



Design Review Board



DRB25-00969

Power Village

Chloe Durfee Daniel, Planner II

March 10, 2026



Request

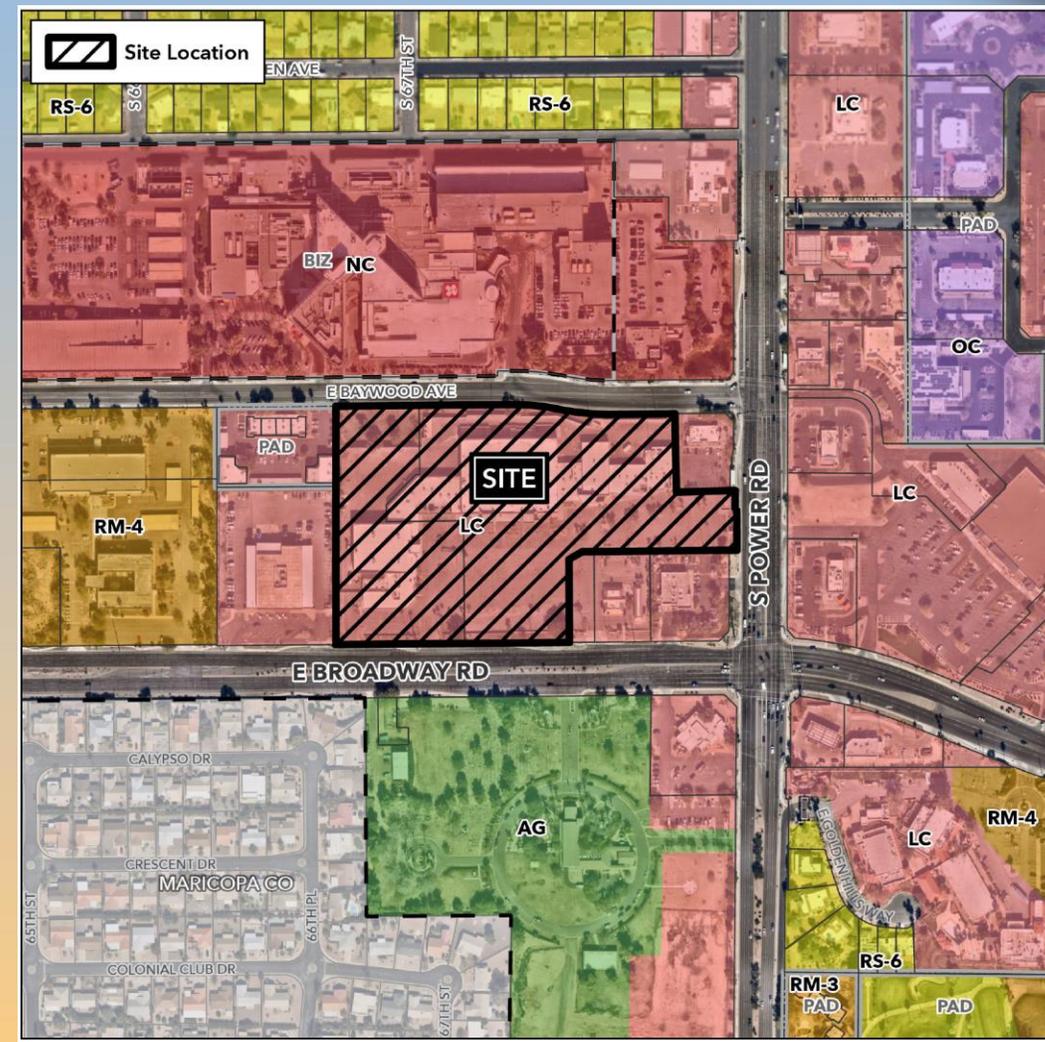
- Design Review
- To allow for modification to an existing Group Commercial development





Location

- North side of Broadway Road
- West of South Power Road





Site Photo

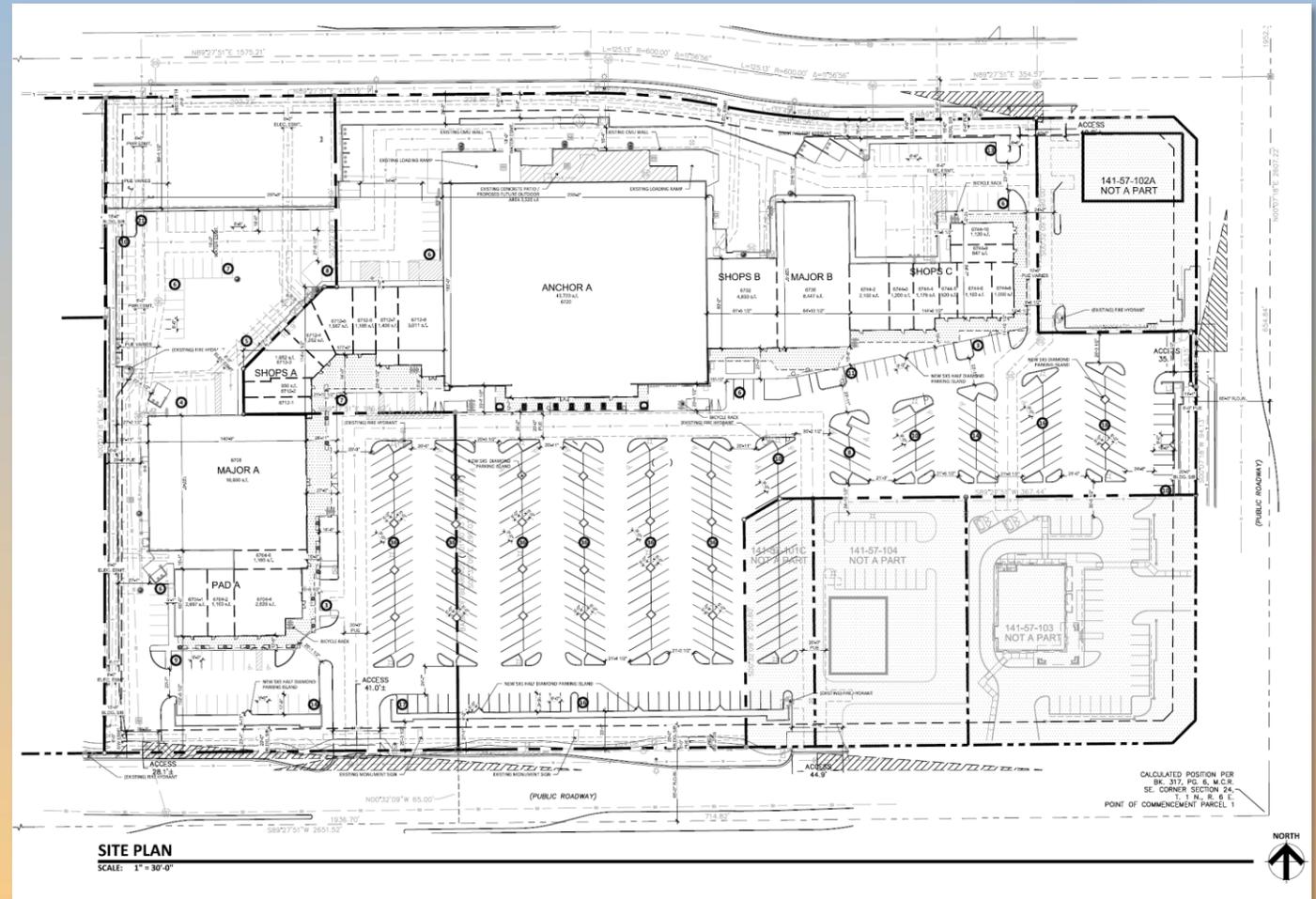


Looking northwest on the site



Site Plan

- Shared access points on the north, east, and south sides
- Providing new landscape diamonds
- Parking:
 - Provided: 596 spaces
 - Required: 480 spaces

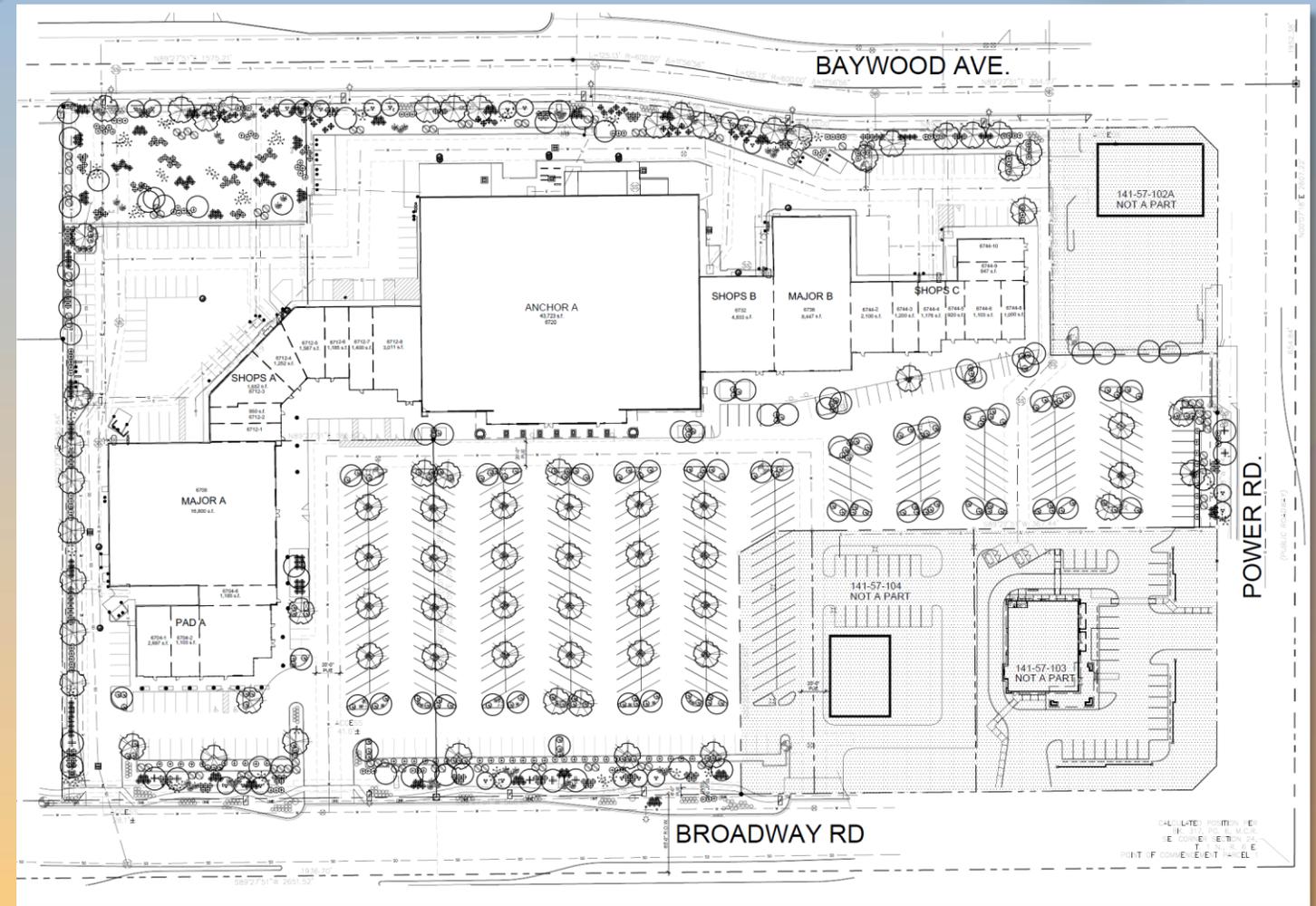




Landscape Plan

LANDSCAPE LEGEND

	OLEA EUROPEA 'WILSONII' FRUITLESS / POLLENLESS OLIVE 34" BOX (MATCHING) (67) MATURE CANOPY: 600 SQ.FT
	PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (9) MATURE CANOPY: 600 SQ.FT
	CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 36" BOX (22) MATURE CANOPY: 450 SQ.FT
	EXISTING TREE PROTECT FROM CONSTRUCTION MATURE CANOPY: 600 SQ.FT
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON
	AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
	DASYLERION LONGISSIMA TOOTHLESS DESERT SPOON 5 GALLON
	ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	1/2" SCREENED TABLE MESA BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



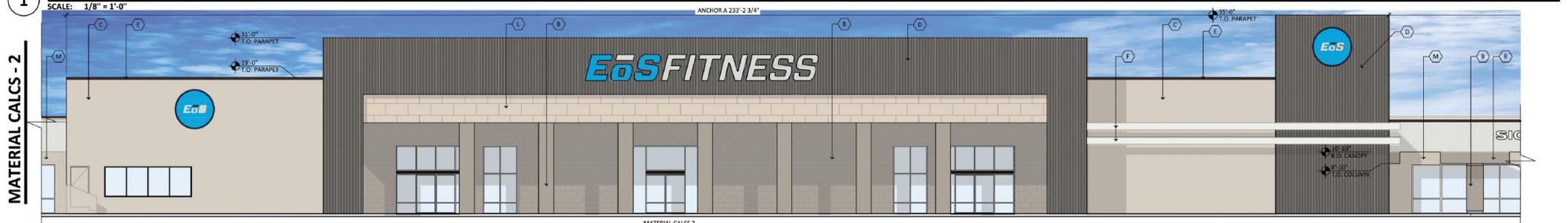


Building Elevations



1 SOUTH ELEVATION - PAD A

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATIONS - ANCHOR A

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATIONS - SHOPS B + MAJOR B + SHOPS C

SCALE: 1/8" = 1'-0"



Building Elevations



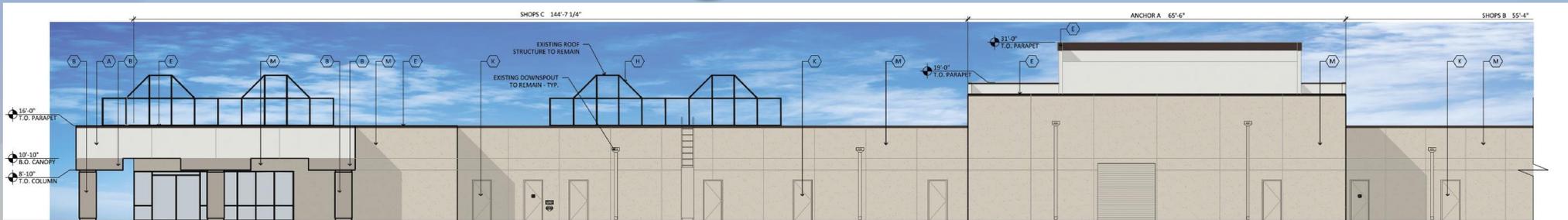
1 EAST ELEVATIONS - MAJOR A + SHOPS
SCALE: 1/8" = 1'-0"



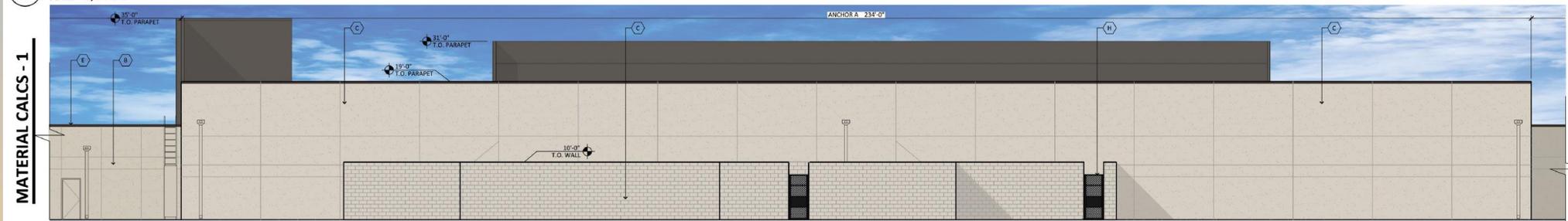
2 EAST ELEVATIONS - SHOPS C
SCALE: 1/8" = 1'-0"



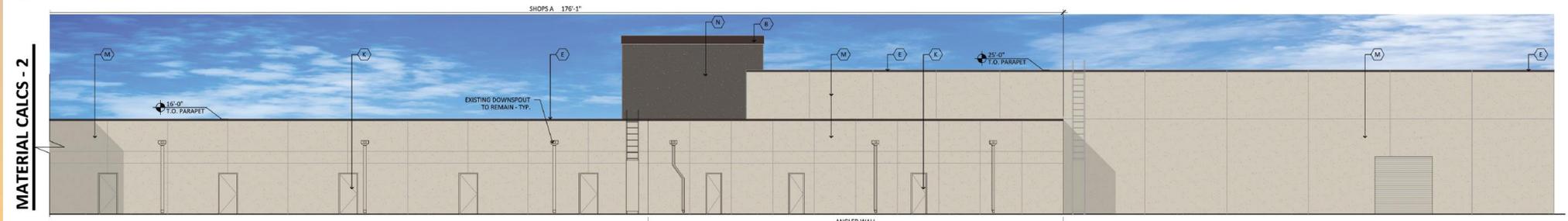
Building Elevations



1 NORTH ELEVATIONS - SHOPS C + MAJOR B + SHOPS B
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - SHOPS B + ANCHOR A
SCALE: 1/8" = 1'-0"



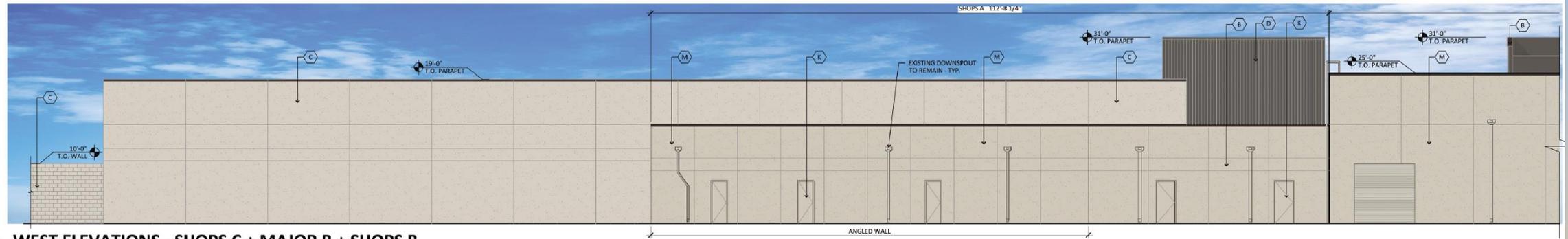
3 NORTH ELEVATION - SHOPS A + MAJOR A
SCALE: 1/8" = 1'-0"

MATERIAL CALCS - 1

MATERIAL CALCS - 2



Building Elevations



1 WEST ELEVATIONS - SHOPS C + MAJOR B + SHOPS B
SCALE: 1/8" = 1'-0"



2 WEST ELEVATIONS - SHOPS C + MAJOR B + SHOPS B
SCALE: 1/8" = 1'-0"



Renderings





Renderings





Renderings



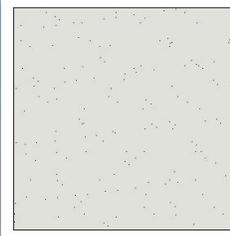


Renderings

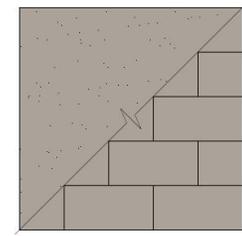




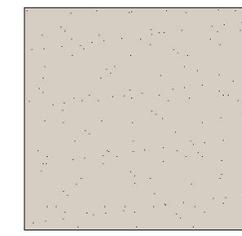
Colors and Materials



A - PAINT: STUCCO
MFG : GLIDDEN GLIDDEN
COLOR : TUNDRA FROST



B - PAINT: STUCCO/CMU/CONCRETE
MFG : SHERWIN WILLIAMS
COLOR : FUNCTIONAL GRAY
SPEC : SW 7024



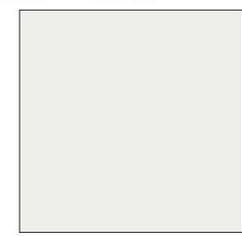
C - PAINT: STUCCO
MFG : SHERWIN WILLIAMS
COLOR : MODERN GRAY
SPEC : SW 7632



D - VERTICAL WOOD SIDING:
MFG : FIBERON
STYLE : WILDWOOD CLADDING
COLOR : PALO



E - PAINT:
MFG : SHERWIN WILLIAMS
COLOR : BLACK BEAN
SPEC : SW 6006



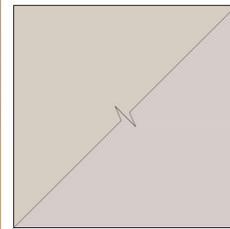
F - PAINT: METAL
MFG : SHERWIN WILLIAMS
COLOR : EXTRA WHITE
SPEC : SW 7006



G - STOREFRONT:
MFG : EXISTING
COLOR : BLACK



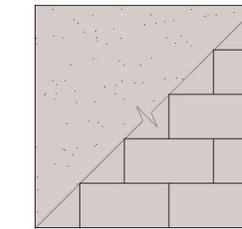
H - PAINT:
MFG : GLIDDEN
COLOR : BLACK GLOSS



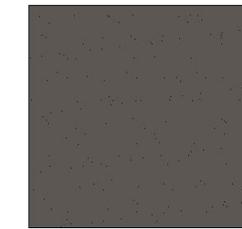
K - METAL DOORS PAINTED:
MFG : SHERWIN WILLIAMS
COLOR : MATCH ADJACENT WALL



L - TILE VENEER:
MFG : PORTOBELLO AMERICA
COLOR : AETERNA AVORIO
STYLE : AETERNA COATING (POLISHED)



M - PAINT: CMU/STUCCO
MFG : GLIDDEN PPG
COLOR : MOTH GRAY
SPEC : PPG1024-4



N - PAINT: STUCCO
MFG : GLIDDEN PPG
COLOR : UNDERCOVER
SPEC : PPG0998-7



Alternative Compliance

- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.
 - ❖ This is a request for all elevations.
- ✓ Wall Articulation. Publicly visible facades may not have uninterrupted wall lengths exceeding 50 feet This is a request for the existing north and west elevations.
 - ❖ This is a request for the existing north and west elevations.
- ✓ Roof Articulation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of one hundred feet in length, must provide vertical modulation.
 - ❖ This is a request for the existing north and west elevations.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



Design Review Board