



Design Review Board



DRB23-00571

Ellsworth & Peterson

Jennifer Merrill, Senior Planner

April 9, 2024



Request

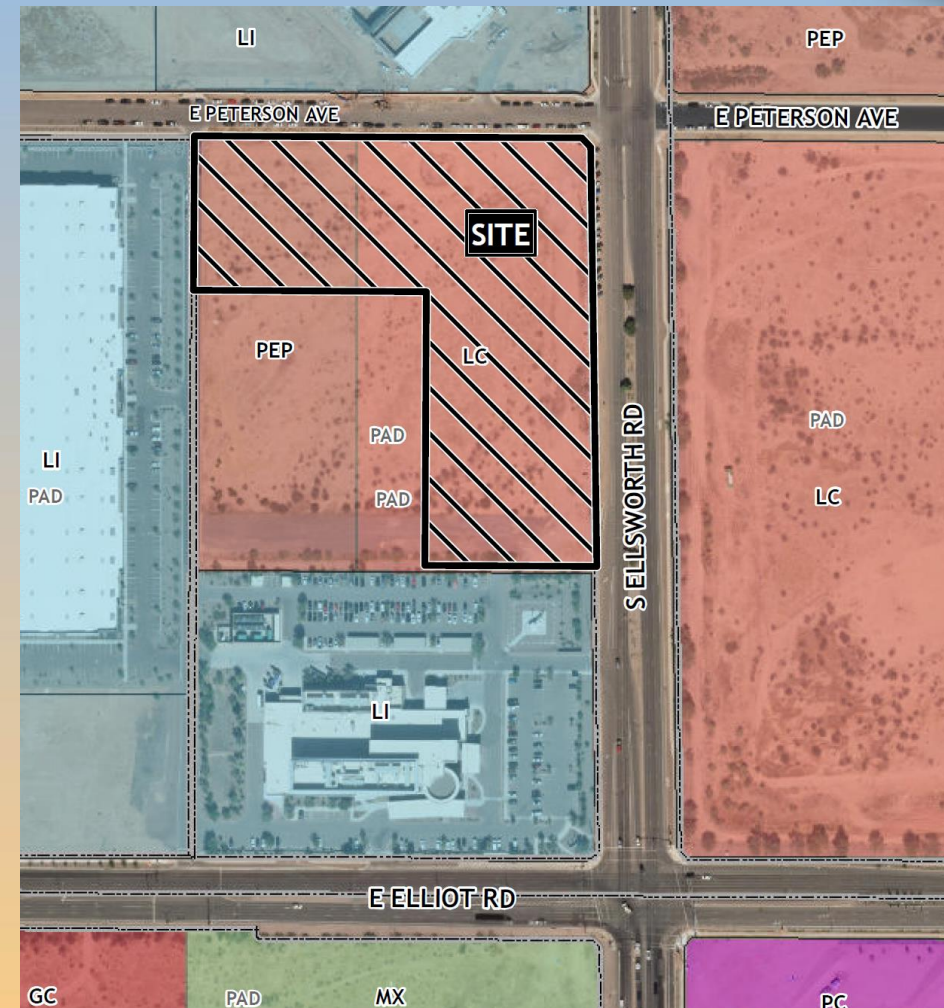
- Design Review
- To allow for a large commercial development





Location

- North of Elliot Road
- West side of Ellsworth Road
- South of Peterson Avenue





Site Photo

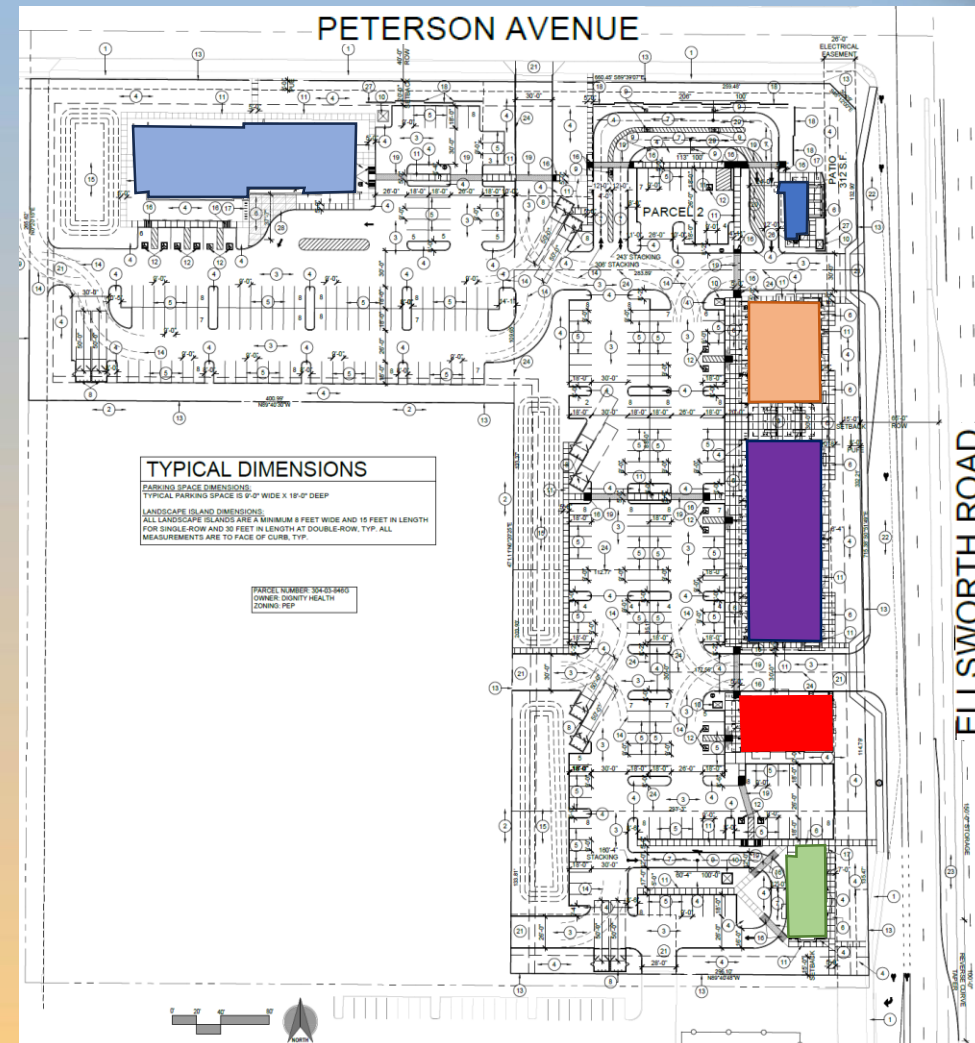


Looking southwest from Ellsworth
Road



Site Plan

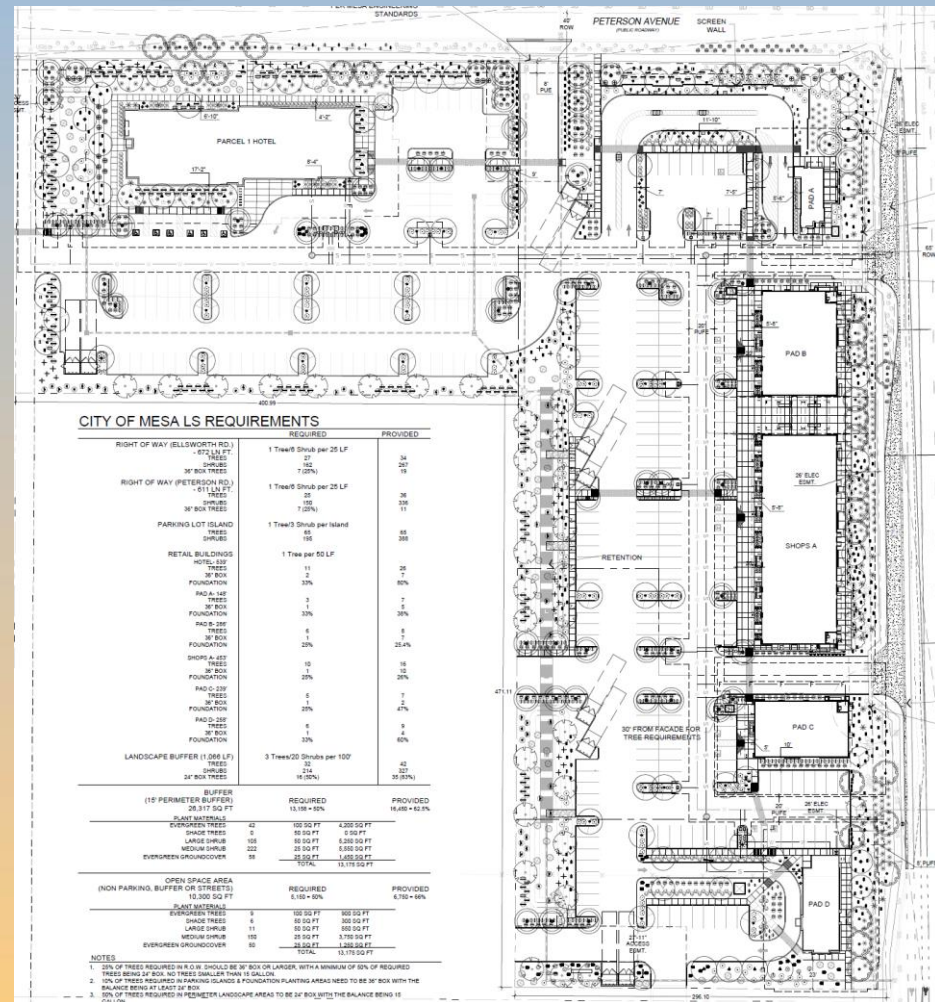
- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating areas
- 6 total access points (3 internal)





Landscape Plan

PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES/PALMS			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
ACCENTS			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	*Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasylirion longissimum	Toothless Spoon	5-Gal
	Dasylirion wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakelights Red Yuucca	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
SHRUBS			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal.
	*Dodonaea viscosa	Hopsed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp	'Lynns Legacy' Sage	5-Gal
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	'Rio Bravo'		
	Myrtus communis	Dwarf Myrtle	5-Gal
	'Compacta'		
	Olea europaea	'Little Ollie'	5-Gal
	'Little Ollie'		
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
GROUND COVERS			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	'Lantana montevicensis'	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis	Upright Rosemary	1-Gal
	'Pyramidalis'		





Shops A & Pad B Elevations



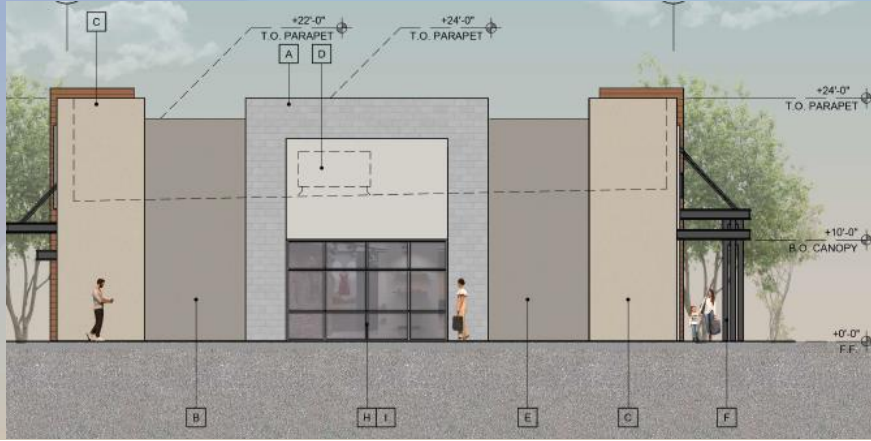
PAD B AND SHOPS A - WEST EXTERIOR ELEVATION - FRONT



SHOPS A AND PAD B - EAST EXTERIOR ELEVATION - BACK



Shops A & Pad B Elevations



SHOPS A - NORTH EXTERIOR ELEVATION - LEFT SIDE



SHOPS A - SOUTH EXTERIOR ELEVATION - RIGHT SIDE



PAD B - NORTH EXTERIOR ELEVATION - LEFT SIDE



PAD B - SOUTH EXTERIOR ELEVATION - RIGHT SIDE



Pad C Elevations



PAD C - WEST EXTERIOR ELEVATION - FRONT



PAD C - EAST EXTERIOR ELEVATION - BACK



Pad C Elevations



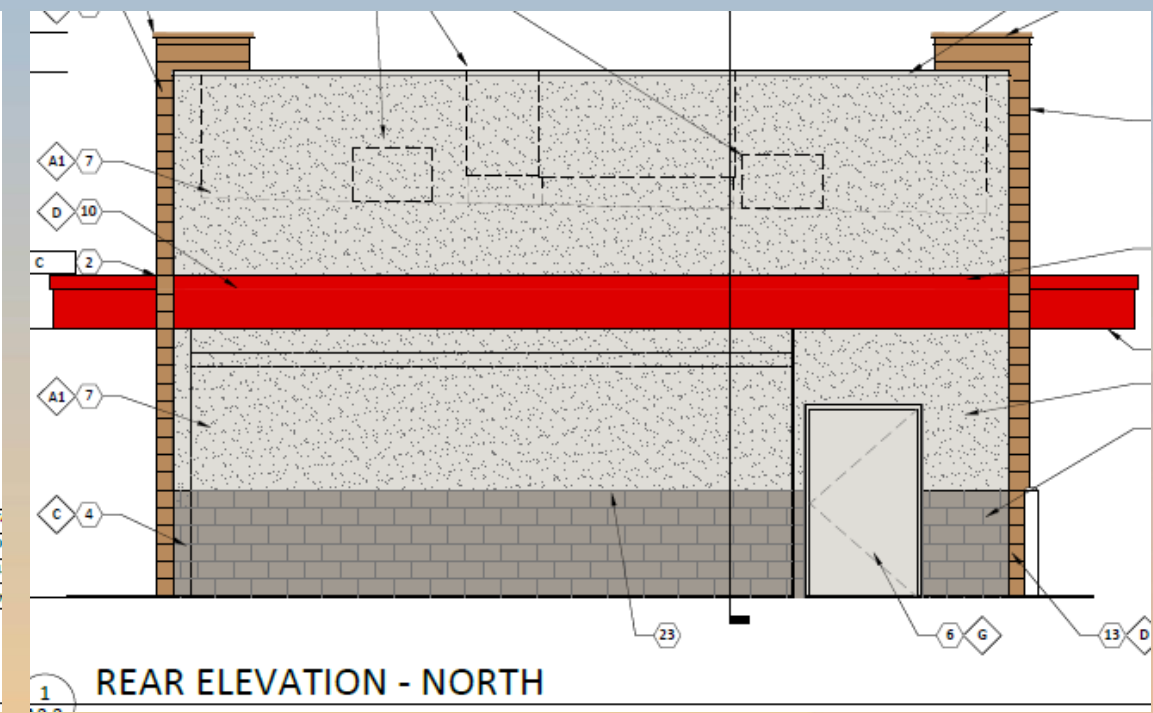
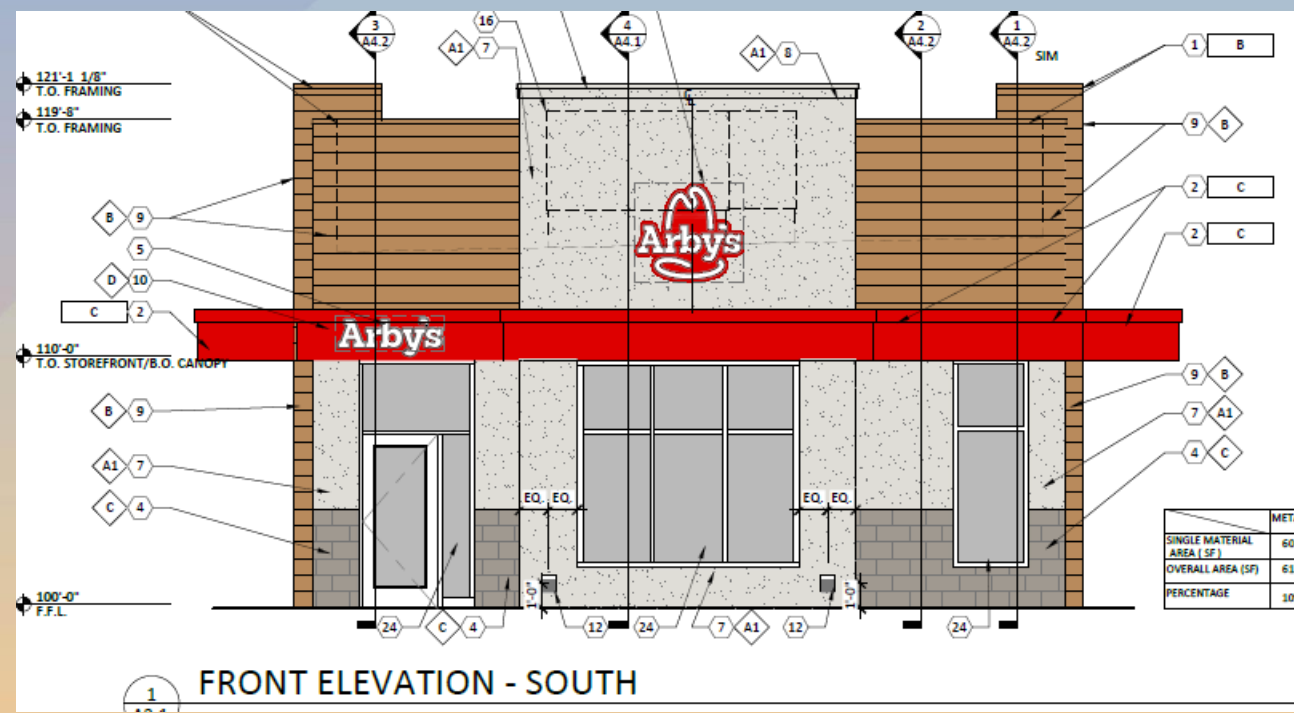
PAD C - NORTH EXTERIOR ELEVATION - LEFT SIDE



PAD C - SOUTH EXTERIOR ELEVATION - RIGHT SIDE

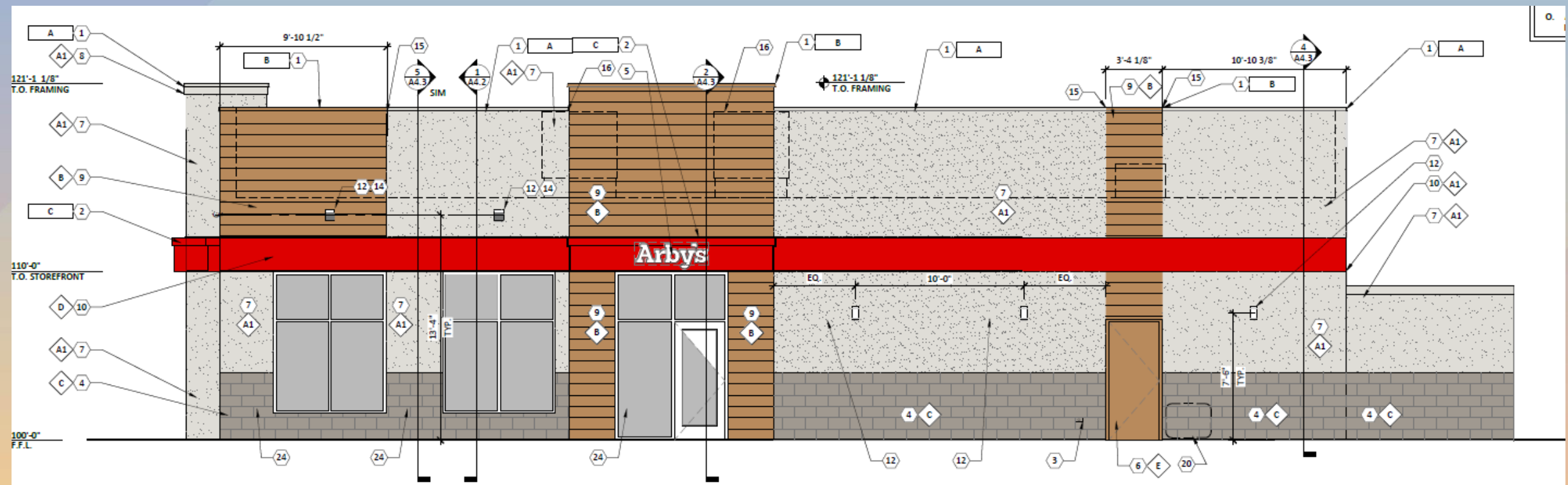


Arby's Elevations





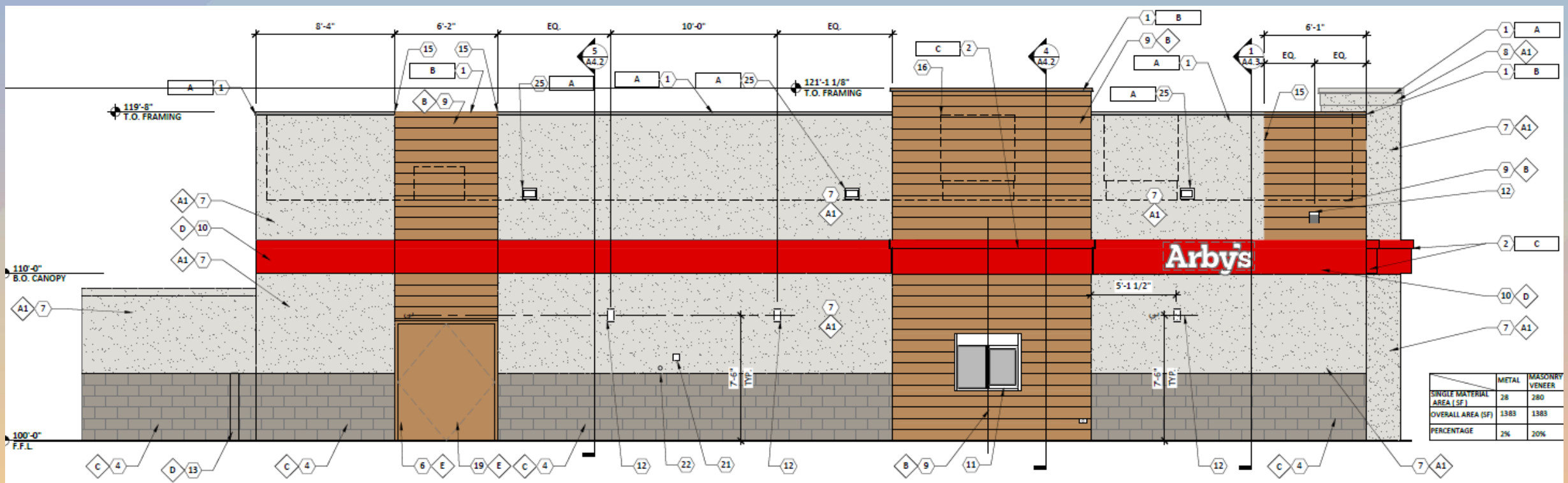
Arby's Elevations



2 SIDE ELEVATION - EAST



Arby's Elevations



2 SIDE ELEVATION - WEST



Rendering – Pad B (NWC)





Rendering – Pad B (NEC)





Rendering – Shops A (SWC)





Rendering – Shops A (SEC)





Rendering – Arby's (S)





Rendering – Arby's (W)





Rendering – Arby's (N)



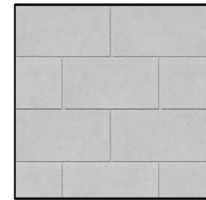


Rendering – Arby's (E)





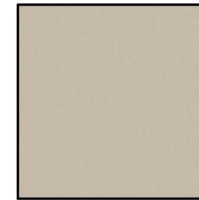
Colors and Materials



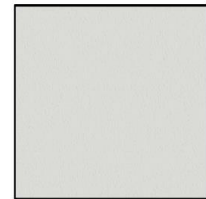
BLOCK VENEER 8" X 4" X 16"
ECHELON STANDARD MASONRY
COLOR: SALT AND PEPPER



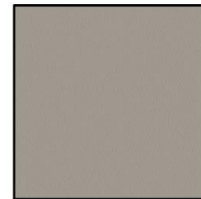
WOOD SIDING
ALPOLIC
COLOR: MPL MAPLE



SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 9173 "SHIITAKE"



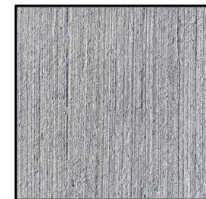
SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 7666 "FLEUR DE SEL"



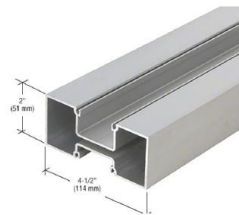
SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 7642 "PAVESTONE"



METAL CANOPY AND COLUMN
COLOR: SHERWIN WILLIAMS
SW 6258 "TRICORN BLACK"



HARDSCAPE
COLOR: GRAY CONCRETE
BROOM FINISH



ALUMINUM STOREFRONT
MANUFACT: KAWNEER
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING
VALUE: (U=0.29. SHGC=0.28)



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board