

**Tuesday, March 12, 2024
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Vice Chair Dane Astle
Boardmember Paul Johnson
Boardmember Jeanette Knudsen
Boardmember Justin Trexler
Boardmember Bell

MEMBERS ABSENT:

Chair Scott Thomas

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Sean Pesek
Charlotte Bridges
Joshua Grandlienard
Chloe Durfee Daniel
Alexis Wagner

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Vice Chair Astle welcomed everyone to the meeting at 4:30 PM.

2 Consider the Minutes from the February 13, 2024 Design Review Board Meeting.

A motion to approve the Minutes from the February 13, 2024, Design Review Board Meeting was made by Boardmember Johnson and seconded by Boardmember Trexler.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Johnson – Knudsen – Trexler – Bell

NAYS – None

ABSENT– Thomas

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases: *

- 3a DRB23-00703 - "Whataburger - Power & Broadway" (District 2).** Within the 300 block of South Power Road (east side) and within the 6800 block of East Broadway Road (north side). Located north of Broadway Road on the east side of Power Road. (1± acres). Design Review for a restaurant with a drive-thru. David Cox, Applicant; WNDG, LLC, Owner.

Staff planner Sean Pesek presented the case.
See attached presentation.

Staff planner Sean Pesek summarized the case:

- Remove wainscot between windows on the west building wall; have the main entry canopy align with the awning/trellis feature.
- Remove wainscot on the north elevation between windows.

- 3b DRB23-00745 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located east of Val Vista Drive on the north side of Thomas Road. (1± acres). Design Review for a City of Mesa Water Utility Service Station. Brian Border, City of Mesa, Applicant; City of Mesa, Owner.

Staff planner Chloe Durfee Daniel presented the case.
See attached presentation.

Staff planner Chloe Durfee Daniel summarized the case:

- Overall concerns with the project
- Concerns with the lack of screening
- Requests a different color for the wall and the water tank
- Requests lowering of the water tank height to the wall height
- Requests a mural or mesa logo on the water tank
- Concerns with lack of landscaping and trees on the site
- Wall design needs to be improved, recommend to move away from matching neighborhood wall and move to a green color
- Concerned with perspectives from the future homes facing the project
- Not concerned with other structures on the site, but with the water tank
- "We need to be stewards for Mesa and make sure we hold all projects to the same standards of design including City projects"

- 3c DRB23-00853 - "America First Credit Union" (District 2).** Within the 4300 block of East Baseline Road (north side) and the 1900 block of South Greenfield Road (west side). Located north of Baseline Road on the west side of Greenfield Road. (1.1± acres). Design Review for a financial institution with drive-up ATMs. Rick Magness, Anderson, Wahlen & Associates; America First Federal Credit Union, Owner.

Staff planner Charlotte Bridges presented the case.
See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- No comments

- 3d DRB23-00917 - "Starbucks" (District 5).** Within the 1800 to 1900 blocks of North Power Road (west side). Located south of McKellips Road on the west side of Power Road. (1.2± acres). Design Review for a restaurant with a drive-thru. Lisa Sunderland, SCM Solutions, LLC, Applicant; Corral Phoenix Mesa, LLC, Owner.

Staff planner Charlotte Bridges presented the case.
See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- No comments

- 3e DRB23-00989 - "Greenfield Hotel Development" (District 2).** Within the 4400 block of East Banner Gateway Drive (north side) and within the 1600 block of South Greenfield Road (east side). Located south of US 60 and east of Greenfield Road. (4.5± acres). Design Review for two hotels. Kelly Bell, Applicant; SREG Greenfield, LLC, Owner.

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- The AC unit screens should be blended into the surrounding architecture better
- Material changes should accompany a plane change
- The parapet should be turned with wings to create a more significant roof element

- 3f DRB23-01008 - "Banner Desert Medical Emergency Department Lobby Expansion" (District 3).** Within the 1300 to 1400 blocks of South Dobson Road (west side). Located south of Southern Avenue and west of Dobson Road. (0.5± acres). Design Review for an existing medical facility. Cunningham Group Architecture, Inc., Applicant; Banner Health System, Owner.

Continued to the April 9, 2024 Design Review Board Work Session

- 3g DRB24-00095 - "Venture on Country Club Drive" (District 2).** Within the 1300 to 1400 blocks of South Country Club Drive (west side). Located south of Southern Avenue on the west side of Country Club Drive. (3.5± acres). Design Review for a multiple residence development. Lindsay Schube, Gammage & Burnham, Applicant; Venture on Country Club, LLC, Owner.

Staff planner Charlotte Bridges presented the case.
See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- Revise the color palette to better coordinate it with the orange roof tile color. Consider using a different tone of accent color.

- 4 Adjournment:** Boardmember Trexler moved to adjourn the meeting and was seconded by Boardmember Knudsen. Without objection, the meeting was adjourned at 6:00 PM.



DRB23-00703

Whataburger – Power & Broadway



Request

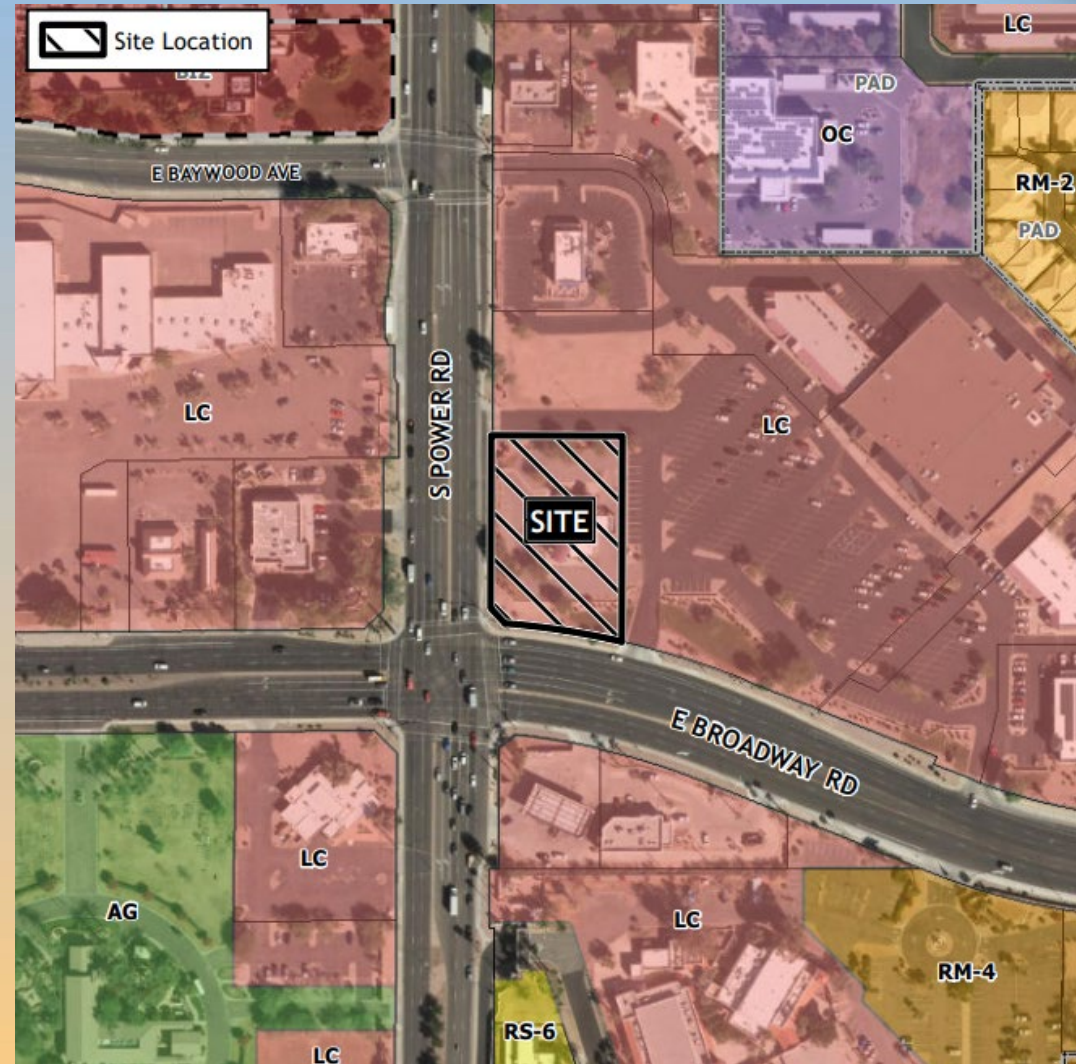
- Design Review
- To allow for a restaurant with drive-thru





Location

- NWC of Broadway and Power
- Adjacent to an existing shopping center
- Site was previously developed with a bank





Site Photo



East from Power Road



Site Photo



North from Broadway Road



PROPOSED BUILDING BASE SURVEYMENT
 CALCULATION WITH
 3/8 IN BUILDING
 1,115 SF.
 > 1115 SF.
 COMPLIANCE.
 16.55'

PROPOSED BUILDING
 2,850 SF
 FFE=1397.50
 BUILDING HT. MAX 19'0"

POWER ROAD
 65' R.O.W.

BROADWAY ROAD
 70' R.O.W.

EXISTING DRIVEWAY

RETENTION BASIN

EASEMENTS:
 EX. EASEMENT FOR POWER
 EX. EASEMENT FOR SENEZ LINE
 EX. CONTROLLED VEHICULAR ACCESS EASEMENT
 NON ACCESS EASEMENT
 EX. BUILDING SETBACK LINE
 EX. EASEMENT FOR SENEZ LINE

APN: 218-21-023
OWNER: WNDG LLC
ZONING: LC
LOT AREA: 0.96 AC












SE CORNER SECTION 24 T1N, R6E

25.919ft
7.92ft
10.444ft
7.574ft
6.50ft
31.578ft



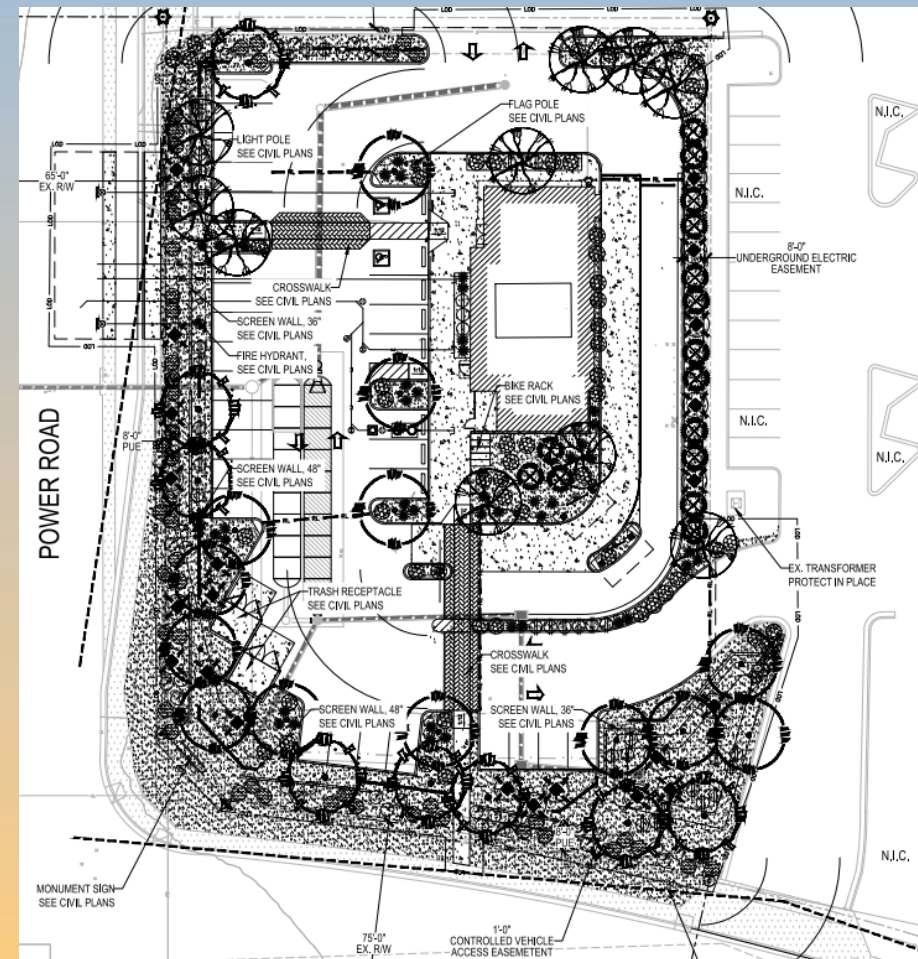
Landscape Plan

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Parkinsonia x 'Desert Museum' Desert Museum Palo Brea Caliper Size: 1.5"	24" Box	**SF = 50 *ADWR	10
 Prosopis juliflora Arizona Native Mesquite Caliper Size: 2.0"	36" Box	**SF = 50 *ADWR	13
 Acacia salicina Willow Acacia Caliper Size: 2.0"	24" Box	**SF = 100 *ADWR	8
GROUNDCOVERS			QTY
 Lantana 'New Gold'	5 Gallon	**SF = 25 *ADWR	55
 Lantana montevidensis Purple Trailing Lantana	can full	**SF = 25 *ADWR	49
SHRUBS / ACCENTS			QTY
 Hesperaloe parviflora Red Yucca	5 Gallon can full	**SF = 25 *ADWR	43
 Ruellia peninsularis Baja Ruellia	5 Gallon can full	**SF = 25 *ADWR	34
 Bougainvillea gl. v. 'La Jolla' La Jolla Bougainvillea	5 Gallon can full	**SF = 25 *ADWR	22
 Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gallon can full	**SF = 5 *ADWR	37
 Leucophyllum langmaniae Langman's Sage	5 Gallon can full	**SF = 25 *ADWR	15
LANDSCAPE MATERIALS			
 Decomposed Granite. Match existing size and color 2" deep in planting areas per plan.			17,250 s.f.

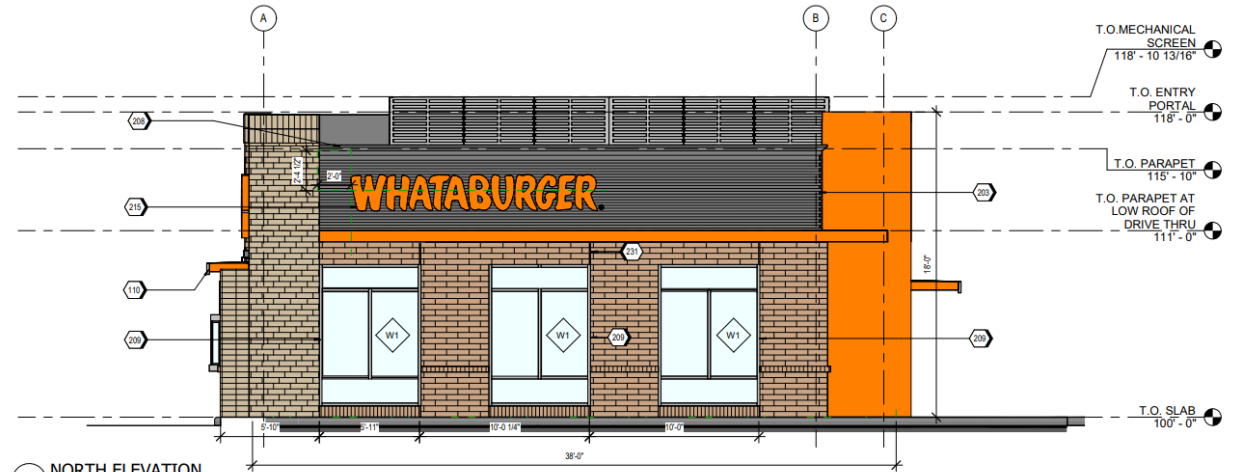
*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

**SF = Square foot equivalency from table 11- 33-2-E

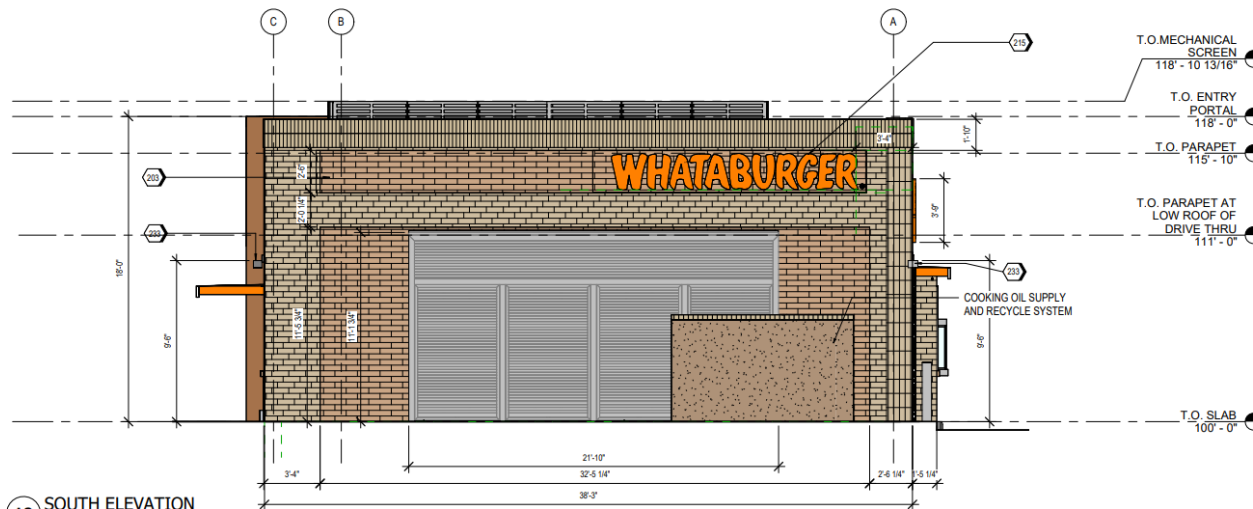




Elevations



A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Elevations





Renderings





Renderings





Renderings





Colors and Materials

MATERIAL TEXTURES

BR -01



BRICK VENEER
 ACME, PARK AVENUE
 HERITAGE TEXTURE
 BLEND. DTP114

BR -02



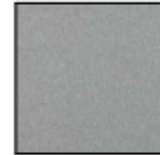
BRICK VENEER
 ACME, DOESKIN
 HERITAGE TEXTURE
 BLEND. DT114

MP -01
 MP -02
 MP -03
 MP -04
 MC-01
 MS-01



METAL PANELS
 BERRIDGE
 STYLE. BR-12 PANEL
 0.040 ALUMINUM
 COLOR. LEAD- COTE

SS -01



STOREFRONT SYSTEM
 OLDCASTLE
 STYLE. FG- 3000
 FINISH. CLEAR- ANODIZED

PT -5



PAINT
 MANUFACTURER.
 SHERWIN WILLIAMS
 COLOR. SW 6277 SPECIAL
 GRAY

ST -6



**EXTERIOR INSULATION
 FINISH SYSTEM**
 MANUFACTURER.
 SHERWIN WILLIAMS
 COLOR. SW 2835
 CRAFTSMAN BROWN

PT-7



PAINT
 MANUFACTURER: ALL LITE
 PREFINISHED ORANGE
 WHATABURGER
 COLOR: #FF7710 PUMPKIN



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00745

Central Mesa Reuse Pipeline



Request

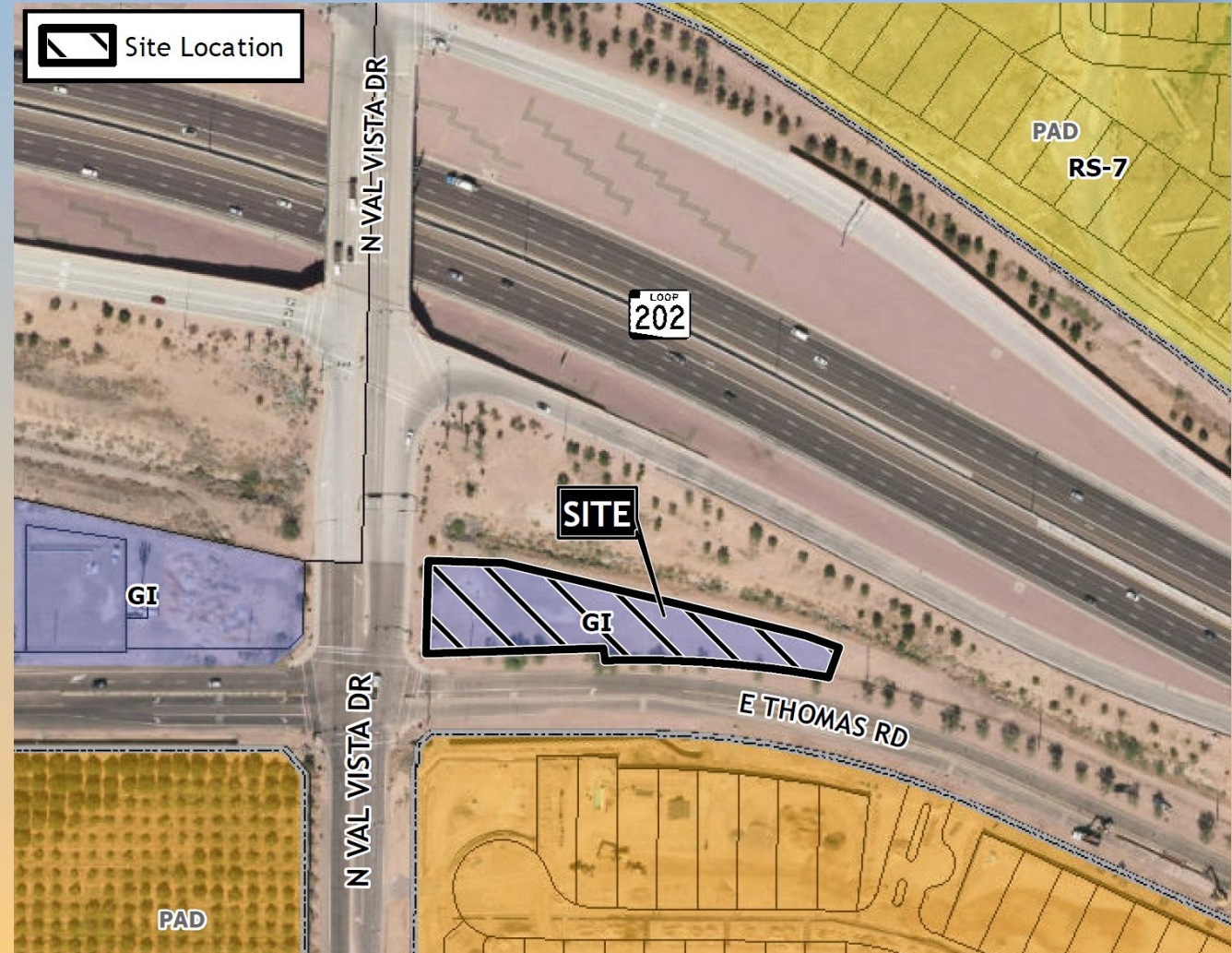
- Design Review
- To allow for development of a City Utility Station





Location

- North of Thomas Road
- East of Val Vista Drive





Site Photos

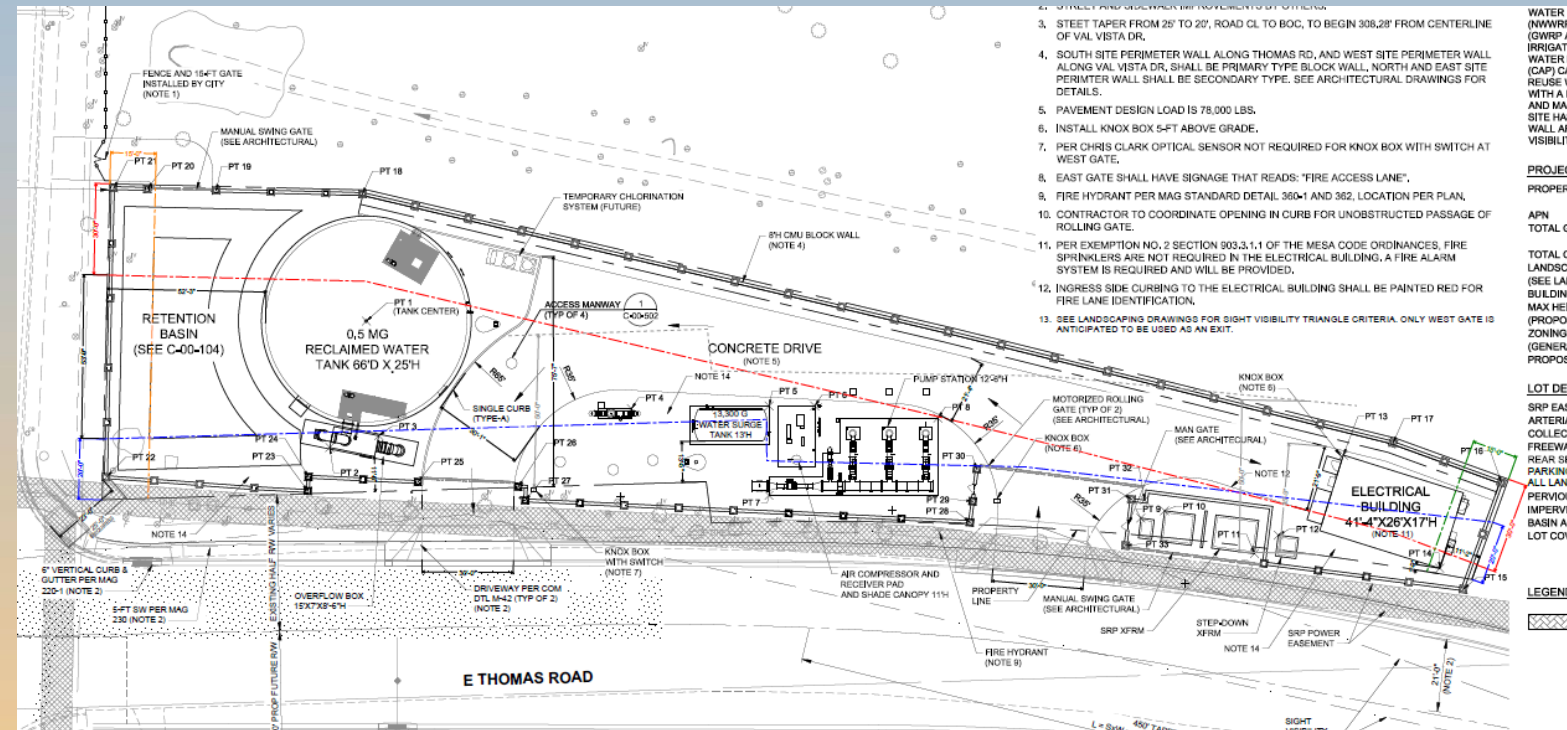


Looking northwest towards the site



Site Plan











- 25 ft tall steel reclaimed water storage tank with volume of 0.5± million gallons
- Access from Thomas Road
- 13 ft tall 13,300-gallon horizontal surge tank
- 17 ft tall electrical building
- Additional equipment on site

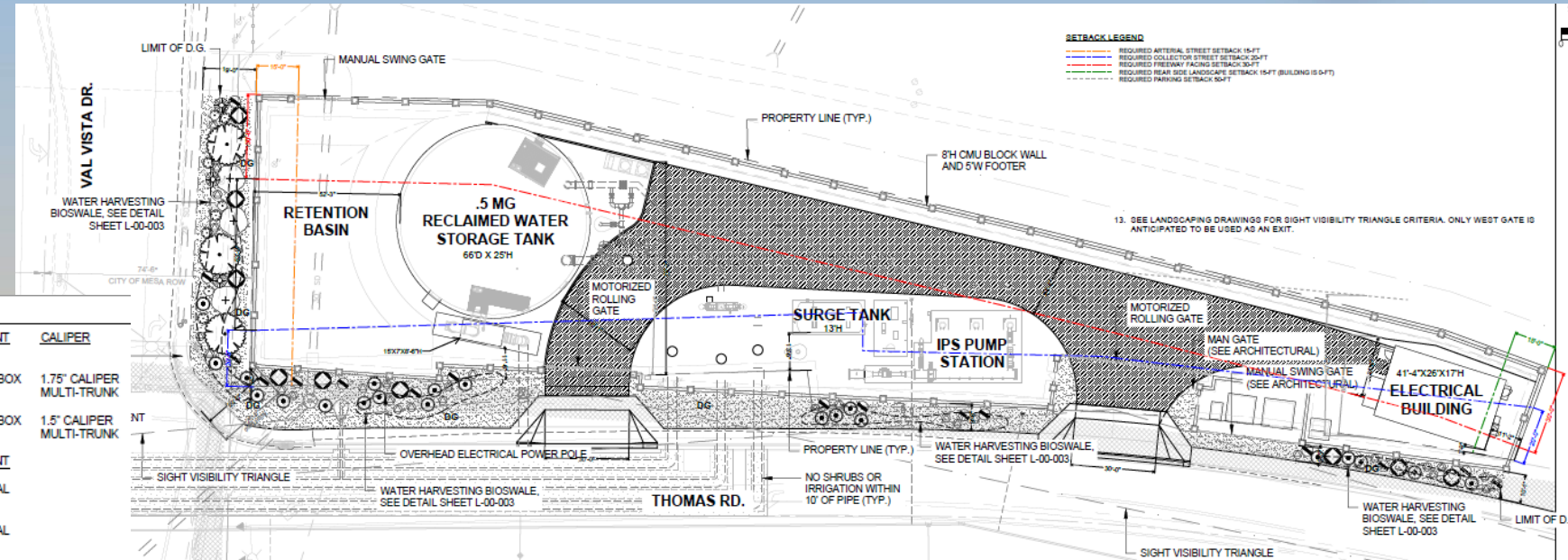




Alternative Landscape Plan

LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER
	3	VITEX AGNUS-CASTUS	CHASTE TREE	36" BOX	1.75" CALIPER MULTI-TRUNK
	3	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	36" BOX	1.5" CALIPER MULTI-TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	30	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL	
	4	CALLIANDRA X 'SIERRA STARR' TM	HYBRID FAIRY DUSTER	5 GAL	
	16	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	
	21	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL	
	5	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL	
	9	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	15 GAL	
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	HESPERALOE PARVIFLORA	RED HESPERALOE	5 GAL	
INERT MATERIALS	QTY	ITEM	SIZE	COLOR	
	6,568 SF	DECOMPOSED GRANITE (DG)	1/2" SCREENED (2" DEPTH)	PAINTED DESERT	

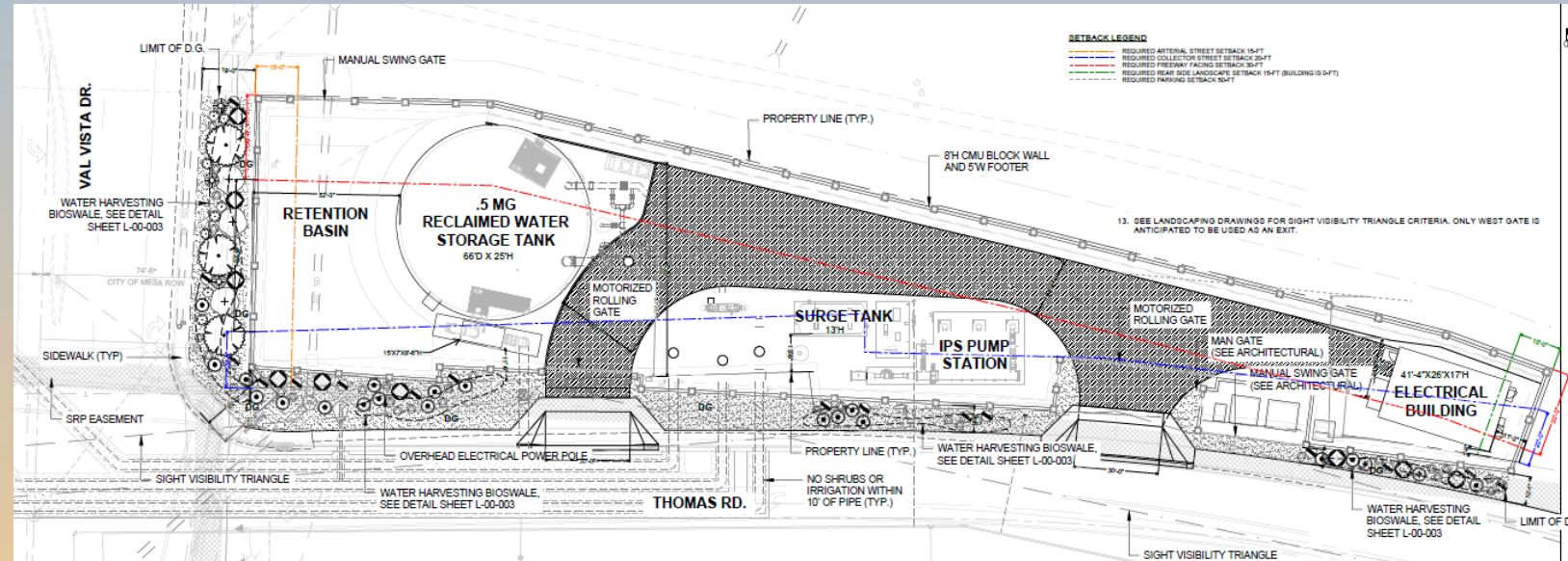




Alternative Landscape Plan

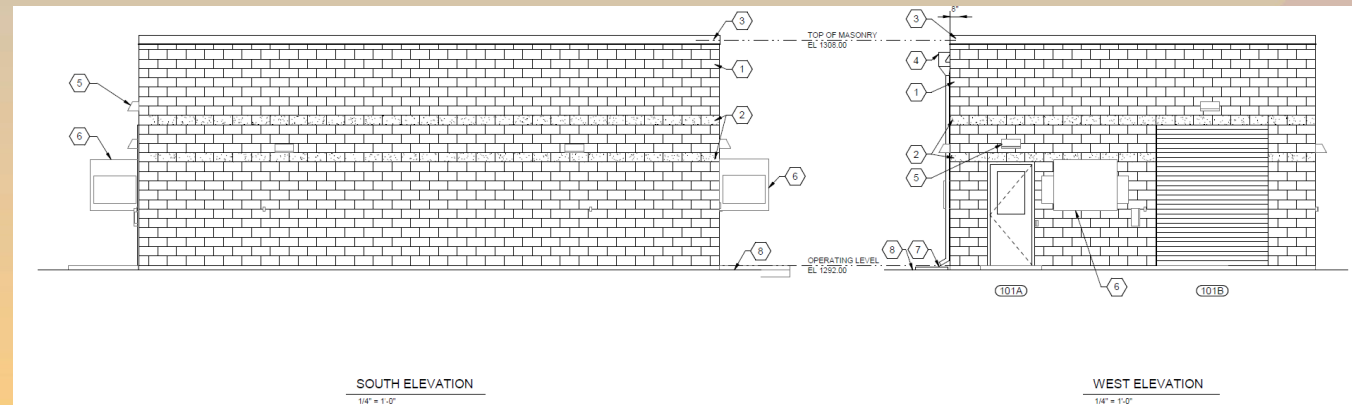
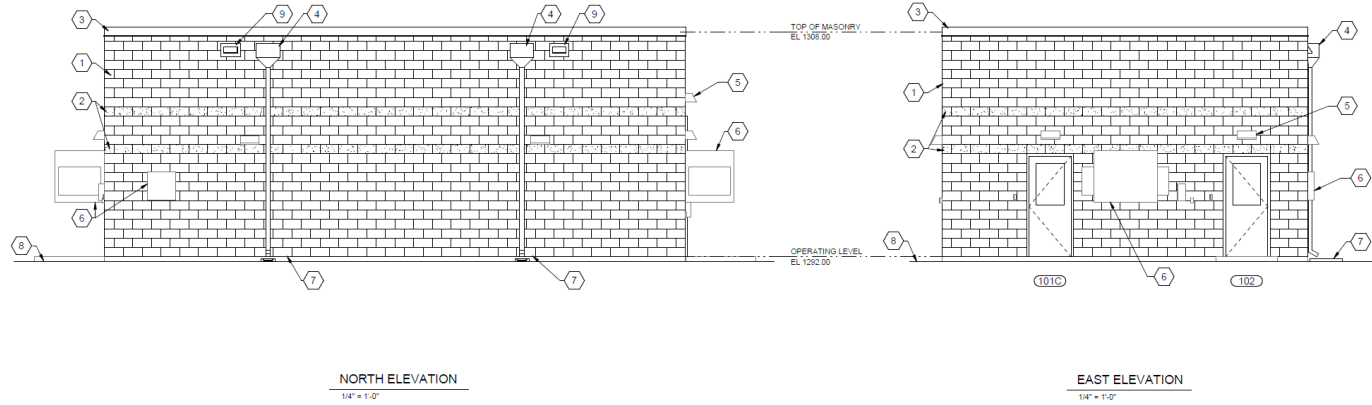
Demonstrated Design Principles:

- Plant Variety
- Naturalistic Design
- Compatibility with Surrounding Uses
- Water Efficiency
- Storm Water Management
- Plant Viability and Longevity
- Overhead Utility Line Easements



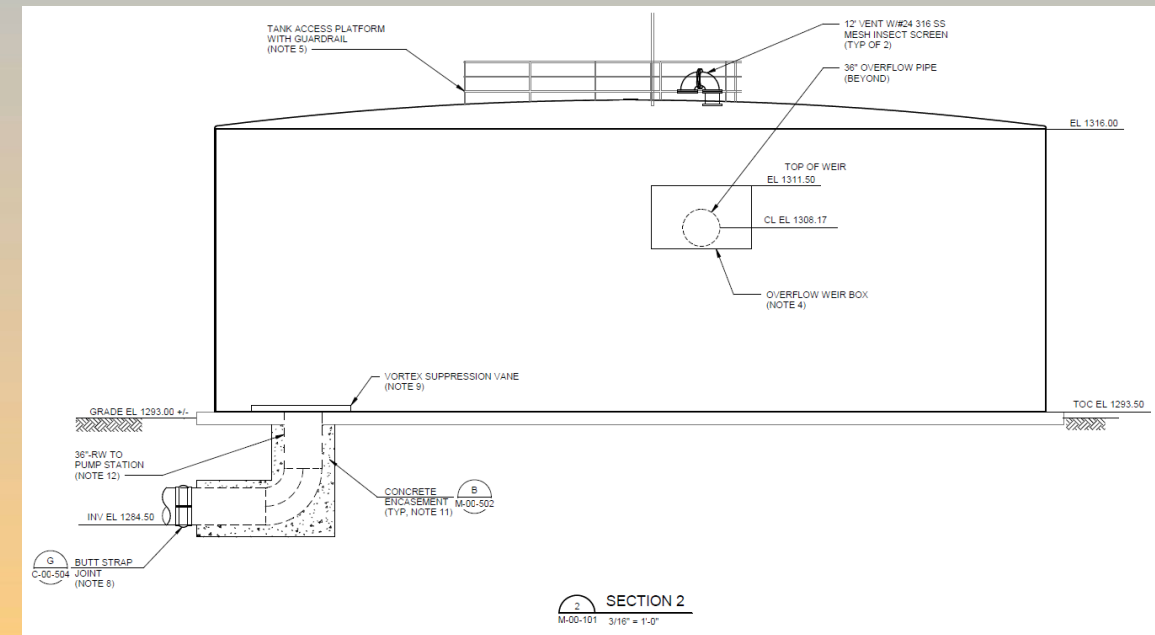
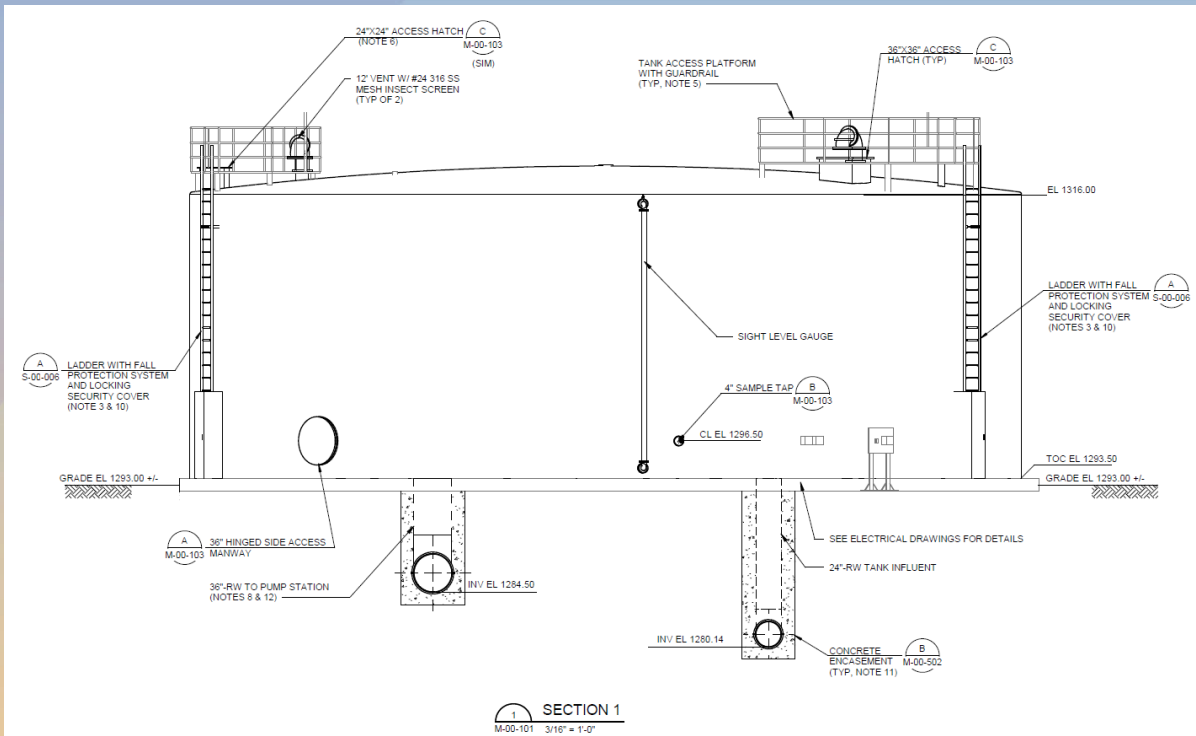


Elevations



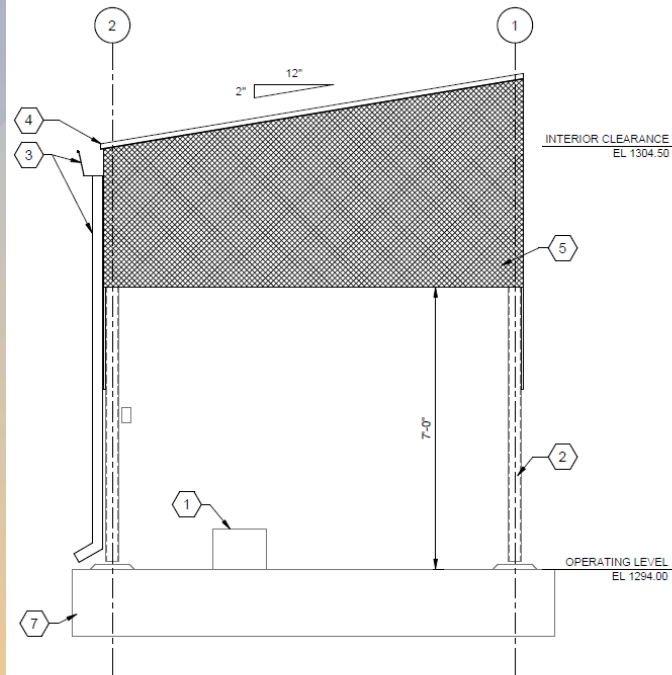


Elevations



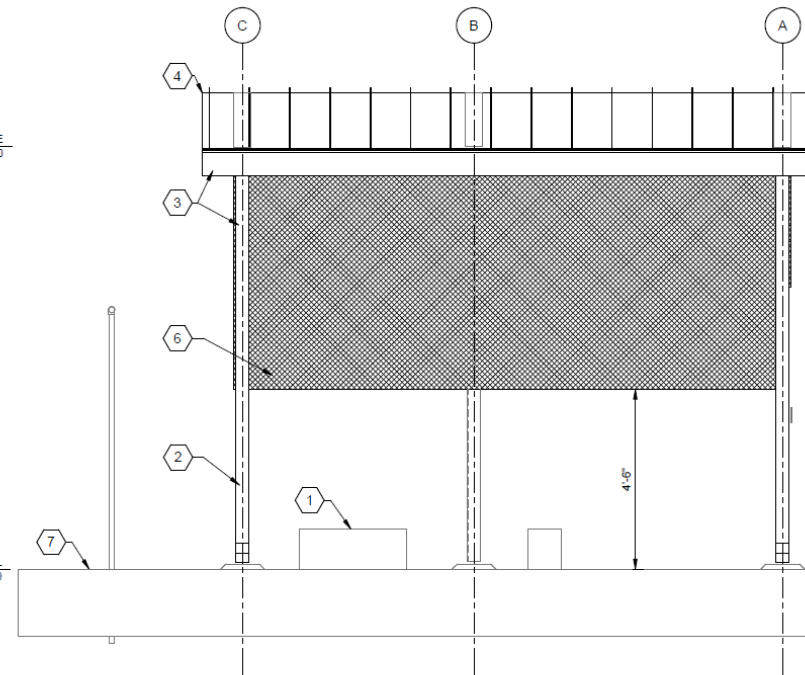


Elevations



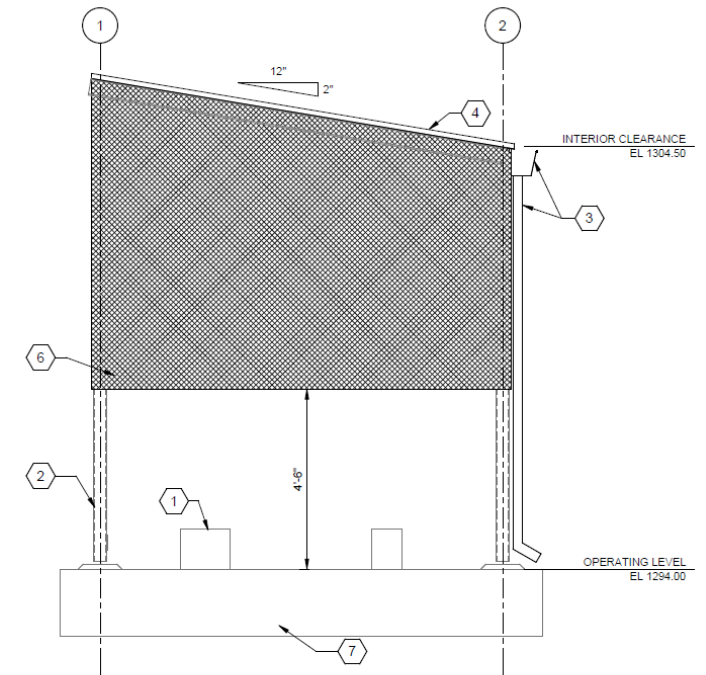
NORTH ELEVATION

1/2" = 1'-0"



EAST ELEVATION

1/2" = 1'-0"

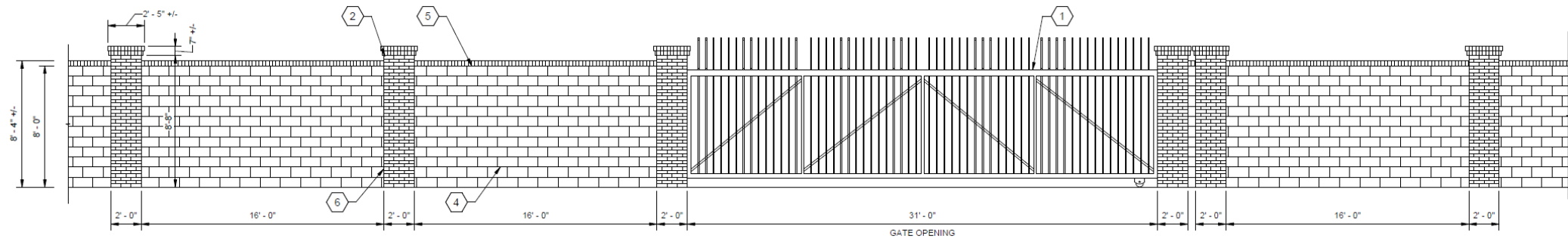


SOUTH ELEVATION

1/2" = 1'-0"

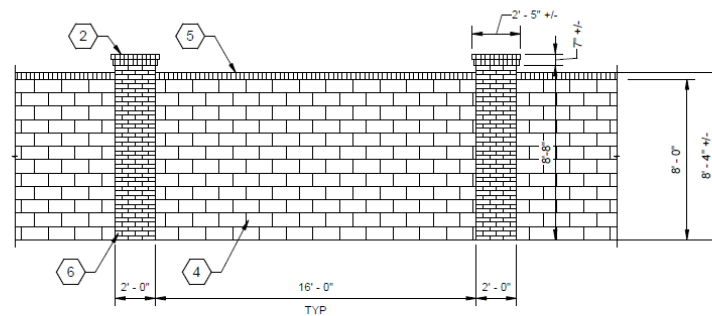


Elevations



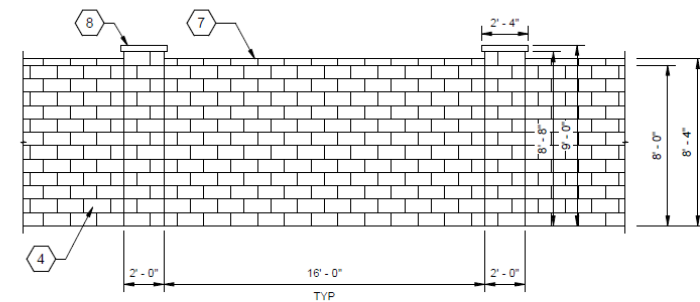
WESTERN GATE ELEVATION

1/4" = 1'-0"



PRIMARY SITE WALL ELEVATION

1/4" = 1'-0"



SECONDARY SITE WALL ELEVATION

1/4" = 1'-0"



Renderings

SITE RENDERING EAST VIEW



SITE RENDERING WEST VIEW





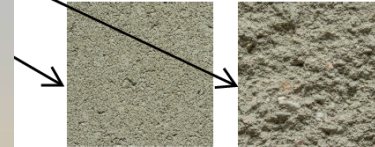
Color and Material Board

ELECTRICAL BUILDING

METAL COPING, SCUPPERS, AND DOWNSPOUTS
HIGHLAND - CMI FLEET WHITE 1026
(SUBJECT TO CHANGE)



SMOOTH FACE BLOCK AND SPLIT FACE ACCENT BAND
ECEHLON - WILLOW GREEN
(SUBJECT TO CHANGE)

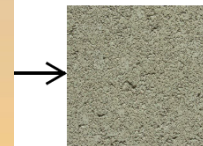


SITE WALL

BRICK COLUMN AND WALL CAPS
SUMMIT BRICK - GRAPHITE
(SUBJECT TO CHANGE)



SMOOTH FACE BLOCK WALL
ECEHLON - WILLOW GREEN
(SUBJECT TO CHANGE)



SHADE CANOPY

FABRIC PANELS
PERGOLA SHADE CANOPY - DESERT TAN
(SUBJECT TO CHANGE)



STORAGE TANK, SURGE TANK, AND PUMPS

PROTECTIVE COATING
DESERT TAN
(SUBJECT TO CHANGE)





Findings

Staff is seeking your review and comments on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Landscape Plan

Staff welcomes any feedback



DRB23-00853

America First Credit Union



Request

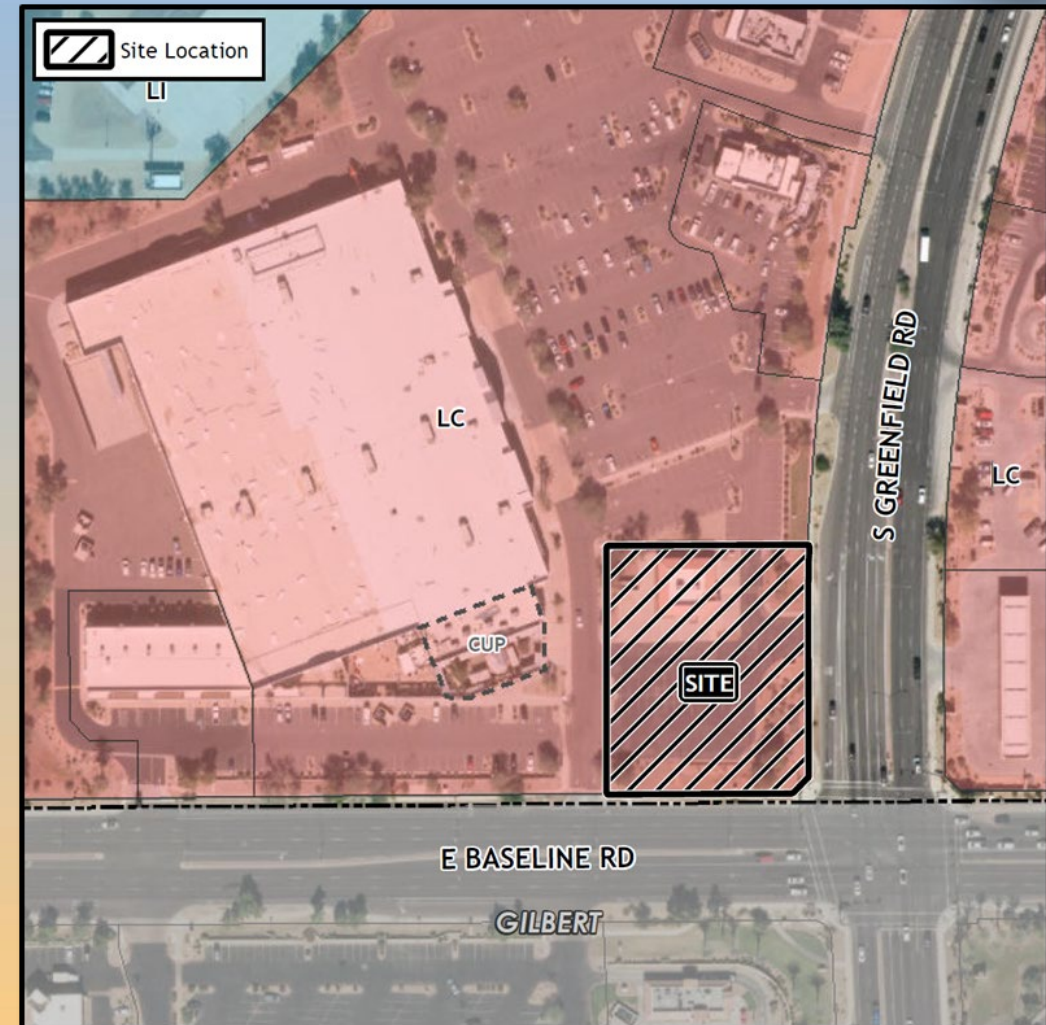
- Design Review
- To allow a financial institution with drive-up ATMs





Location

- West of Greenfield Road
- North of Baseline Road





Site Photo



Looking north from Baseline Road



Site Photos

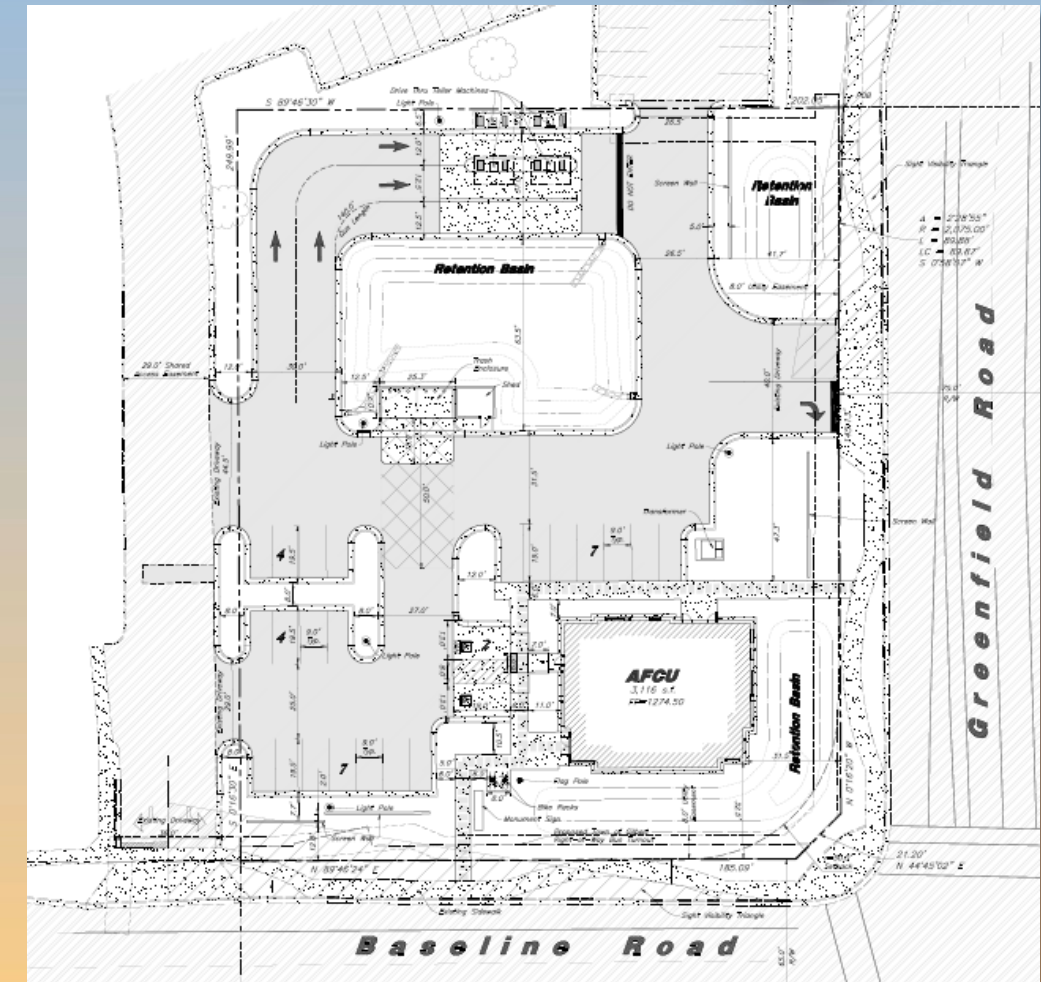


Looking west from Greenfield Road



Site Plan

- New 3,116 square foot building
- Access drive from Greenfield Road and cross access with adjacent commercial center to additional access drives
- 24 parking spaces provided
- Drive-up ATMs (2 separate lanes)

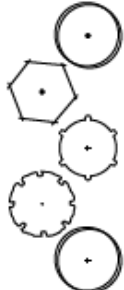




Landscape Plan

PLANT SCHEDULE

TREES



SHRUBS

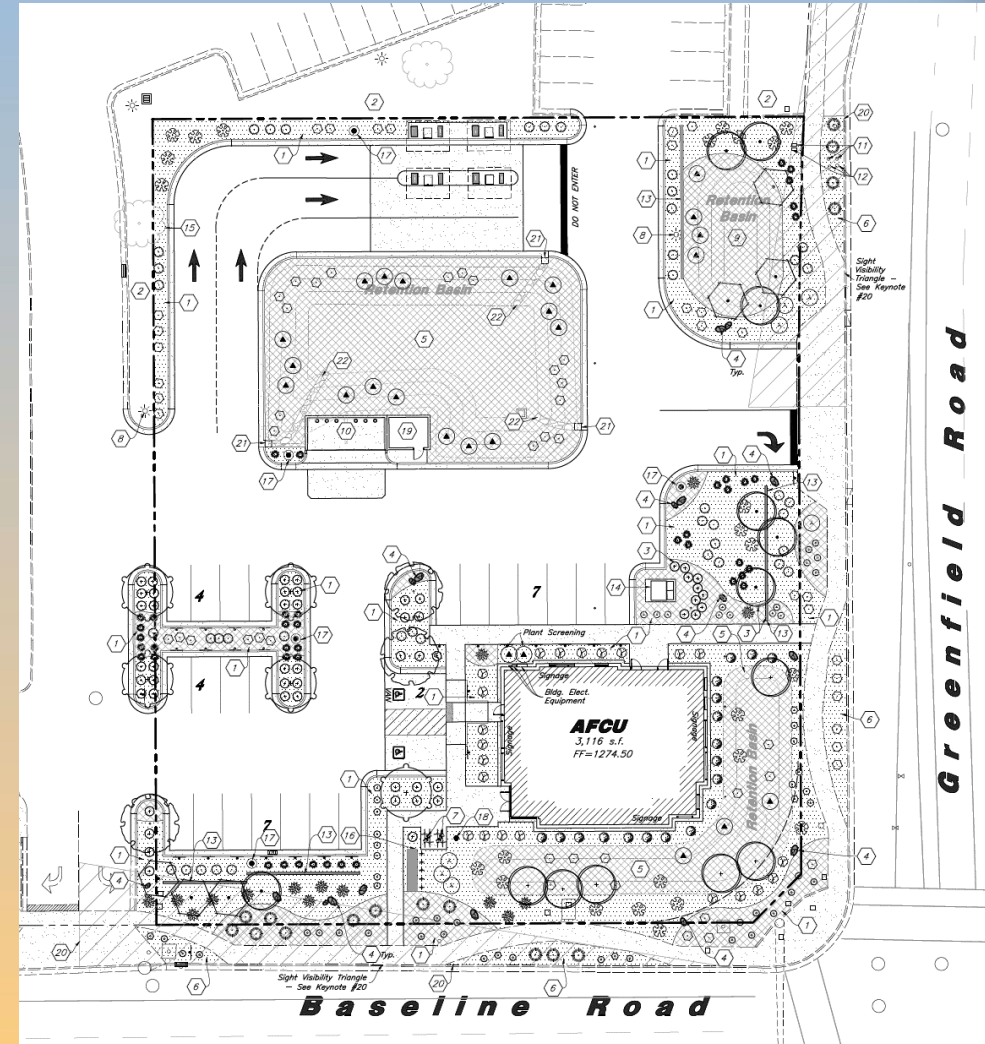


QTY BOTANICAL / COMMON NAME

7	<i>Lysiloma watsonii</i> / Feather Bush
6	<i>Lysiloma watsonii</i> / Feather Bush
5	<i>Pistacia</i> x 'Red Push' / Red Push Pistache
3	<i>Pistacia</i> x 'Red Push' / Red Push Pistache
6	<i>Vitex agnus-castus</i> / Chaste Tree

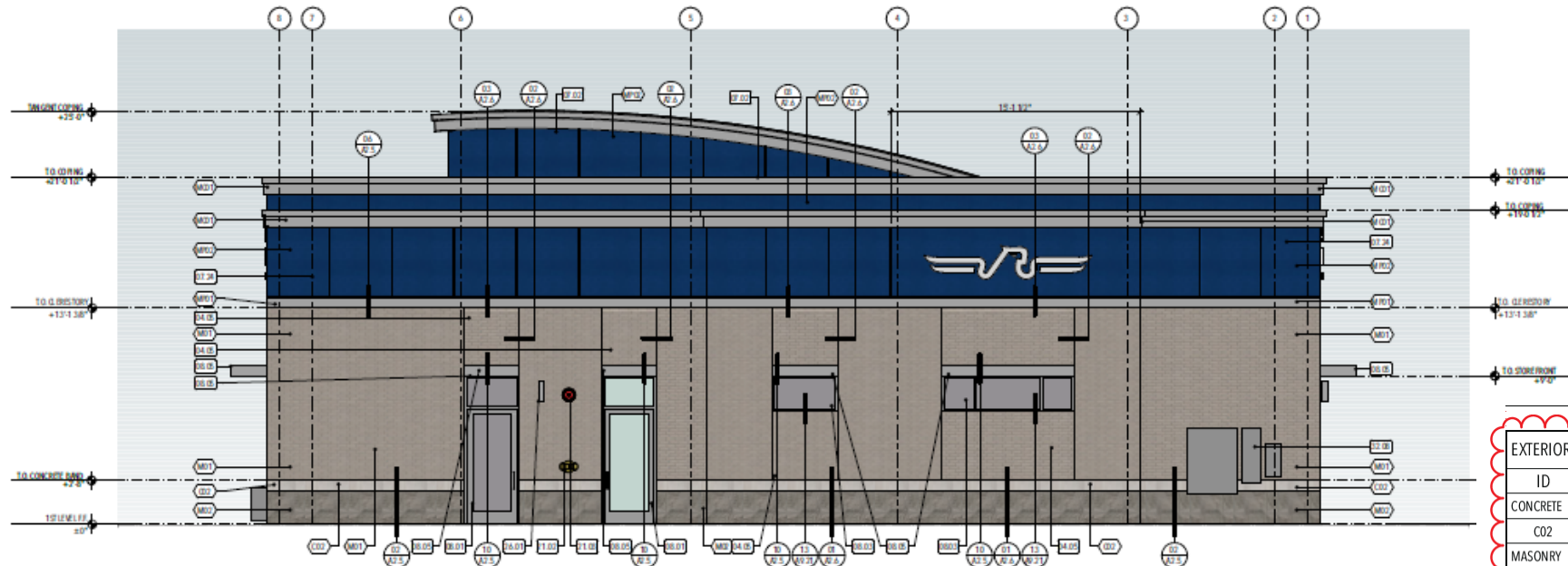
QTY BOTANICAL / COMMON NAME

23	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
42	<i>Eremophila glabra</i> 'Mingenew Gold' / Outback Sunrise Emu Bush
18	<i>Eremophila hygrophana</i> 'Blue Bells' / Blue Bells Emu Bush
23	<i>Eremophila maculata</i> 'Valentine' / Valentine Spotted Emu Bush
25	<i>Leucophyllum candidum</i> 'Thunder Cloud' / Thunder Cloud Texas Sage
52	<i>Leucophyllum langmaniae</i> 'Rio Bravo' / Rio Bravo Langman's Sage





Elevations



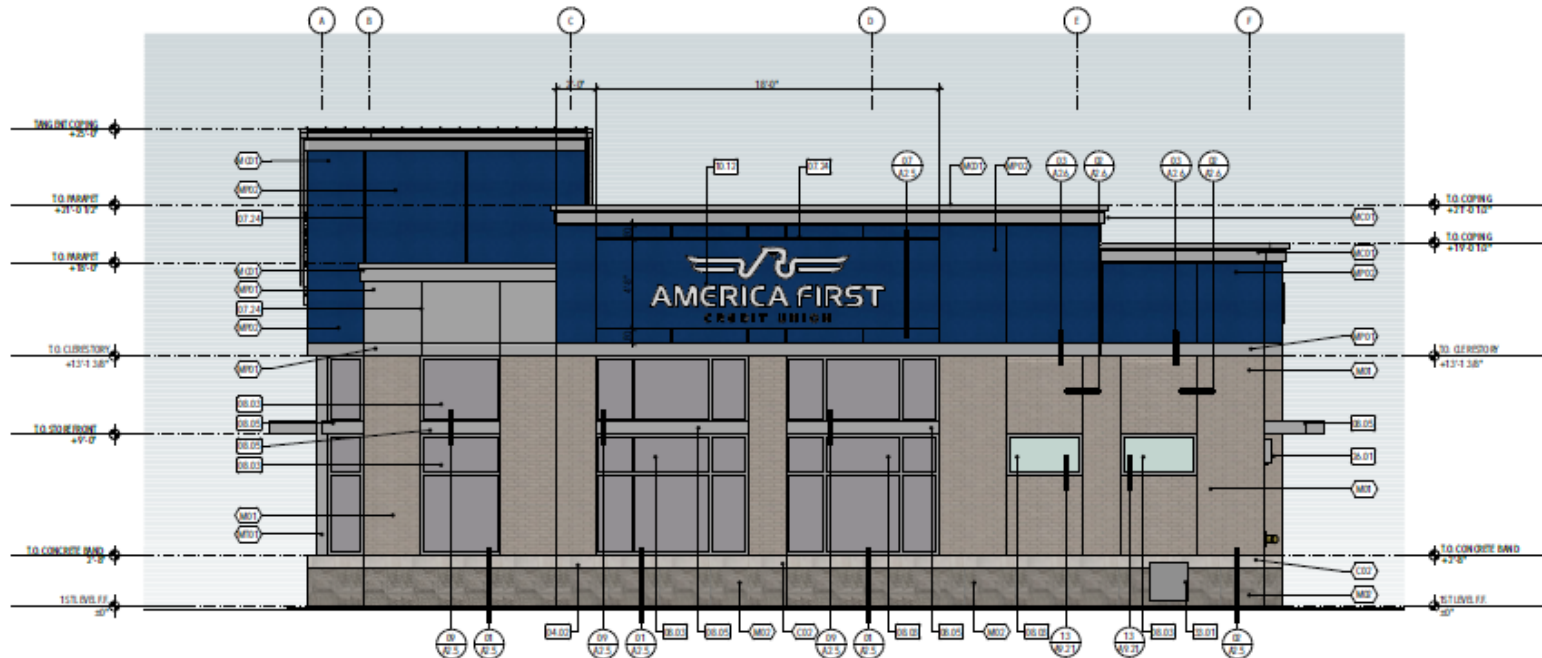
North

EXTERIOR MATERIALS AREA LEGEND: NORTH ELEVATION

ID	MATERIAL	SQUARE FOOTAGE	PERCENTAGE
CONCRETE			
CD2	Precast Concrete Belt Course (Scored)	38	2.7%
MASONRY			
M01	Brick Veneer	588	41.2%
M02	CMU	115	8.1%
METAL PANEL			
MP01 / MP02	ACM Panel System	440	30.8%
METAL COPING			
MC01 / MC02	ACM Coping Cap	160	11.2%
WINDOW GLAZING			
GL01	Window Glazing	86	6.0%



Elevations

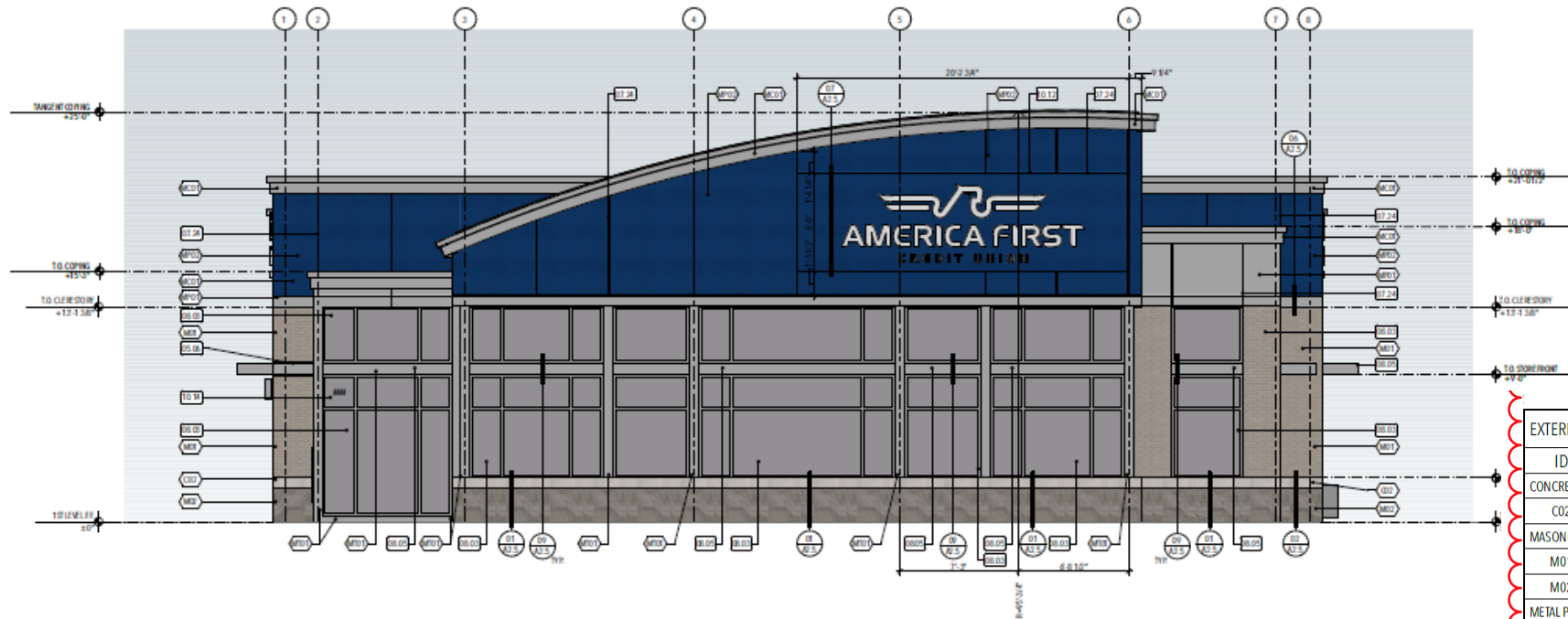


East

EXTERIOR MATERIALS AREA LEGEND: EAST ELEVATION			
ID	MATERIAL	SQUARE FOOTAGE	PERCENTAGE
CONCRETE			
C02	Precast Concrete Belt Course (Scored)	34	3.1%
MASONRY			
M01	Brick Veneer	275	25.3%
M02	CMU	102	9.4%
METAL PANEL			
MP01 / MP02	ACM Panel System	378	34.8%
METAL COPING			
MC01 / MC02	ACM Coping Cap	63	5.8
WINDOW GLAZING			
GL01	Window Glazing	234	21.5%



Elevations

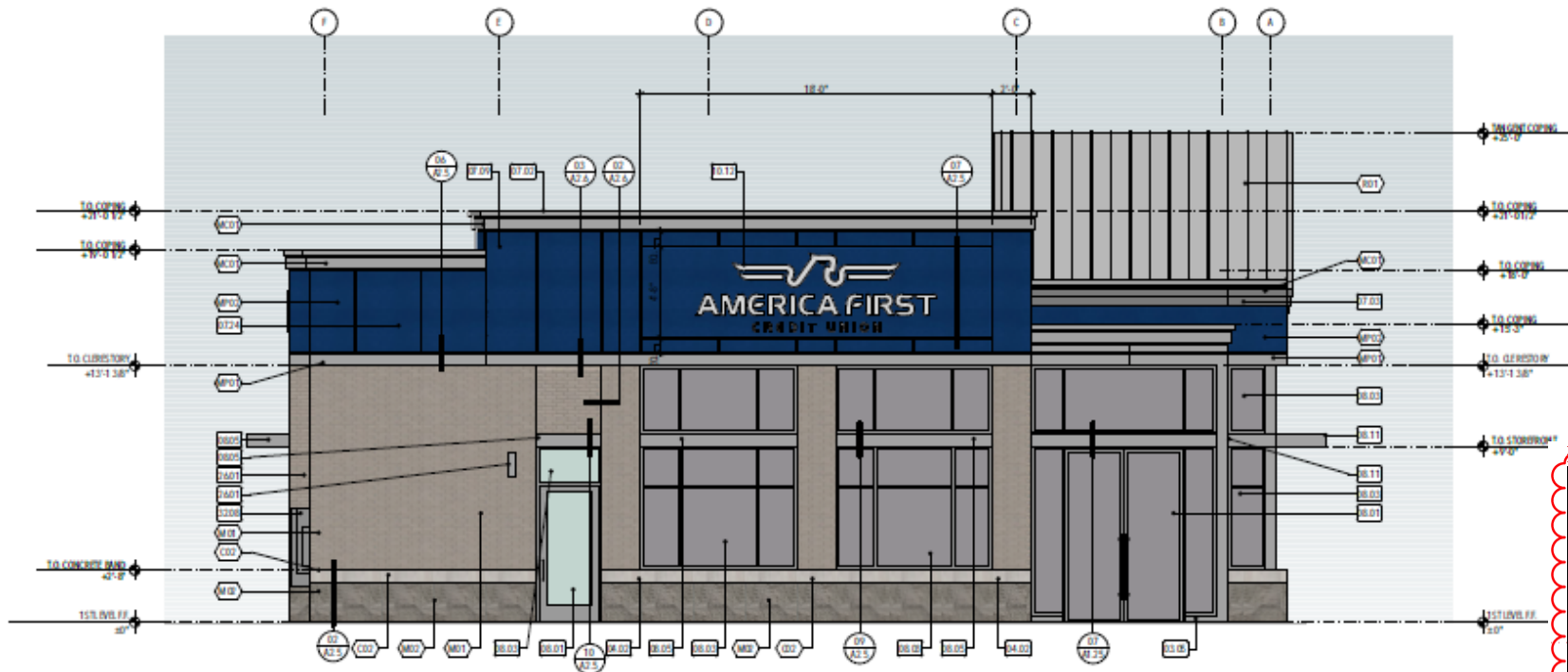


South

EXTERIOR MATERIALS AREA LEGEND: SOUTH ELEVATION			
ID	MATERIAL	SQUARE FOOTAGE	PERCENTAGE
CONCRETE			
C02	Precast Concrete Belt Course (Scored)	37	2.7%
MASONRY			
M01	Brick Veneer	101	7.5%
M02	CMU	111	8.2%
METAL PANEL			
MP01 / MP02	ACM Panel System	506	37.3%
METAL COPING			
MC01 / MC02	ACM Coping Cap	93	6.9%
WINDOW GLAZING			
GL01	Window Glazing	507	37.4%



Elevations



EXTERIOR MATERIALS AREA LEGEND: WEST ELEVATION

ID	MATERIAL	SQUARE FOOTAGE	PERCENTAGE
CONCRETE			
CO2	Precast Concrete Belt Course (Scored)	25	2.6%
MASONRY			
M01	Brick Veneer	207	21.3%
M02	CMU	75	7.7%
METAL PANEL			
MP01 / MP02	ACM Panel System	273	28.1%
METAL COPING			
MC01 / MC02	ACM Coping Cap	67	6.9%
WINDOW GLAZING			
GL01	Window Glazing	323	33.3%

West



Renderings



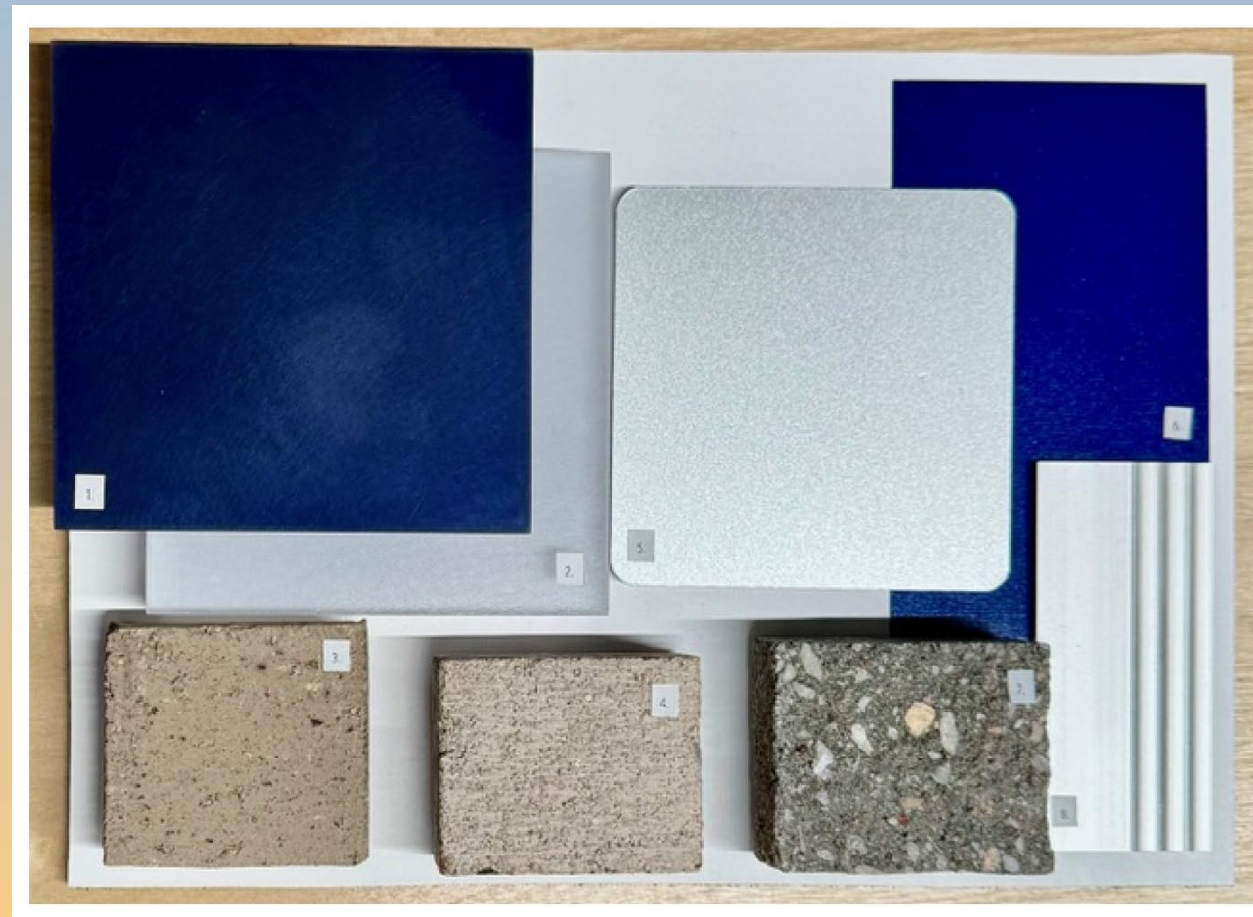


Renderings





Color and Material Board





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00917

Starbucks



Request

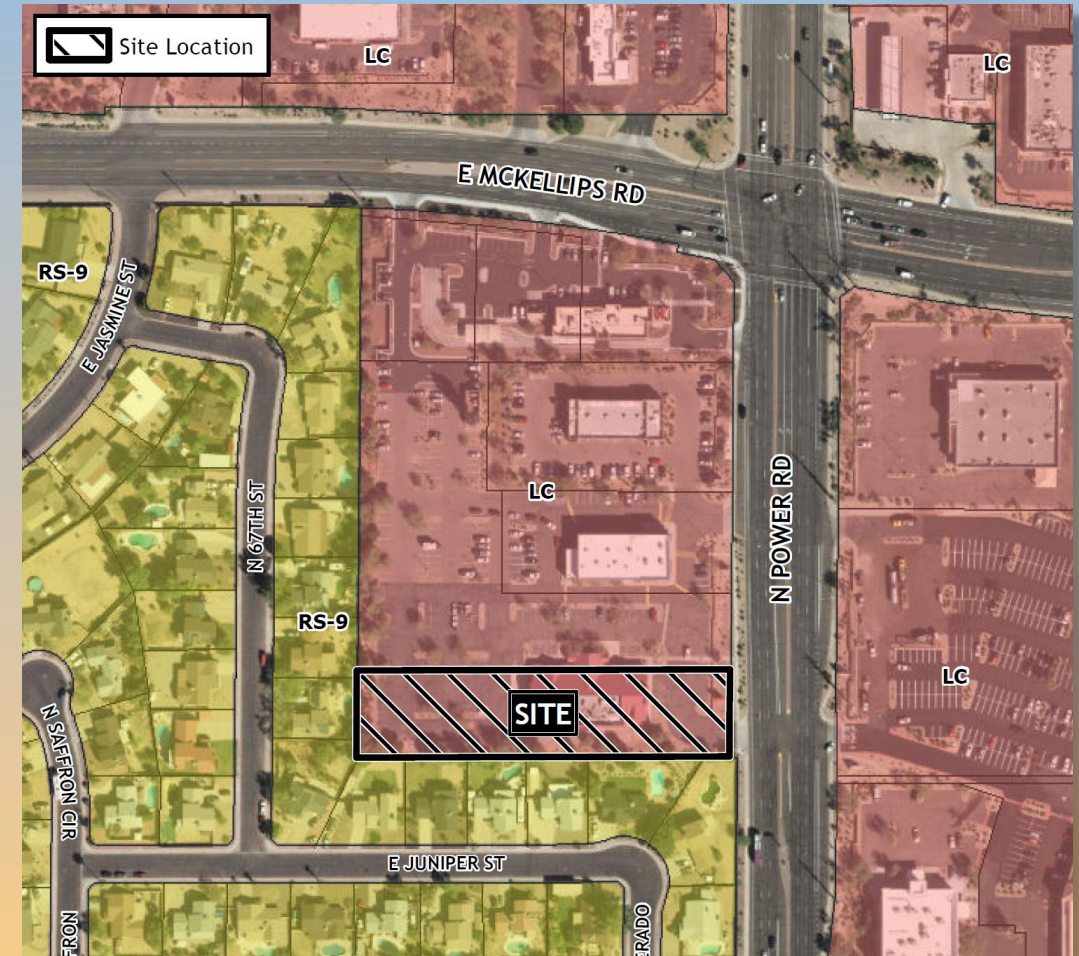
- Design Review
- To allow a restaurant with drive-thru





Location

- South of McKellips Road
- West side of Power Road





Site Photo

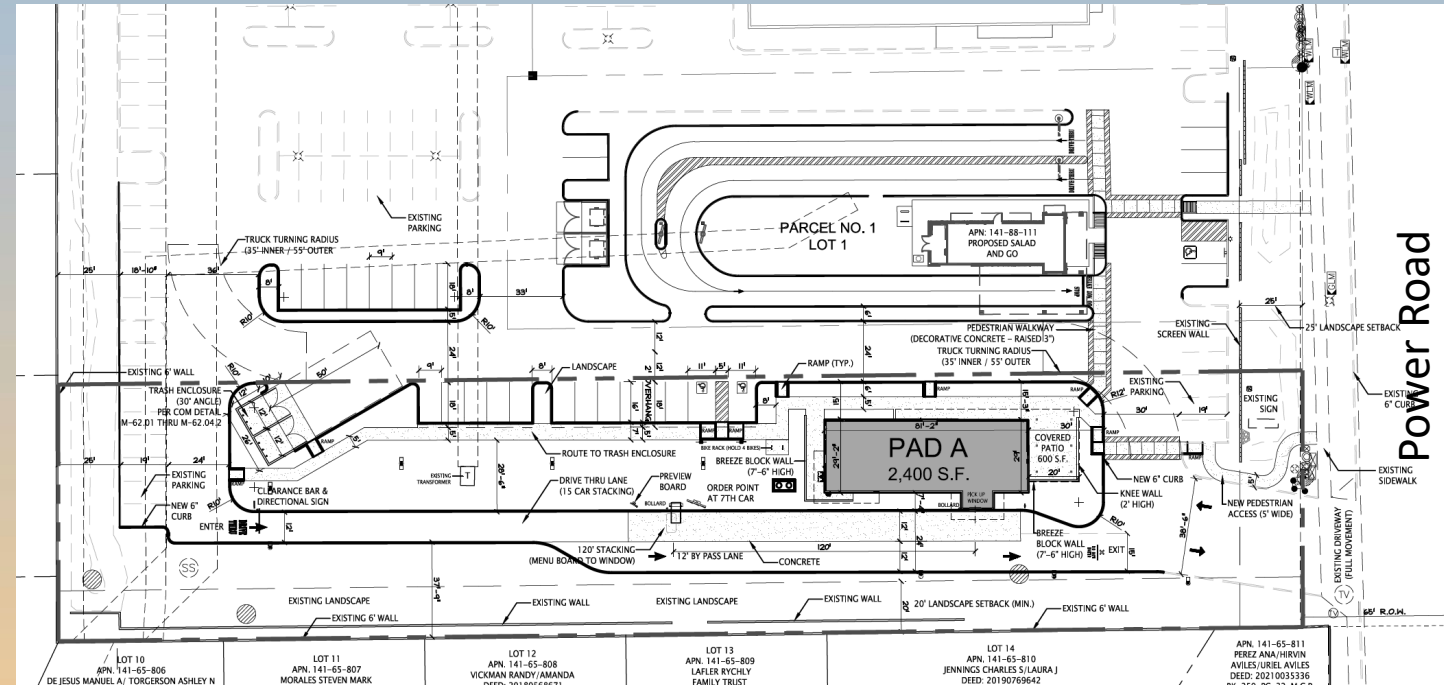


Looking west from Power Road



Site Plan

- New 2,400 square foot building
- Access drive from Power Road and cross access with adjacent commercial center to additional access drives
- 27 parking spaces provided
- Drive-thru lane facility





PLANT SCHEDULE														
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SQ FT	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SQ FT	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SQ FT	QTY
TREES														
	<i>Acacia farnesiana</i> Desert Acacia	EXTANT-TO REMAIN	50	1		<i>Eriosema elaeagnifolium</i> Texas Cholly	24" Box	100	15		<i>Agave parryi</i> Parry's Agave	5 gal.	25	4
	<i>Acacia salicifolia</i> Palm Burreed	24" Box	25	8		<i>Eriosema elaeagnifolium</i> Texas Cholly	EXTANT-TO REMAIN	100	2		<i>Festuca gracilis</i> Tishan Blue	5 gal.	5	73
	<i>Celtis reticulata</i> Netleaf Hackberry	30" Box	50	5		x <i>Chaptalia laetiflora</i> Morning Morning Cloud Chitapa	24" Box	50	3		<i>Hesperaloe parviflora</i> Palm Tree	5 gal.	10	56
											<i>Pseudotsuga macrocarpa</i> Chilly Villy Chilly Villy Lady's Slipper	5 gal.	25	17
SHRUBS														
	<i>Callitriche confertifolia</i> Black Fairy Chaster	5 gal.	10	10		<i>Leucophyllum laurifolium</i> Chihuahuan Sage	5 gal.	25	9		<i>Larrea tridentata</i> "Spreading White" Larrea	5 gal.	10	69
	<i>Malvastrum caput-medusae</i> Pink Mallow Grass	5 gal.	10	51		<i>Mulberry</i> Larrea	5 gal.	10	23		<i>Larrea tridentata</i> "New Gold" New Gold Larrea	5 gal.	10	47
	<i>Prosopis juliflora</i> Silky Wattle	5 gal.	10	16		<i>Prosopis juliflora</i> Silky Wattle	5 gal.	10	16					
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Elevations



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

OVERALL FACADE MATERIAL PERCENTAGES

	TOTAL	A	B	C	D	E	F	G
EAST	765 sqft (100%)	95 sqft (12%)	225 sqft (29%)	15 sqft (2%)	152 sqft (20%)	60 sqft (8%)	192 sqft (25%)	26 sqft (4%)
NORTH	1638 sqft (100%)	123 sqft (8%)	672 sqft (41%)	83 sqft (5%)	183 sqft (11%)	115 sqft (7%)	414 sqft (25%)	48 sqft (3%)

OVERALL FACADE MATERIAL PERCENTAGES

	TOTAL	A	B	C	D	E	F	G
WEST	733 sqft (100%)	94 sqft (13%)	294 sqft (41%)	37 sqft (6%)	184 sqft (26%)	49 sqft (7%)	20 sqft (3%)	26 sqft (4%)
SOUTH	1602 sqft (100%)	123 sqft (8%)	718 sqft (45%)	81 sqft (5%)	443 sqft (27%)	84 sqft (5%)	105 sqft (7%)	48 sqft (3%)



Elevations



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Elevations



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Renderings





Renderings





Color and Material Board



A
DRYVIT FREESTYLE TEXTURE
SW7033 BRAINSTORM BRONZE



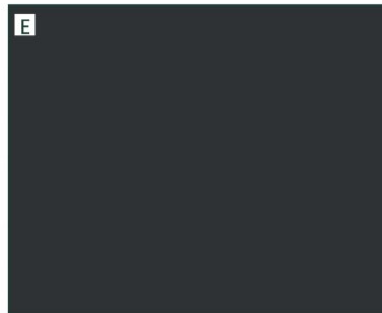
B
INTERSTATE MODULAR BRICK
COLOR: SMOKEY MOUNTAIN
TEXTURE: RUFF
SIZE: 4 x 2 1/4 x 8
APPLICATION: HORIZONTAL, RUNNING



C
INTERSTATE EMPEROR BRICK
COLOR: SMOKEY MOUNTAIN
TEXTURE: RUFF
SIZE: 4 x 4 x 16
APPLICATION: HORIZONTAL, RUNNING



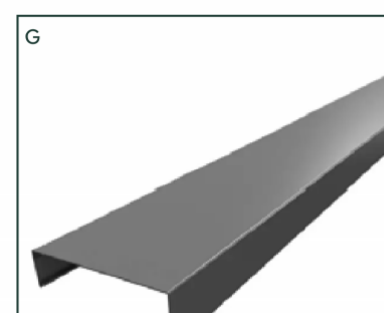
D
NEW TECH WOOD CLADDING
MODEL: UH58 - BELGIAN BOARD
COLOR: PERUVIAN TEAK
APPLICATION: COMPOSITE (SIDING) +
FLAT SLAT BOARDS (UNDERSIDE OF CAN-



E
AWNEX
EXTRUDED ALUMINUM MATTE CANOPY
COLOR TO MATCH RAL #7021 MATTE



F
ALUMINUM STOREFRONT
COLOR TO MATCH RAL #7021
MT0028 - FLAT BLACK



G
POWDER COATING METAL COPING
COLOR TO MATCH SW7033 BRAIN-
STORM BRONZE (LOCALLY SOURCED)



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00989

Greenfield Hotels



Request

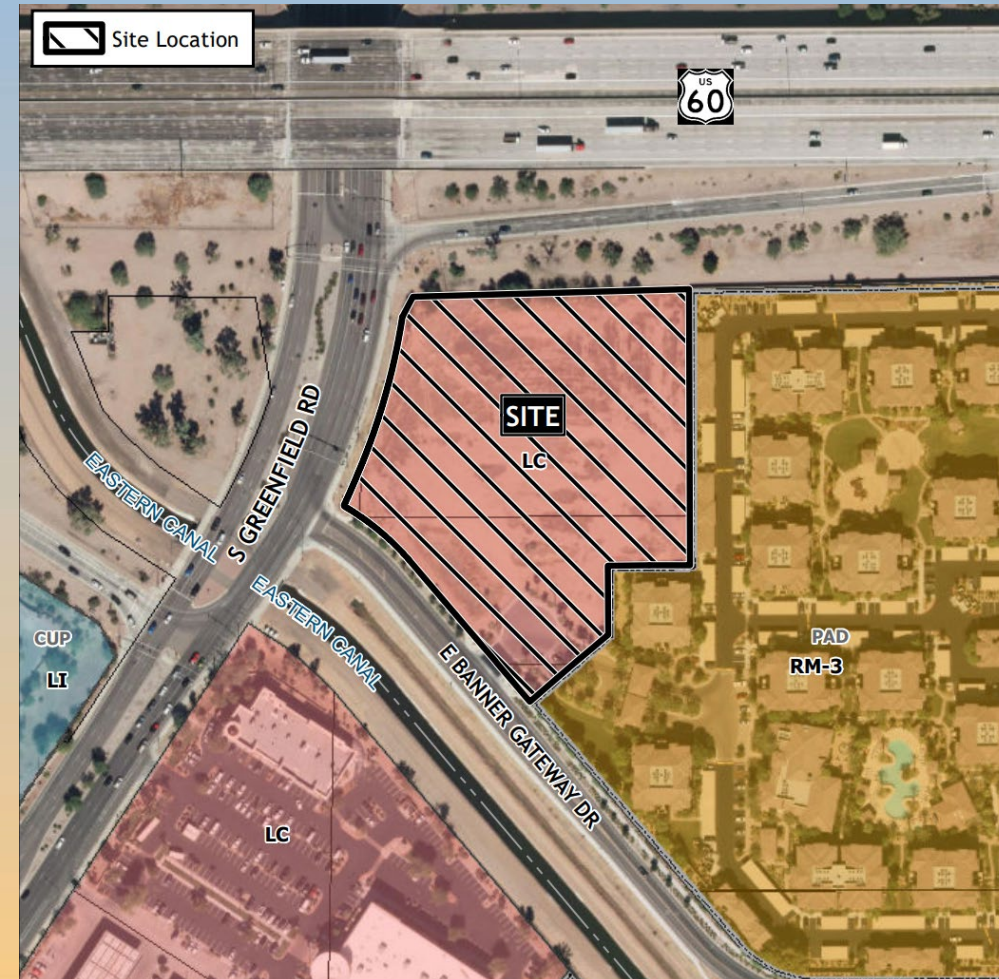
- Design Review
- To allow for a hotel development





Location

- South of US 60
- East side of Greenfield Road
- North side of Banner Gateway Drive





Site Photo

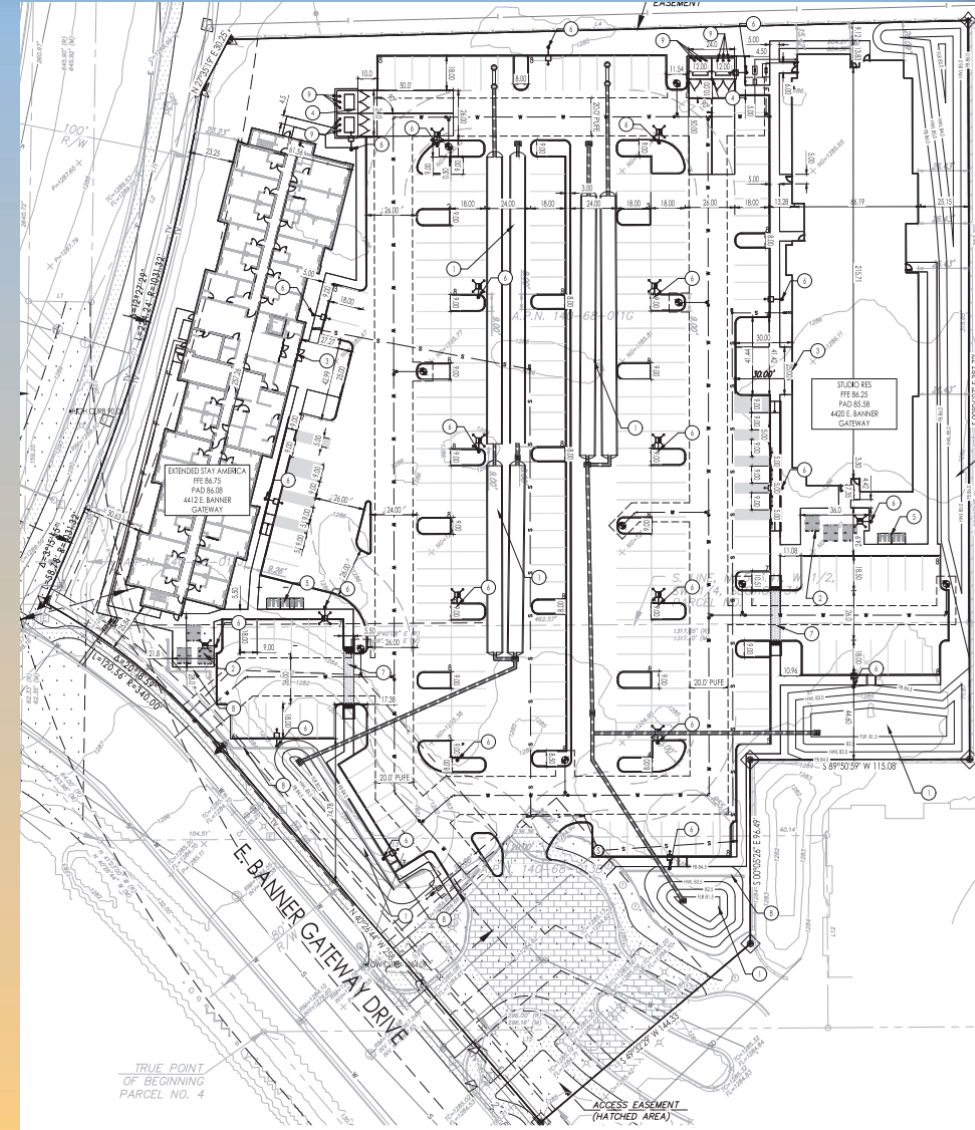


Looking northeast from the intersection of Greenfield and Banner Gateway



Site Plan

- Two separate hotel users with a shared entry drive, 248 total keys
- Vehicular access to the site is provided from Banner Gateway
- 248 parking spaces required; 249 spaces provided





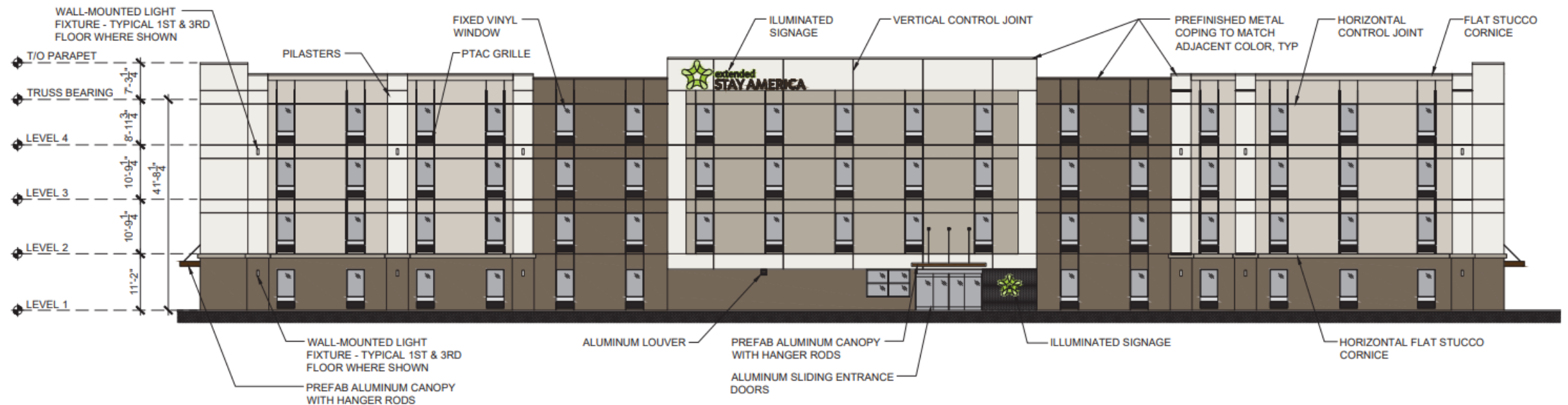
Landscape Plan

PLANT SCHEDULE		
EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
EXISTING SHRUB, ACCENT + G-COVER	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
EUCALYPTUS PAPUANA GHOST GUM	24" / 36" BOX, STANDARD TRUNK, MATCHED	28 / 3
GLEDTIA TRICANTHOS HONEY LOCUST TREE	36" BOX, STANDARD TRUNK, MATCHED	9
NERIUM SPP. 'RED' RED OLEANDER TREE	25 GAL., STANDARD TRUNK, MATCHED	9
PHOENIX DACTYLIFERA DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	5
PROSOPIS SEEDLESS HYB 'AZT' SEEDLESS HYBRID MESQUITE	24" / 36" BOX, LOW BREAK, MATCHED	7 / 3
QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	24" / 36" BOX, STANDARD TRUNK, MATCHED	7 / 12
ULMUS PARVIFOLIA TRUE GREEN ELM	24" BOX, STANDARD TRUNK, MATCHED	37
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	6
ACCENTS	SIZE	QTY
DASYLIRION WHEELERI DESERT SPOON	5 GAL	23
HEPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	17
HEPERALOE PARVIFLORA RED YUCCA	5 GAL	43
MUEHLBERGIA RIGENS DEER GRASS	5 GAL	216
SHRUBS	SIZE	QTY
BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	15 GAL	31
CALLISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLERUSH	5 GAL	36
DODONAEA VISCOSA HOPSEED BUSH	5 GAL	50
EREMOPHILA GLABRA WINTER BLAZE EREMOPHILA	5 GAL	32
LEUCOPHYLLUM LAEVIGATUM CHINDRAGAN SAGE	5 GAL	80
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	183
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	116
OLEA EUROPAEA 'IL OLIVE' DWARF OLIVE	5 GAL	115
TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	50
GROUND COVER	SIZE	QTY
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNSHINE ERM	1 GAL	17
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	175
LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	44
INERT MATERIALS	SIZE	QTY
D.G. DECOMPOSED GRANITE PAINTED DESERT (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN





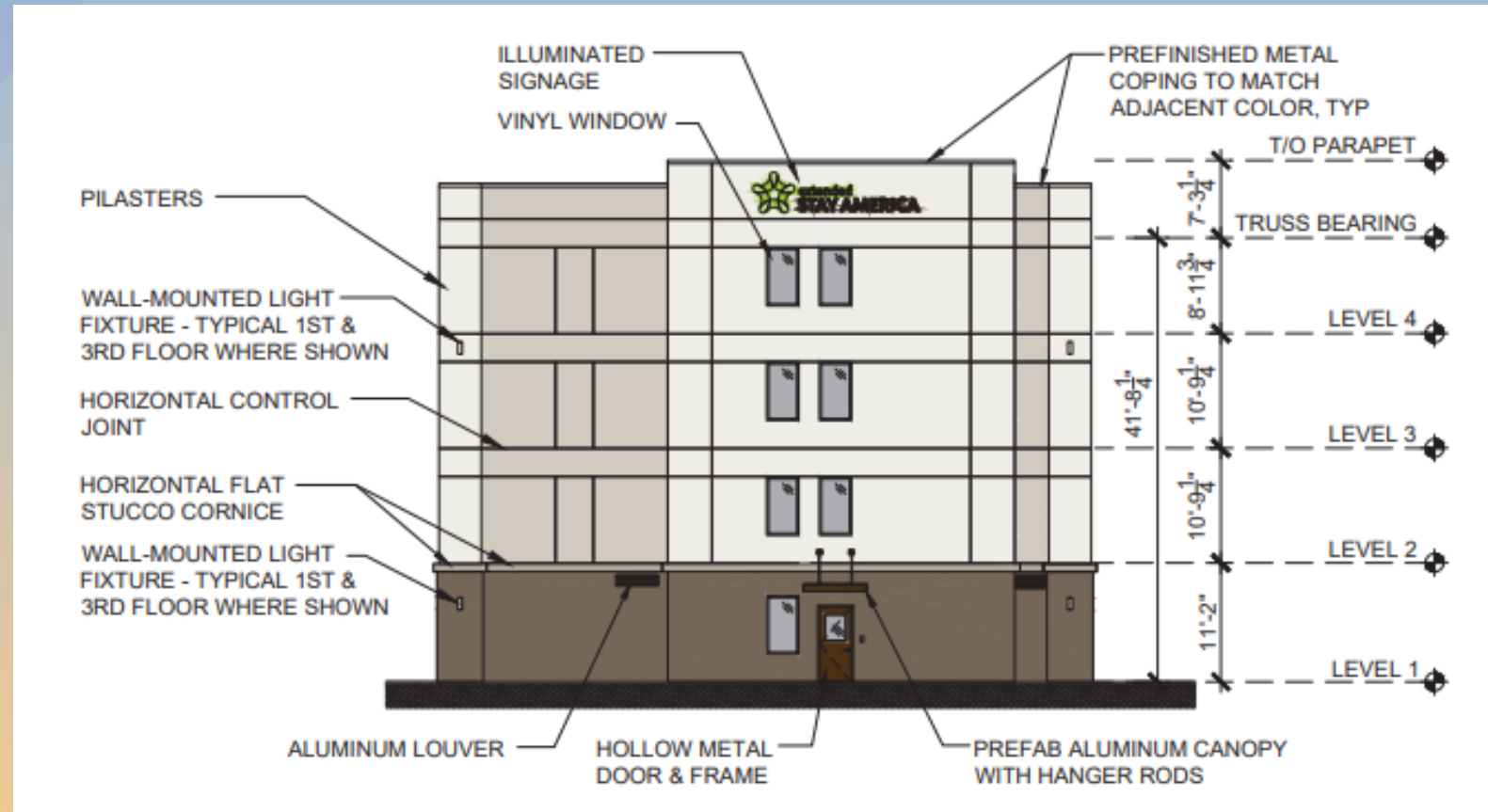
Extended Stay Elevations



Eastern Elevation



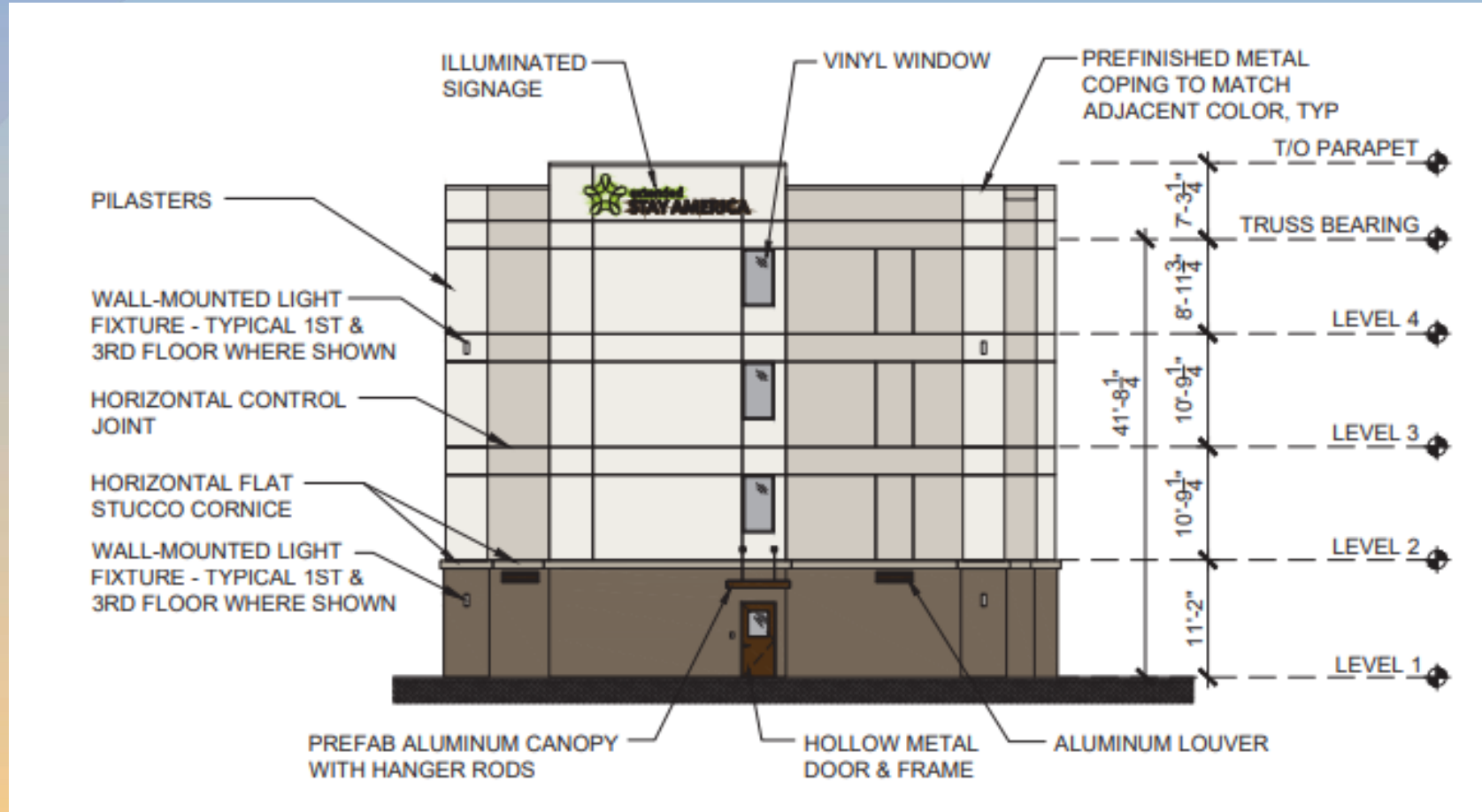
Extended Stay Elevations



Northern Elevation



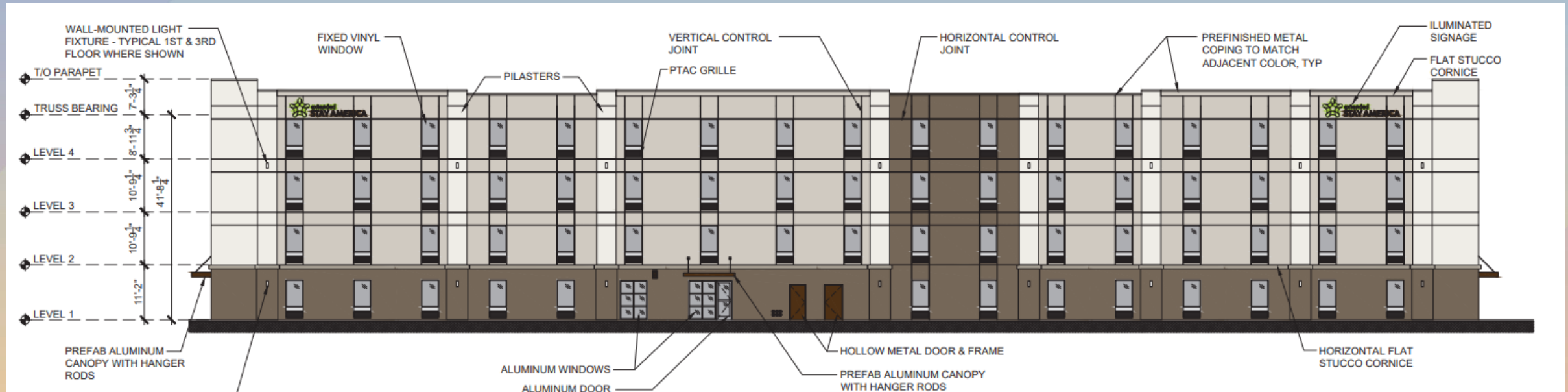
Extended Stay Elevations



Southern Elevation



Extended Stay Elevations



Western Elevation



Renderings





Renderings





Colors and Materials

PROPOSED BUILDING MATERIALS

STUCCO



PPG 1021-6
CURLEW



PPG 1025-1
COMMERCIAL
WHITE



PPG 1025-3
WHISKERS



PPG 1025-4
SHARKSKIN

EXTERIOR BRICK



KINGSIZE BRICK BY ACME BRICK
DOVE GRAY

CANOPIES / LOUVERS

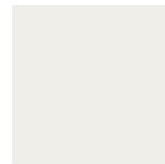


CP 410
BRONZETONE

METAL TRIM / SCUPPERS / DOWNSPOUTS



PPG 1021-6
CURLEW



PPG 1025-1
COMMERCIAL
WHITE



PPG 1025-3
WHISKERS



PPG 1025-4
SHARKSKIN



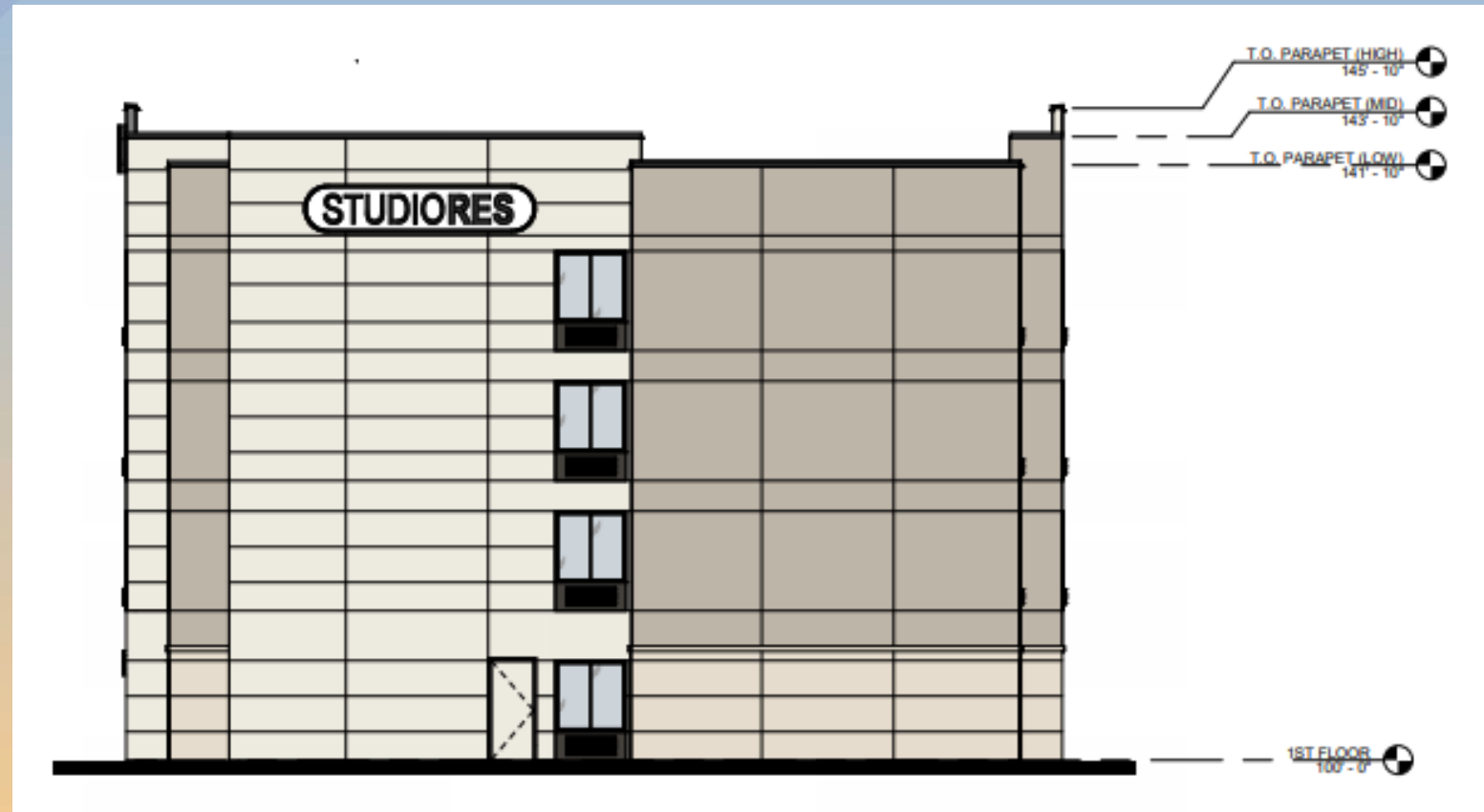
StudioRES Elevations



Eastern Elevation



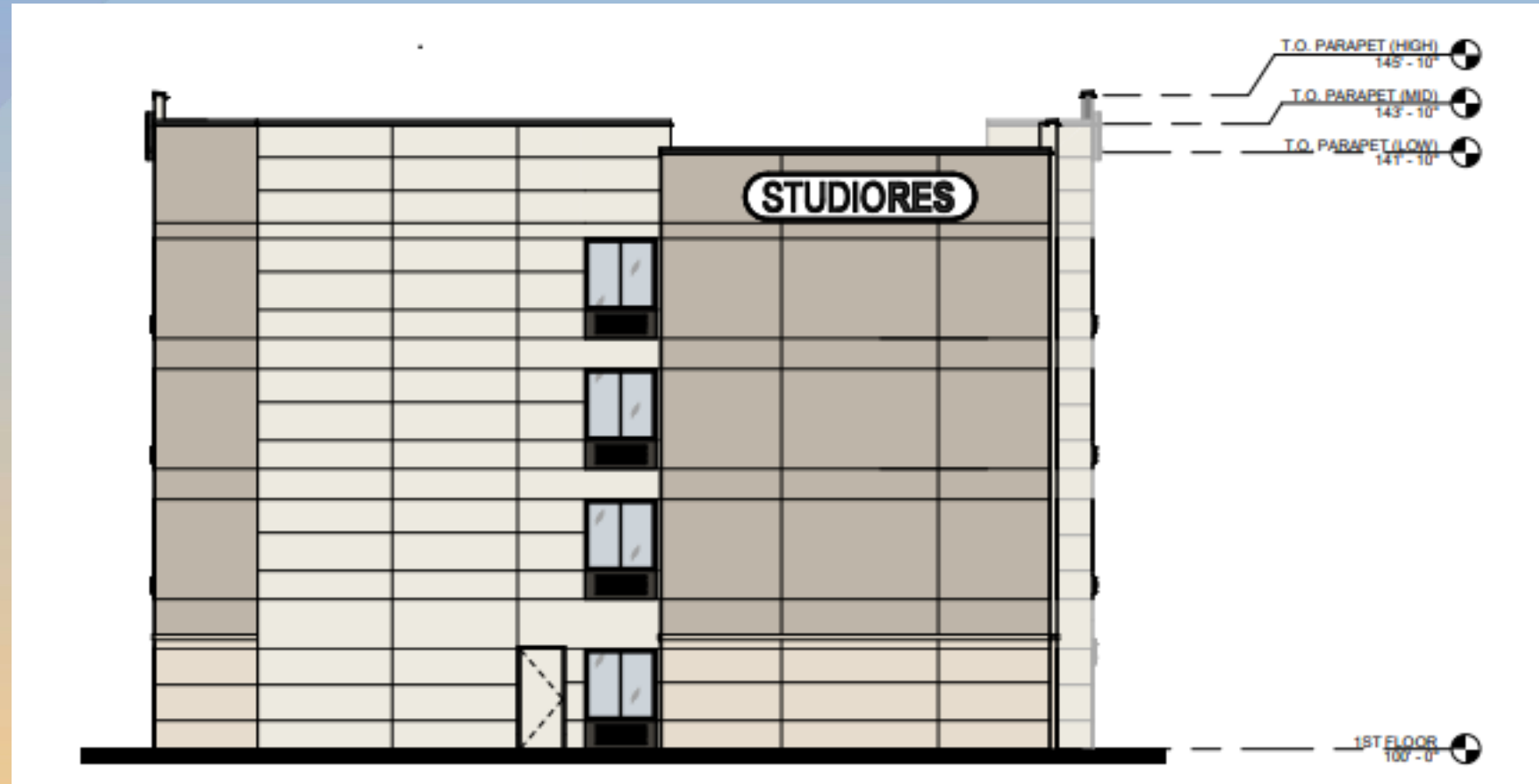
StudioRES Elevations



Northern Elevation



StudioRES Elevations



Southern Elevation



StudioRES Elevations



Western Elevation



Renderings





Renderings

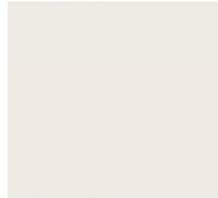




Colors and Materials

PROPOSED BUILDING MATERIALS

STUCCO 01



ALABASTER - SW 7008
R237, G234, B224

STUCCO 02



AMAZING GRAY - SW 7044
R190, G181, B169

STUCCO 03



DIVINE WHITE - SW 6105
R230, G220, B205

WOOD



WOODTONE - RUSTIC SERIES
SUMMER WHEAT

TRIM / P-TAC



DARK BRONZE



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback



DRB24-000095

Venture on Country Club



Request

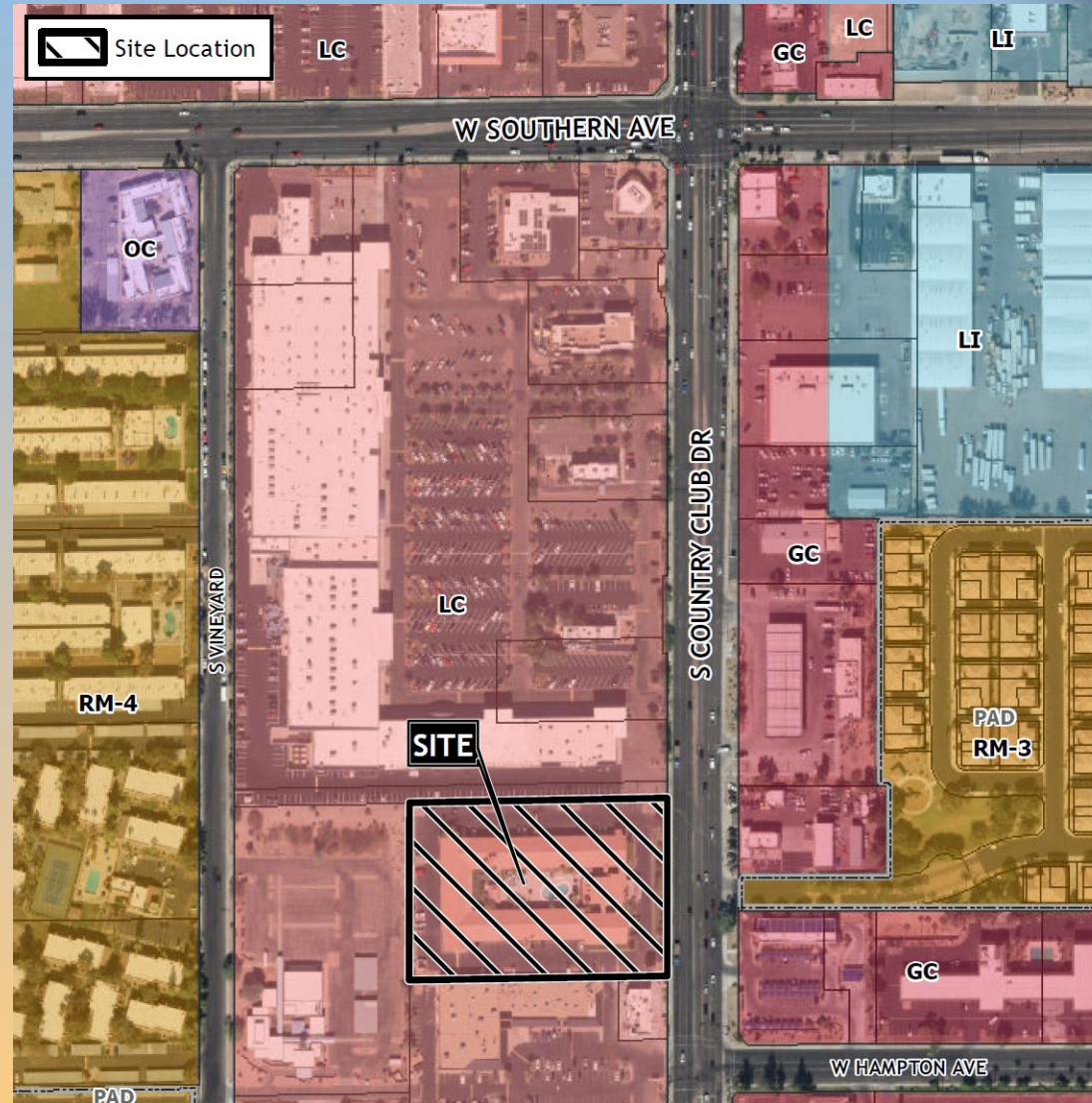
- Design Review
- To allow a multiple residence development





Location

- South of Southern Avenue
- West side of Country Club Drive





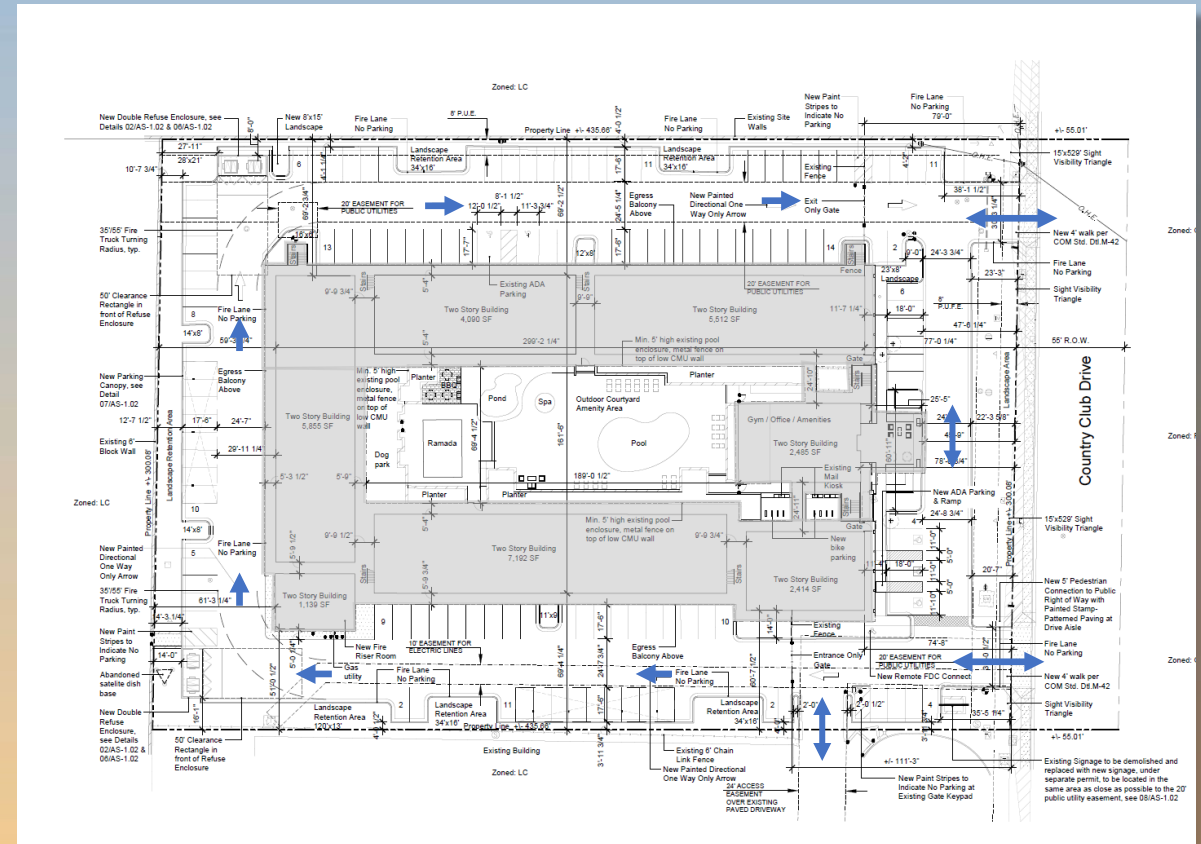
Site Photo



Looking west from Country Club Drive



- Existing 40,489 square foot, two-story building
- Access drive from Country Club Drive and cross access to commercial center to the south
- 128 parking spaces provided
- 17 covered parking spaces





Landscape Plan

existing plant legend

botanical name
common name

existing trees

NERIUM OLEANDER STANDARD
STANDARD OLEANDER

existing palms

PHOENIX ROEBELINII
PIGMY DATE PALM

WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

existing shrubs

BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA

CARISSA MACROCARPA
NATAL PLUM

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE

NERIUM OLEANDER
PETITE PINK OLEANDER

existing inerts

EXISTING DECOMPOSED GRANITE
JESSIE RED

plant legend

botanical name
common name

evergreen trees

ACACIA ANEURIA
MULGA

ACACIA SALICINA
WILLOW ACACIA

shade trees

TIPUANA TIPU
TIPU TREE

large shrubs

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO'
RIO BRAVO TEXAS RANGER

TECOMA ALATA
ORANGE JUBILEE

medium shrubs

EREMOPHILA GLABRA SP.
CARNOSA WINTER BLAZE

HESPERALOE FUNIFERA
GIANT HESPERALOE

MUHLENBERGIA CAPILLARIS
'PINK MUHLY'
REGAL MIST

NERIUM OLEANDER
PETITE PINK OLEANDER

PHOENIX ROEBELINII
PIGMY DATE PALM

RUELIA BRITTONIANA
MEXICAN PETUNIA

small shrubs

ALOE X. BLUE ELF
BLUE ELF ALOE

CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON

HESPERALOE PARVIFLORA
RED YUCCA

YUCCA PALIDA
PALE LEAF YUCCA

evergreen groundcover

LANTANA 'DALLAS RED'
RED LANTANA

ROSMARINUS OFFICINALIS
IRENE ROSEMARY

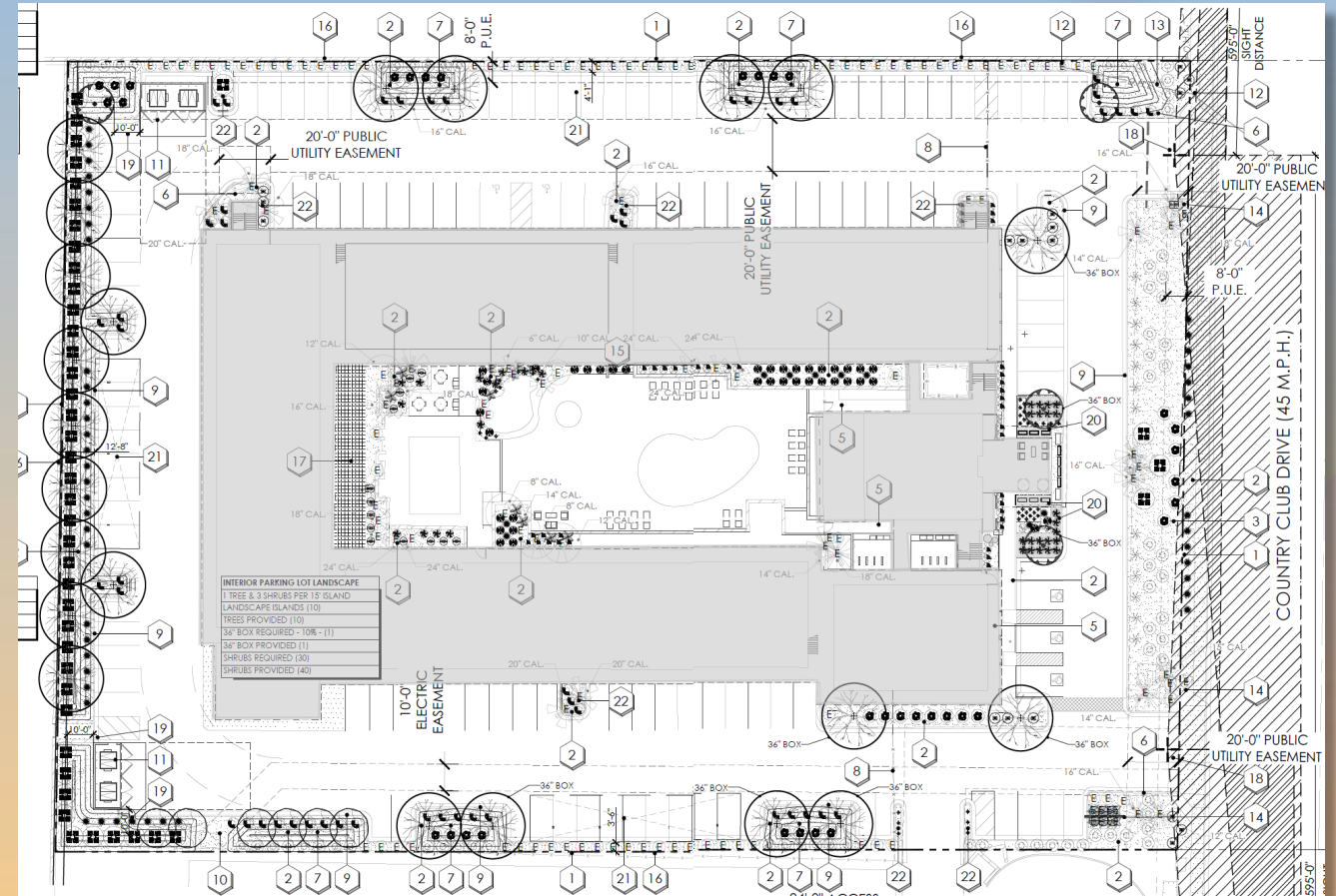
inerts

DECOMPOSED GRANITE
MATCH EXISTING - JESSIE RED

1" - 3" FRACTURED RIP RAP
MATCH EXISTING

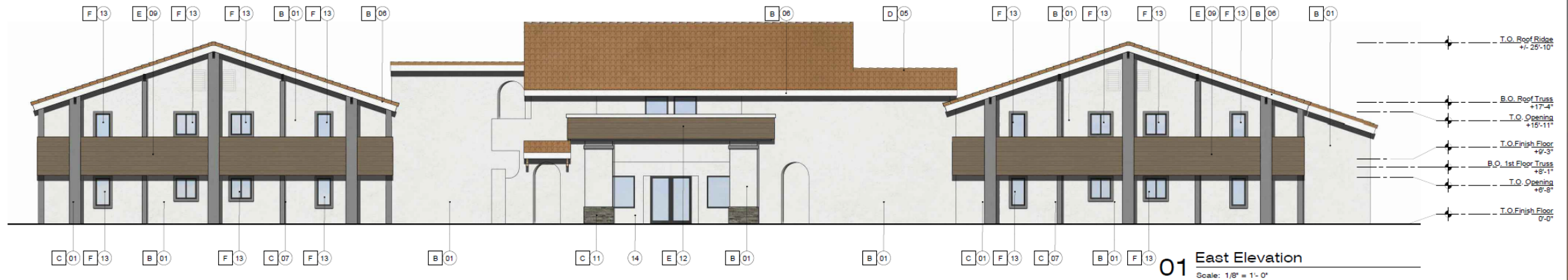
ARTIFICIAL TURF
EZ-TURF

NUT MEG BLEND
SELECT GRANITE BOULDERS
SURFACE SELECT ROCK



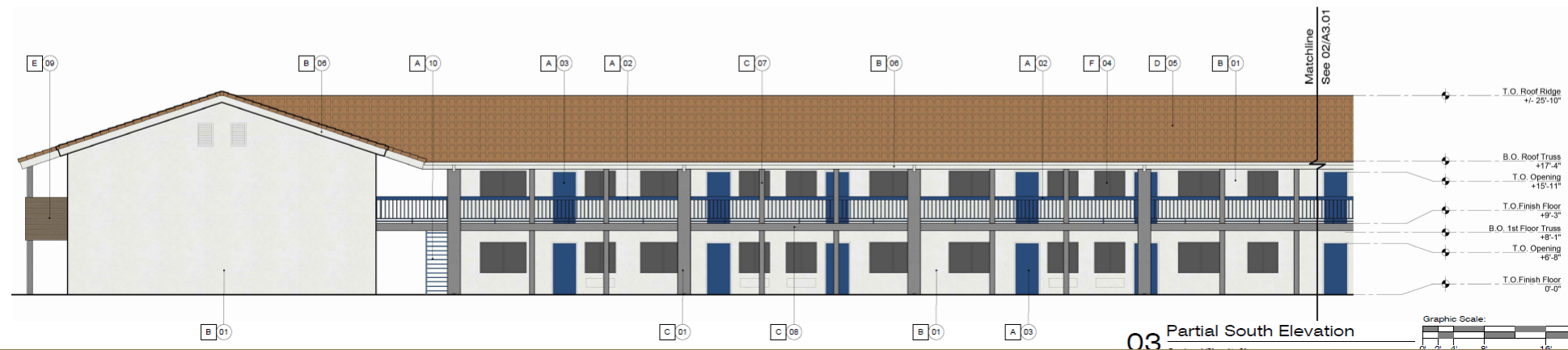


Elevations



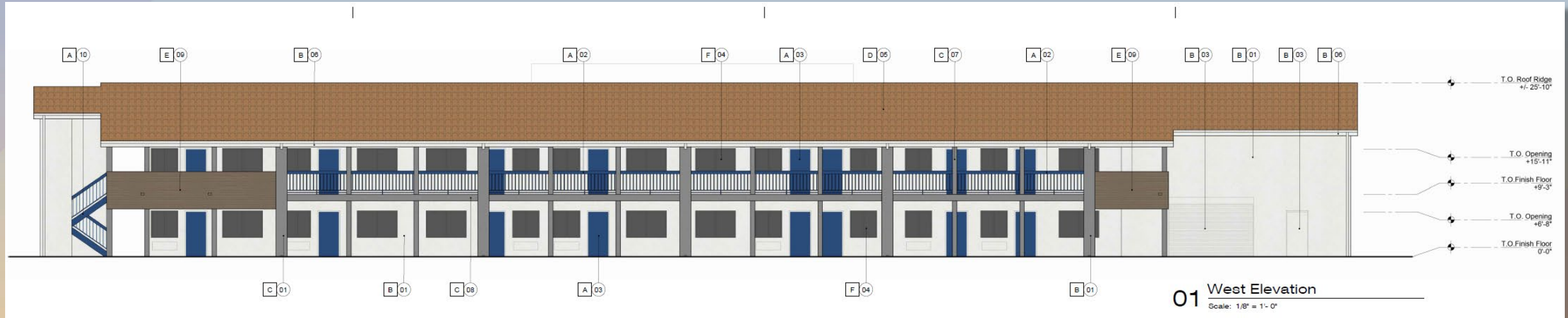


Elevations



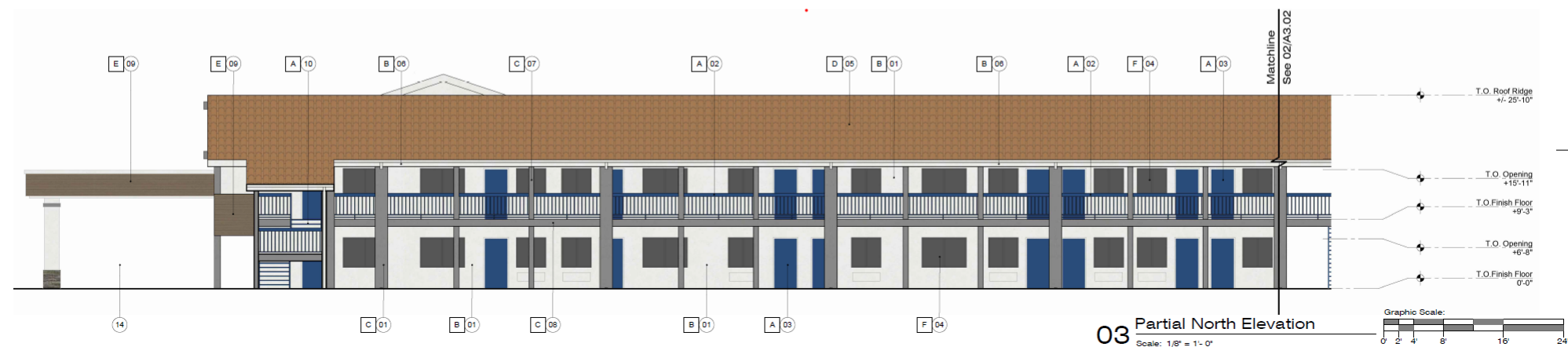


Elevations





Elevations



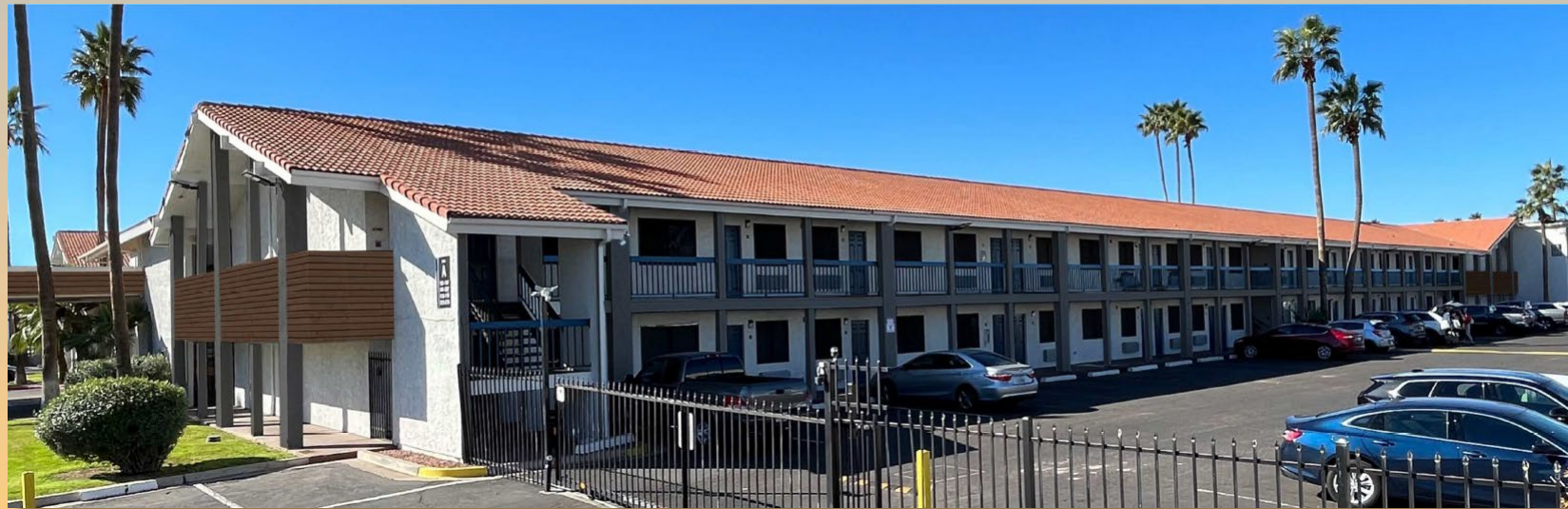


Renderings

East



North





Renderings

West



South





Color and Material Board

Finish Material Table: With percentages of each finish material for each facade/elevation to demonstrate compliance with the MZO requirements

Paint & Material Colors



A

**Behr Pro E600 Inked
Semi-Gloss No. M510-7**

North = 1,035.74 SF	12.9%
South = 1,033.61SF	12.9%
East = 0 SF	0%
West = 566.82 SF	11.3%
Total = 2,636.17 SF	10.3%



B

**Behr Pro E600 Weather White
Flat No. PR610**

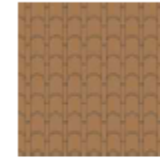
North = 2,677.51 SF	33.4%
South = 2,982.4 SF	37.4%
East = 2,878.63 SF	64.9%
West = 1,785.43 SF	35.7%
Total = 10,323.97 SF	40.6%



C

**Behr Pro E600 Cracked Pepper
Semi-Gloss No. PPU18-1**

North = 843.71 SF	10.5%
South = 693.06 SF	8.7%
East = 300.48 SF	6.7%
West = 353.91 SF	7.1%
Total = 2,191.16 SF	8.6%



D

**Existing Mission Style Red
Clay "S" Tile**

North = 2,373.46 SF	29.6%
South = 2,335.09 SF	29.3%
East = 487.26 SF	10.9%
West = 1,605.88 SF	32.1%
Total = 6,801.69 SF	26.7%



E

**Trex Enhance Composite
Coastal Bluff**

North = 377.99 SF	4.7%
South = 130.92 SF	1.6%
East = 603.28 SF	13.6%
West = 200.72 SF	4.0%
Total = 1,312.91 SF	5.1%



F

Windows with Screens

North = 705.97 SF	8.8%
South = 782.51 SF	9.8%
East = 160.49 SF	3.6%
West = 483.01 SF	9.6%
Total = 2,131.98 SF	8.3%



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback



Design Review Board