

Tuesday, November 14, 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
Boardmember Bell

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Joshua Grandlienard
Sean Pesek
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

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

1 Call meeting to order.

Chair Thomas welcomed everyone to the meeting at 4:30 PM

2 Staff update

Introduced and welcomed new Boardmember Kyle Bell.

3 Consider the Minutes from the October 17, 2023 Design Review Board Meeting.

A motion to approve the Minutes from the October 17, 2023, Design Review Board Meeting was made by Boardmember Trexler and seconded by Boardmember Astle.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Thomas – Astle – Johnson – Knudsen – Trexler – Bell

NAYS – None

ABSENT– None

ABSTAINED – None

4 Discuss and take action on the following Design Review cases:

- 4a DRB23-00504 - "Skybridge of Arizona" (District 6).** Within the 6600 block of South Sossaman Road (east side). Located north of Pecos Road on the east side of Sossaman Road. (4± acres). Design Review and Site Plan Review for an office development. Brian Atkinson, Applicant; Williams Gateway Airport Authority, Owner.

Staff planner Sean Pesek presented the case.

See attached presentation.

Conditions of Approval:

1. Compliance with the final site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z07-014.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or

registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.

- d. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.

A motion to approve case DRB23-00504 was made by Boardmember Astle and seconded by Boardmember Trexler.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Thomas – Astle – Johnson – Knudsen – Trexler – Bell

NAYS – None

ABSENT– None

ABSTAINED – None

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

- 5a DRB22-00614 - "Outlaw Trucking" (District 2).** Within the 5200 to 5300 blocks of East Main Street (south side). Located south of Main Street and east of Higley Road (1± acres). Design Review for a major automobile repair facility. Dan Christensen, C.E.W. Associates, Applicant; Jason Dial, Outlaw Trucking, Owner.

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Provide articulation for the center portion of the site
- Return the parapet walls
- Check the window alignment with the floor plan
- Provide more depth and movement

5b DRB22-01158 - “Kids Incorporated” (District 6). Within the 9300 to 8400 blocks of East Cadence Parkway (south side). Located east of Ellsworth Road and south of Ray Road. (1± acres). Design Review for a day care facility. John Reddell, John Reddell Architects, Inc., Applicant; Ellsworth and Cadence LLC., Owner.

Staff planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- Improve the corner entrance at the north elevation of the proposed building.
- Concerns on the hours of operation, traffic volumes, and the number of parking spaces proposed.

Robyn Klawilter, 7135 E Camelback Road - expressed their opposition to this project.

5c DRB23-00547 - "Edged Data Center" (District 6). Within the 8700 and 8800 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road. (14± acres). Design Review for a data center. Sean Lake, Pew & Lake, PLC., Applicant; Scannell Properties No. 507, Owner.

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Incorporate louvers into the proposed architecture for the portion of the structure housing the chillers

- 5d DRB23-00709 - “EdgeConneX” (District 6).** Within the 3200 to 3300 blocks of South Hawes Road (east side). Located north of Elliot Road on the east side of Hawes Road. (80± acres). Design Review for a data center. Matthew Hake, HKS, Inc., Applicant; Loop 202 & Elliot Road, LLC, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Provide additional detail on the Hawes Road façade of Building 1 at the central admin. area and adjacent sides. Detail may include:
 - Textural relief
 - Bump outs
 - Articulation on the north and south sides of the admin. area
- Human-scale elements such as canopy or trellis
- Move walls in and out on Hawes elevation of Building 1 to break up the flat façade
- Confirm all rooftop mechanical equipment is screened

- 5e DRB23-00765 - "CCC Mesa Children's Building" (District 1).** Within the 900 to 1000 block of North Lindsay Road (east side) and within the 2800 and 3000 blocks of East Encanto Street (south side). Located south of Brown Road on the east side of Lindsay Road. (34± acres). Design Review for a place of worship. Dan Brusnahan, Todd and Associates, Applicant; Central Christian Church of Mesa, Owner.

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- No comments

- 6 Adjournment:** Boardmember Johnson moved to adjourn the meeting and was seconded by Boardmember Trexler. Without objection, the meeting was adjourned at 5:40 PM.



DRB 23-00504

SkyBridge – Lot 116b



Request

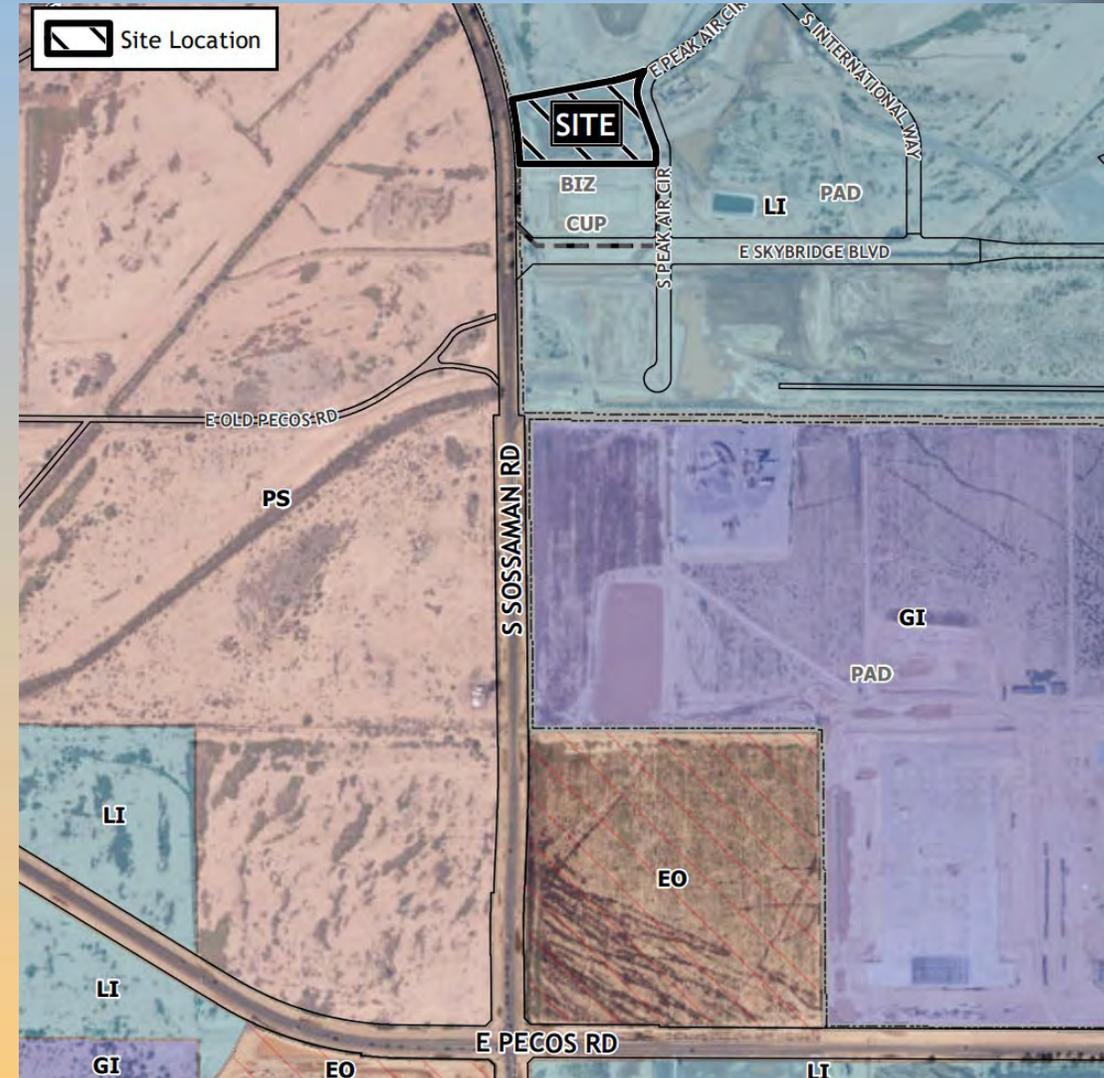
- Site Plan Review and Design Review
- To allow for an office development





Location

- North of Pecos Road
- East of Sossaman Road
- West side of Peak Air Circle





General Plan

Specialty District

- Maintain a campus feel and connection between buildings by having consistency in landscaping and signage
- High quality of building design and materials





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Proposed use is permitted in the Light Industrial zoning district
- Per Ord. No. 4691, the Design Review Board is required to review and approve all future development plans





Site Photos

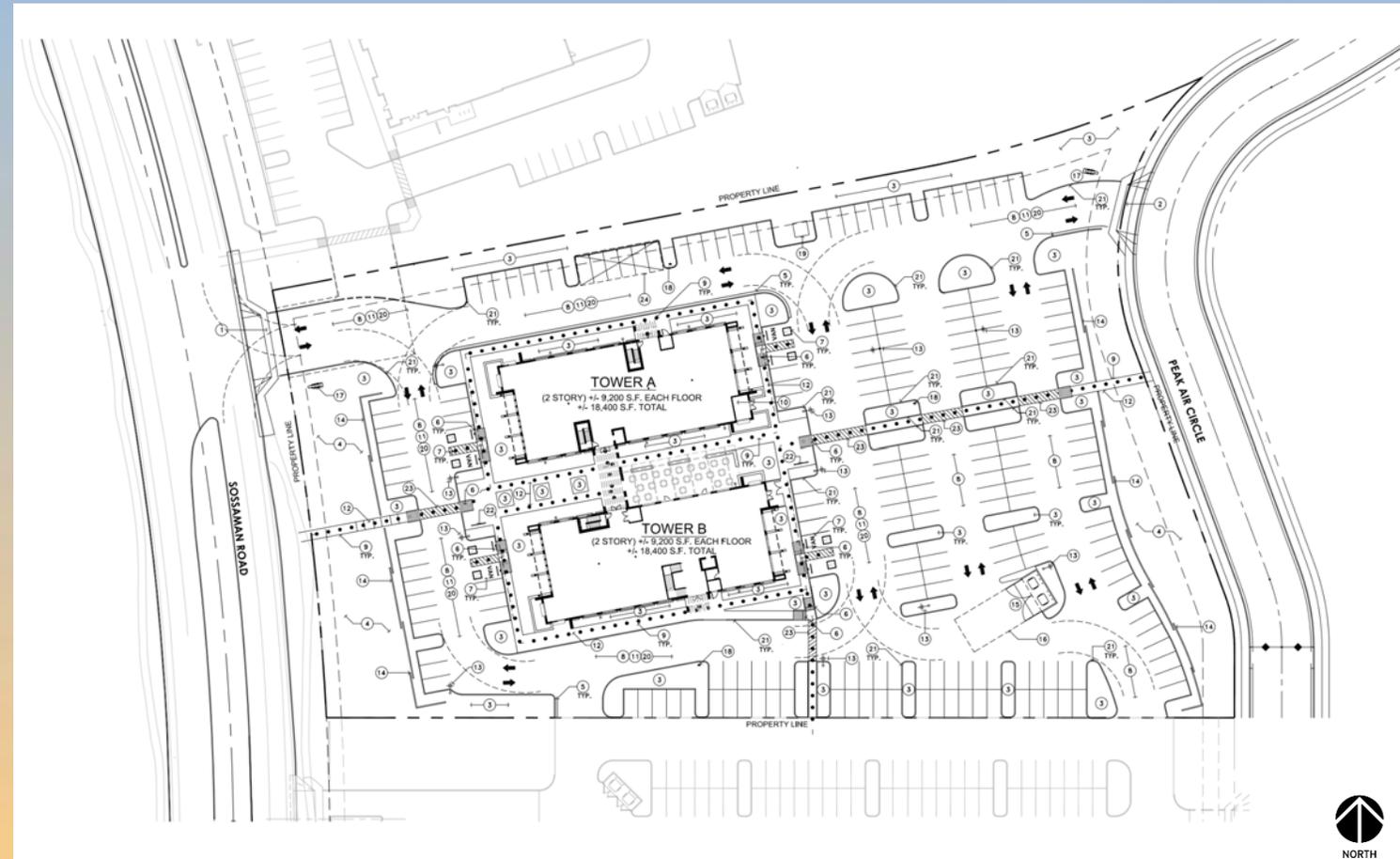


Looking east from Sossaman Road



Site Plan

- Two office buildings totaling approximately 36,800 sq ft
- 1,535 sq ft of outdoor seating area between the two buildings
- Vehicular access is provided from Sossaman Road and Peak Air Circle
- 212 parking spaces required; 213 spaces provided

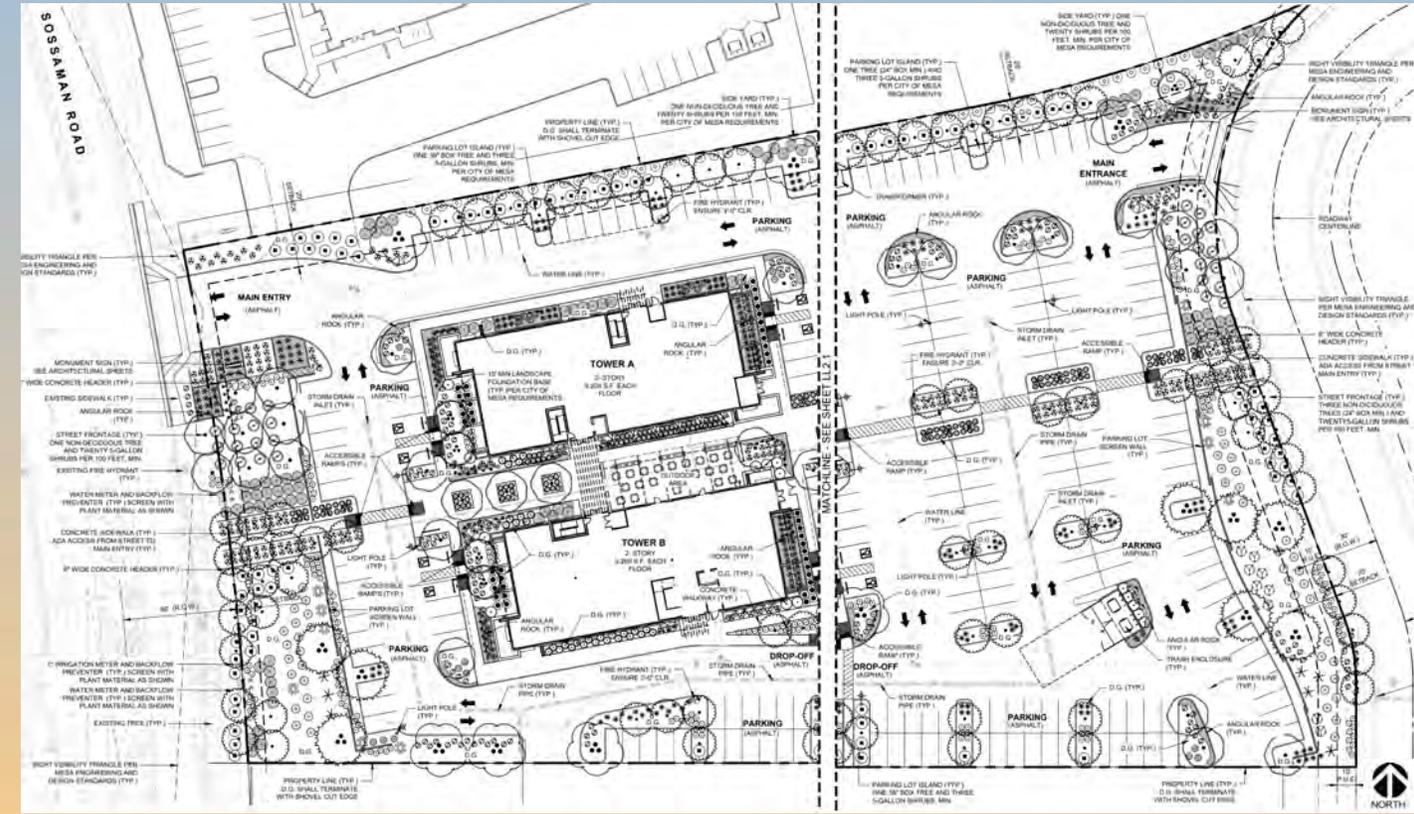




Landscape Plan

CITY OF MESA LANDSCAPE REQUIREMENTS		
REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA	N/A	344,000 SF
PARKING LOT ISLAND REQUIREMENT (1 TREE AND THREE SHRUBS PER ISLAND)	40 TREES 120 SHRUBS	48 TREES 192 SHRUBS
PARKING LOT ISLAND REQUIREMENT (AT LEAST 10% OF TREES SHALL BE 36" BOX)	4 TREES 10%	40 TREES 83%
SIDEYARD REQUIREMENT SECTION 11-33-3(B)(2) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 600LF	18 TREES 120 SHRUBS	18 TREES 136 SHRUBS
FUTURE ROAD REQUIREMENT SECTION 11-33-3(A) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 400LF	12 TREES 80 SHRUBS	12 TREES 92 SHRUBS
SOSSOMON ROAD REQUIREMENT SECTION 11-33-3(A) (3 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF) TOTAL 330LF	10 TREES 67 SHRUBS	10 TREES 84 SHRUBS
THE MINIMUM SIZE OF PLANT MATERIALS (WITHIN THE STREET-FACING LANDSCAPE SETBACK) SHALL BE AS FOLLOWS:	TOTAL REQUIRED 80 TREES	
<ul style="list-style-type: none"> MINIMUM OF 25 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 36-INCH OR LARGER BOX SIZE A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX SIZE NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED SHRUBS SHALL BE 5-GALLON SIZE OR LARGER NO SHRUBS SHALL BE LESS THAN 1-GALLON SIZE. 	25% (20 TREES) 25% (40 TREES)	75% (60 TREES) COMPLIED COMPLIED COMPLIED

LANDSCAPE SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	81	ACACIA ANEURA	MULGA	36" BOX (SINGLE-TRUNK)
	7	CERCIDIUM X 'SONORAN EMERALD'	SONORAN EMERALD PALO VERDE	36" BOX (MULTI-TRUNK)
	8	PROSOPIS X THORNLESS 'AZT'	THORNLESS AZT MESQUITE	24" BOX (MULTI-TRUNK)
	30	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	36" BOX (SINGLE-TRUNK)
	5	VITEX AGNUS-CASTUS	CHASTE TREE	48" BOX (MULTI-TRUNK)





Elevations



OVERALL EAST ELEVATION- COLORED

ELEVATION EAST	MATERIAL	% COVERAGE
	CMU-1	24%
	CMU-2	19%
	M-1	11%
	M-2	10%
	EF-1	10%
	EF-2	1%
	GLAZING	25%



Elevations



WEST

CMU-1	22%
CMU-2	20%
M-1	9%
M-2	10%
EF-1	12%
EF-2	1%
GLAZING	26%



Elevations



**TOWER B
NORTH ELEVATION - COLORED**

TOWER B NORTH

CMU-1	21%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	8%
GLAZING	19%



Elevations



**TOWER B
SOUTH ELEVATION - COLORED**

TOWER B SOUTH

CMU-1	21%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	8%
GLAZING	19%



Elevations



TOWER A NORTH

CMU-1	24%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	7%
GLAZING	17%



Elevations



TOWER A SOUTH

CMU-1	22%
CMU-2	6%
M-1	5%
M-2	0%
EF-1	41%
EF-2	7%
GLAZING	19%



Renderings





Colors and Materials

CONCRETE MASONRY UNIT

- [CMU-1]**
 - INTERNAL COLORED CMU
 - STYLE: GROUND FACE MASONRY UNIT
 - TYP: TRENDSTONE
 - COLOR: SUNSHINE (10%)
 - GROUP 3 - NORMAL WEIGHT
- [CMU-2]**
 - INTERNAL COLORED CMU
 - STYLE: GROUND FACE MASONRY UNIT
 - TYP: TRENDSTONE
 - COLOR: MONTELY STONE (40%)
 - GROUP 2 - MEDIUM WEIGHT
- [CMU-3]**
 - INTERNAL COLORED CMU
 - STYLE: GROUND FACE MASONRY UNIT
 - TYP: TRENDSTONE
 - COLOR: MAUI SAND (10%)
 - GROUP 2 - MEDIUM WEIGHT
- [CMU-4]**
 - INTERNAL COLORED CMU
 - STYLE: TEXTURED MASONRY UNIT
 - TYP: WEARSTONE
 - COLOR: MESASTONE
 - GROUP 1 - MEDIUM WEIGHT
- [CMU-5]**
 - INTERNAL COLORED CMU
 - STYLE: TEXTURED MASONRY UNIT
 - TYP: MESASTONE
 - COLOR: BONE (20%)
 - GROUP 2 - MEDIUM WEIGHT

EXTERIOR INSULATED FINISH SYSTEM

- [EIF-1]**
 - EIFS (EXTERIOR INSULATED FINISH SYSTEM)
 - INTERNAL COLOR
 - COLOR: SUNN EDWARDS STANFORD STONE (EXTREME)
- [EIF-2]**
 - EIFS (EXTERIOR INSULATED FINISH SYSTEM)
 - INTERNAL COLOR
 - COLOR: SUNN EDWARDS CARMEL MISSION (DET #84)

PAINT COLORS:

- [P-1]**
 - PAINT COLOR
 - COLOR: WEATHERED BROWN
 - NUMBER: 25278A
 - MFG: SUNN EDWARDS PAINTS
- [P-2]**
 - PAINT COLOR
 - COLOR: INVERSED
 - NUMBER: 25277C
 - MFG: SUNN EDWARDS PAINTS

CONCRETE:

- [CC-1]**
 - CAST IN PLACE CONCRETE

STACKED STONE:

- [ST-1]**
 - STONE VENEER
 - WFS: ELIZABETH STONE
 - STYLE: CLIFFSTONE
 - COLOR: BOARDWALK

WINDOW FRAME COLOR:

- [FW-1]**
 - CURTAIN WALL FRAME
 - COLOR: DARK BRONZE ALUMINUM
 - MFG: ARCADIA

METAL PANEL WALL SYSTEM:

- [M-1]**
 - HORIZONTAL METAL PANEL SYSTEM
 - STYLE: PM-120-0
 - MFG: MICO
 - COLOR: KHAKI BROWN
 - SIZE: 12" WIDE
- [M-2]**
 - HORIZONTAL METAL PANEL SYSTEM
 - STYLE: SHADOWSB
 - MFG: MICO
 - COLOR: DESERT SAND
 - SIZE: 18" WIDE

GLASS:

- [G-1]**
 - GLASS COLOR
 - LOW-E INSULATED GLAZING
 - COLOR: OFFGRAY
 - MFG: VITRO GLASS

LOT 116B
MIXED USE DEVELOPMENT
MATERIALS BOARD

adm group | architecture.
design.
management.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Chapter 70 of the MZO for Design Review

Staff recommends Approval with Conditions



DRB22-00614

Outlaw Trucking

Josh Grandlienard, AICP, Planner II

November 14, 2023



Request

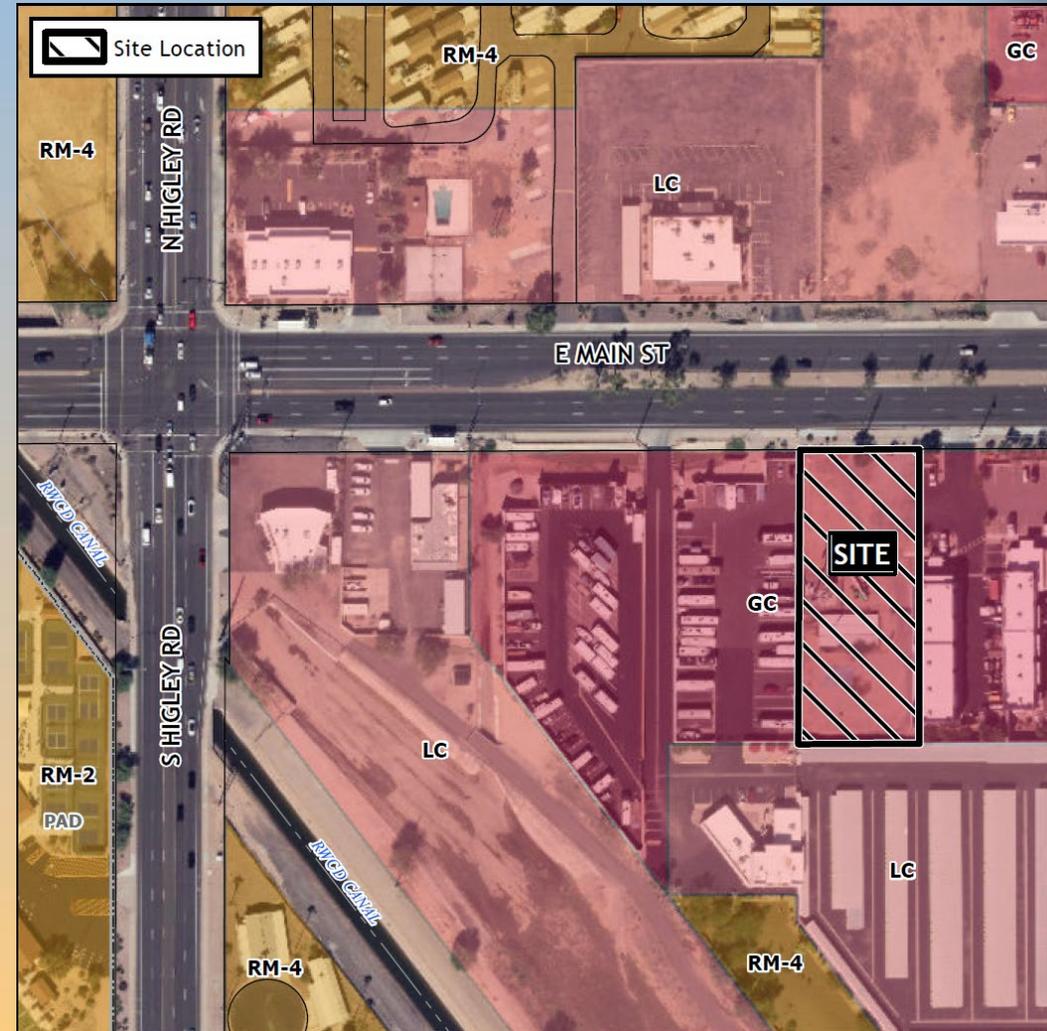
- Design Review
- To allow for a major automobile repair facility





Location

- East of Higley Road
- South of Main Street





Site Photo

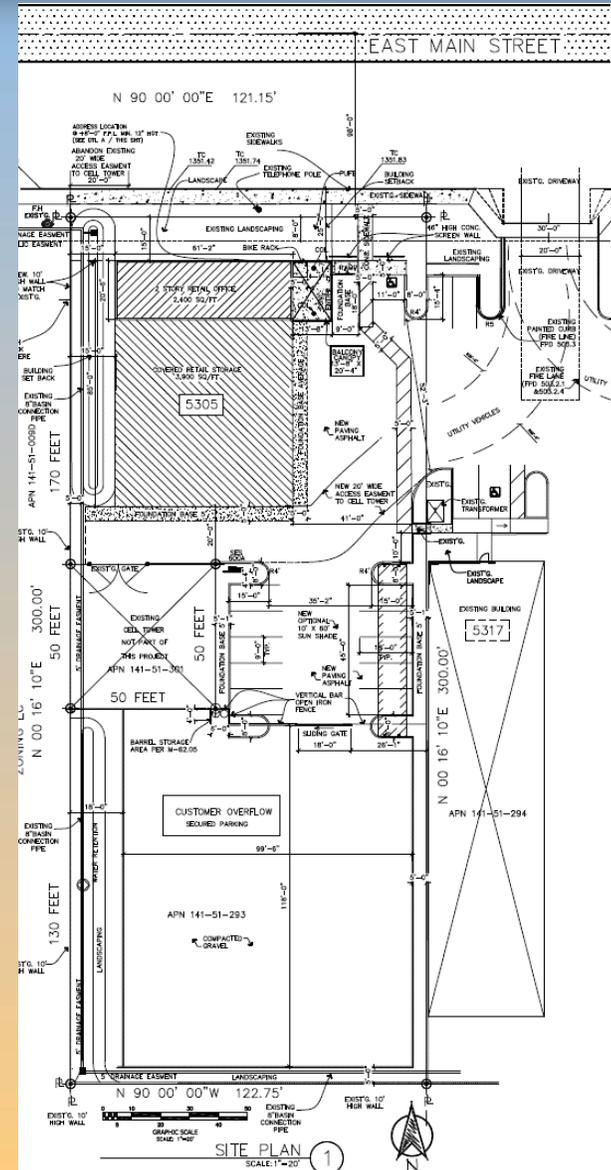


Looking south from Main Street



Site Plan

- Shared Access from Main Street
- 5,600 sq. ft. building and canopy
- 11 parking spots on site





Elevations

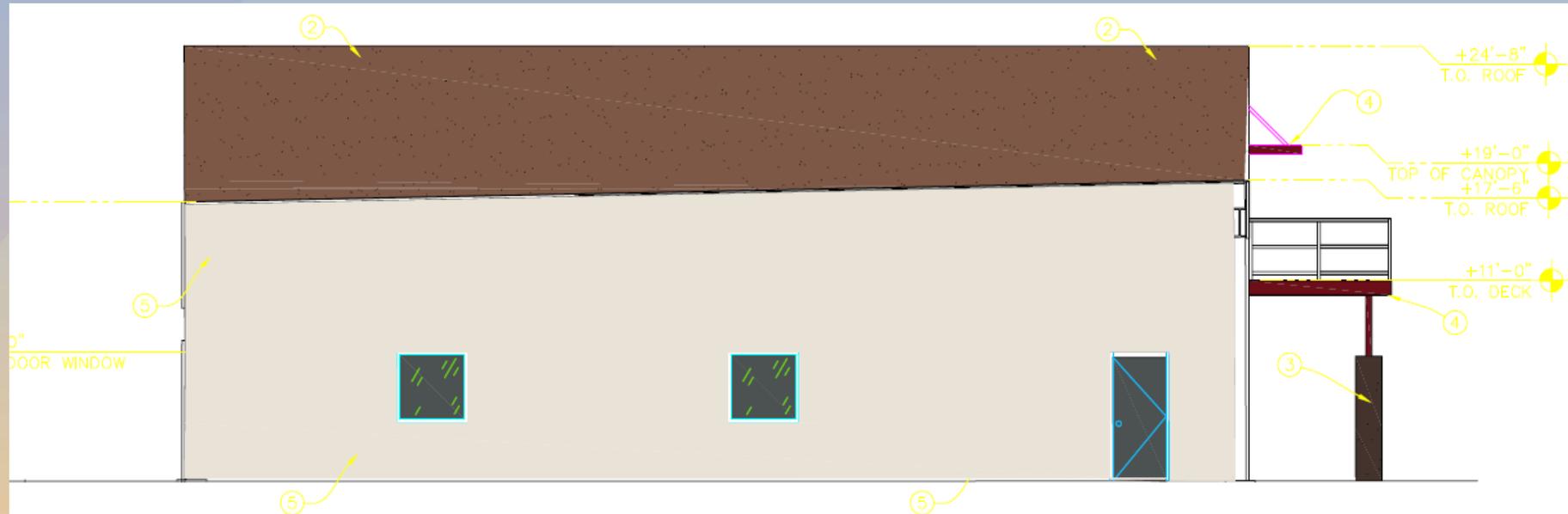


COLOR SCHEDULE:

①	BUILDING BASE COLOR: BEHR: UNMARK TRAIL N350-3		
②	VERTICAL ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
③	WAINSCOTT ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
④	METAL CANOPY: MBCI: BURNING SLATE SIGNATURE 200		METAL CANOPY
⑤	SECONDARY ACCENT #1: BEHR: DARK RUFFLE PPU5-19		
⑥	METAL ACCENT: MBCI: BURNING SLATE SIGNATURE 200		METAL ACCENT PANEL



Elevations

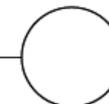


COLOR SCHEDULE:

①	BUILDING BASE COLOR: BEHR: UNMARK TRAIL N350-3		
②	VERTICAL ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
③	WAINSCOTT ACCENT COLOR: BEHR: MOUNTAIN RIDGE 780B-6		
④	METAL CANOPY: MBCI: BURNING SLATE SIGNATURE 200		METAL CANOPY
⑤	SECONDARY ACCENT #1 BEHR: DARK RUFFLE PPUS-19		
⑥	METAL ACCENT MBCI: BURNING SLATE SIGNATURE 200		METAL ACCENT PANEL

BUILDING SECTION SHOWING INTERIOR SOUTH ELEVATION

SCALE: 3/16" = 1'-0"





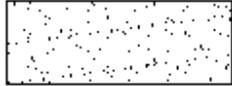
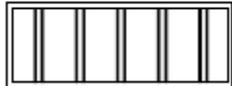
Rendering





Color and Materials

COLOR SCHEDULE:

- | | | | |
|---|--|---|-----------------------|
| ① | <u>BUILDING BASE COLOR:</u>
BEHR: UNMARK TRAIL
N330-3 |  | |
| ② | <u>VERTICAL ACCENT COLOR:</u>
BEHR: MOUNTAIN RIDGE
780B-6 |  | |
| ③ | <u>WAINSCOTT ACCENT COLOR:</u>
BEHR: MOUNTAIN RIDGE
780B-6 |  | |
| ④ | <u>METAL CANOPYs</u>
MBCI: BURNING SLATE
SIGNATURE 200 |  | METAL
CANOPY |
| ⑤ | <u>SECONDARY ACCENT #1</u>
BEHR: DARK RUFFLE
PPU5-19 |  | |
| ⑥ | <u>METAL ACCENT</u>
MBCI: BURNING SLATE
SIGNATURE 200 |  | METAL
ACCENT PANEL |



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different 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:

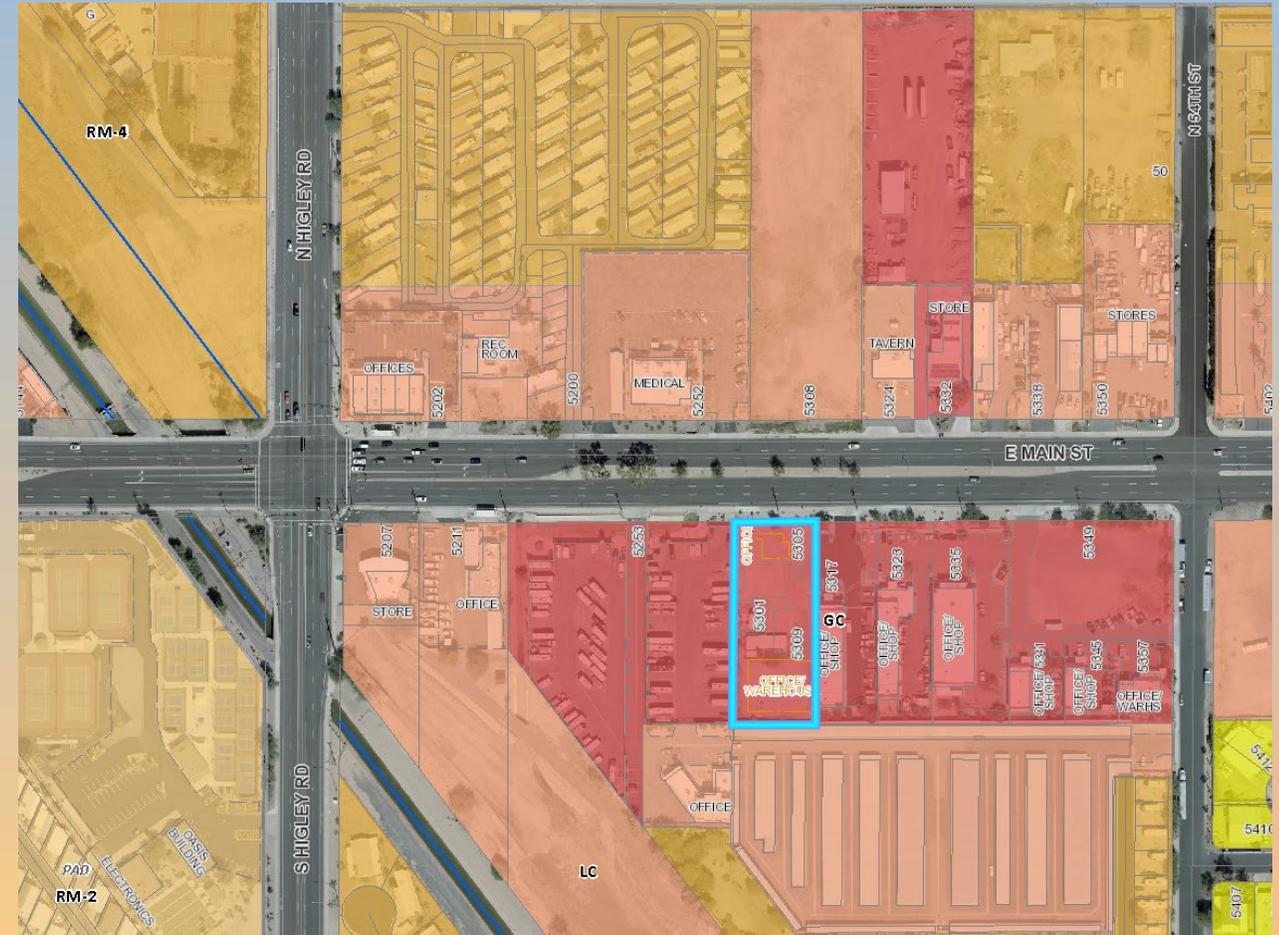
- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for Building Materials

Staff welcomes any feedback



Zoning

- General Commercial
- Proposed use is allowed by right





DRB22-01158

Kids Incorporated

Kwasi Abebrese, Planner I

November 14, 2023



Request

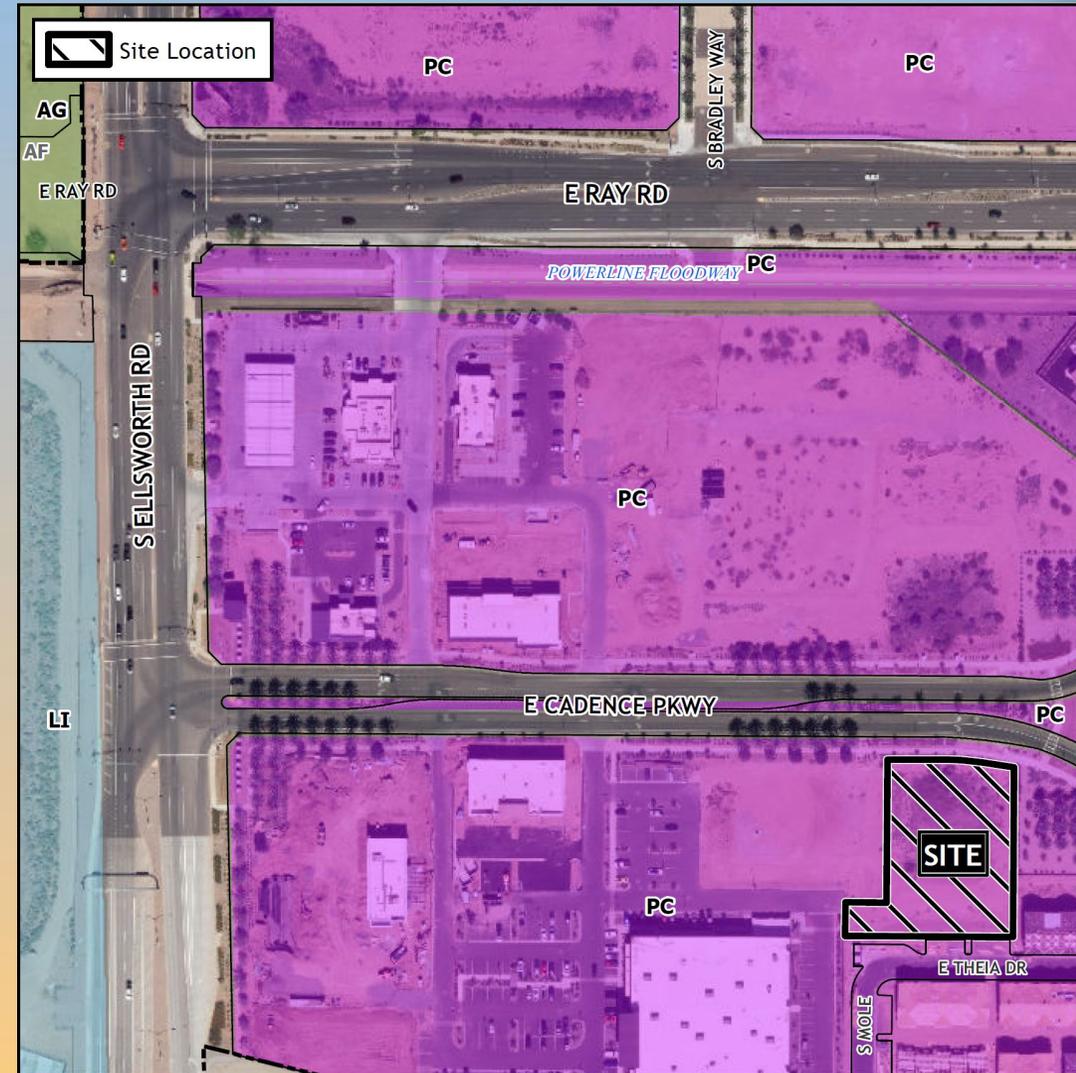
- Design Review
- To allow for a day care facility





Location

- East of Ellsworth Road
- South of Ray Road
- South of Cadence Parkway





Site Photo



Looking south from Cadence Parkway



Site Context



Looking south from Cadence Parkway



Site Context



Looking south from Cadence Parkway



Site Context

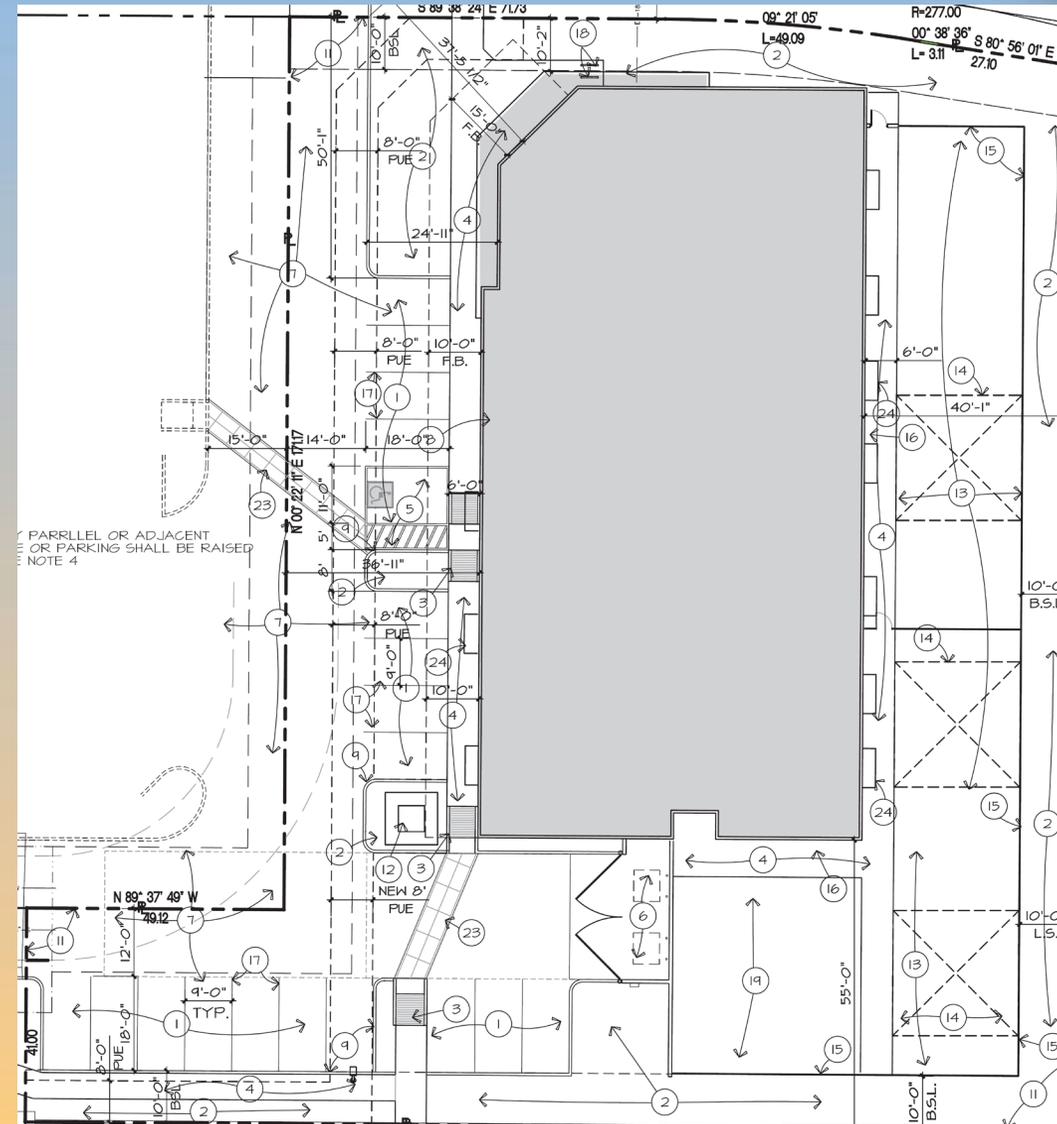


Looking south from Cadence Parkway



Site Plan

- One-story 10,147 sq. ft. day care center
- Fenced playground area with shade structures
- Vehicular access from East Cadence Parkway
- 27 parking spaces required; 29 spaces provided



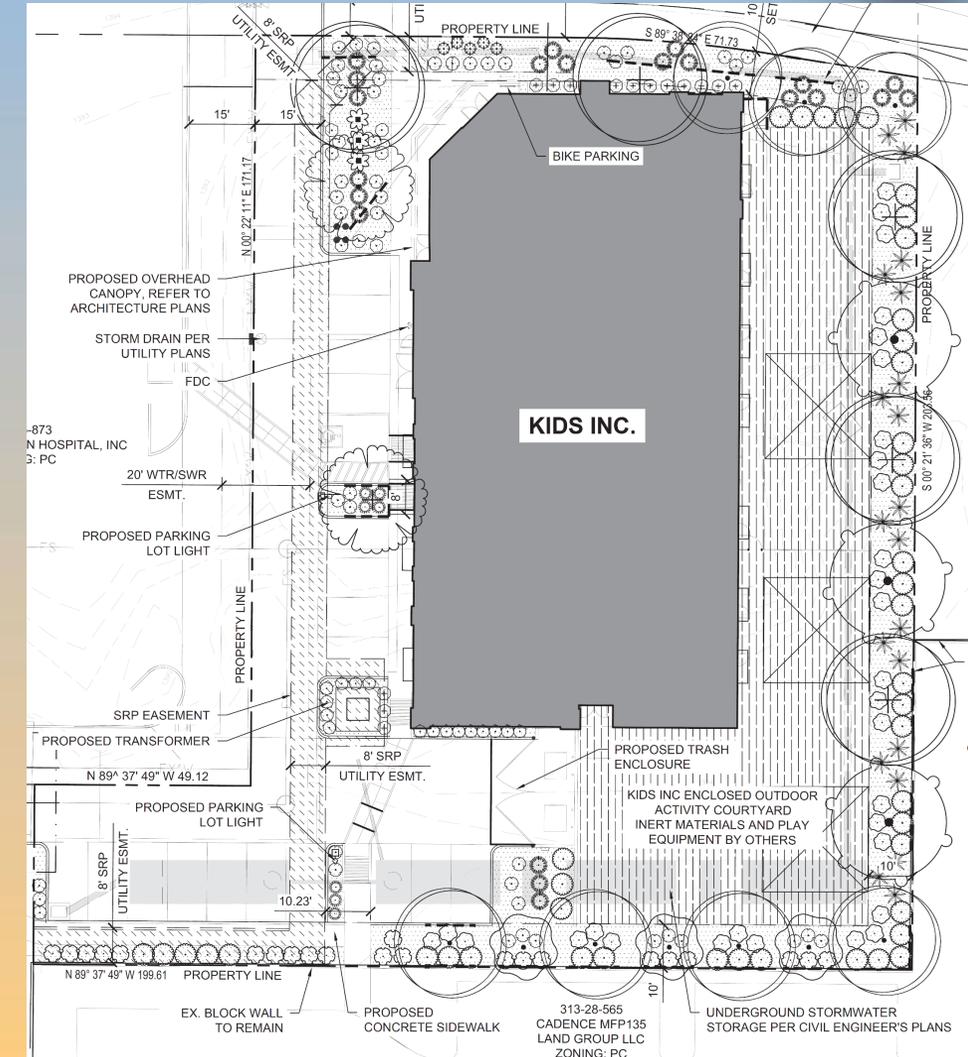


Landscape Plan

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEGETATION CREDIT
	1	<i>Pistacia x 'Red Push'</i> Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50 SF
	1	<i>Pistacia x 'Red Push'</i> Pistache	36" Box	1.75"-2.25"	9.0'-11.0'	4.0'-5.0'	25' x 25'	50 SF
	3	<i>Quercus virginiana</i> Southern Live Oak	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'	30' x 30'	100 SF
	3	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal	0.5"-0.75"	2.0'-3.0'	1.0'-2.0'	15' x 15'	25 SF
	7	<i>Ulmus parvifolia</i> Evergreen Elm	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'	30' x 30'	100 SF
	5	<i>Ulmus parvifolia</i> Evergreen Elm	36" Box	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'	30' x 30'	100 SF

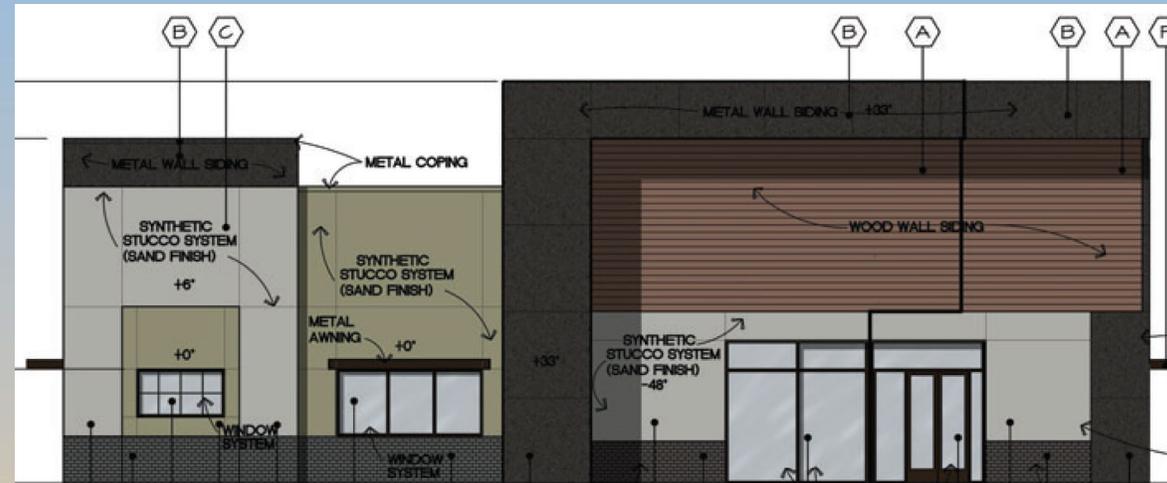
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	VEGETATION CREDIT
	3	<i>Agave vilmoriniana</i> Octopus Agave	5 gal	10 SF
	7	<i>Bouteloua gracilis 'Blonde Ambition'</i> Blonde Ambition Blue Grama	5 gal	5 SF
	5	<i>Euphorbia rigida</i> Yellow Spurge	5 gal	10 SF
	21	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal	25 SF
	21	<i>Muhlenbergia capillaris 'Regal Mist' TM</i> Regal Mist Muhly	5 gal	5 SF



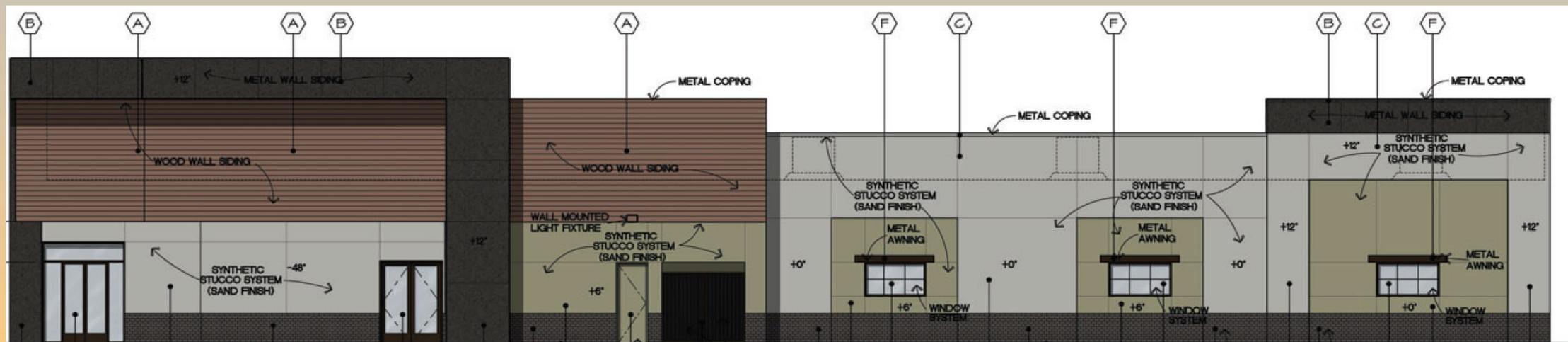
313-28-565
CADENCE MFP135
LAND GROUP LLC
ZONING: PC



Elevations



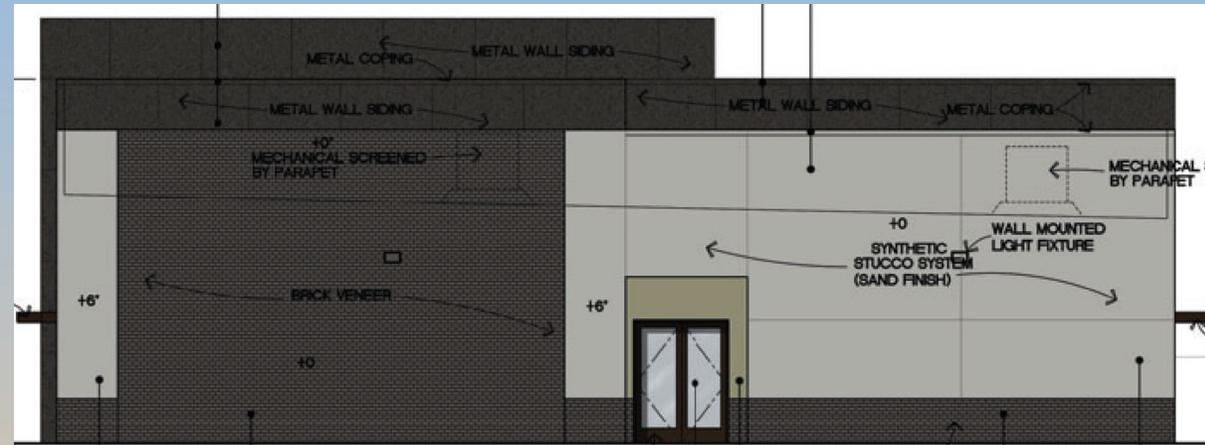
North Elevation



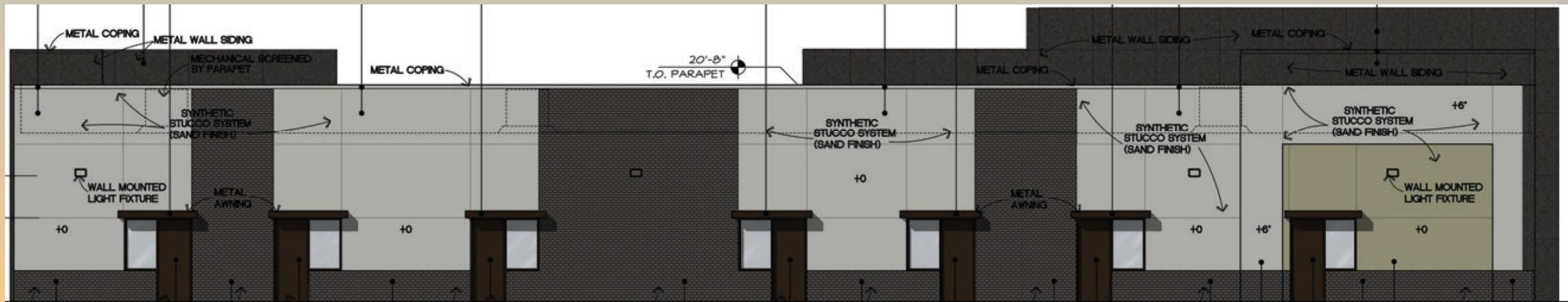
West Elevation



Elevations



South Elevation



East Elevation



Renderings





Renderings





Colors and Materials

Building Wall Material A:

Fiberon Meranti
Wall Panel
Color: Natural Reef



Building Color B:

SCM Panel
Old Country Millwork
Color: Champagne



Building Color E:

Stucco Accent (Sand Finish)
Dunn-Edwards DET 603
Color: Fairbank Green



Building Color C:

Stucco System (Sand Finish)
Dunn-Edwards DEC 795
Color: Gray Pearl

Storefront Systems G:

Storefront Doors & Windows
Anodized Dark Bronze Frame



Integral Brick H:

Interstate Brick
Midnight Black



Storefront Systems G:

Storefront Doors & Windows
Clear Glass



Alternative Compliance

- ✓ Wall Articulation. Exterior buildings walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses



Findings

Staff is seeking your review and recommendation on the following:

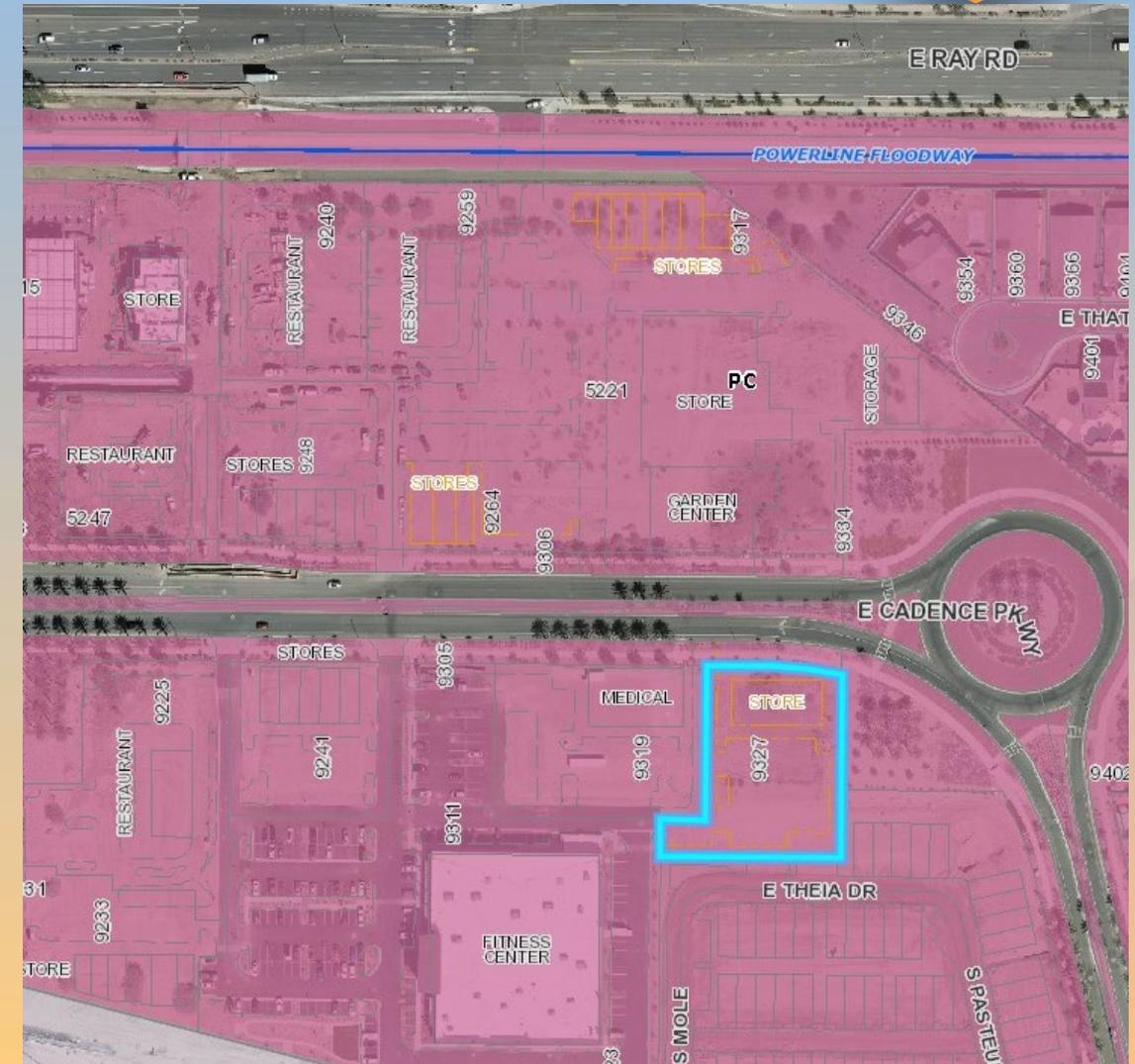
- ✓ Proposed building elevations and landscape design
- ✓ Alternative compliance request

Staff welcomes any feedback



Zoning

- Planned Community (PC)
- Within the Community Commercial (CC) Land Use Group
- Proposed use is allowed by right





DRB23-00547

Edged Data Center

Josh Grandlienard, AICP, Planner II

November 14, 2023



Request

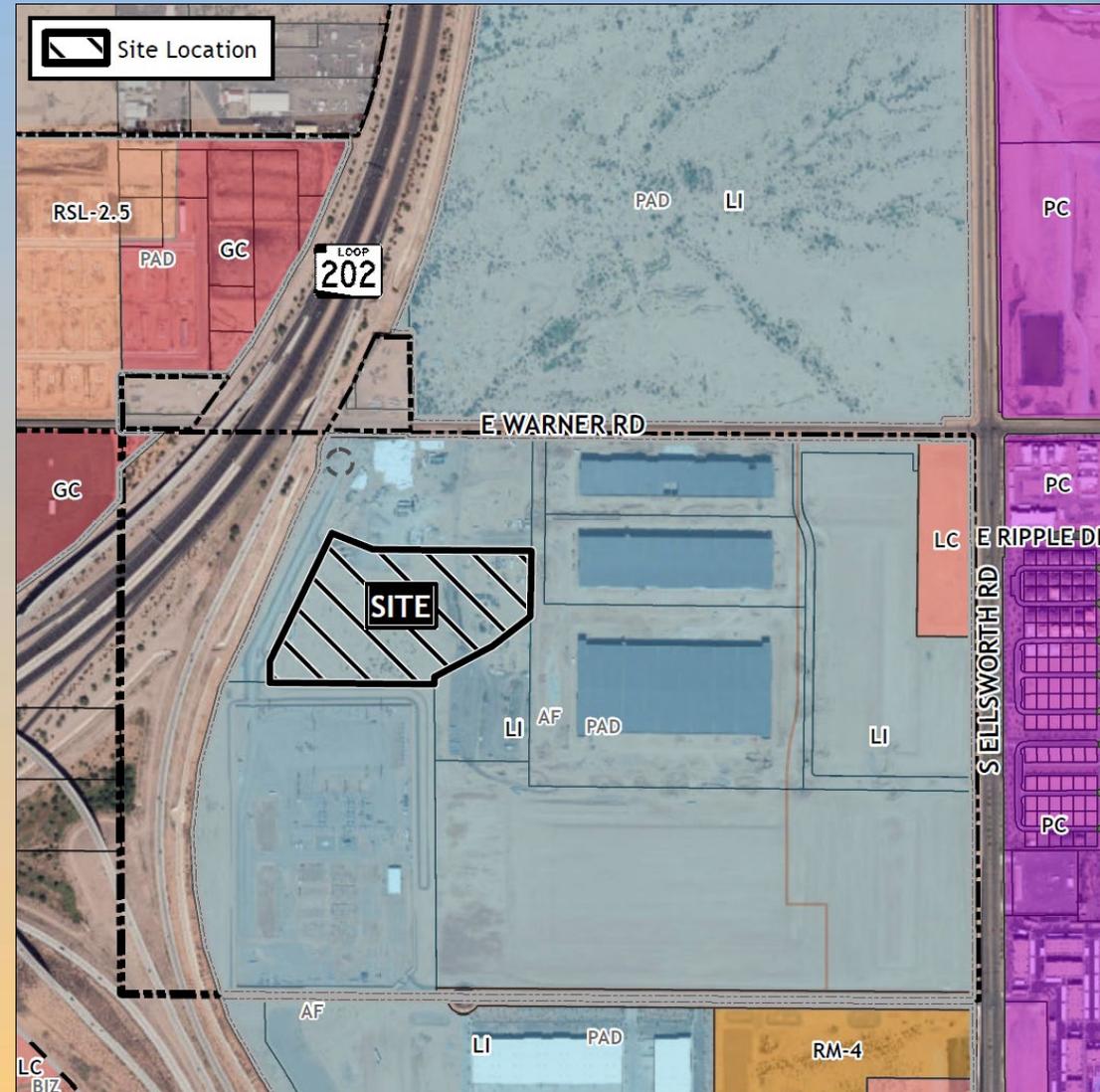
- Design Review
- To allow for a data center





Location

- West of Ellsworth
- South of Warner Road





Site Photo



Looking south from Warner Road



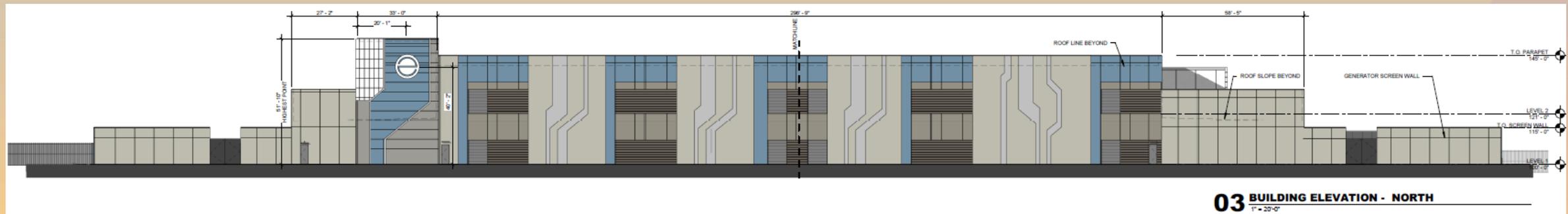
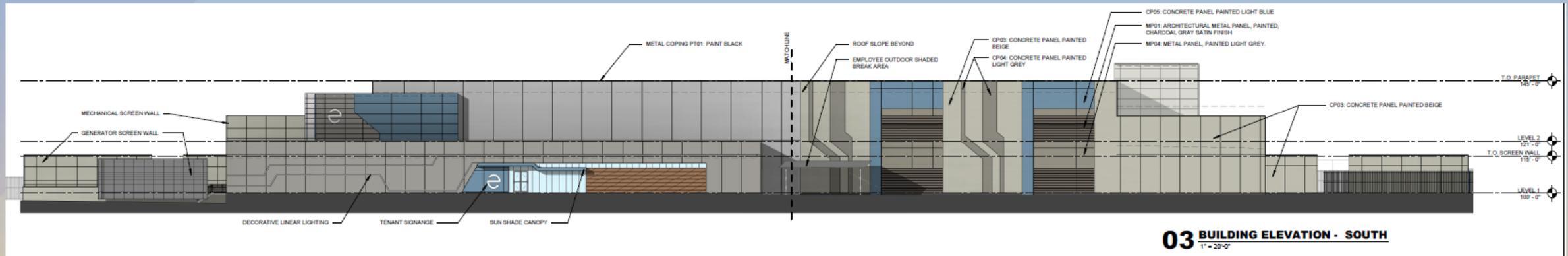
Landscape Plan

PLANT LEGEND			
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA ANEURA - MULGA ACACIA	24" BOX	33
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	45
	CAESALPINIA CACALACO - CASCALOTE 'SMOOTHIE'	24" BOX	56
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	58
	PISTACIA LENTISCUS - MASTIC TREE	24" BOX	30
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	35
SHRUBS			
	BOUGAINVILLEA SPP. - BOUGAINVILLEA	5 GAL	39
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	64
	EREMOPHILA GLABRA SPP. CARNORA - WINTER BLAZE	5 GAL	77
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	167
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE SHRUB	5 GAL	102
	JUSTITIA SPICIGERA - MEXICAN HONEYSUCKLE	5 GAL	95
	LARREA TRIDENTATA - CREOSOTE	5 GAL	85
	LEUCOPHYLLUM FRUTESCENS - PURPLE SAGE	5 GAL	74
	MYRTUS COMMUNIS 'COMPACTA' - COMPACTA MYRTLE	5 GAL	58
	SIMMONDSIA CHINESES - JOJOBA	5 GAL	53
	TECOMA X 'LYDIA' - LYDIA TECOMA	5 GAL	49
ACCENTS			
	AGAVE WEBERI - BLUE AGAVE	5 GAL	45
	AGAVE PARRYI - PARRY'S AGAVE	5 GAL	85
	ALO E SPECIES - BLUE ELF	5 GAL	88
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	95
	DASYLIRION WHEELERI - DESERT SPOON	5 GAL	73
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	81
	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL	92
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	105
GROUND COVERS			
	ACACIA REDOLENS 'LOW BOY' - TRAILING ACACIA	5 GAL	101
	LATANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	98
	LATANA X 'NEW GOLD'	5 GAL	76
	WEDELIA TRILOBATA - YELLOW DOT	5 GAL	103
<p> 1/2" SCREENED DECOMPOSED GRANITE - COLOR 'PAINTED DESERT'. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.</p>			



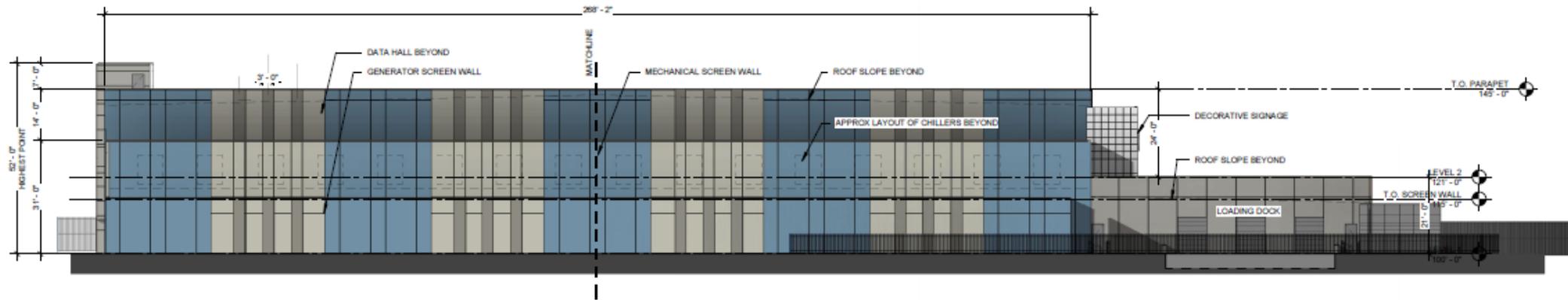


North and South Elevations

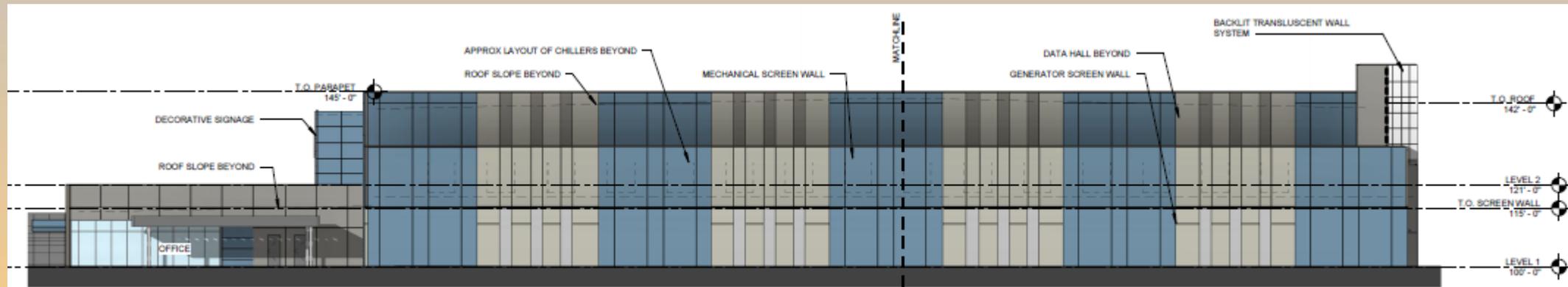




East and West Elevations



03 BUILDING ELEVATION - WEST
1" = 20'-0"



03 BUILDING ELEVATION - EAST
1" = 20'-0"



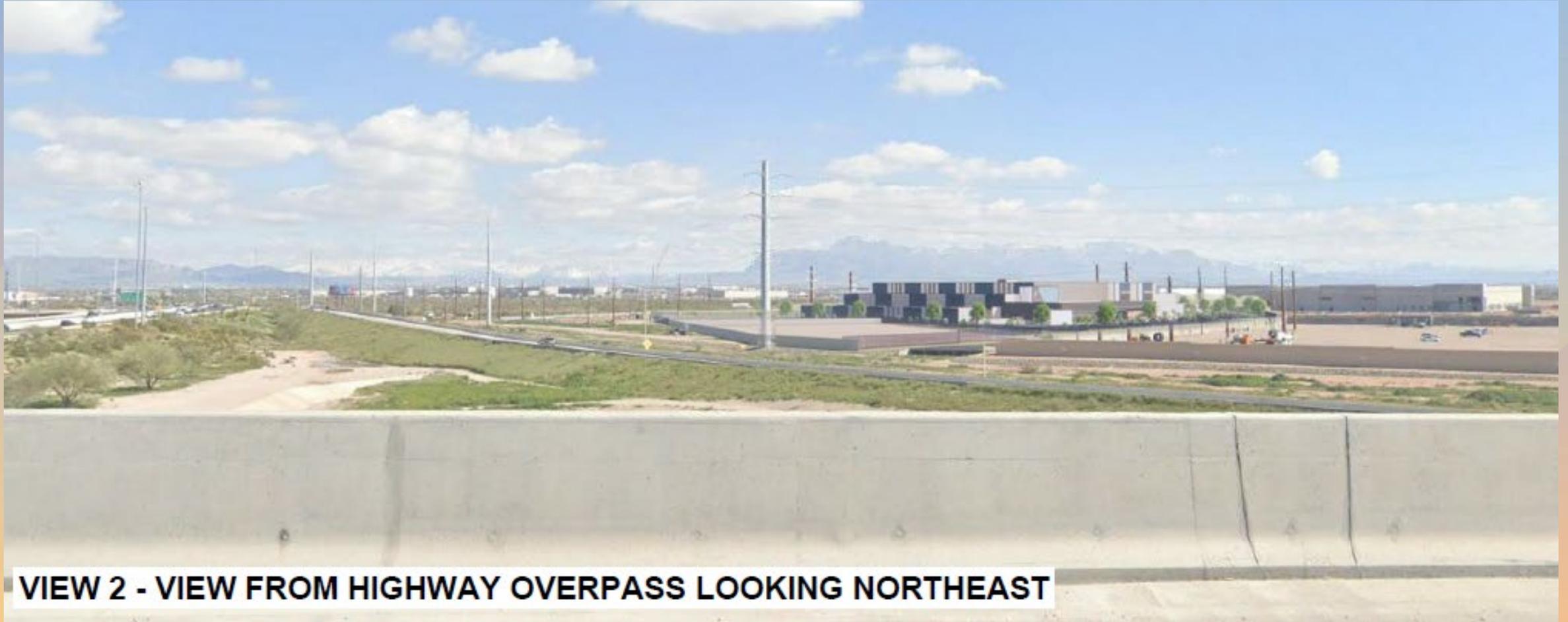
Renderings



VIEW 1 - VIEW FROM HIGHWAY 202



Renderings



VIEW 2 - VIEW FROM HIGHWAY OVERPASS LOOKING NORTHEAST



Color and Materials

		<p>IGL</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: INSULATED COATED GLASS VISION 2 FINISH: THERMATEX PERFORMANCE 3 AIR SPACE: 1/2" ALUMINUM BLACK ANODIZED 4 INSULATED LATEL GLAZING, NOT TYPICAL 5 BASIS OF DESIGN: 1" INSULATED LOW-E GLASS
<p>CCP</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: CONCRETE PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: WHITE 4 BASIS: PRECAST 5 LOCATION: EXTERIOR WALLS 	<p>AMA</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: ARCHITECTURAL METAL PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: CHARCOAL GREY 4 BASIS: PRECAST 5 LOCATION: EXTERIOR METAL PANELS 	
		<p>PPH</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: PAINT 2 COLOR: BLACK 3 FINISH TYPE: PRAISED WOODGRAIN 4 COATING: POLYURETHANE 5 LOCATION: GATES, FENCE, EXTERIOR WALLS
<p>CCP</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: CONCRETE PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: DARK GREY 4 BASIS: PRECAST 5 LOCATION: EXTERIOR WALLS 	<p>MPC</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: ALUM CONCRETE PANEL 2 FINISH TYPE: PRAISED WOODGRAIN 3 COATING: POLYURETHANE 4 LOCATION: OFFICE ENTRY 	
<p>CCP</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: CONCRETE PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: BEIGE 4 BASIS: PRECAST 5 LOCATION: EXTERIOR WALLS 	<p>MPC</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: ALUM CONCRETE PANEL 2 FINISH TYPE: PRAISED WHITE 3 COATING: POLYURETHANE 4 LOCATION: USE GREY PER MANUFACTURER STANDARD SELECTION 	
<p>CCP</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: CONCRETE PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: LIGHT GREY 4 BASIS: PRECAST 5 LOCATION: EXTERIOR WALLS 	<p>AMA</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: ALUM CONCRETE PANEL 2 FINISH TYPE: PRAISED WHITE 3 COATING: POLYURETHANE 4 LOCATION: USE GREY PER MANUFACTURER STANDARD SELECTION 	
<p>CCP</p> <ul style="list-style-type: none"> 1 MATERIAL TYPE: CONCRETE PANEL 2 FINISH TYPE: PAINTED 3 COLOR COATING: LIGHT BLUE 4 BASIS: PRECAST 5 LOCATION: EXTERIOR WALLS 		



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different 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:

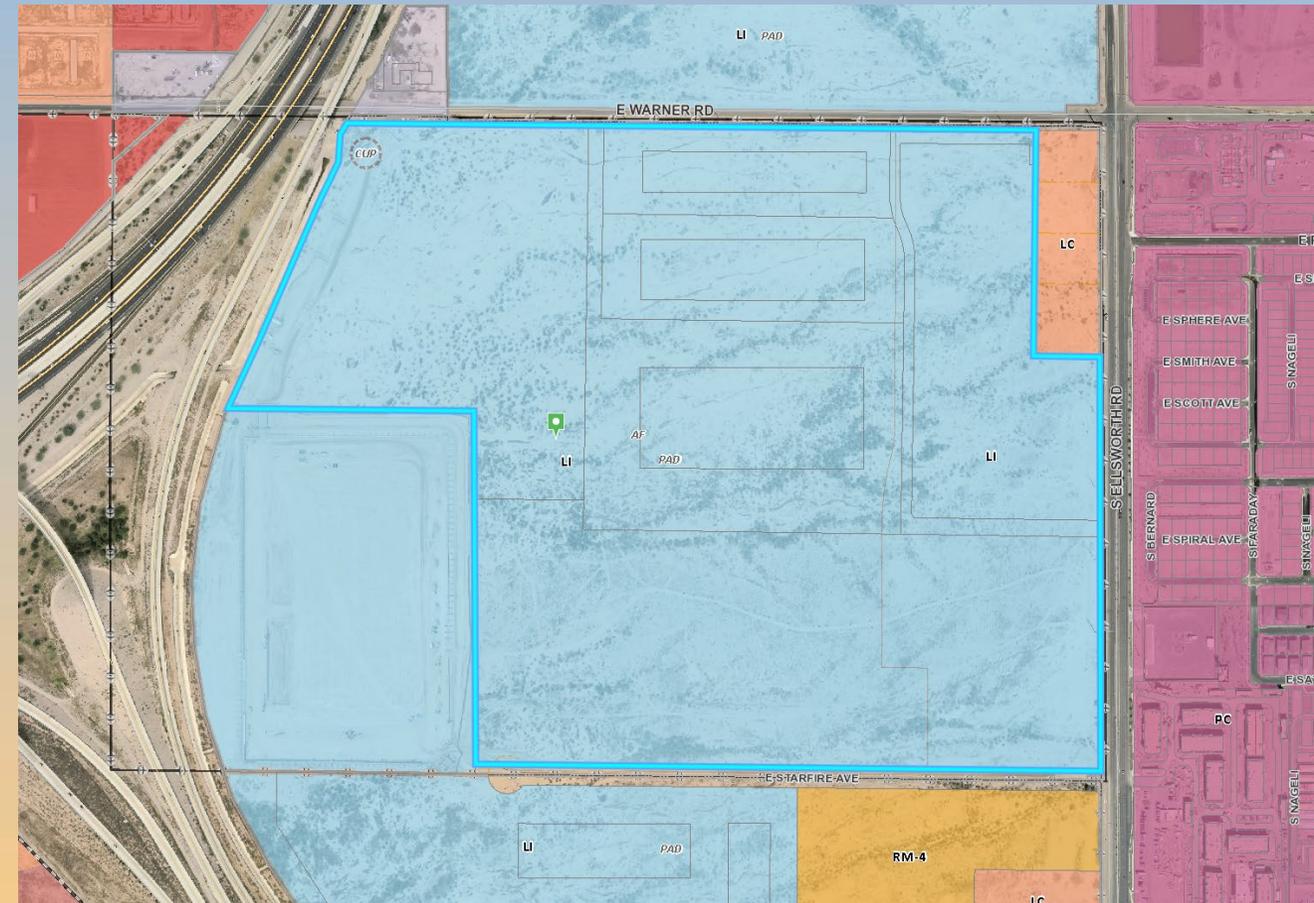
- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for Building Materials

Staff welcomes any feedback



Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Data Center is an allowed use within the LI zone





DRB23-00709

EdgeConneX

Cassidy Welch, Senior Planner

November 14, 2023



Request

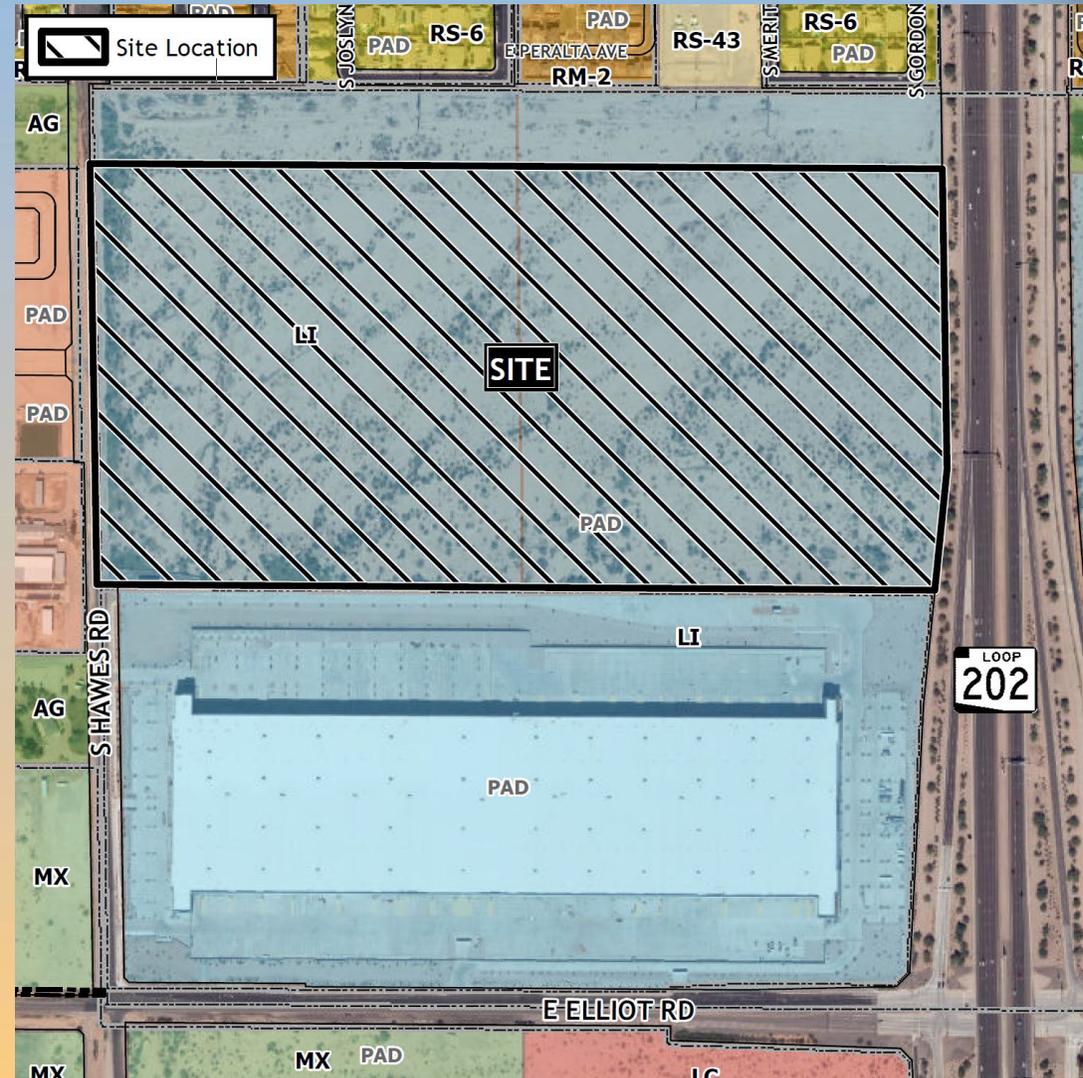
- Design Review
- To allow for a data center





Location

- North of Elliot Road
- East of Hawes Road





Site Photos

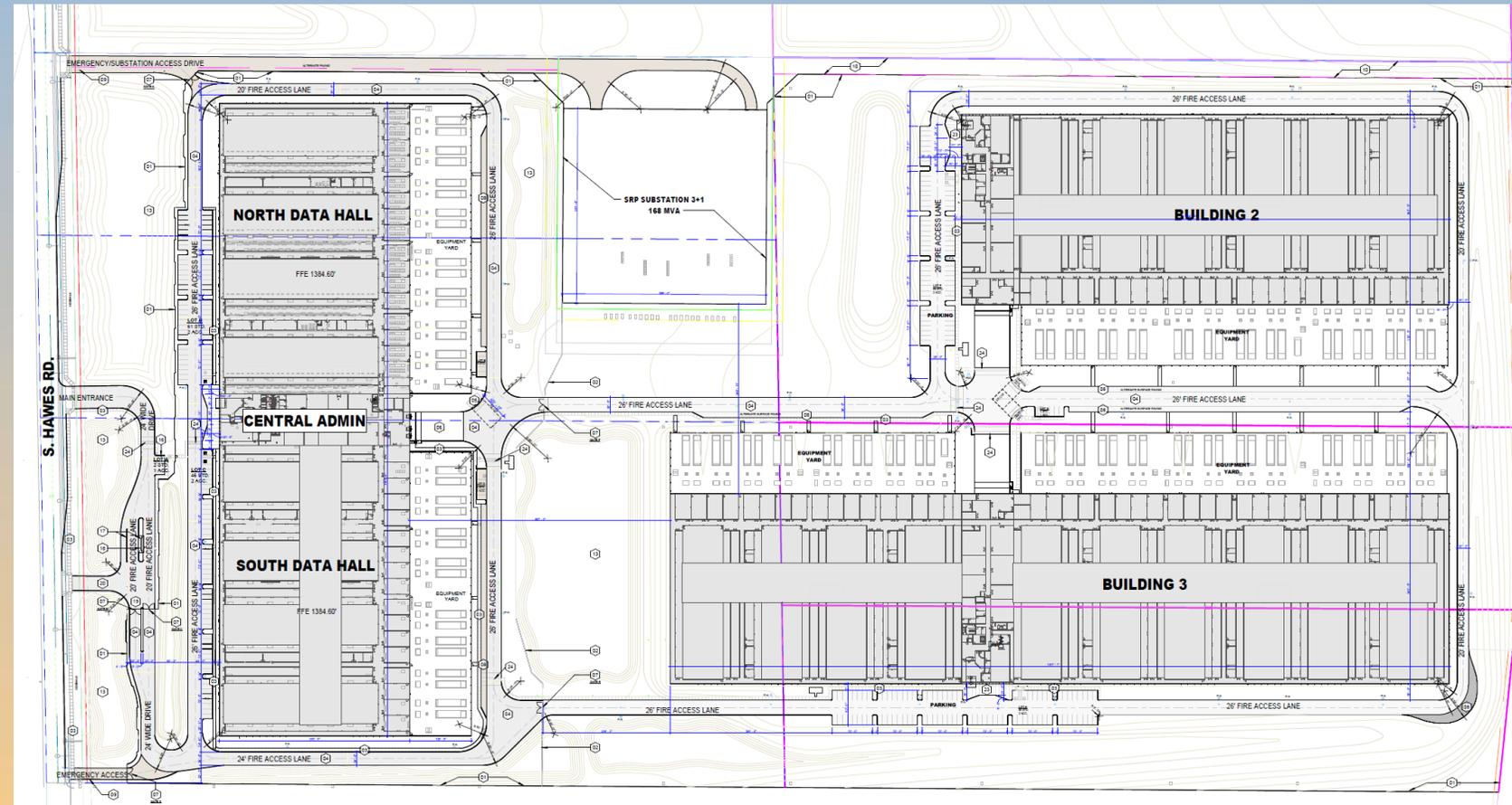


Looking east towards the site



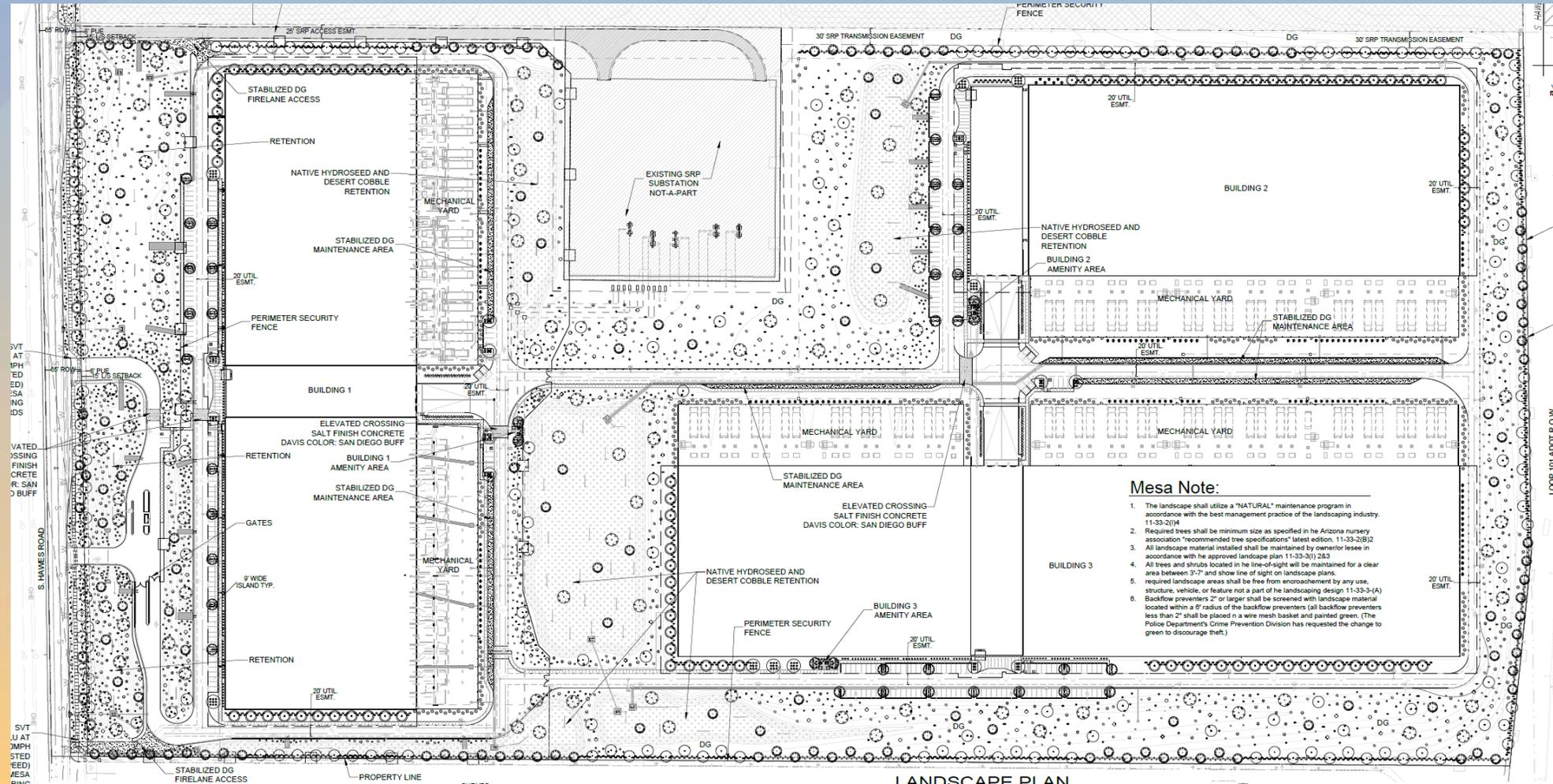
Site Plan

- 3 industrial buildings
- Equipment located in the rear
- Access from Hawes Road



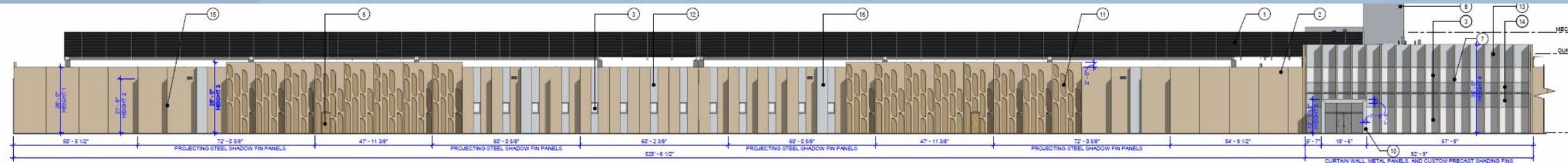


Landscape Plan

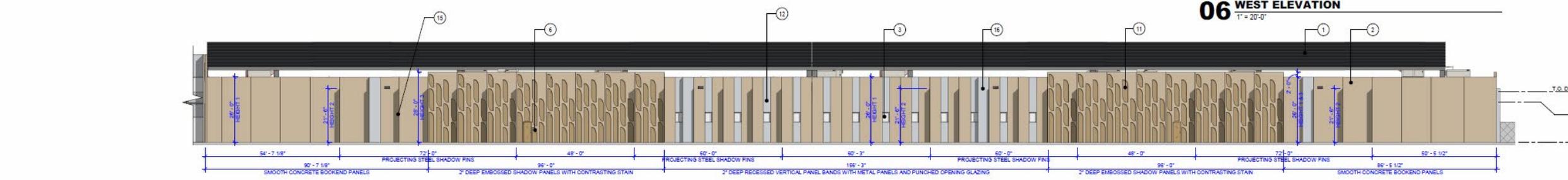




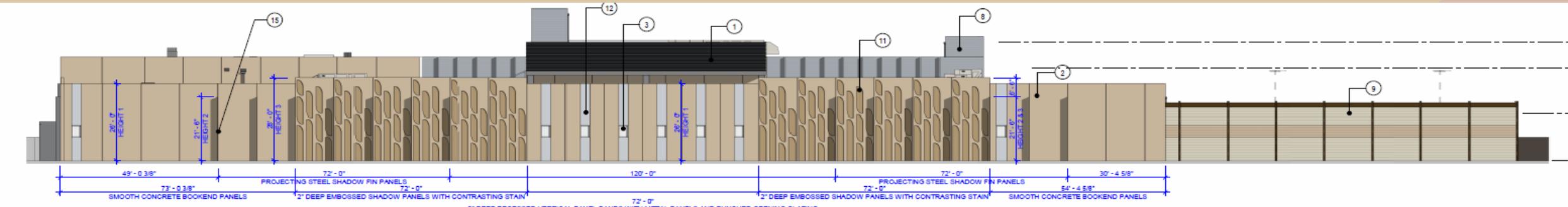
Elevations – Building 1



06 WEST ELEVATION
1" = 20'-0"



05 WEST ELEVATION (CONT)
1" = 20'-0"



02 SOUTH ELEVATION
1" = 20'-0"



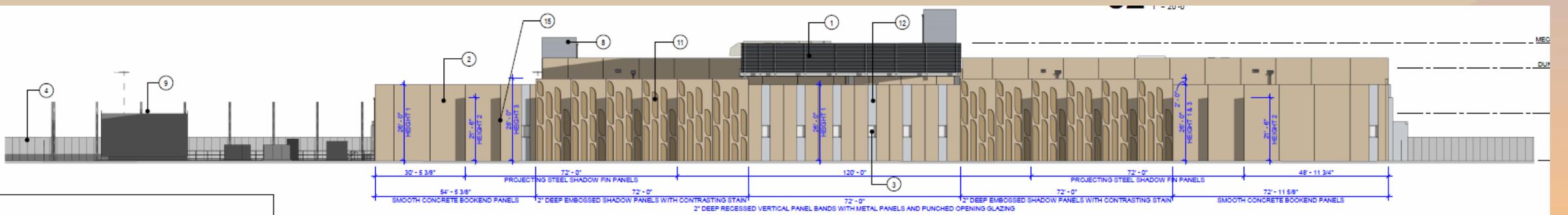
Elevations – Building 1



04 EAST ELEVATION
1" = 20'-0"



03 EAST ELEVATION (CONT)
1" = 20'-0"

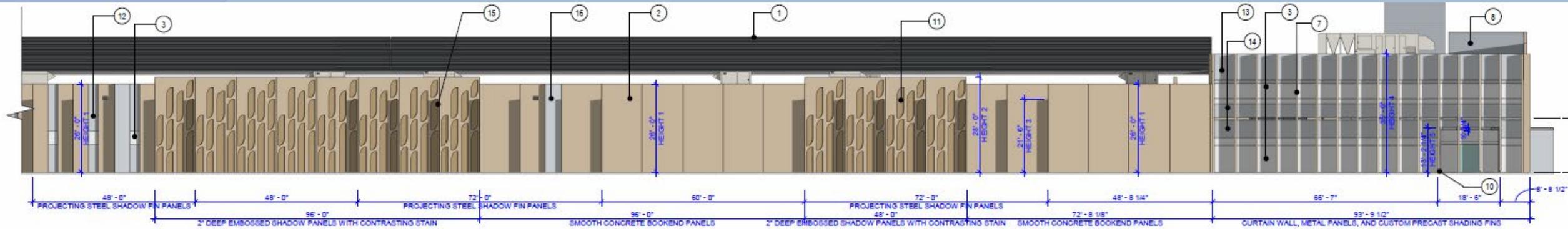


01 NORTH ELEVATION
1" = 20'-0"

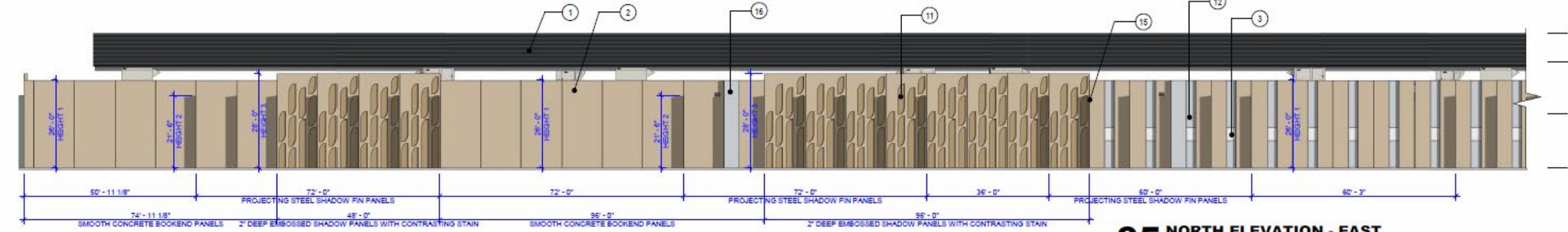
MTL-3 EXTERIOR (INSULATED METAL PANELS)
MANUF: ALUCOBOND, FACTORY APPLIED, FINISH BY



Elevations – Building 2



06 NORTH ELEVATION - WEST
1" = 20'-0"



05 NORTH ELEVATION - EAST
1" = 20'-0"

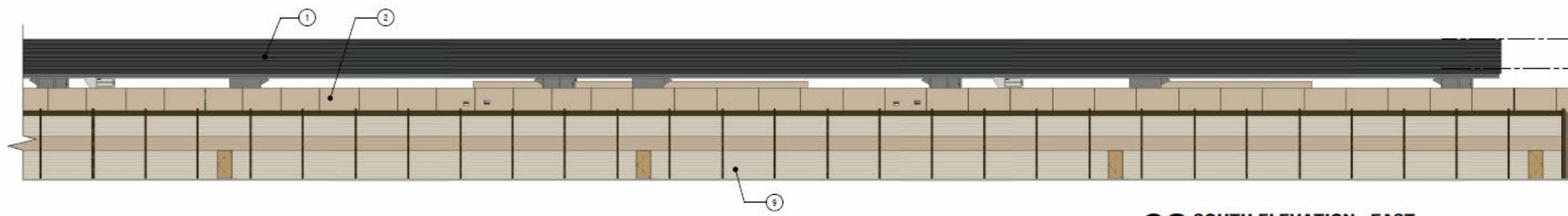


Elevations – Building 2



05 1" = 20'-0"

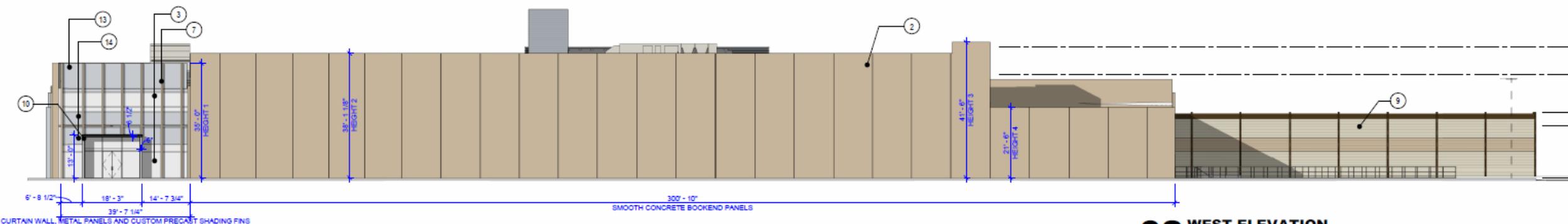
04 SOUTH ELEVATION - WEST
1" = 20'-0"



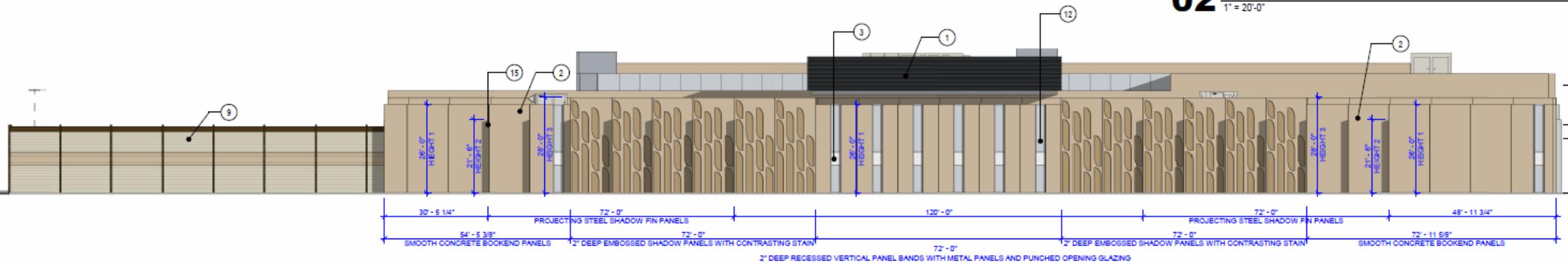
03 SOUTH ELEVATION - EAST
1" = 20'-0"



Elevations – Building 2



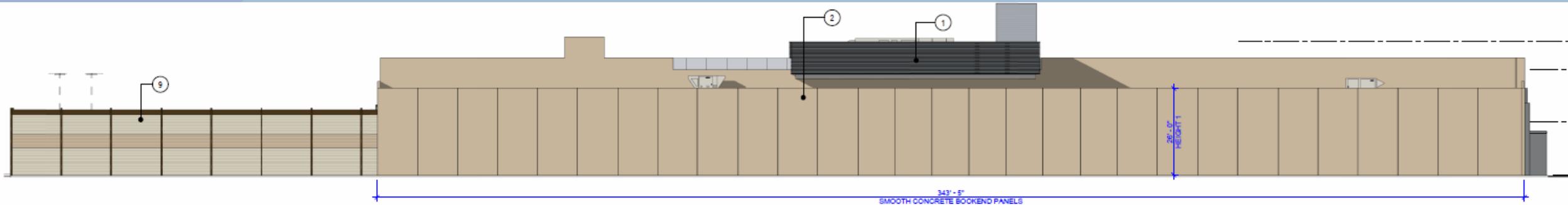
02 WEST ELEVATION
1" = 20'-0"



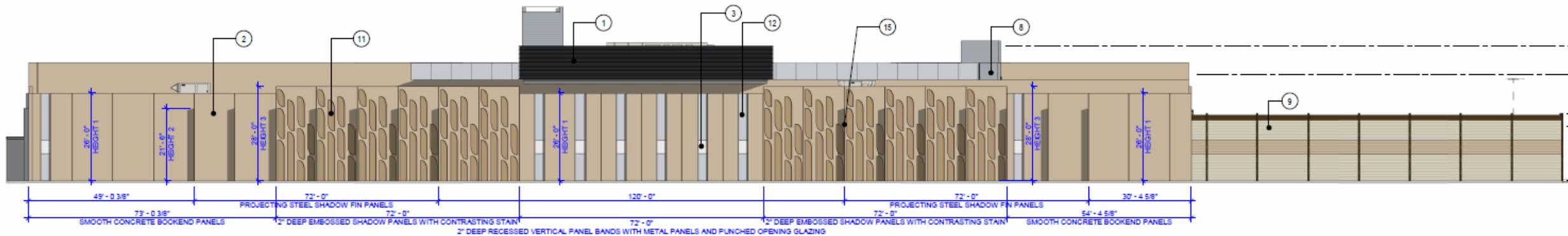
01 EAST ELEVATION
1" = 20'-0"



Elevations – Building 3



02 WEST ELEVATION
1" = 20'-0"



01 EAST ELEVATION
1" = 20'-0"



Elevations – Building 3



06 NORTH ELEVATION - WEST
1" = 20'-0"



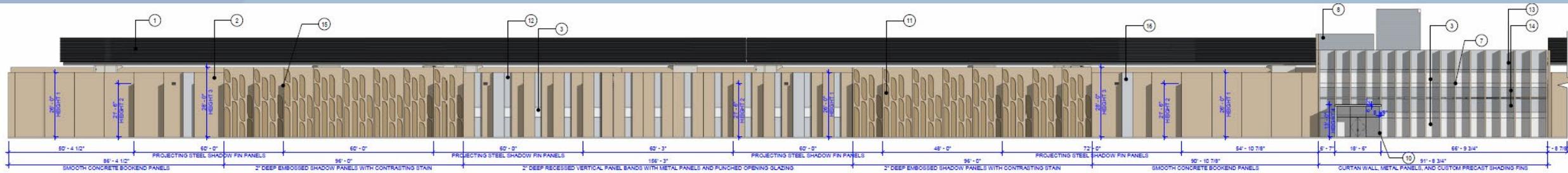
05 NORTH ELEVATION - MIDDLE
1" = 20'-0"



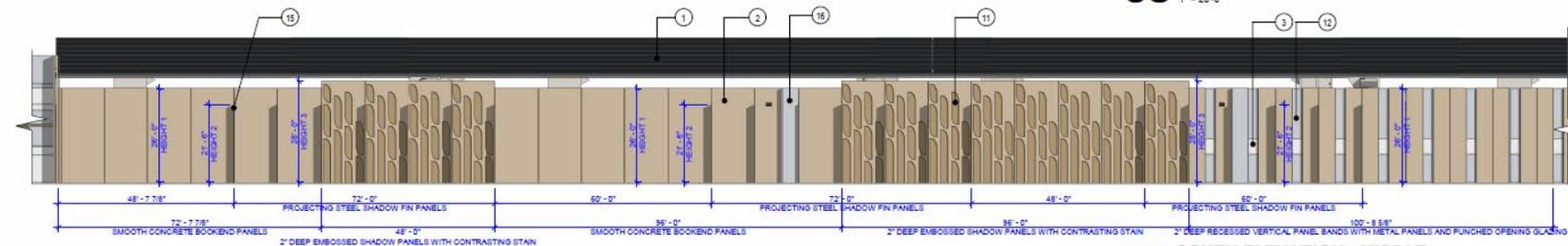
04 NORTH ELEVATION - EAST
1" = 20'-0"



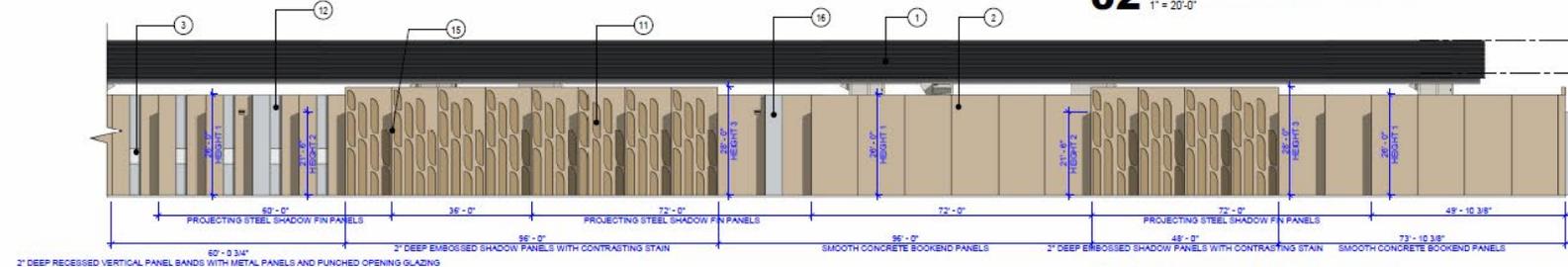
Elevations – Building 3



03 SOUTH ELEVATION - WEST
1" = 20'-0"



02 SOUTH ELEVATION - MIDDLE
1" = 20'-0"



01 SOUTH ELEVATION - EAST
1" = 20'-0"

MTL-1

MTL-2

EXTERIOR FINISH LEGEND



Renderings





Renderings



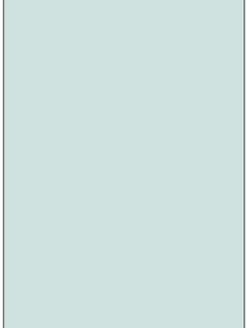
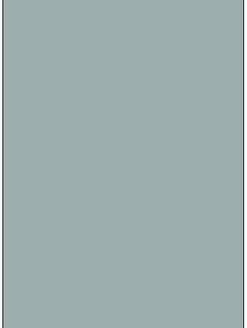
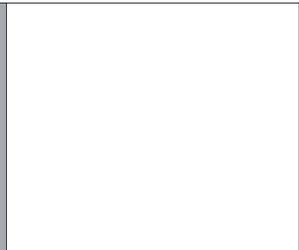
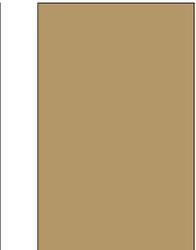
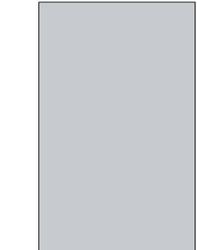
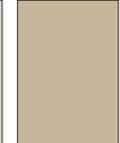


Renderings





Color and Material Board

<p>GL-1 GLASS - SPANDREL</p> <p>MPF LIBRACON 175E-M8 INSULATING SPANDREL COLOR: 181 WHITE</p> 	<p>GL-2 GLASS</p> <p>MPF LIBRACON 175EON-T11103-822 INSULATION MEMO REFLECTED COLOR</p> 	<p>MPF LIBRACON 175EON-T11103-822 INSULATION MEMO TRANSMITTED COLOR</p> 				
<p>MTL-2 COLOR: SILVER SPRING</p> 	<p>KINGSPAN INSULATED METAL PANEL - QUADCORE OPTIMO</p> 	<p>APC-1 COLOR: SAND DUNE 2N LIGHT SANDBLAST</p> 	<p>CORESLAB PRE-CAST CONCRETE</p> 	<p>APC-2 #B9002 COLOR: BENJAMIN MOORE 1291 - BAKED CLAYN</p> 	<p>MTL-1 COLOR: BENJAMIN MOORE 1562 - BAKED CLAYN</p> 	<p>GREENHECK LOUVERS - ESD-435 MECHANICAL LOUVER SCREENING</p> 
<p>SOUNDFIGHTER ACOUSTICAL SITE WALL - SONOGUARD 2</p> 	<p>ASW-2 COLOR: SAND DUNE</p> 	<p>ASW-3 COLOR: BRONZE</p> 	<p>MTL-3 COLOR: WHITE WATER</p> 			
<p>ASW-1 COLOR: TAN</p> 						



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Parapet. All parapets must have detailing.



DRB23-00765

CCC Mesa Children's Building

Josh Grandlienard, AICP, Planner II

November 14, 2023



Request

- Design review
- To allow for the expansion of a Place of Worship





Site Photo

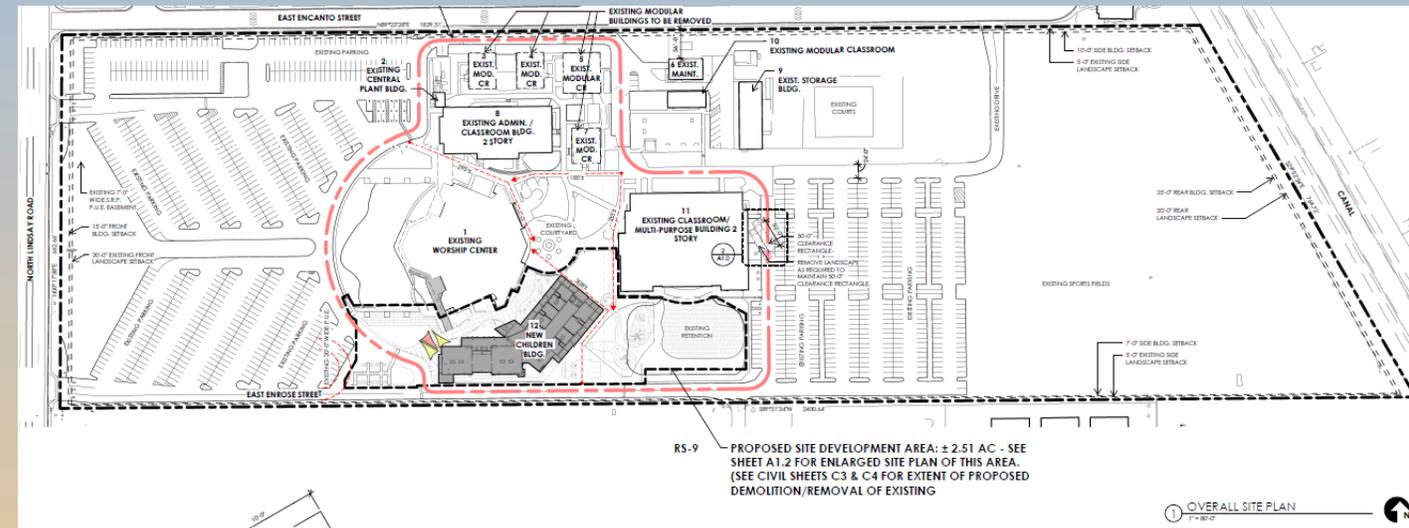


Looking east from Lindsay Road



Site Plan

- 24,470 square foot new Children's Building to replace existing modular classrooms
- 1,103 parking spots on site after construction, 763 spots required
- SCIP request for existing non-conforming conditions, approved by the Board of Adjustment on November 1st

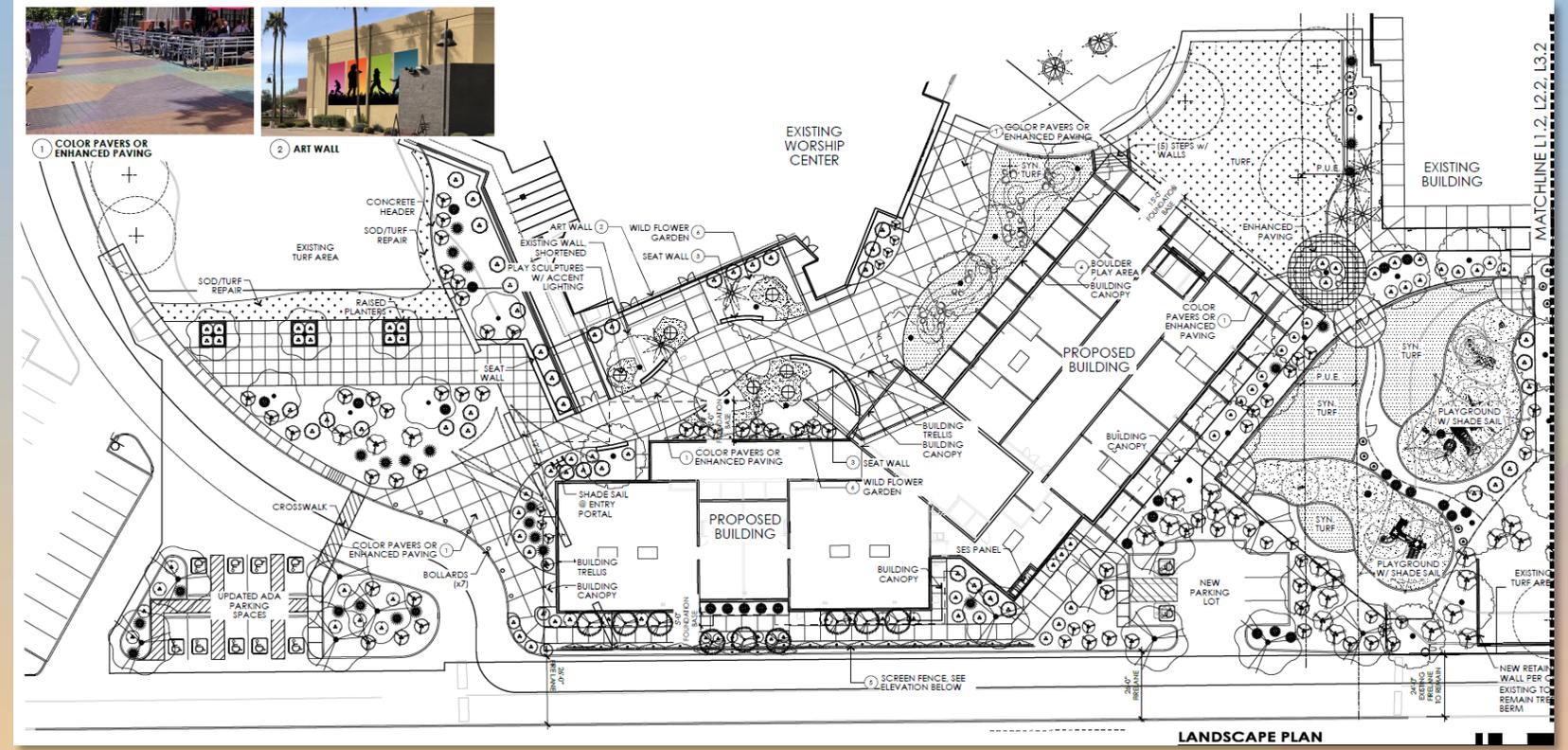




Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Fraxinus velutina</i> / Fan-Tex / Fan-Tex Velvet Ash	---	29
	<i>Parkinsonia x AZT</i> / AZT Thornless Palo Verde	---	24
	<i>Parkinsonia x Desert Museum</i> / Desert Museum Palo Verde	---	7
	<i>Sophora secundiflora</i> / Texas Mountain Laurel	---	9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Calliandra californica</i> / Red Baja Fairy Duster	---	10
	<i>Callistemon viminalis</i> 'L1' / Better John™ Bottlebrush	---	93
	<i>Dodonaea viscosa</i> / Hopseed Bush	---	34
	<i>Bremophila hygrophana</i> 'Blue Bells' / Blue Bells Emu Bush	---	20
	<i>Tecoma stans</i> / Yellow Bells	---	57
ACCENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Dasylirion texanum</i> / Texas Sotol	---	24
	<i>Hesperaloe parviflora</i> / Red Yucca	---	36
	<i>Pedilanthus bracteatus</i> / Slipper	---	7
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Lantana x 'New Gold'</i> / New Gold Lantana	---	77
	<i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary	---	17
	<i>Wedelia hibata</i> / Creeping Oxeye	---	65
VINES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Podraena icasoliana</i> / Pink Trumpet Vine	---	28



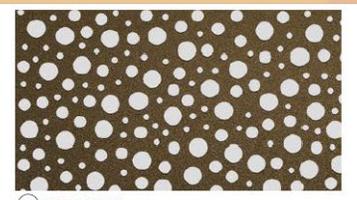
3 SEAT WALL



3 SEAT WALL



4 BOULDER PLAYAREA



5 SCREEN FENCE



6 WILDFLOWER GARDEN



Elevations



North Elevation



East Elevation



Elevations



South Elevation



West Elevation



Color and Materials

<p>C1</p> <p>NAME: DE5559 FOGGY DAY MFR: DUNN EDWARDS</p>	<p>C2</p> <p>NAME: DE6228 PLAY ON GRAY MFR: DUNN EDWARDS</p>	<p>C3</p> <p>NAME: 28 SILVERSMITH MFR: ATAS</p>
<p>C5</p> <p>NAME: DE5559 CHIVE MFR: DUNN EDWARDS</p>	<p>C6</p> <p>NAME: DE5836 SAIL AWAY MFR: DUNN EDWARDS</p>	<p>C7</p> <p>NAME: DEA154 RED REVIVAL MFR: DUNN EDWARDS</p>
<p>C9</p> <p>NAME: DARK BRONZE ALUMINUM MFR: ARCADIA</p>	<p>C10</p> <p>NAME: NATURAL GRAY MFR: BOARD FORMED CONCRETE (TBD)</p>	<p>C11</p> <p>NAME: CLEAR AMODIZED ALUMINUM MFR: McNICHOLS</p>
<p>C4</p> <p>NAME: MOJAVE BROWN . COCOA BROWN MFR: PRECISION</p>	<p>C8</p> <p>NAME: RUST MFR: MOZ DESIGN</p>	
	<p>C12</p> <p>NAME: 8706 N SADDLE BURY MFR: FRAZEE</p>	<p>C13</p> <p>NAME: DEA115 ORANGE JEWEL MFR: DUNN EDWARDS</p>



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



General Plan

Specialty: Educational Campus

- Typically for schools and any adjacent uses consistent with the school itself
- Elementary school located southeast of the proposed structure and is consistent with existing use

