

**Tuesday, July 11, 2023
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:

Chair Scott Thomas
Vice Chair Dane Astle*
Boardmember Paul Johnson
Boardmember Jeanette Knudsen*
Boardmember Justin Trexler

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Joshua Grandlienard
Samantha Brannagan
Emily Johnson
Vanessa Felix

OTHERS PRESENT:

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

Chair Johnson welcomed everyone to the meeting at 4:34 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the June 13, 2023 Design Review Board Meeting.**

Voting for approval of the June 13, 2023 Minutes was continued to the August 8, 2023 Design Review Board Meeting.

- 3 Election of Design Review Board Officers –**
 - a. Chair –** Scott Thomas was nominated as the new Chair by Paul Johnson, second by Dane Astle and passed unanimously.
 - b. Vice Chair –** Dane Astle was nominated as the new Vice Chair by Scott Thomas, seconded by Paul Johnson and passed unanimously.

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

4b DRB23-00341 - "Usery Crematorium" (District 4). Within the 1000 block of South Center Street (west side). Located north of Southern Avenue and west of Center Street. (1± acres). Design review for an industrial building. Paul Almond, Almond ADG Architects, Applicant; Charles Usery, Usery Funeral and Crematory, Owner.

Staff Planner Emily Johnson presented the case.
See attached presentation.

Staff planner Emily Johnson summarized the case:

- There is an opportunity to be a good neighbor as it is the end of the industrial area to enhance the site with a screen wall or a landscape buffer, especially along Center in the existing dirt triangle on the north of the site.
- Concerns with the cool gray mixed with the warm red, suggests a warm gray tone instead.
- Per the Quality Design Guidelines, loading and storage should be screened.

Wendell Stratmen, 1039 S Drew St - expressed their opposition to this project.

4a DRB23-00288 - "Apache Gardens" (District 5). Within the 9600 to 9700 block of East Main Street (south side). Located west of Crismon Road on the south side of Main Street (5± acres). Design review for a multiple residence development. David Bohn, BFH Group, Applicant; BFH Holdings LLC, Owner.

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

Staff planner Joshua Grandlienard summarized the case:

- Provide a rendering
- Swap cultured stone for a smooth face block or similar modern look
- Consider providing a more modern material pallet
- Provide lighting and plants or some other way to active the space within the corridors of the apartments
- Consider increasing the size of the pool deck to provide a higher quality amenity

- 4c DRB23-00344 - "Nelson Estate Jewelry"** (District 3). Within the 1800 block of West Baseline Road (north side). Located north of Baseline Road and east of Dobson Road. (1+ acres). Design Review for a commercial building. Earl Bakken, Applicant; Nelson Property Management, LLC, Owner.

Staff Planner Samantha Brannagan presented the case.
See attached presentation.

Staff planner Samantha Brannagan summarized the case:

- Change to the black trim along the base to a lighter color

- 4d DRB23-00503 - "Lot 1 at Warner and Ellsworth Retail"** (District 6). Within the 4400 block of South Ellsworth Road (west side) and within 9100 block of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (1± acres). Design Review for a restaurant with a drive thru. Cassandra Ayres, Berry Riddel, Applicant; Scannell Properties No. 507, Owner.

Continued to the August 8, 2023 Design Review Board Work Session

- 5 Adjournment:** Boardmember Trexler moved to adjourn the meeting and was seconded by Boardmember Johnson. Without objection, the meeting was adjourned at 5:35 PM.



Design Review Board



DRB23-00341

Usery Crematorium

Emily Johnson, Planner I

July 11, 2023



Request

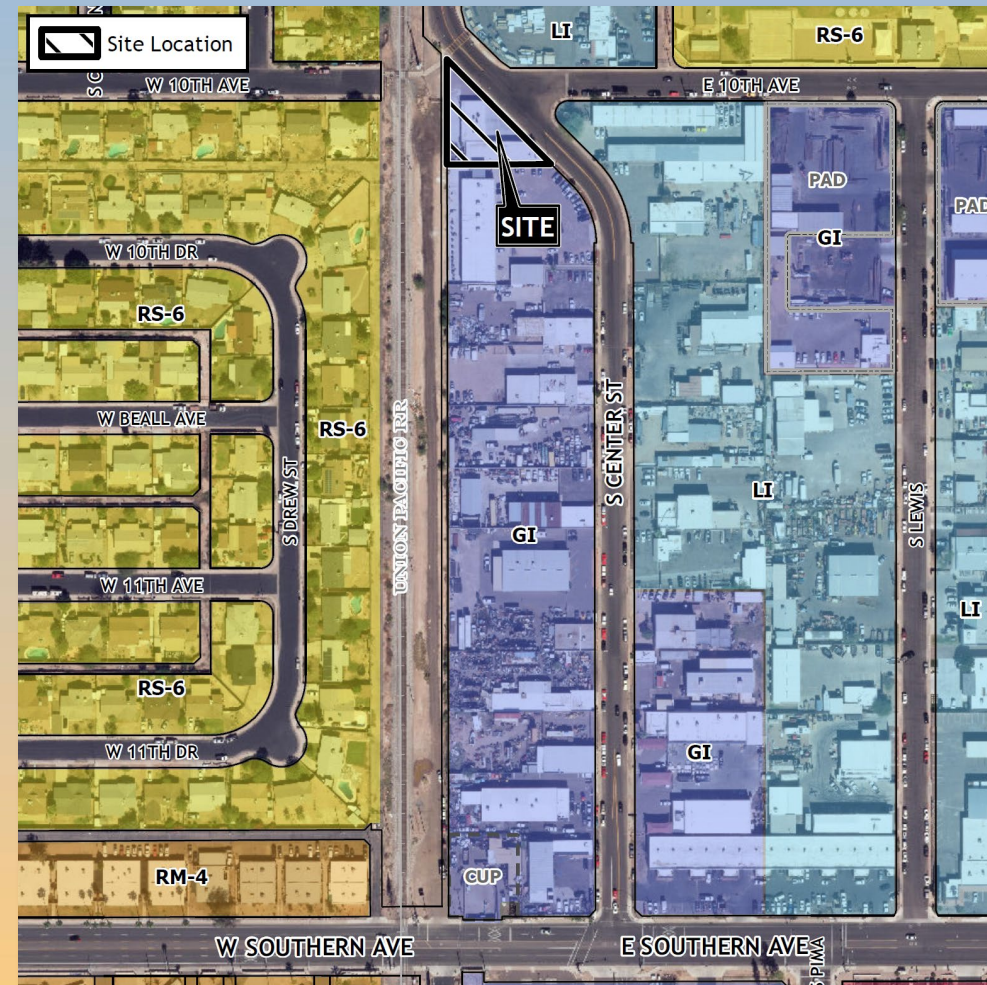
- Design Review
- To allow an industrial building (crematorium)





Location

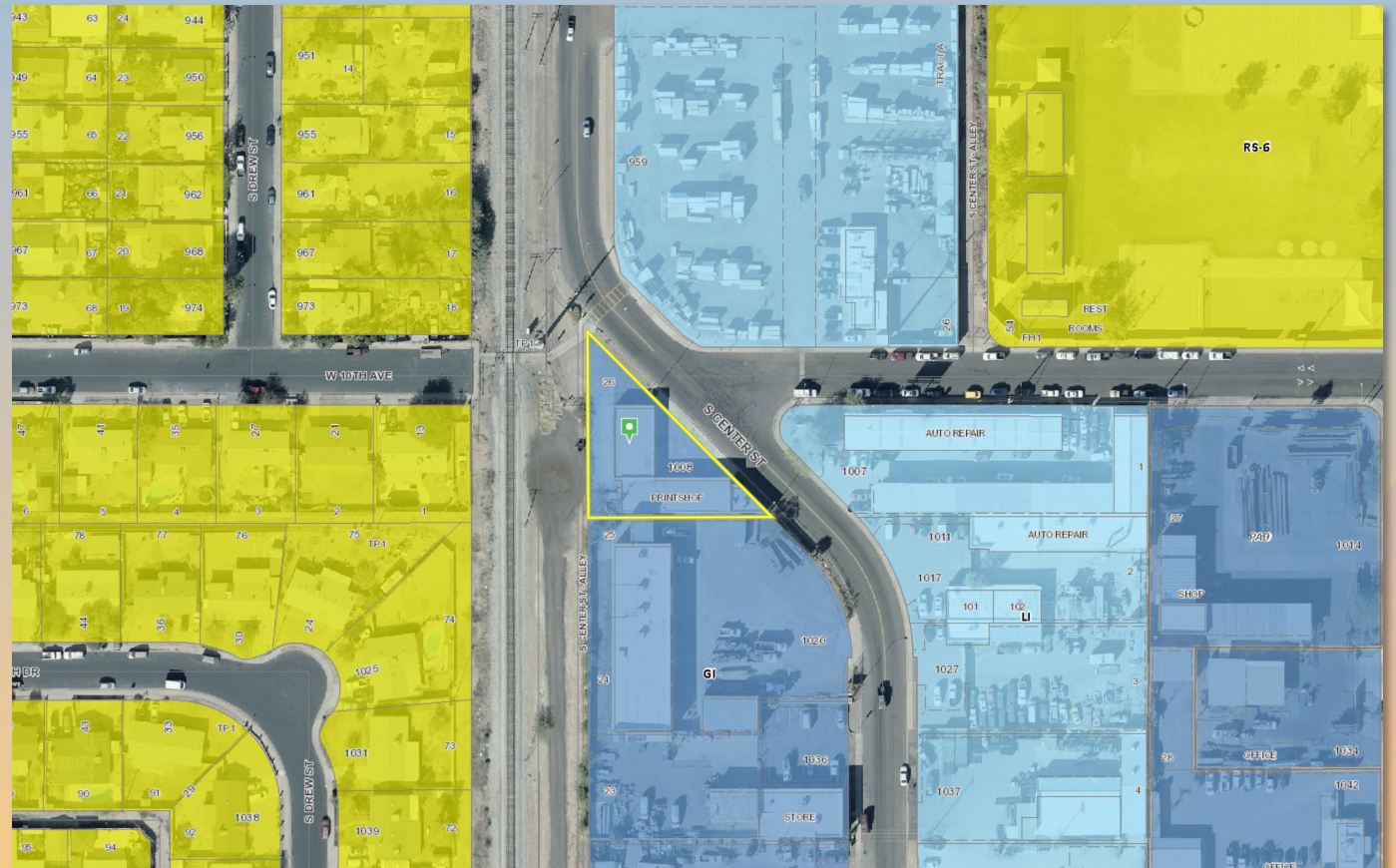
- West and south of Center Street





Zoning

- General Industrial (GI)
- Funeral Parlor and Mortuary with Accessory Crematorium is a permitted use





Site Photos

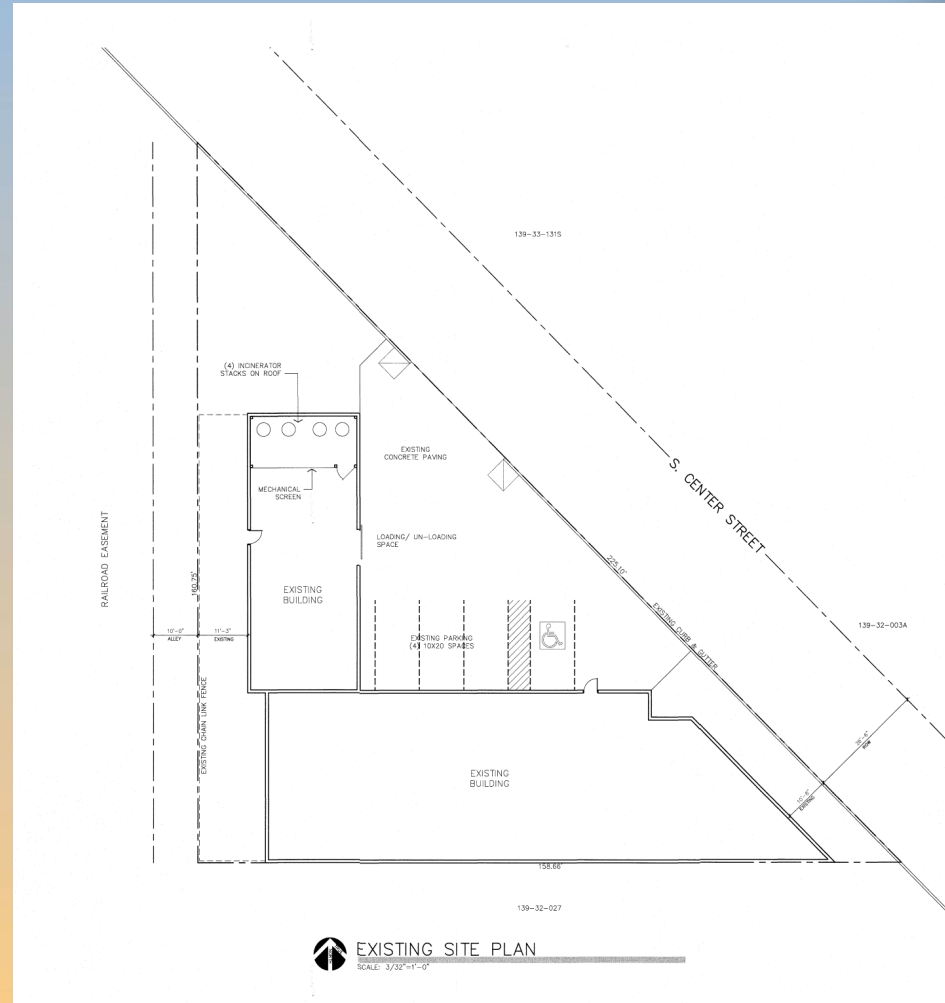


Looking west from Center Street



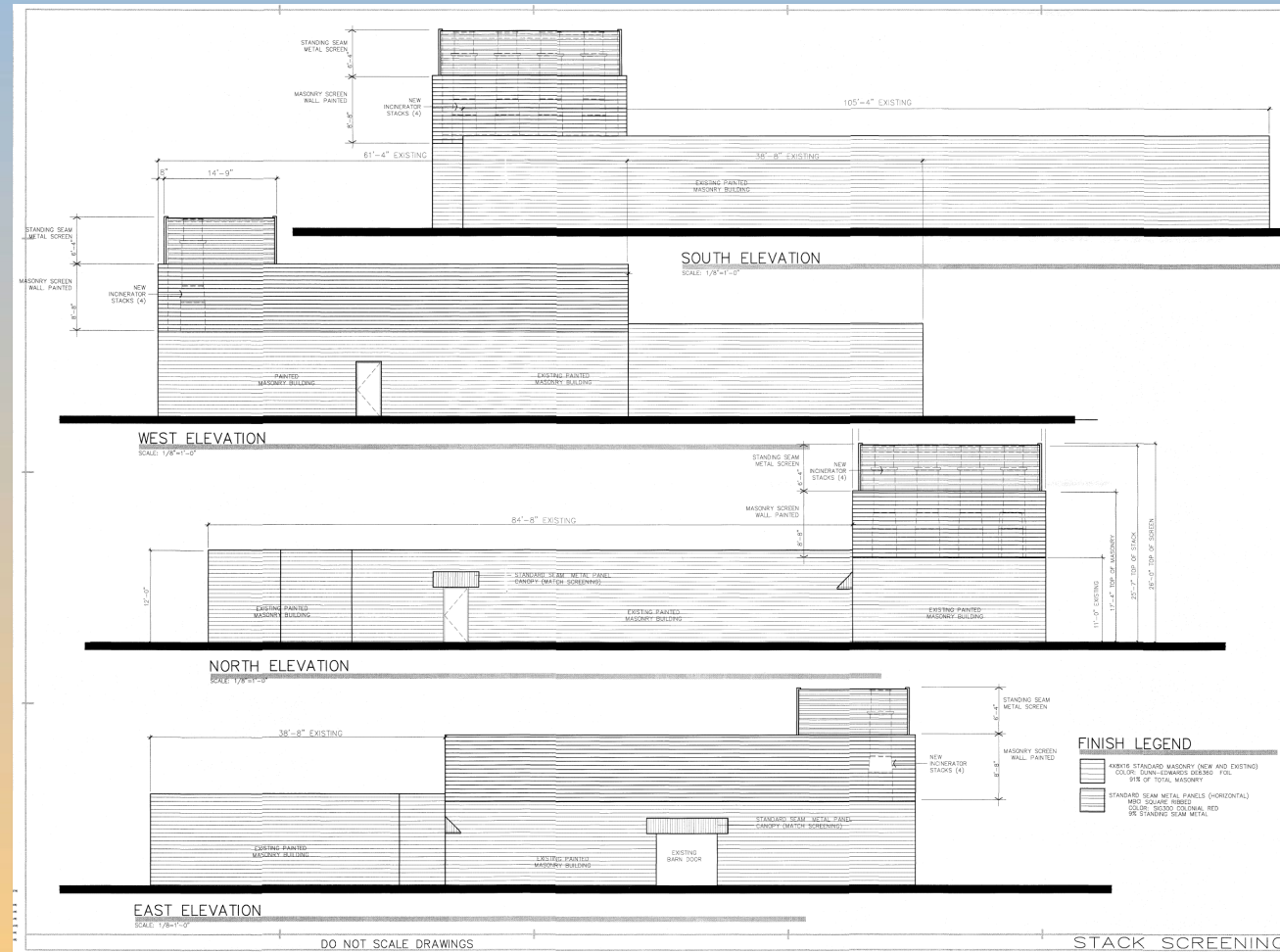
Site Plan

- Existing 5,548 SF building
- Vehicular access from Center Street
- 4 parking spaces



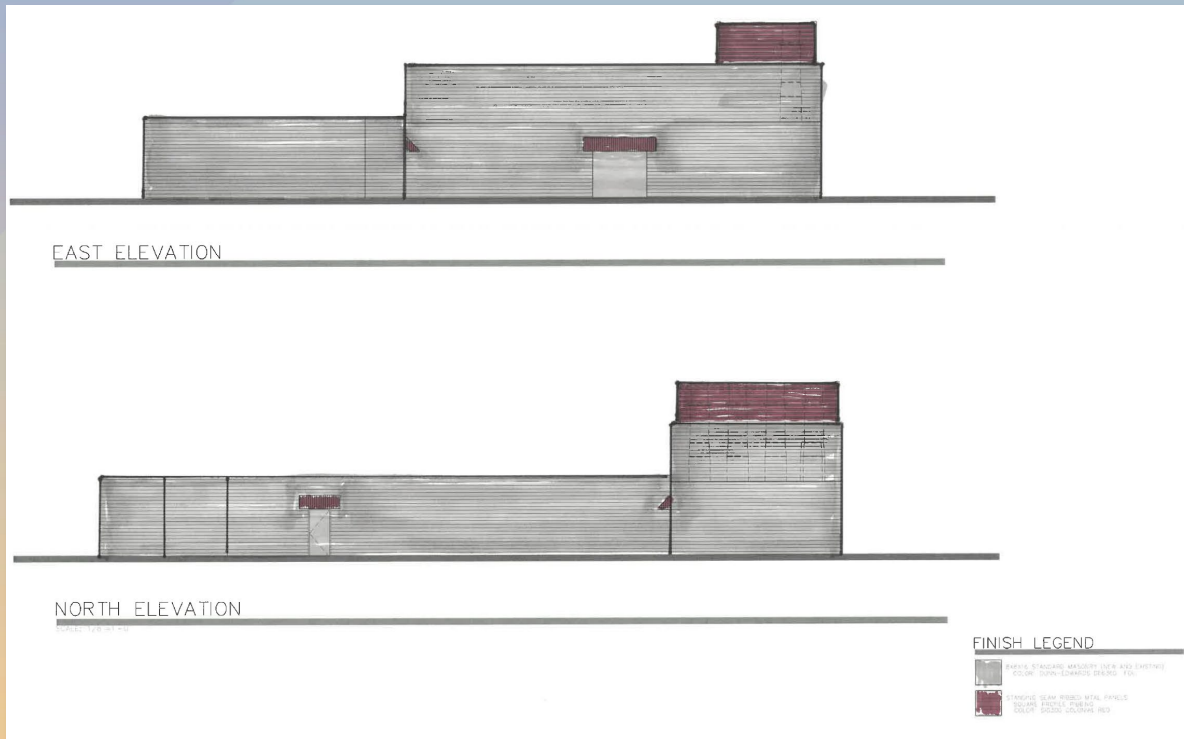


Elevations





Elevations





Colors and Materials



STANDARD MASONRY
DUNN EDWARDS
DE6360 FOIL



STANDING SEAM METAL PANELS
MBCI SQUARE RIBBED PANEL
COLOR: SIG300 COLONIAL RED



Alternative Compliance

- ✓ Wall articulation. Publicly visible facades may not have blank, uninterrupted wall lengths exceeding 50 feet
- ✓ Roof Articulation. Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation
- ✓ Roof Articulation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation



Alternative Compliance

- ✓ Roof Articulation. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing
- ✓ Materials and Color. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three different and distinct materials
- ✓ Materials and Color. No more than fifty percent of the total façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

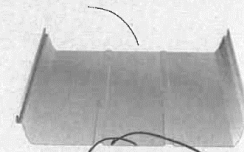
- ✓ Proposed building elevations
- ✓ Alternative Compliance requests

Staff welcomes any feedback

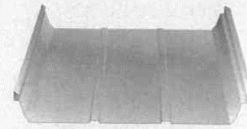


Roof Systems Covered by Weathertightness Warranties

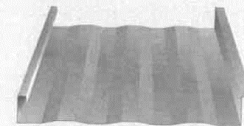
The panels shown may not be warrantable in all environmental conditions, designs or with some building geometries. Please consult your nearest MBCI sales office.



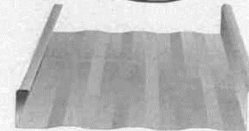
Ultra-Dek®



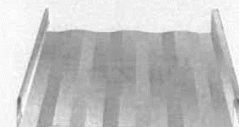
Double-Lok®



BattenLok® HS



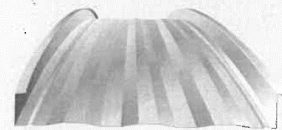
SuperLok®



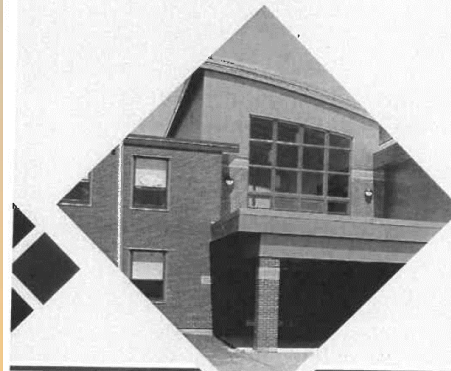
LokSeam®



Craftsman™ HB



Curved BattenLok®



OUR PANELS MAKE THE *difference*



DRB22-00288

Apache Gardens

Josh Grandlienard, AICP, Planner II

July 11, 2023



Request

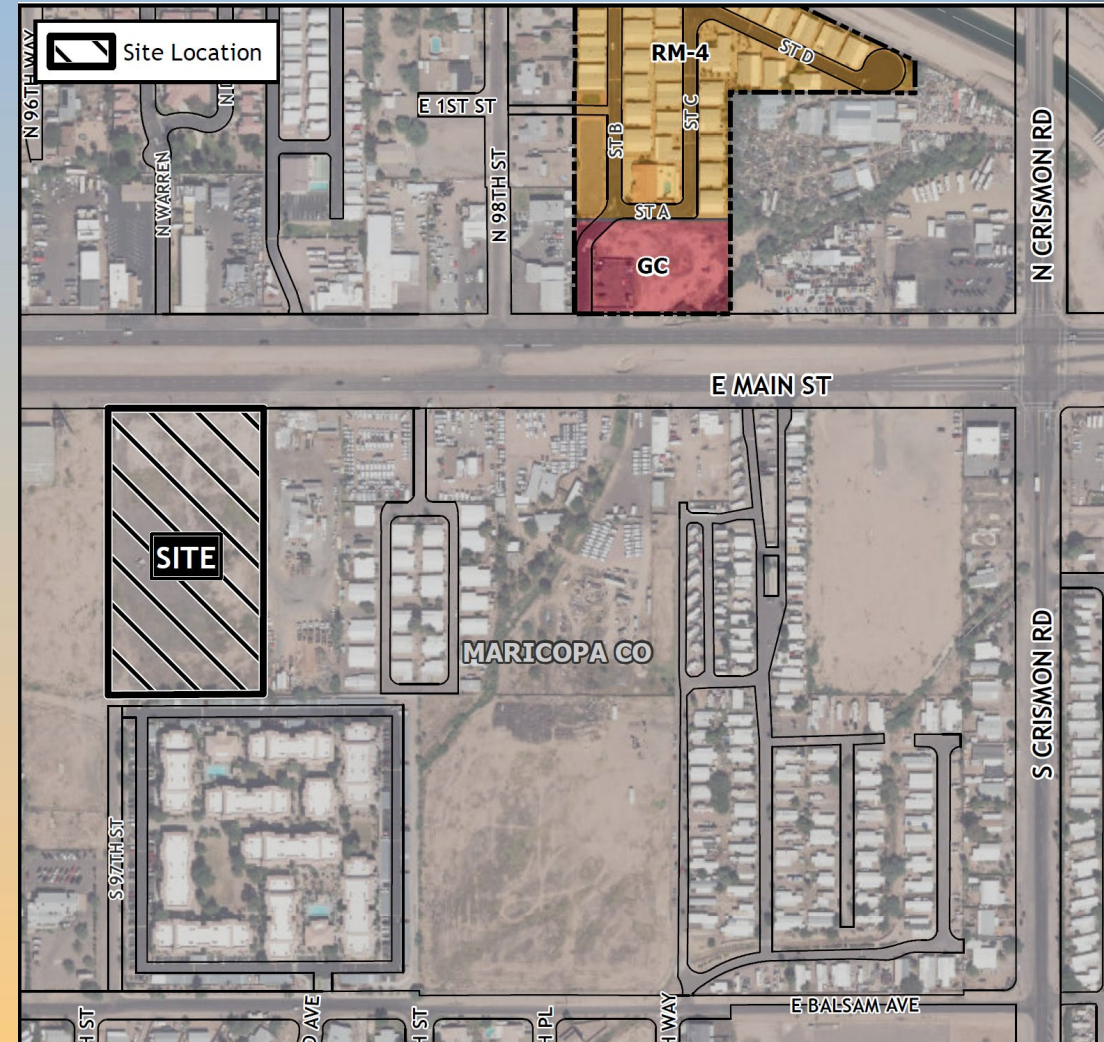
- Design Review
- To allow for a multiple residence development





Location

- West of Crismon Road
- South side of Main Street (Apache Trail)





Zoning

- Currently within the County
- Proposed rezone to Multiple-Residence-4 with a Planned Area Development overlay (RM-4-PAD)





Site Photo

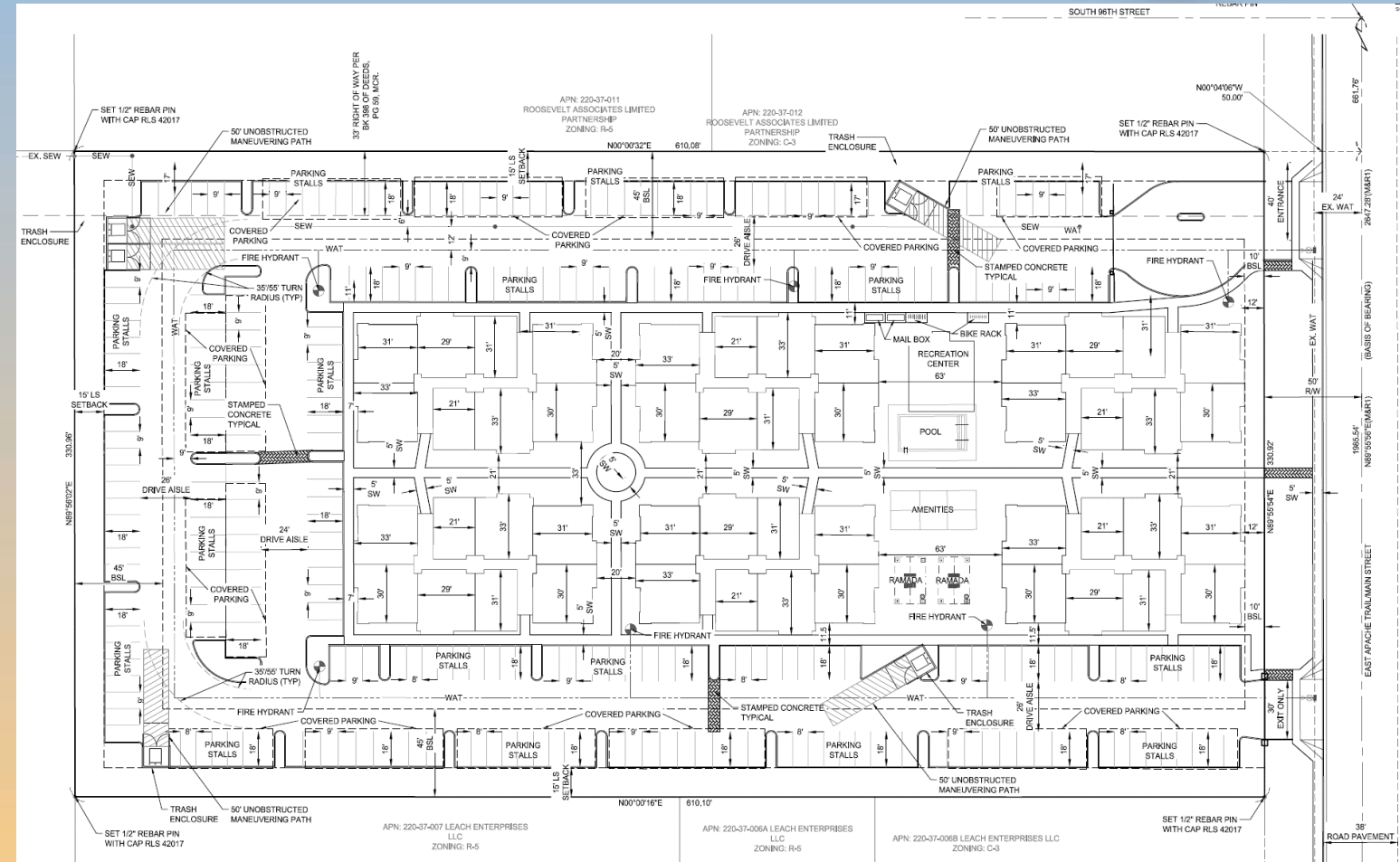


Looking south from Main Street



Site Plan

- Six 3-story apartment buildings
- Centrally located amenities
- Gated development
- Pavers at entry
- Pedestrian paths around buildings and amenities



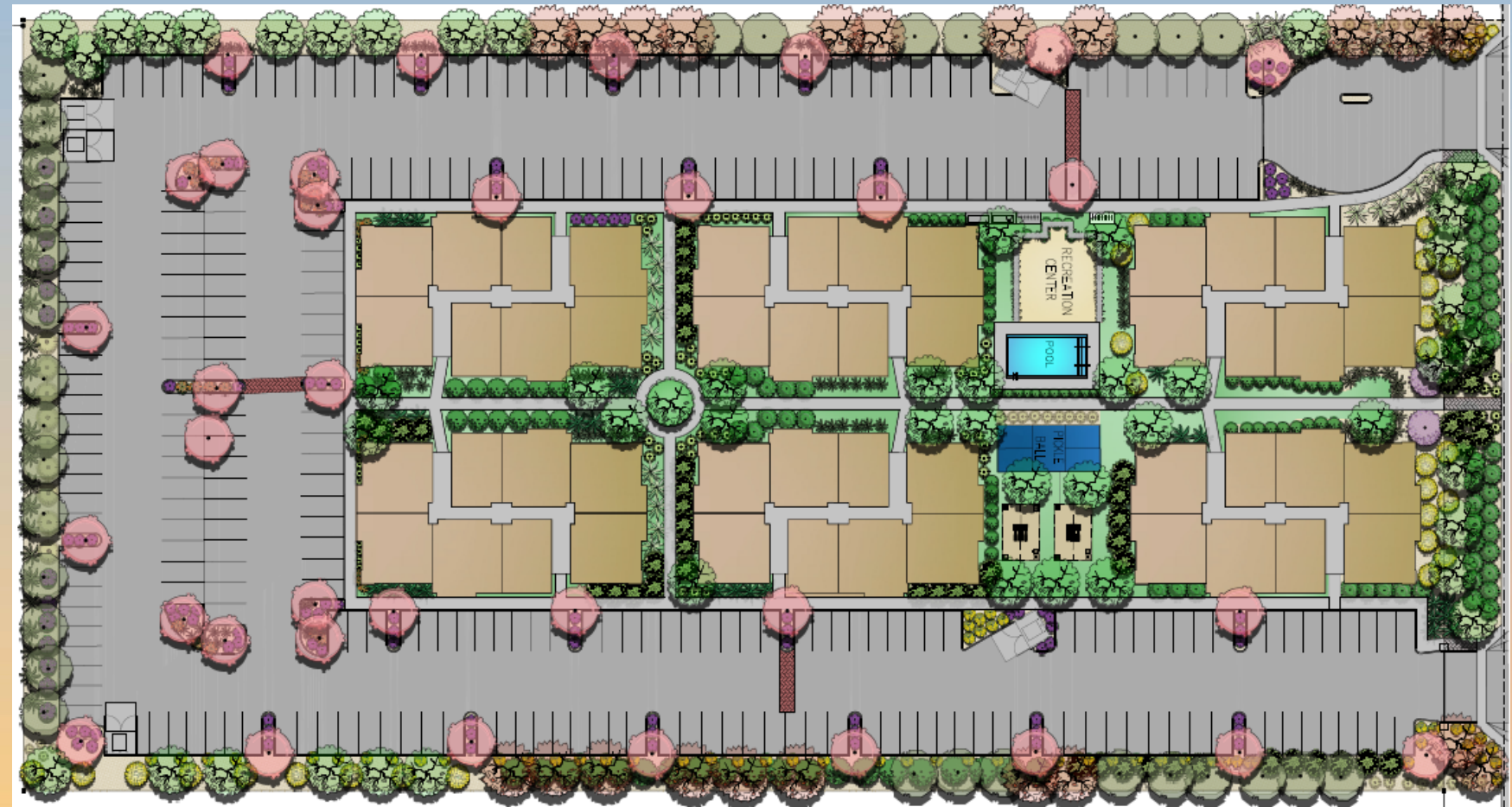


Landscape Plan

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Calia secundiflora</i> Texas Mountain Laurel	24" Box	2
	<i>Olea europaea</i> "Fruitless" Fruitless Olive	36" Box	50
	<i>Pistacia x 'Red Push'</i> Pistache	24" Box	21
	<i>Quercus virginiana</i> "Heritage" Heritage Southern Live Oak	24" Box	30
	<i>x Chitalpa tashkentensis</i> "Pink Dawn" Pink Dawn Chitalpa	24" Box	35

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Agave desertiana</i> Dwarf Century Plant	5 gal.	12
	<i>Agave geminiflora</i> Century Plant	5 gal.	69
	<i>Bougainvillea x 'Barbara Karst'</i> Barbara Karst Bougainvillea	5 gal.	51
	<i>Carissa macrocarpa</i> "Boxwood Beauty" Beauty Natal Plum	5 gal.	55
	<i>Carissa macrocarpa</i> "Green Carpet" Green Carpet Natal Plum	1 gal.	92
	<i>Cycas revoluta</i> Sago Palm	5 gal.	26
	<i>Dasylirion longissimum</i> Toothless Desert Spoon	5 gal.	25
	<i>Dodonaea viscosa</i> "Purpurea" Purple Leaved Hopseed Bush	5 gal.	70
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	97
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	8
	<i>Lantana montevidensis</i> "New Gold" Trailing Lantana	1 gal.	35
	<i>Muhlenbergia capillaris</i> "Regal Mist"™ Regal Mist Pink Muhly Grass	5 gal.	104
	<i>Ruellia peninsularis</i> Wild Petunia	5 gal.	128
	<i>Russelia equisetiformis</i> Firecracker Plant	5 gal.	24
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	58

GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	<i>Cynodon dactylon</i> "Midiron" Bermuda Grass	19,756 sf





Front Elevation



	STUCCO - ERGET WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	CULTURED STONE - LEDGESTONE	GLAZING / DOORS
FRONT	24%	15%	6%	35%	19%
LEFT	24%	18%	11%	33%	14%
BACK	24%	15%	6%	35%	19%
RIGHT	24%	18%	11%	33%	14%



Side & Rear Elevations

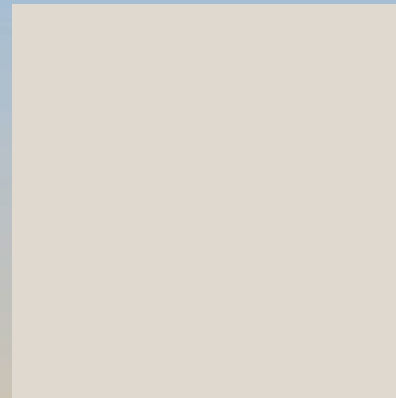




Material Board



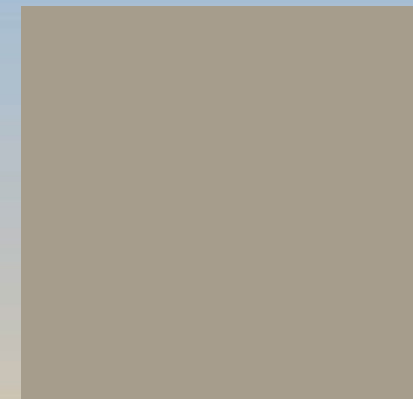
Plank Lap
Siding –
Timber Bark



Sherwin-
Williams –
Egret White



Cultured
Stone -
Ledgestone



PPG –
Stonehenge
Greige



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00344

Nelson Estate Jewelry

Samantha Brannagan, Planner II

July 11, 2023



Request

- Design Review
- To allow for a commercial building





Location

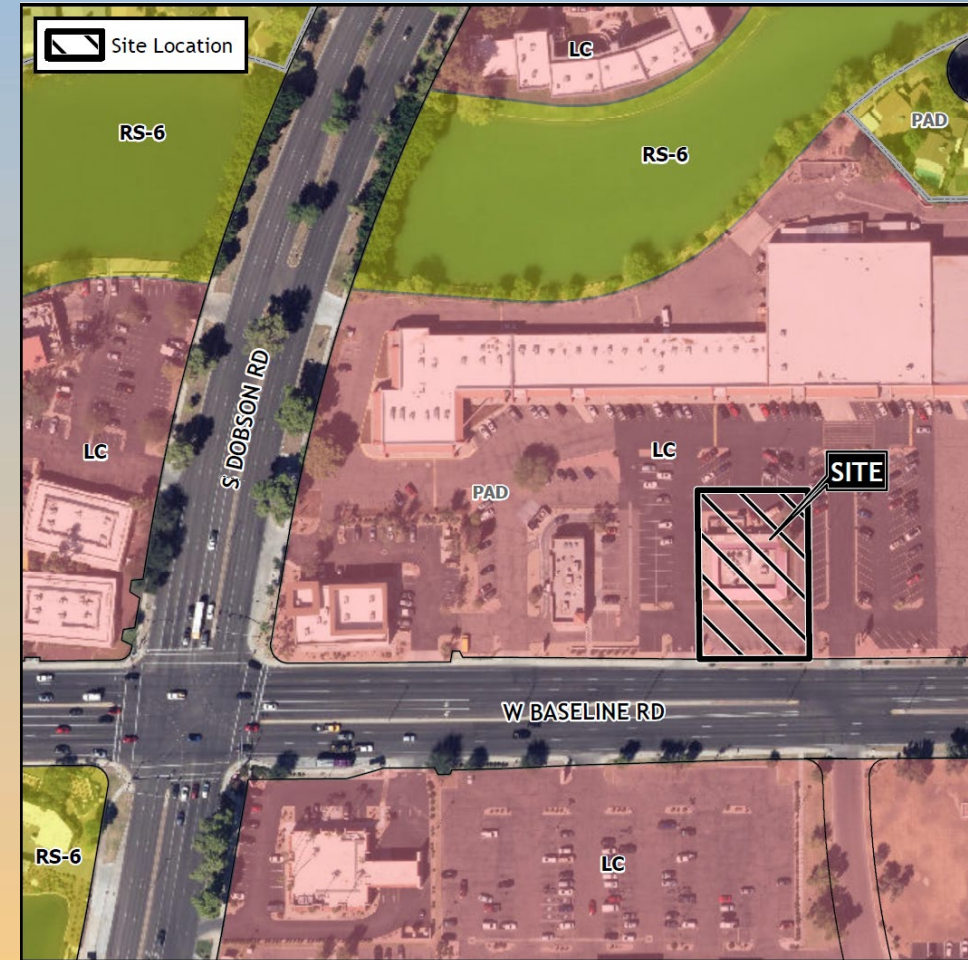
- North of Baseline Road
- East of Dobson Road





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)





Site Photos



Looking northeast towards the site



Site Photos

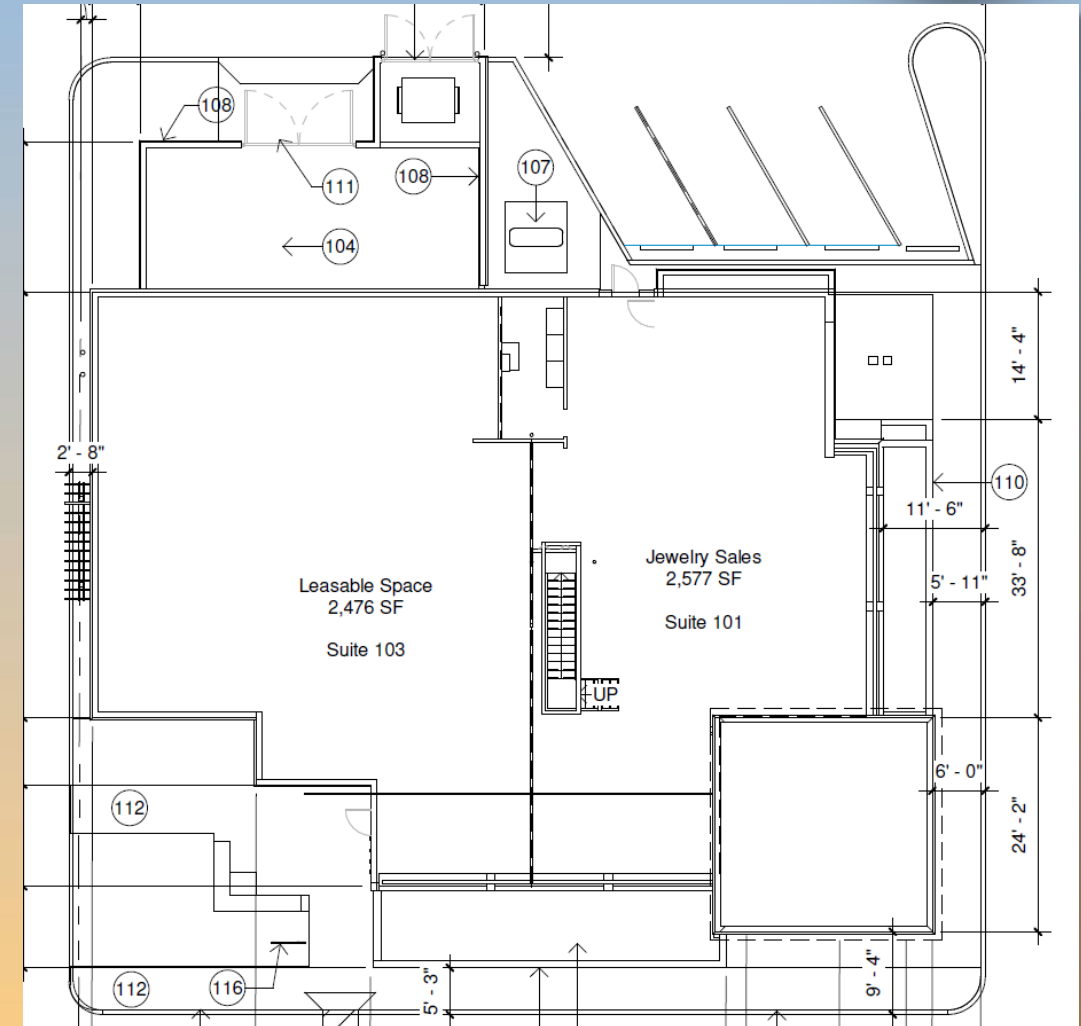


Looking north towards the site



Site Plan

- 5,000 sq. ft. building
- Two separate suites
 - Retail and limited-service restaurant
- New landscaping on the front and interior sides





Landscape Plan

Shrubs

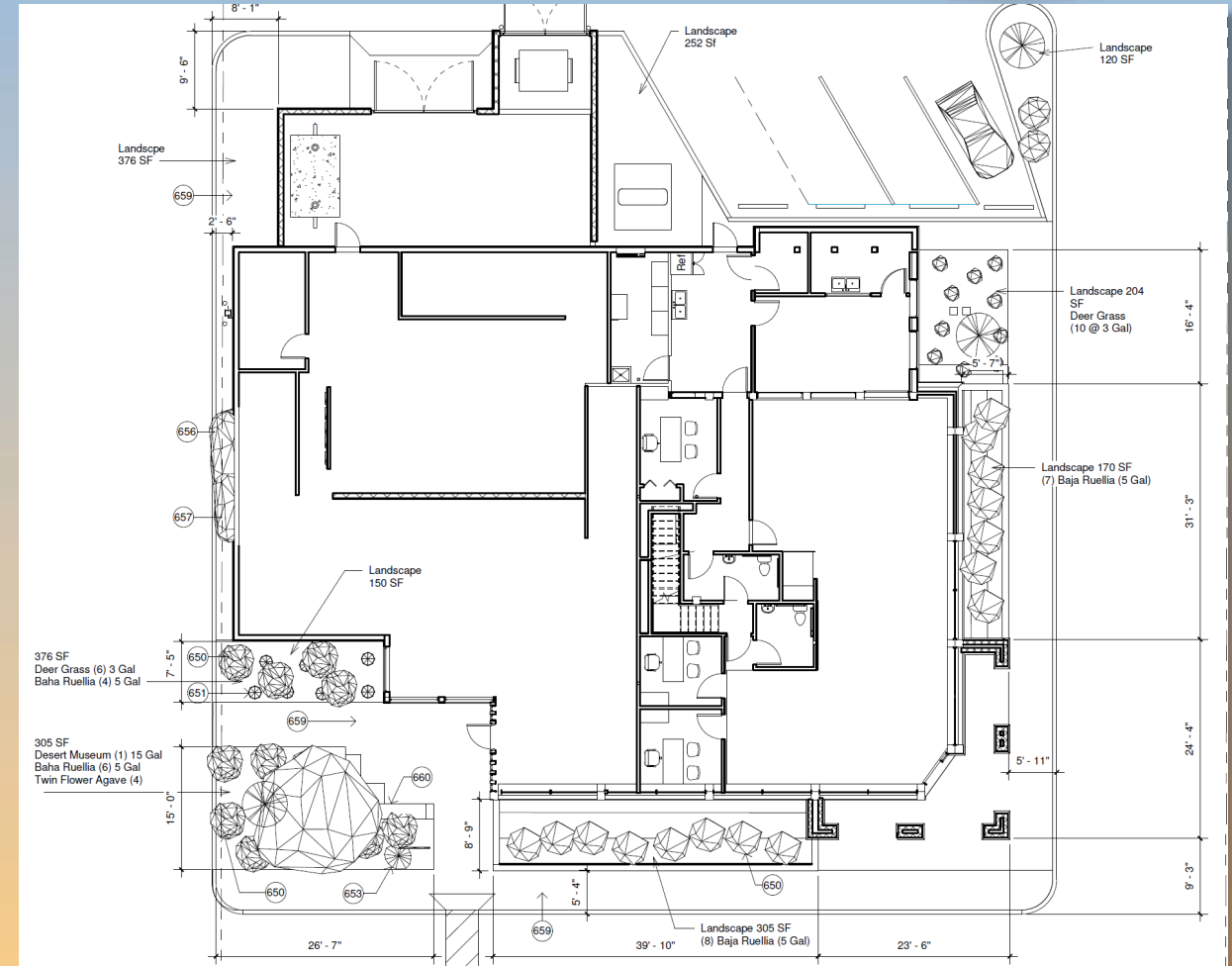
Baja Ruellia (*Ruellia peninsularis*)
 Deer Grass (*Muhlenbergia rigida*)
 Red Yucca (*Hesperaloe parviflora*)
 Twin Flower Agave (*Agave geminiflora*)

Vines

Mexican Flame Vine

Trees

Chitalpa (*xChitalpa tashkentensis*)
 Desert Museum Palo Verde (*Parkinsonia x 'Desert Museum'*)





Elevations



① East Elevation
No Scale



Elevations



② West Elev
No Scale



Elevations



② South Orthographic View
No Scale



Elevations



① North Elevation
3/16" = 1'-0"



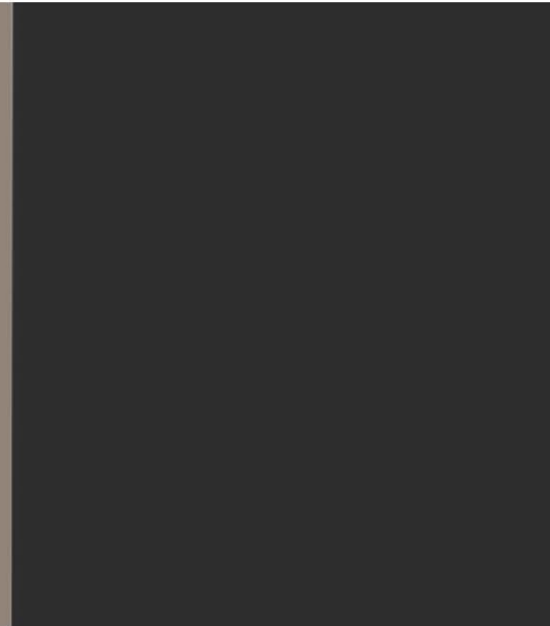
Material Board



2 Perfect Greige
Material Smooth Stucco



3 Spalding Grey
Material Smooth Stucco



4 Tricorn Black
Materials (Rough Sawn Wood, Stucco
Window & Door Trim)



5 Cast Fit Cultured Stone
(Cultured Stone.com)



Alternative Compliance

- ✓ Materials and Color. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three different and distinct materials.
- ✓ Materials and Color. No more than fifty percent of the total 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 request

Staff welcomes any feedback



Design Review Board