIDE X 14'-0" HIGH PREFINISHED METAL ROLL-UP DOOR
20. METAL GUARD RAILING - PRIMED & PAINTED FINISH DEA158 "NORTHERN TERRITORY"
21. RECESSED TRUCK WELL - SEE CIVIL DRAWINGS
22. PREFINISHED HORIZONTAL CORRUGATED PREFINISHED METAL PANEL WITH "GALVALUME" FINISH APPLIED OVER ROOF-MOUNTED MECHANICAL EQUIPMENT SCREEN
23. PREFINISHED METAL PARAPET CAP WITH "GALVALUME" FINISH
24. FULLY-SCREENED ROOFTOP MECHANICAL EQUIPMENT SHOWN DASHED
25. HORIZONTAL & VERTICAL RECESSED REVEAL SCREED LINES IN WESTERN ONE-KOTE STUCCO SYSTEM
26. CONCRETE TILT-UP PANEL - PRIMED & PAINTED FINISH COLOR NO. 4 DE6105 "WEATHERED LEATHER" (SHOWN SHADED)
27. 8X8X16 STANDARD RUNNING BOND CMU - PRIMED & PAINTED FINISH COLOR NO. 4 DE6105 "WEATHERED LEATHER"
28. STEEL SWINGING GATE - PRIMED & PAINTED FINISH DEA158 "NORTHERN TERRITORY"
29. STEEL SLIDING GATE - PRIMED & PAINTED FINISH DEA158 "NORTHERN TERRITORY"

Sketch Architecture Company
3464 East Baseline Avenue, Gilbert, Arizona 85234 ph 480.892.8212 fax 480.892.8202

MOUNTAIN ROAD INDUSTRIAL BUILDING

6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

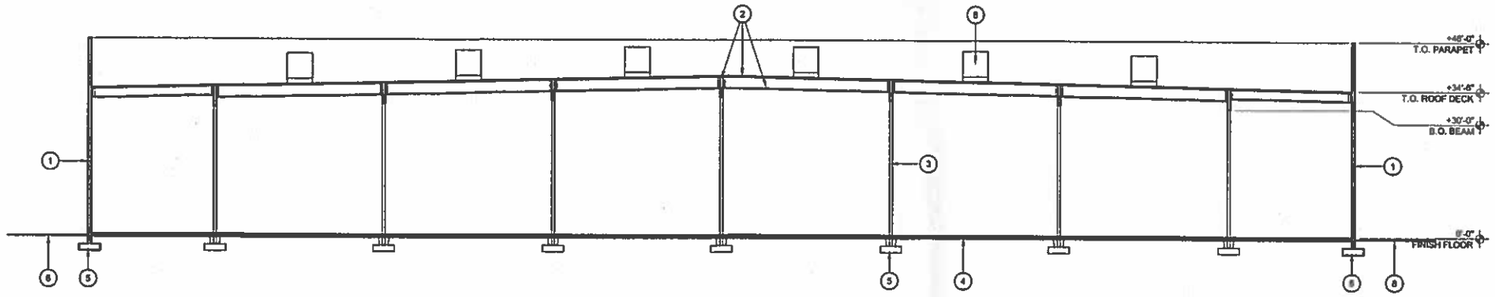
Expires 03-31-2017

Mark & Date (D-M-Y)

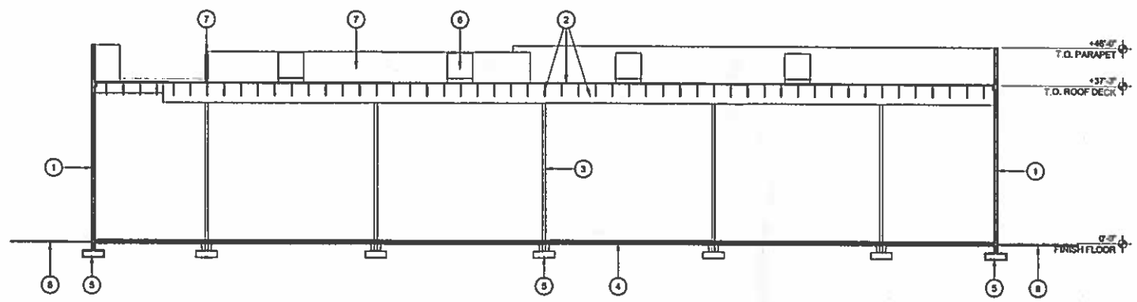
SAC Project Number 2014-05

EXTERIOR ELEVATIONS

A201



F32 BUILDING SECTION
1/16" = 1'-0"



L32 BUILDING SECTION
1/16" = 1'-0"

KEY NOTES

1. PRECAST REINFORCED CONCRETE TILT-UP PANEL EXTERIOR WALLS - SEE STRUCTURAL DRAWINGS
2. WOOD ROOF FRAMING SYSTEM - SEE STRUCTURAL DRAWINGS
3. TUBE STEEL SUPPORT COLUMNS - SEE STRUCTURAL DRAWINGS
4. REINFORCED CONCRETE FLOOR SLAB - SEE STRUCTURAL DRAWINGS
5. REINFORCED CONCRETE FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS
6. FULLY-SCREENED ROOFTOP MECHANICAL UNITS
7. ROOF-MOUNTED MECHANICAL EQUIPMENT SCREEN
8. FINISH GRADE

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MOUNTAIN ROAD INDUSTRIAL BUILDING

6751 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85242

Robert Benjamin Burghstein
ARIZONA, U.S.A.

Pyplrey 03-31-2017

Mark & Date (D-M-Y)

SAC Project Number 2014-05

BUILDING SECTIONS

A301

Sketch
Architecture Company

22 September 2014

Planning and Zoning
City of Mesa
55 N. Center St.
Mesa, AZ 85201

Re: Narrative

Mountain Road & Pecos Road Development

6751 South Mountain Road, Mesa, Arizona 85242
A.P.N. 304-34-929

The project consists of the construction of a **new 80,401 sq. ft. industrial building to be used for manufacturing or warehousing.** The existing site is approximately 10 acres (+/- 435,590 sf gross), 8.237 acres (+/- 358,793 sf net).

Existing zoning is AG. Proposed zoning is GI.

Parking: Required parking of 107 spaces. Provided parking of 120 standard and accessible stalls.

Site placement of the building allows for future expansion to the west. A 50' private drainage easement exists on the North property line. This area will have decomposed granite for dust control and minimal landscaping until such time that the easement can be removed and the area is paved. Setbacks adhere to zoning requirements. The current placement off the building maintains the existing drainage area to the west.

Landscaped open space on all 3 sides of the building, with two sides having limited foundation landscaping, and no landscaping adjacent to the north side where the truck docks are located. There will be truck loading bays, gated masonry refuse enclosures and two employee break areas located on the north side of the building.

The building will be tilt-up concrete slab with a nicely designed front entry feature (on the south side of the building).

Future Construction: It is the intention to leave the western portion of the site empty and to do a lot split. This area will not be submitted for Planning and Zoning/Design Review until the County and City resolve the drainage issues.

Citizen Participation Report
for
Pecos / Mtn Road Project
Case #:_____

Sketch
Architecture Company

Date: 19 November 2014

Overview: This report provides results of the implementation of the Citizen Participation Plan for the Pecos/Mtn Road Project. This site is located at 6751 S. Mountain Road, Mesa, AZ 85242 (NEC of Mountain Road and Pecos Road) and is an application for rezoning of 5.79 acres form AG to GI for a commercial / manufacturing building. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:
Dorothy Shupe, Principal
Sketch Architecture Company
2454 E. Southern Avenue, Suite 110
Mesa, AZ 85204
480-668-8015 off
480-668-8032 fax
dorothy@sketcharchitecturecompany.com

Neighborhood Meetings: No meetings were held due to no residential neighbors or home owner associations fall within the 1000 foot radius. It was discovered during the surrounding property owner search that this area is not part of the Mesa Public Schools but rather Queen Creek Unified School District No. 95. They were included in the mailing sent out.

Correspondence and Telephone Calls:
1) 1st set of information and meeting times was mailed out to the contact list of 12 addresses – representing 16 properties and 1 school district on _____ (see attached list and example of materials mailed).
2) As of this date no phone calls have been received.

Results:
There are 12 addresses on the contact list as of the date of this Citizen Participation Report (see attached).

1) Summary of concerns, issues and problems:
- None received.
-

2) How concerns, issues and problems were addressed:
- Not applicable.
-

3) Concerns, issues and problems not addressed and why:
- Not applicable.
-