



Design Review Board



DRB24-00366

Associated Retina

Consultants

Emily Johnson, Planner I

November 12, 2024



Request

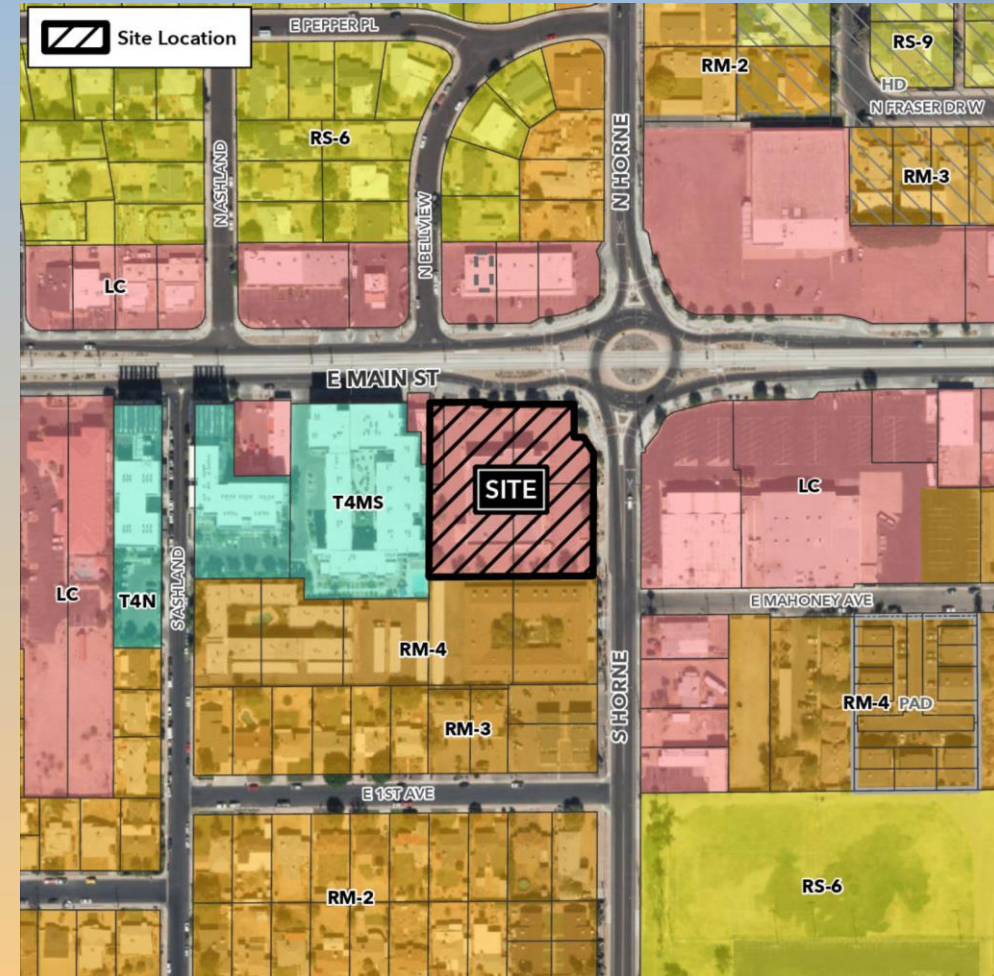
- Design Review
- For a medical office and retail development





Location

- On the south side of Main Street
- West of Horne
- East of Mesa Drive





Site Photo

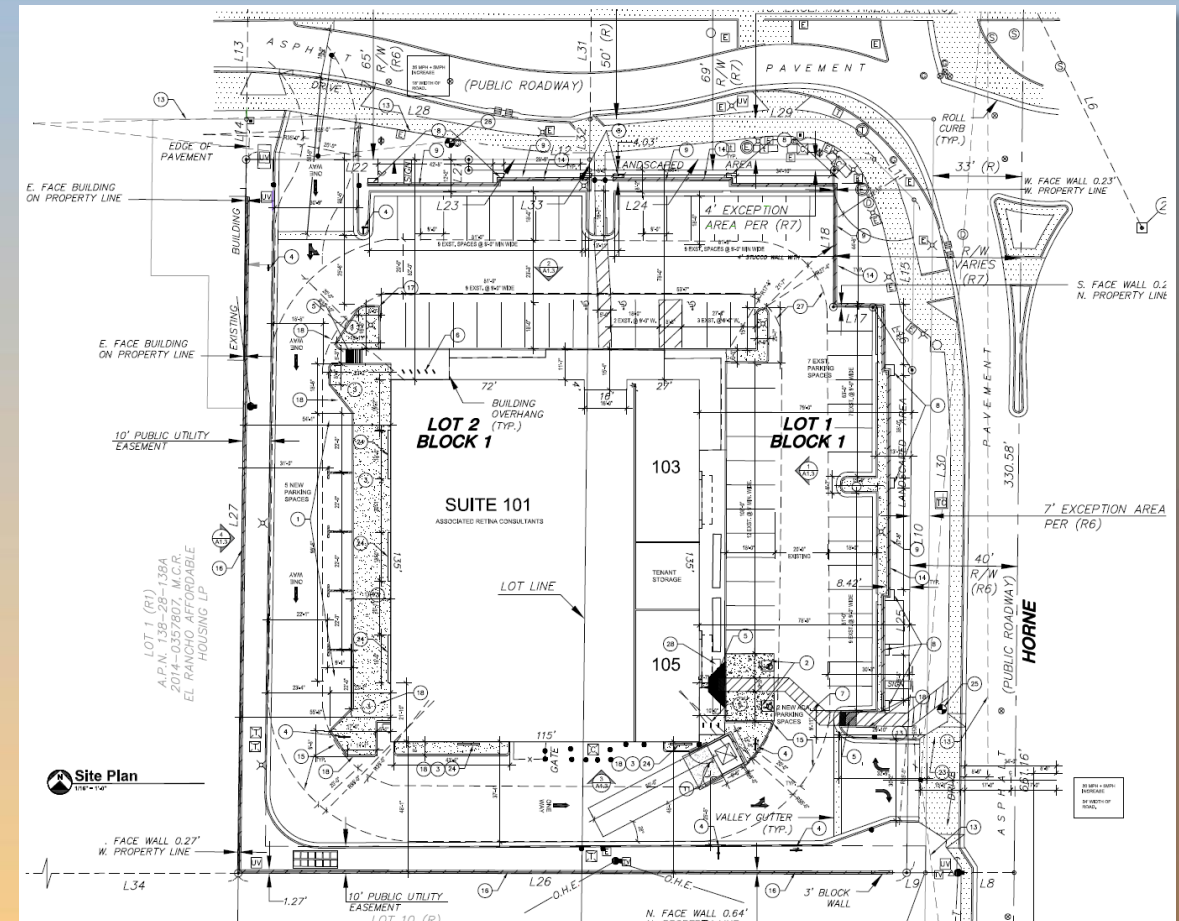


Looking south from Main Street



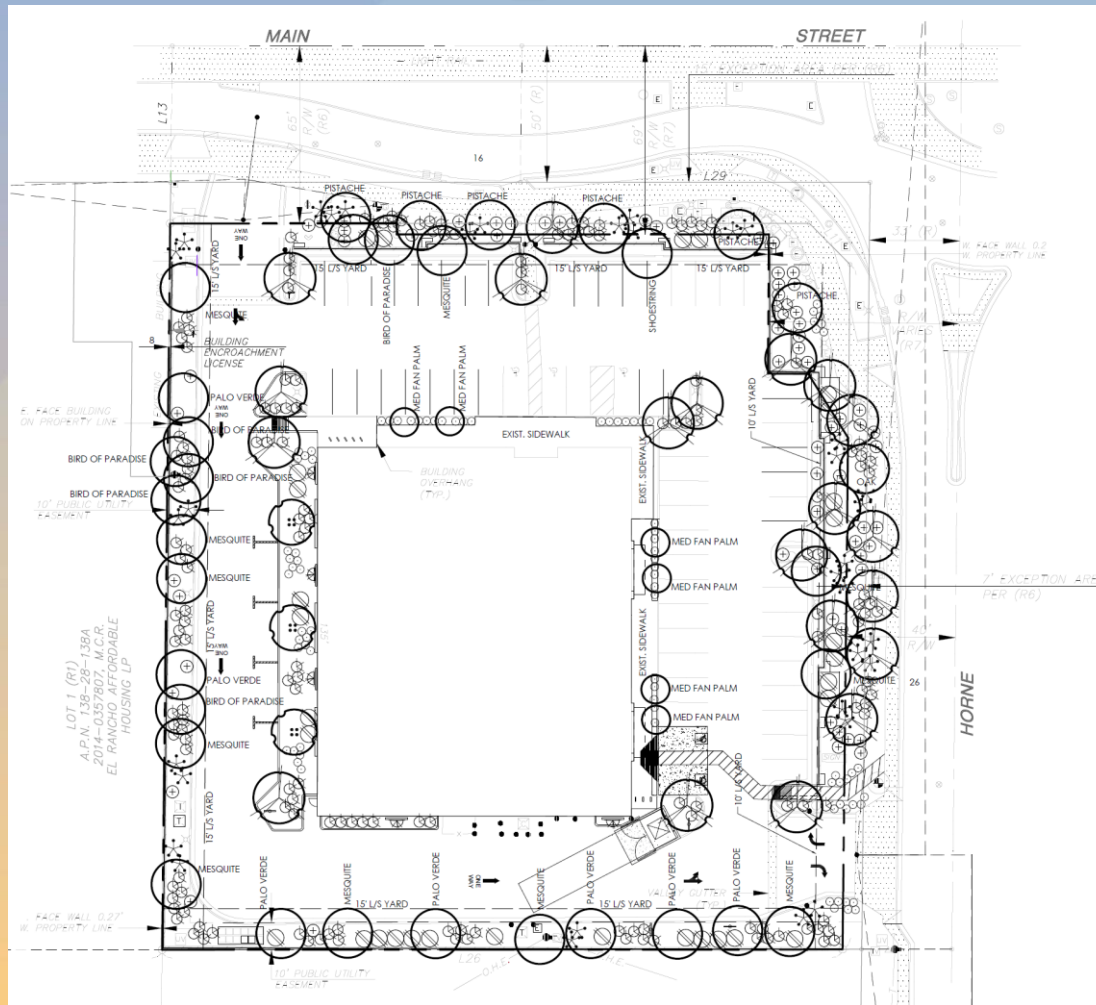
Site Plan

- Former Walgreens building repurposed for a medical office with two retail suites
- Primary access from Main Street and Horne
- 67 parking spaces required; 67 provided














Landscape Plan



EXISTING LANDSCAPE LEGEND

-  EXISTING TREE
PROTECT FROM CONSTRUCTION
-  EXISTING SHRUB
PROTECT FROM CONSTRUCTION
-  PISTACHE X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX
-  ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
-  PODRANEA RICASOLINA
PINK TRUMPET VINE
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

MAIN STREET (NORTH)

PROPERTY LINE = 248"
10 TREES REQUIRED
10 TREES PROVIDED (9-36" box equiv., 1-new 36" box)
60 SHRUBS REQUIRED
60 SHRUBS PROVIDED

WEST PROPERTY LINE

PROPERTY LINE = 265"
8 TREES REQUIRED
12 TREES PROVIDED (12-36" box equiv.)
53 SHRUBS REQUIRED
53 SHRUBS PROVIDED

SOUTH PROPERTY LINE

PROPERTY LINE = 248"
8 TREES REQUIRED
8 TREES PROVIDED (8-36" box equiv.)
50 SHRUBS REQUIRED
50 SHRUBS PROVIDED

HORNE ROAD (EAST)

PROPERTY LINE = 265"
11 TREES REQUIRED
11 TREES PROVIDED (3-36" box equiv. 8-new 36" box)
64 SHRUBS REQUIRED
64 SHRUBS PROVIDED

PARKING LOT

NON-COMPLIANT PARKING WILL BE
ADDED TO THE SCP
PARKING STALLS = 62
12 TREES REQUIRED (2-36" box, 10-24" box)
12 TREES PROVIDED (12-36" box)
36 SHRUBS REQUIRED (5-gallon)
40 SHRUBS PROVIDED (5-gallon)

LANDSCAPE COVERAGE

LANDSCAPE AREA: 10,667 SQ. FT.
LANDSCAPE COVERAGE REQUIRED: 5,334 SQ. FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 6,133 SQ. FT. (57%)

FOUNDATION BASE:

BUILDING PERIMETER: 500 L.F.T.
TREES REQUIRED: 10 TREES (1-36" BOX, 9-24" BOX)
TREES PROVIDED: 12 TREES (8-36" BOX EQUIV., 4-24" BOX)



Elevations



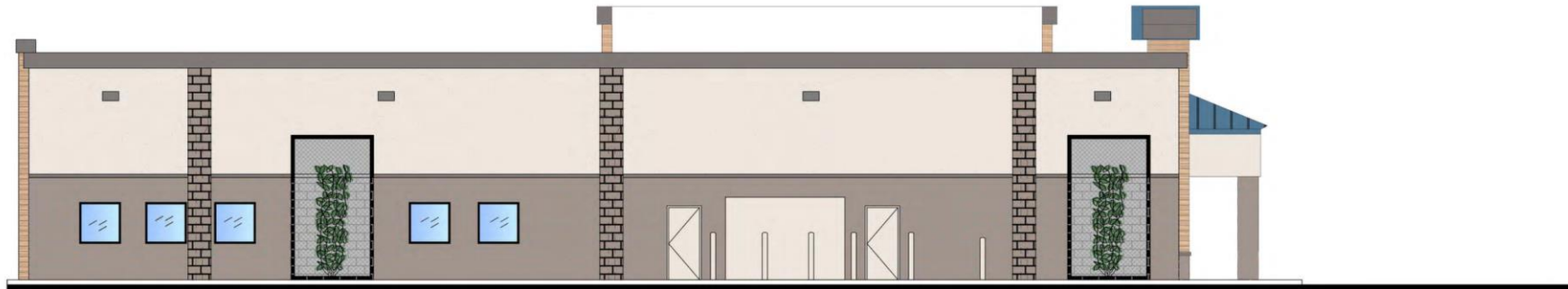
1 East Elevation
NTS



2 North Elevation
NTS



Elevations



3 South Elevation



4 West Elevation



Rendering





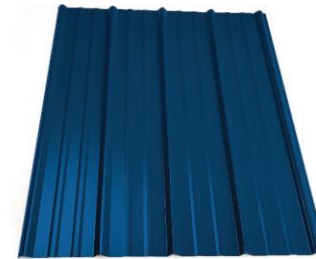
Rendering





Colors and Materials


Associated
Retina
Consultants
755 E. MAIN ST. MESA, AZ
PROPOSED REMODEL MATERIALS
THIEM DESIGN GROUP
650 N. 99TH AVE STE 108 AVONDALE, AZ



Standing Seam Metal
Roof



Metal Landscape Trellis



Nichiha Panels- Spruce



Field Paint-
SW7529
Sand Beach



Accent & CMU
Paint- SW7503
Sticks & Stones



Split Face CMU



Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct 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
- ✓ Proposed alternative compliance

Staff welcomes any feedback



Design Review Board