



# Design Review Board



# DRB23-00124

# Baywood Medical Collaborative II

Kwasi Abebrese, Planner I

June 13, 2023



# Request

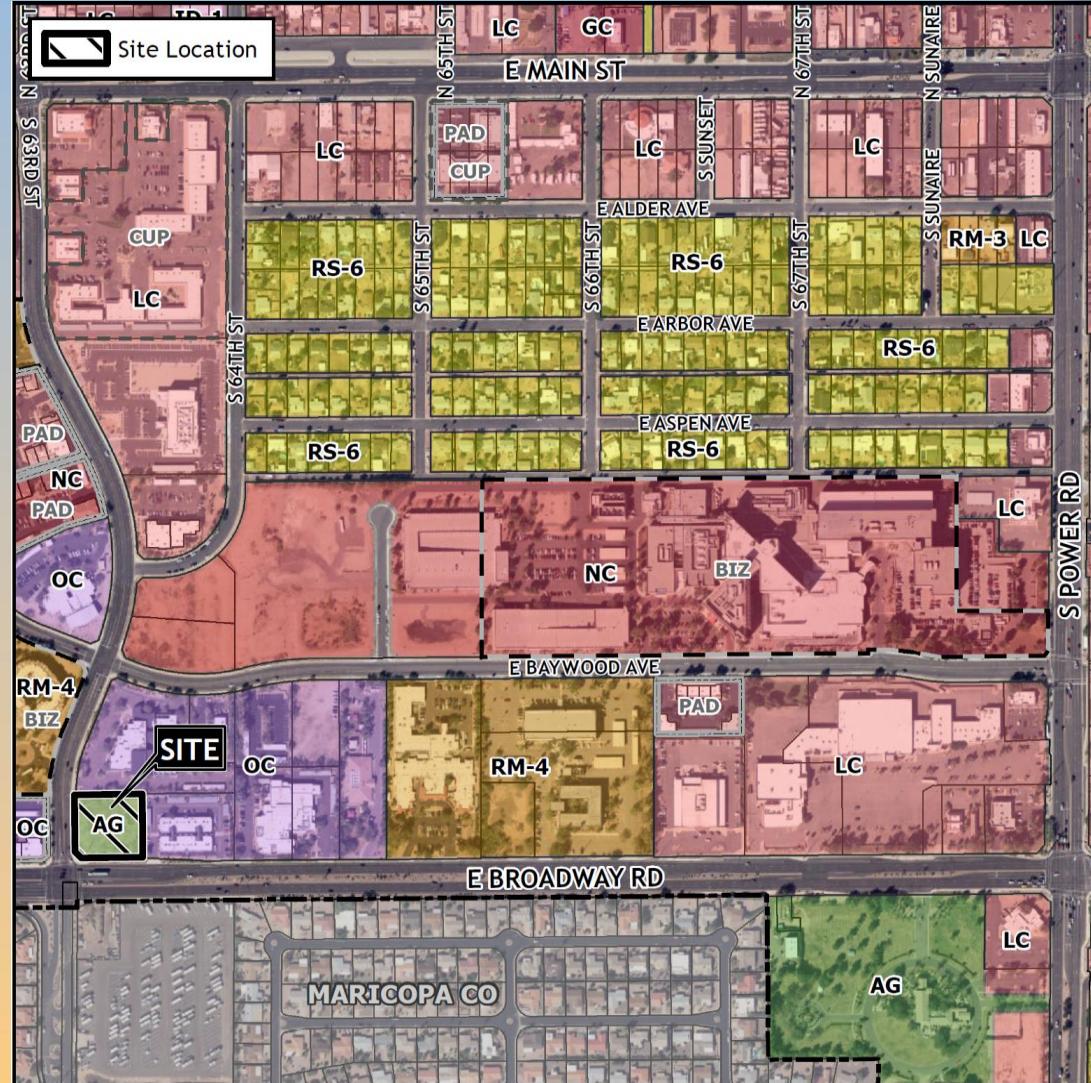
- Design Review
- To allow for the development of a Medical Office





# Location

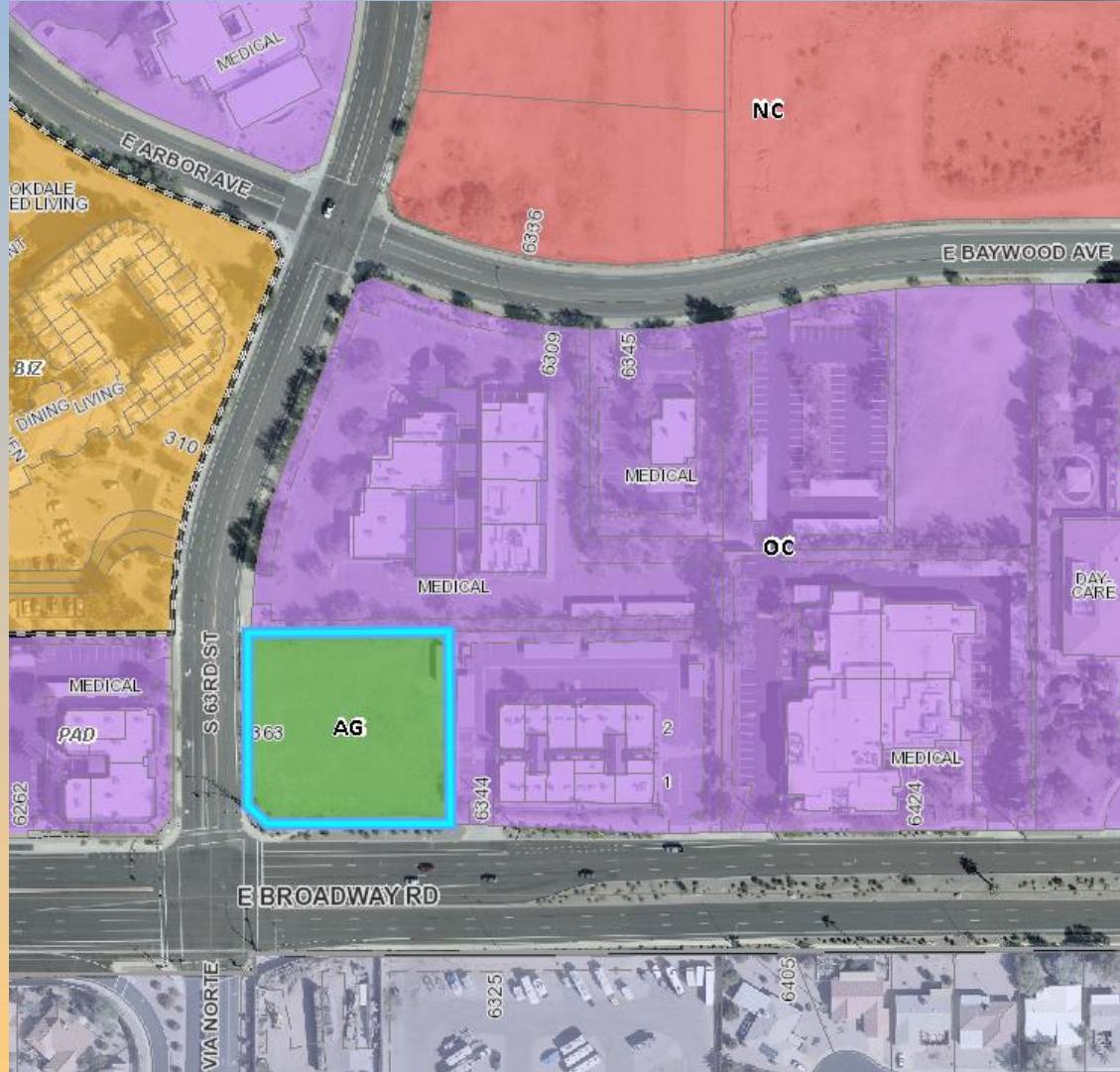
- North of Broadway Road
- East of 63<sup>rd</sup> Street
- West of Power Road





# Zoning

- Site is currently zoned Agricultural (AG)
- Proposed rezone to Office Commercial (OC)
- Proposed use is permitted in the OC district





# Site Photos



Looking east from 63<sup>rd</sup> Street



# Site Photos

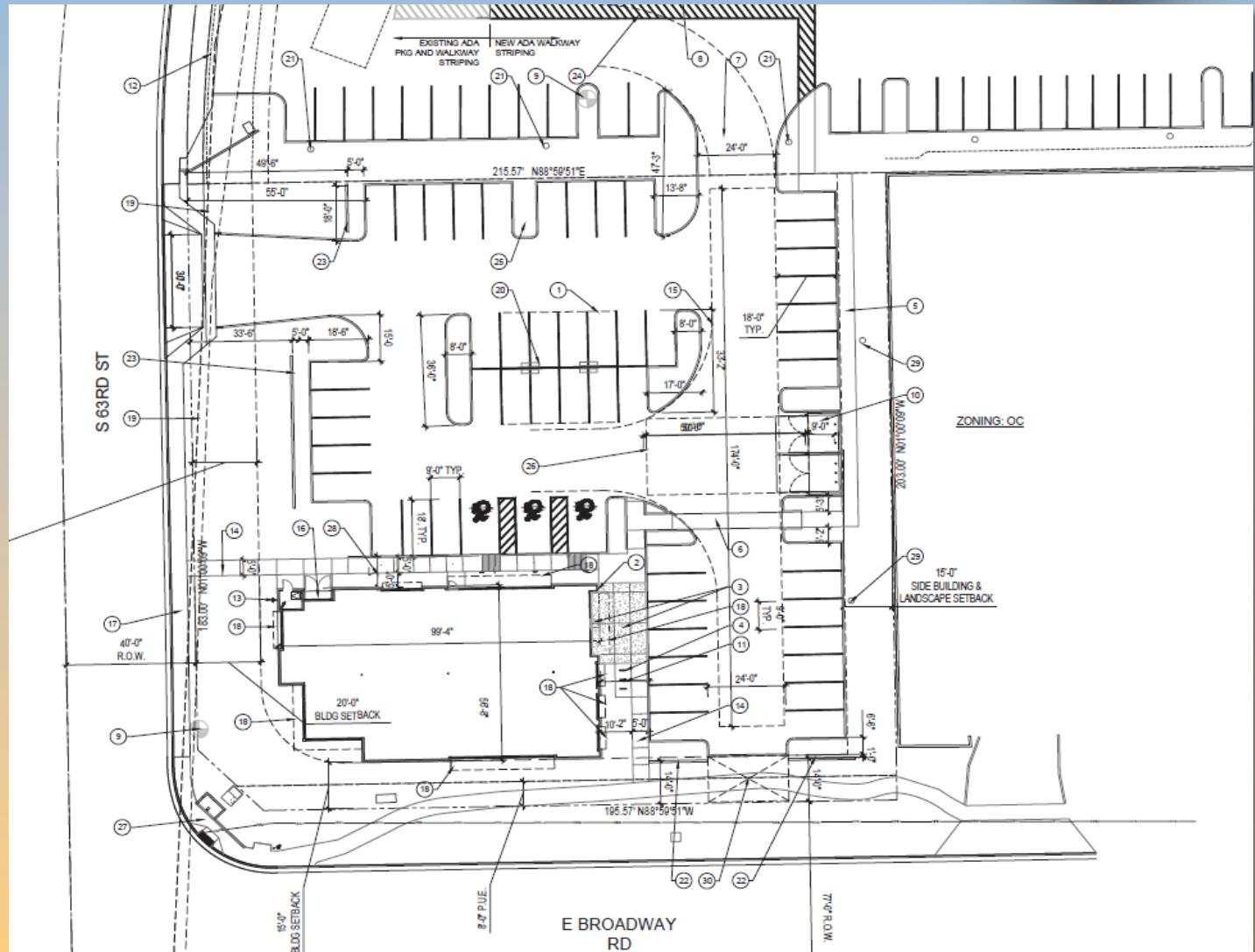


Looking north from Broadway Road



# Site Plan

- 5,214 sq ft building
- Vehicular access from South 63<sup>rd</sup> Street and internally from the existing Baywood Medical Office Complex
- 26 parking spaces required; 54 spaces provided

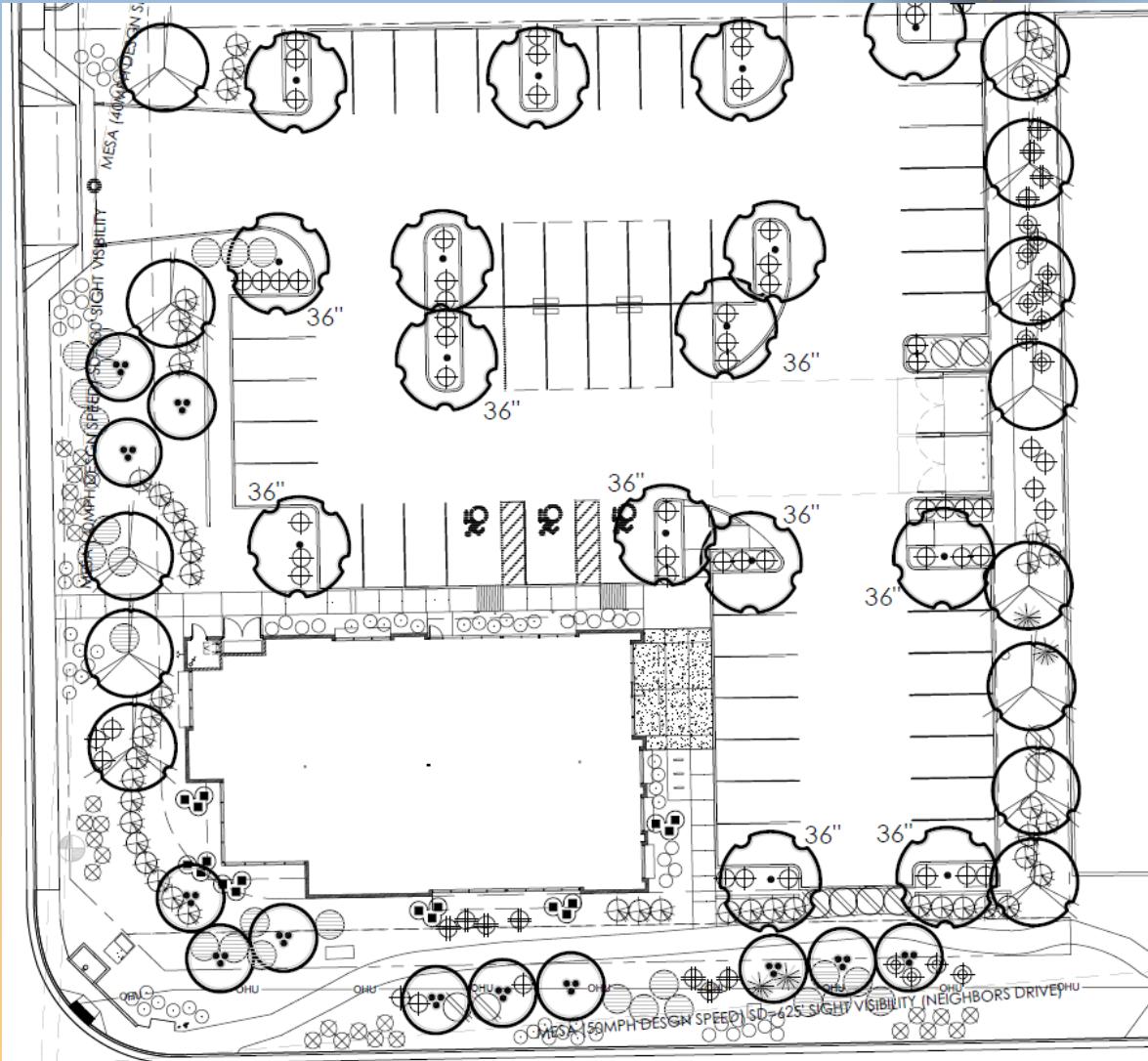




# Landscape Plan

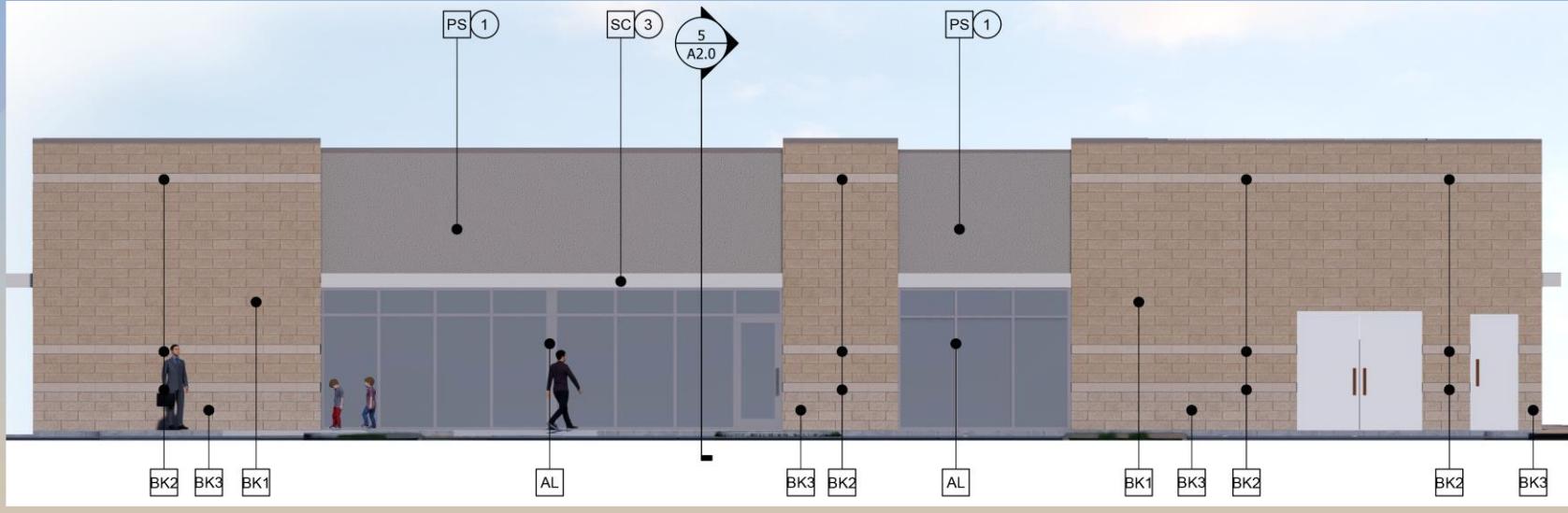
## LANDSCAPE LEGEND

	ULMUS PARVIFOLIA, CHINESE ELM (MATCHING) 24" BOX (UNLESS NOTED) (16)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (13)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (12)
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL) (6)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (65)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (13)
	1/2" SCREENED (MATCHING GRANITE) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	DASYLLIRION WHEELERII DESERT SPOON 5 GALLON (11)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (10)
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (49)
	AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (4)
	EREMOPHILA GLabra 'MINGENEW GOLD' 5 GALLON (26)
	HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (27)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (40)
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (38)

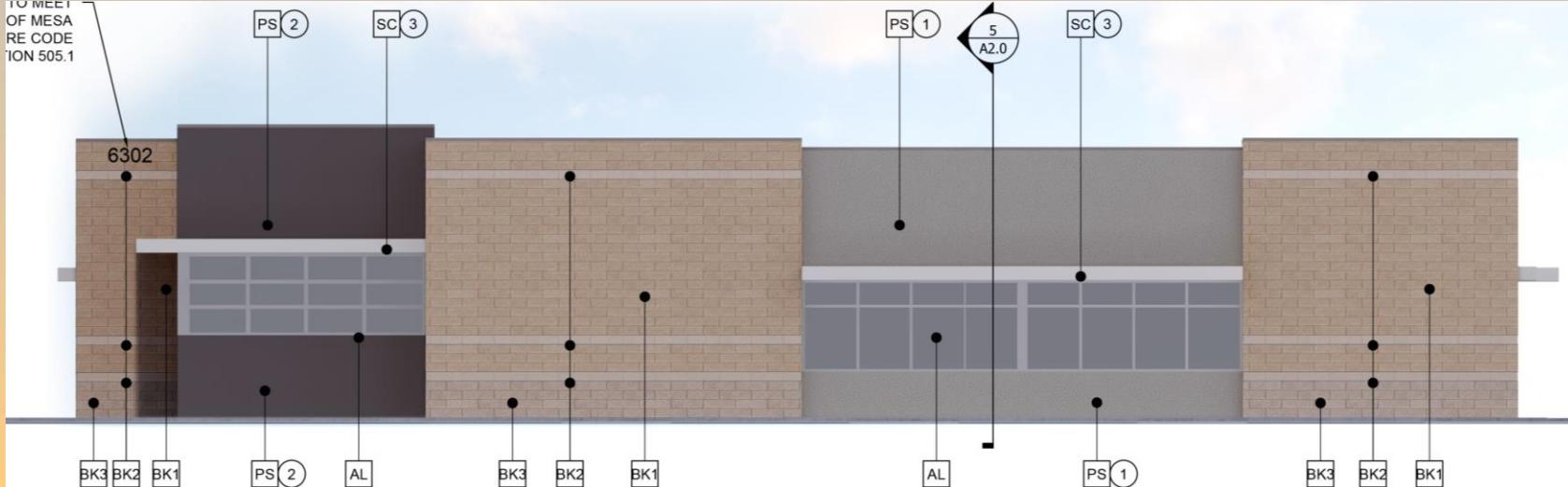




# Elevations



North Elevation



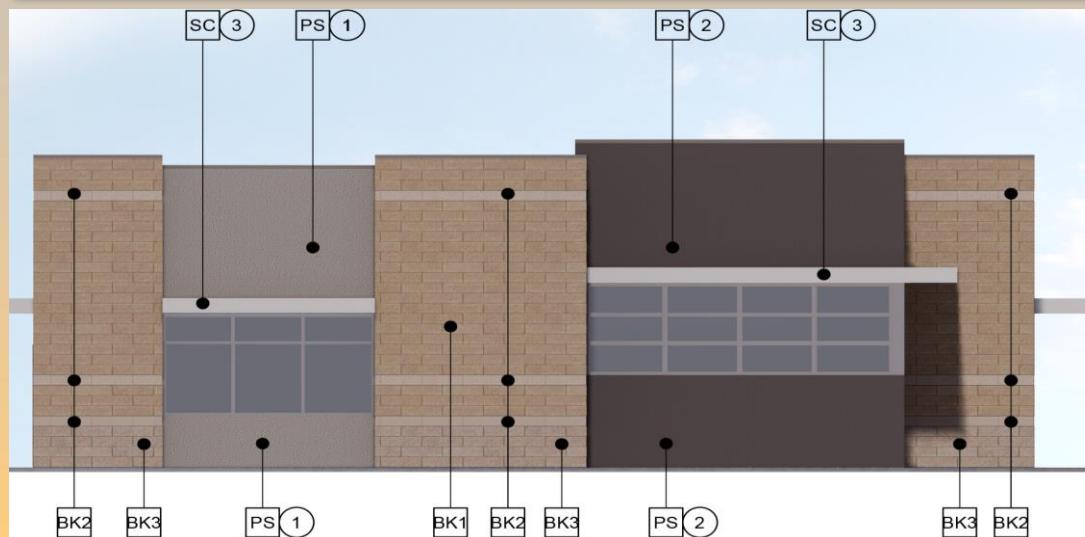
South Elevation



# Elevations



East Elevation



West Elevation



# Renderings





# Renderings





# Colors and Materials



AL - MILL FINISH ALUMINUM

GL - SOLAR BAN  
'GRAY'

1 - SHERWIN WILLIAMS - SW 6071  
'POPULAR GRAY' LRV - 61

2 - SHERWIN WILLIAMS - SW 6075  
'GARRET GRAY' LRV - 15

3 - SHERWIN WILLIAMS - SW 7042  
'GHOSTED' LRV - 75

BK1 - ECHELON MASONRY  
'RIVERSIDE - NW PURPLE HAZE'

BK2 - ECHELON MASONRY  
'RIDGELINE'

BK1 - ECHELON MASONRY (SPLIT-FACED)  
'RIVERSIDE - NW PURPLE HAZE'



# Alternative Compliance

- No more than 50% of the façade may be covered with one material



# Findings

Staff is seeking your review and recommendation on the following:

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

*Staff welcomes any feedback*



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