



Design Review Board



DRB25-00916

Longbow Mixed-Use



Request

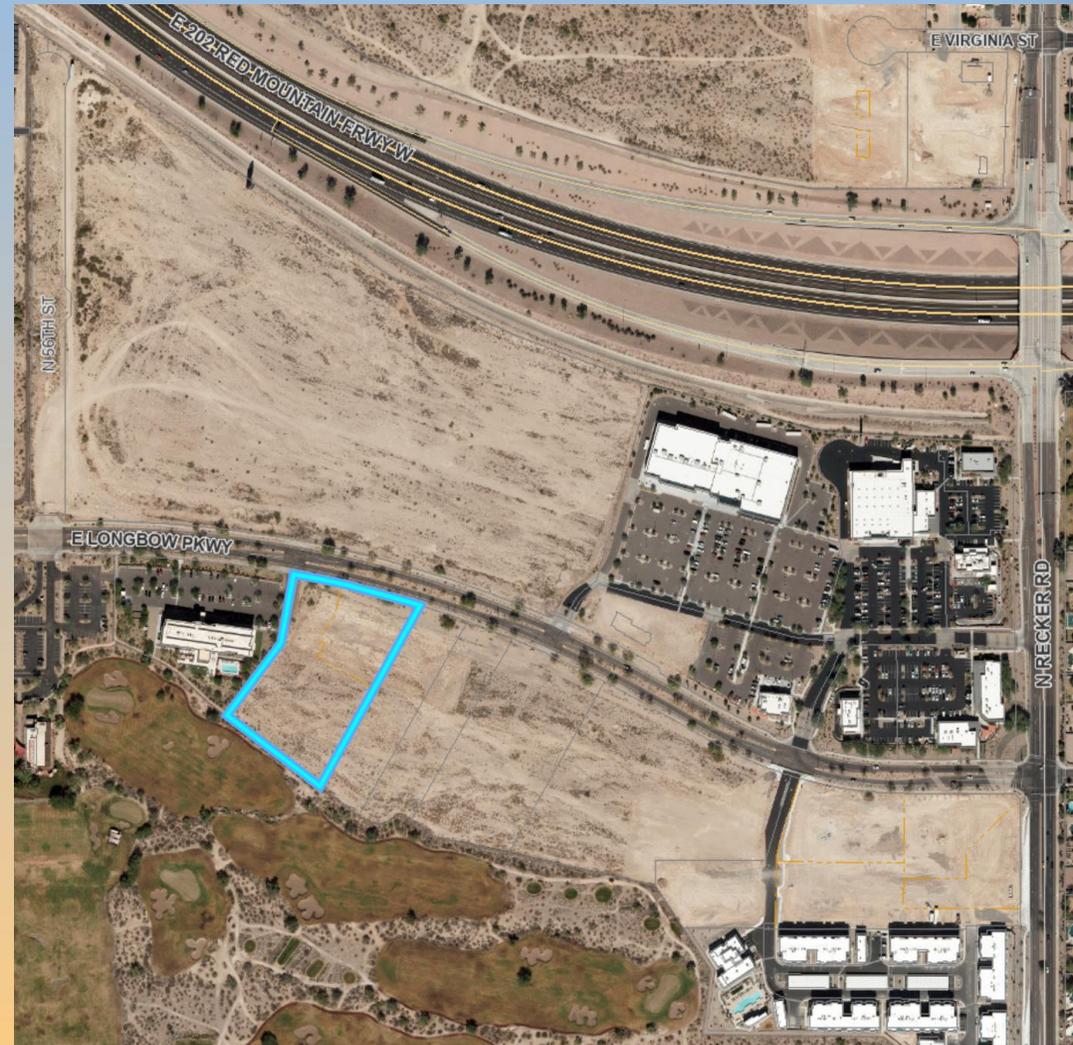
- Design Review
- To allow for a 56,360 sq. ft. Hotel and future commercial development





Location

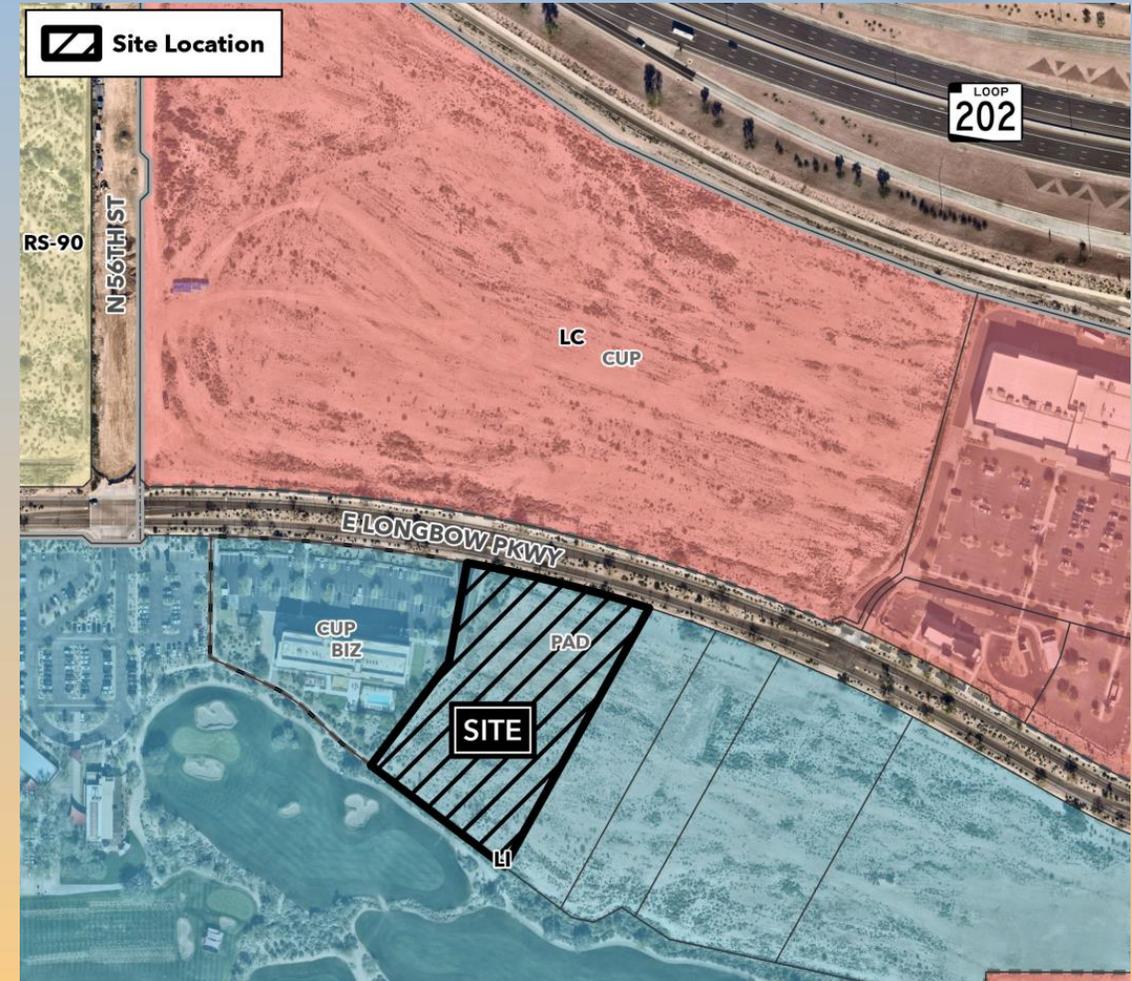
- South of Loop 202 Freeway
- West of Recker Road
- South of Longbow Parkway





Zoning

- Existing: Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Proposed: Light Industrial with a Planned Area Development Overlay and a Bonus Intensity Zone Overlay (LI-PAD-BIZ)





Site Photos



Looking south towards the site



Site Plan

- 56,360 sq. ft. 4-story Hotel
- Future commercial pad
- Existing shared access from Longbow Parkway
- 183 parking spaces required; 131 spaces proposed with AUP





Landscape Plan



PLANT SCHEDULE

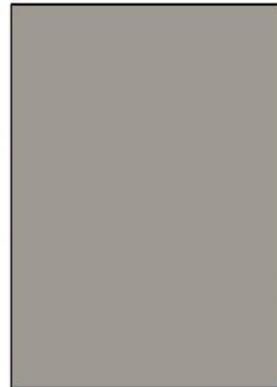
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
(Symbol)	Existing Tree (To Remain)			7
(Symbol)	Acacia Aneura	Mulga	24" Box	7
(Symbol)	Cercidium praecox	Palo Brea	24" Box	24
(Symbol)	Chilopsis linearis	Desert Willow	15 Gal	9
(Symbol)	Olneya tesota	Ironwood Tree	24" Box	15
(Symbol)	Olneya tesota	Ironwood Tree	36" Box	4
(Symbol)	Prosopis velutina 'Rio Salado'	'Rio Salado' Native Mesquite	24" Box	14
ACCENTS				
(Symbol)	Aloe barbadensis	Medicinal Aloe	5-Gal	46
(Symbol)	Dasyliion wheeleri	Desert Spoon	5-Gal	21
(Symbol)	Fouquieria splendens	Ocotillo	15-Gal	9
(Symbol)	Hesperaloe parviflora	Red Yucca	5-Gal	61
GRASSES				
(Symbol)	Muhlenbergia capillaris	Regal Mist Grass	5-Gal	130
SMALL SHRUBS				
(Symbol)	Ambrosia deltoidea	Bursage	5-Gal	18
(Symbol)	Encelia farinosa	Brittlebush	5-Gal	42
(Symbol)	Justicia spicigera	Mexican Honeysuckle	5-Gal	34
(Symbol)	Ruellia peninsularis	Baja Ruellia	5-Gal	134
TALL SHRUBS				
(Symbol)	Caesalpinia mexicana	Mexican Bird of Paradise	5-Gal	11
(Symbol)	Dodonaea viscosa	Hopseed Bush	5-Gal	36
(Symbol)	Larrea tridentata	Creosote Bush	5-Gal	15
(Symbol)	Leucophyllum frutescens 'Compacta'	Texas Sage	5-Gal	124
GROUND COVERS				
(Symbol)	Acacia 'Desert Carpet'	Desert Carpet Acacia	1-Gal	33
(Symbol)	Lantana montevidensis	Purple Lantana	1-Gal	37
(Symbol)	Lantana 'New Gold'	'New Gold' Lantana	1-Gal	27
PERENNIAL WILDFLOWERS				
(Symbol)	Hymenoxys acaulis	Angelita Daisy	1-Gal	12
(Symbol)	Penstemon parryi	Parry's Penstemon	1-Gal	17
(Symbol)	Ruellia Brittonia 'Katie'	'Katie' Ruellia	1-Gal	13
MISCELLANEOUS				
(Symbol)	Decomposed Granite - (Size: 1/2" Screened - Color: 'Desert Gold') 2" depth in all planting areas (typ)			
(Symbol)	Stabilized Decomposed Granite - (Size: 1/4" Minus - Color: 'Desert Gold') 3" compacted min. depth (with 1/2" x 8" deep steel plate edge on both sides of path)			
(Symbol)	SYNTHETIC TURF Synthetic Turf- Coronado Platinum By Arizona Artificial Lawns *1-2,462 SF			



Colors and Materials



**EL DORADO STONE
MADRONA
"CUT COARSE STONE"**



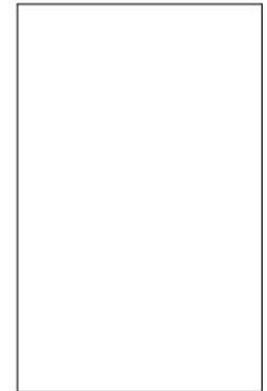
**STUCCO, SMOOTH
SW 9170
"ACIER"**



**CEMENT BOARD
SW 7068
"GRIZZLE GRAY"**



**CEMENT BOARD
WOODTONE
"WINCHESTER BROWN"**



**ROOFING
WHITE TPO**



Elevations



2 SOUTH (REAR) ELEVATION
REF=1/0" REF:SB1.1 7.1



1 NORTH (FRONT) ELEVATION
REF=1/0" REF:SB1.1 7.1



Elevations

2 EAST (RIGHT) ELEVATION
1/8" = 1'-0" REF: SD1.1 / 1

CEMENT BOARD	SW 7068 "GRIZZLE GRAY"	37%
STUCCO	SW 9170 "ACIER"	32%
STONE	EL DORADO MADRONA "CUT COARSE STONE"	25%
CEMENT BOARD	WOODTONE "WINCHESTER BROWN"	6%

1 WEST (LEFT) ELEVATION
1/8" = 1'-0" REF: SD1.1 / 1



Renderings





Renderings





Findings

Staff is seeking your review and decision on the following:

- ✓ Proposed building elevations and landscape plan

Staff recommends Approval with Conditions



Design Review Board