

**Tuesday, May 9, 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 Paul Johnson*
Vice Chair Tanner Green
Boardmember Scott Thomas
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen
Boardmember Dane Astle
Boardmember Justin Trexler

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Jennifer Merrill
Chloe Durfee Daniel
Sean Pesek
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

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

Vice Chair Tanner Green welcomed everyone to the meeting at 4:42 PM

1 Call meeting to order.

2 Consider the Minutes from the April 11, 2023 Design Review Board Meeting.

A motion to approve the Minutes from April 11, 2023, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Astle.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES – Johnson – Green – Thomas – Placko – Knudsen – Astle – Trexler

NAYS – None

ABSENT– None

ABSTAINED – None

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

- 3a DRB22-01217 - "Salad and Go"** (District 4). Within the 1900 block of South Country Club Drive (west side) and within the 400 block of West Baseline Road (north side). Located north of Baseline Road on the west side of Country Club Drive. (1± acres). Design Review for a restaurant with a drive-thru facility. Travis Bousquet, Atwell, LLC, Applicant; Avalon Base Country, LLC, Owner.

Staff Planner Chloe Durfee Daniel

See attached presentation.

Staff planner Chloe Durfee Daniel summarized the case:

- In support of alternative compliance
- Update landscape plan with plants for drive thru screen wall
- Update landscape plan with ground surface material description that does not include grass or sod
- Change the cultured stone to a CMU wainscot to better match the drive thru screen wall

- 3b DRB22-01304 - "Raising Canes"** (District 5). Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road. (3± acres). Design Review for a restaurant with a drive-thru facility. Kevin Appelbe, PM Design Group, Applicant; Brad Joseph, BMJ Holdings, LLC, Power Investment Holdings, LLC, and Quattro Mesa, LLC, Owners.

Staff Planner Chloe Durfee Daniel presented the case.

See attached presentation.

Staff planner Chloe Durfee Daniel summarized the case:

- For the cooler enclosure:
 - Bring up the height of the roof to match the canopy of the rest of the building
 - Provide a horizontal roof to match main structure
 - Roof screening material could be used if needed
- Electrical box on the rear elevation of the building must be screened to match building
- Mix trees and plants from around the site into the existing plant material in the retention basin
- Remove some of the Jojobas from the retention basin edge to provide better visibility

- 3c DRB22-01341 - "Residences at Dobson Road and Cubs Way"** (District 3). Within the 900 block of North Dobson Road (west side) and within the 2000 block of West Riverview Auto Drive (east side). Located north of Rio Salado Parkway on the west side of Dobson Road. (7± acres). Design Review for a multiple residence development. Sean Lake, Pew & Lake, PLC, Applicant; LHM JVR MSA ,LLC, Owner.

Staff Planner Sean Pesek presented the case.
See attached presentation.

Staff planner Sean Pesek summarized the case:

- Explore roofline alternatives for the SE corner of the southern building
- Explore design alternatives for the monument wall in the SW corner of the site.
- Provide more separation between proposed trees and existing storm drains.

- 3d DRB23-00050 - "View 202 - Phase 2"** (District 6). Within the 8700 to 9000 blocks of East Starfire Avenue (south side) and within the 9000 block of East Point Twenty-Two Boulevard (north side). Located north of Ray Road and west of Ellsworth Road. (46± acres). Design Review for an industrial development. Glenn Hurd, Butler Design Group, Inc, Applicant; Sunbelt Mesa Ray LP, Owner.

Staff Planner Sean Pesek presented the case.
See attached presentation.

Staff planner Sean Pesek summarized the case:

- Paint bay doors a complementary color

- 3e DRB23-00053 -"QBD Dunkin"** (District 1). Within the 300 block of East McKellips Road (north side) and within the 2000 block of North Mesa Drive (west side). Located north of McKellips Road and west of Mesa Drive. (1± acres). Design Review for a restaurant with drive-thru. Larson Design Group, Inc, Applicant; Viel Gluck LP, Ben Fatto LP, Owners.

Staff Planner Jennifer Merrill presented the case.
See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Increase the depth of the parapets, approximately 4 feet or more, to reach back to the next panel (of the material below)
- Smooth face CMU is preferred over the split face
- Remove the EIFS from the materials if it's not being used

- 3f DRB23-00054 - “Gravity Energy Drinks”** (District 6). Within the 2100 block of South Power Road (east side) and within the 6800 block of East Kiowa Avenue (north side). Located east of Power Road and south of Baseline Road. (1± acres). Design Review for a restaurant with a drive-thru. Andy Goforth, Applicant; KFH 2121 Power Road, LLC, Owner.

Staff Planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- Concerns on the roof form on the existing building.
- Change in massing and scale of existing building.
- Change in the proposed materials and colors on the existing building.
- Modification to the existing building entrance and archways.
- Revision of landscape plan to include the total number of proposed trees in the landscaping calculations as well as address the concerns on the inclusion of excess landscape materials on the landscape plan.

- 3g DRB23-00100 - "308 E University Drive"** (District 4). Within the 300 block of East University Drive (north side). Located west of Mesa Drive on the north side of University Drive. (4± acres). Design Review for a shopping center. Josh De Joya, Upward Architects, Applicant; 308 E University, LLC, Owner.

Staff Planner Chloe Durfee Daniel presented the case.

See attached presentation.

Staff planner Chloe Durfee Daniel summarized the case:

- In support of alternative compliance
- Appreciates the proposed elevations
- Look forward to the further development of this site

- 3h DRB23-00178 - "Gateway Interchange - Phase III"** (District 6). Within the 4500 block of South 80th Street (east side) and within the 8100 block of East Warner Road (south side). Located south of Warner Road and east of Sossaman Road. (9± acres). Design Review for an industrial development. Toby Rodgers, Butler Design Group, Inc, Applicant; EastGroup Properties, Inc, Owner.

Staff Planner Sean Pesek presented the case.

See attached presentation.

Staff planner Sean Pesek summarized the case:

- Paint bay doors a complementary color
- Verify if landscaping is needed/required in within the “flag pole” of the lot.

- 3i DRB23-00220 - "Mesa Mercado Medical Office"** (District 3). Within the 1200 block of South Longmore (east side) and within the 1400 block of West Southern Avenue (south side). Located west of Alma School Road on the south side of Southern Avenue. (1± acres). Design Review for a medical office development.

Staff Planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Normalize screen wall – connect all corners
- Pull out stone wall on north side from screen wall consistent with south side.
- Provide more in and out movement on the facades
 - Inset wainscot & white EIFS behind nichia
 - Inset parapet walls behind nichia

- 4 Adjournment:** Boardmember Placko moved to adjourn the meeting and was seconded by Boardmember Knudsen. Without objection, the meeting was adjourned at 7:15 PM.



Design Review Board



DRB22-01217

Salad & Go

Chloe Durfee Daniel, Planner II

May 9, 2023



Request

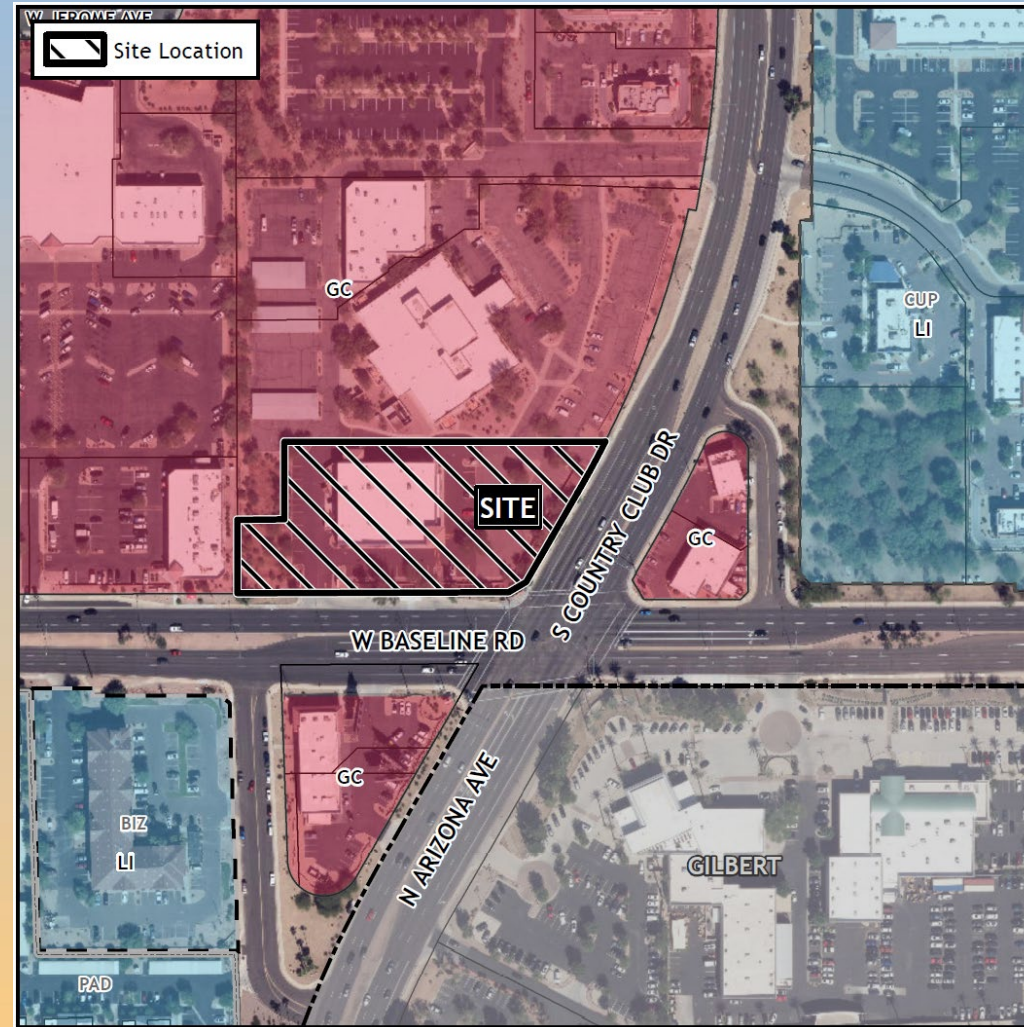
- Design Review
- Development of a Restaurant with a Drive-thru





Location

- North of Baseline Road
- On the west side of Country Club Drive





Zoning

- General Commercial (GC)
- Restaurant with drive-thru is permitted





Site Photo

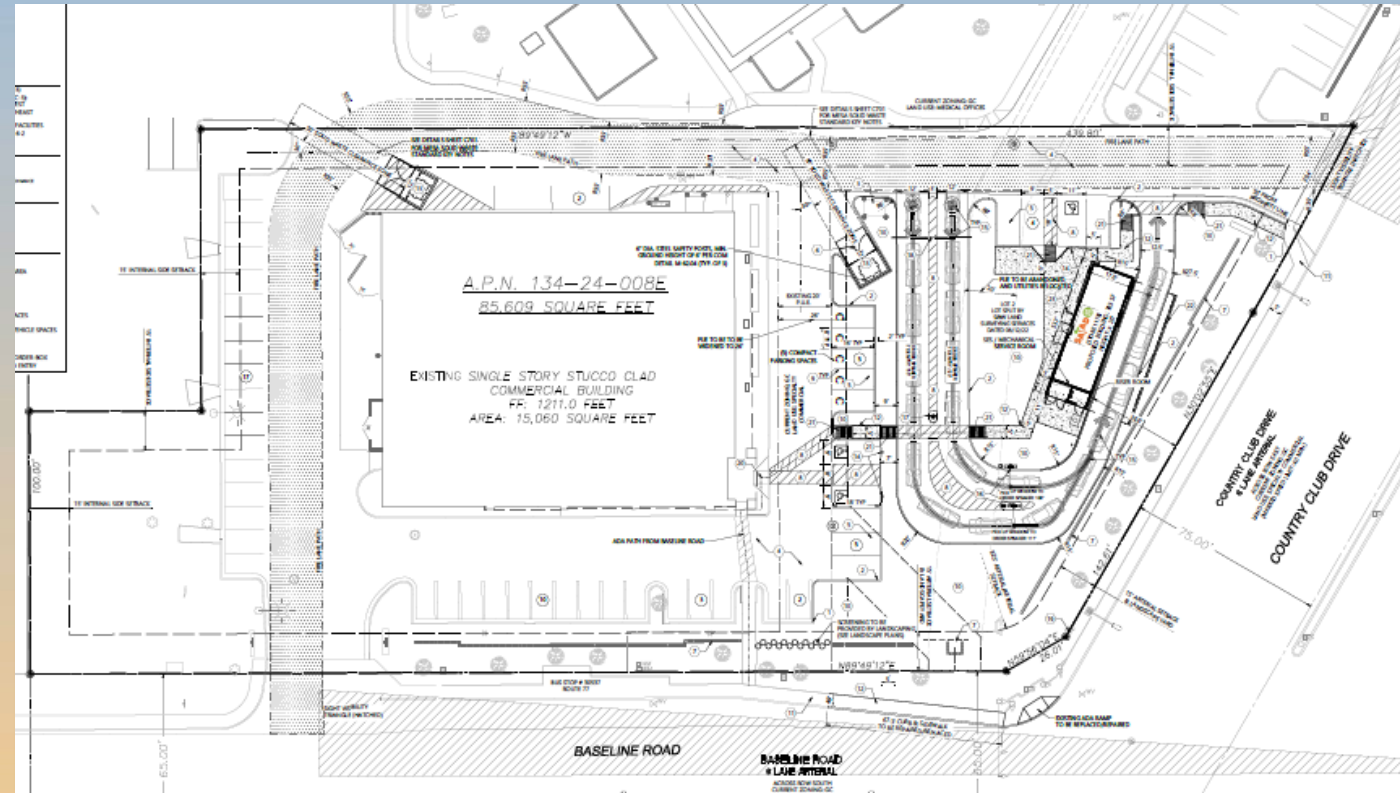


Looking northeast from Baseline Rd



Site Plan

- 783 sq ft restaurant building with drive-thru
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Country Club Dr and Baseline Rd
- SCIP request for existing nonconforming conditions



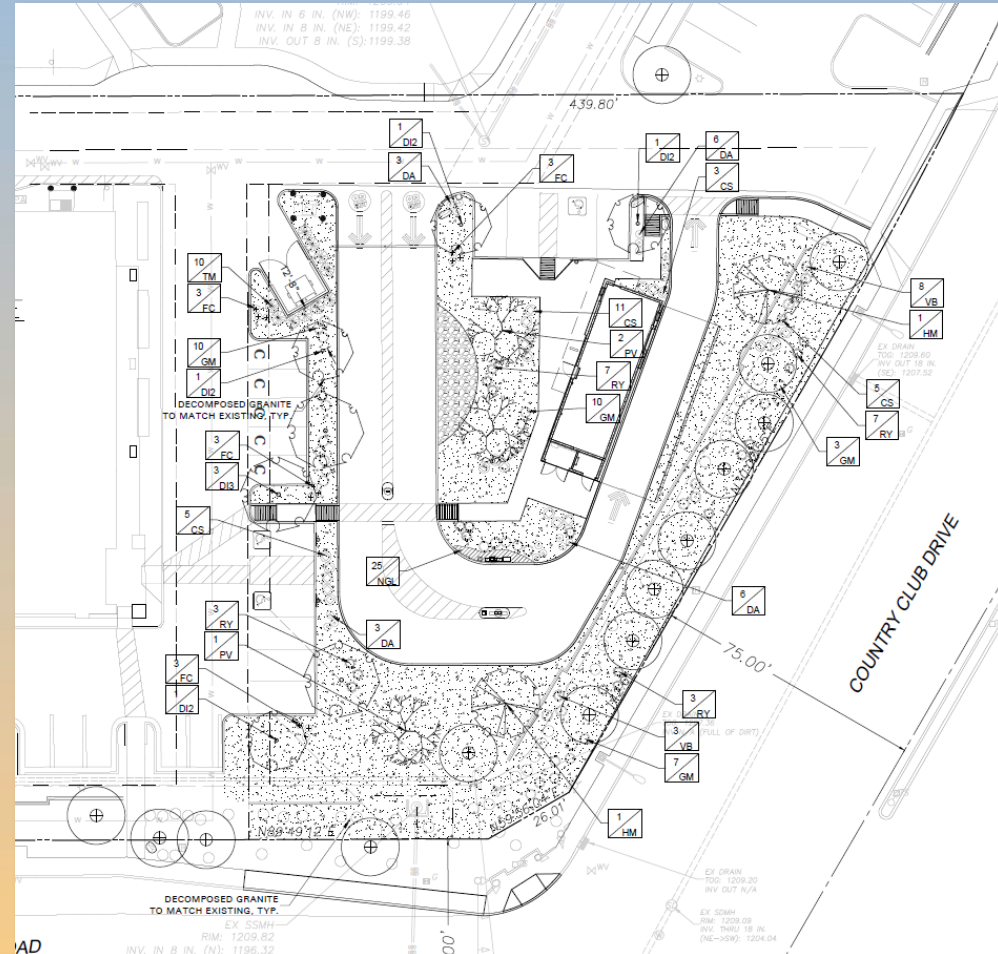


Landscape Plan

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	DI2	Desert Ironwood	<i>Olneya tesota</i>	24" tree box	10' ht., 3' spread, matching
3	DI3	Desert Ironwood	<i>Olneya tesota</i>	36" tree box	12' ht., 4' spread, matching
2	HM	Honey Mesquite	<i>Prosopis glandulosa</i>	36" tree box	12' ht., 4' spread, matching
3	PV	Palo Verde	<i>Parkinsonia florida</i>	24" tree box	10' ht., 3' spread, matching
SHRUBS					
14	CS	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5 gal.	full, 24" sprd, 36" o.c.
18	DA	Damianita	<i>Chrysactina mexicana</i>	5 gal.	full, 24" o.c.
15	FC	Firecracker Plant	<i>Russelia equisetiformis</i>	5 gal.	full, 24" o.c.
30	GM	Gulf Muhly "Regal Mist"	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
20	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
10	TM	Twisted Myrtle	<i>Myrtus communis</i>	7 gal.	full, 30" sprd, 48" o.c.
11	VB	Valentine Bush	<i>Eremophila maculata</i> 'Valentine'	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
25	NGL	New Gold Lantana	<i>Lantana x hybrida</i> 'New Gold'	5 gal.	full, 24" o.c.
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

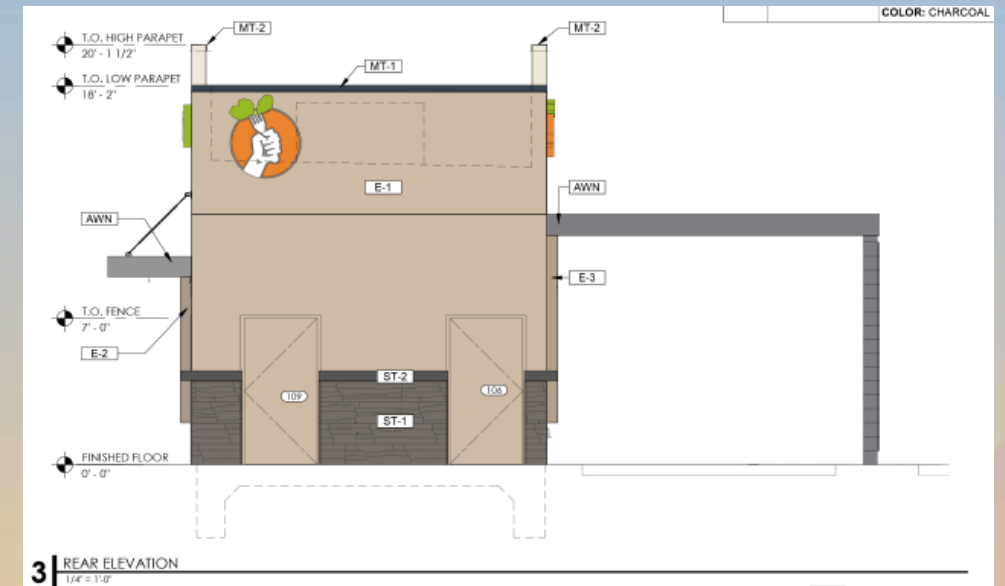




Elevations



East Elevation



South Elevation



Elevations















West Elevation



North Elevation



Colors & Materials

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	DESCRIPTION	
E-1	E.I.F.S.	PRODUCT: DRYVIT FINISH: SAND COLOR: MATCH SHERWIN WILLIAMS SW-2822 DOWNING SAND	
E-2	E.I.F.S.	PRODUCT: DRYVIT FINISH: SAND COLOR: MATCH SHERWIN WILLIAMS SW-6087 TRUSTY TAN	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SAND COLOR: MATCH SHERWIN WILLIAMS SW-7501 TRESHOLD TAUPE	
ST-1	STONE	PRODUCT: CULTURED STONE FINISH: ECHO RIDGE COLOR: PRO FIT ALPINE LEDGESTONE	
ST-2	SILL	PRODUCT: CULTURED STONE FINISH: CAST FIT SILL COLOR: CARBON	
CP-1	METAL PANELS	PRODUCT: BERRIDGE FW-12 PANEL 24 GAUGE, WITHOUT GROOVES. FINISH: FIELD PAINTED COLOR: MATCH SHERWIN WILLIAMS SW-7002 DOWNY	
CP-2	METAL PANELS	PRODUCT: BERRIDGE FW-12 PANEL 24 GAUGE, WITHOUT GROOVES. COLOR: MATCH SHERWIN WILLIAMS SW-7501 TRESHOLD TAUPE	
CP-3	METAL PANEL	PRODUCT: BERRIDGE FW-12 PANEL 24 GAUGE, WITHOUT GROOVES. FINISH: FIELD PAINTED COLOR: MATCH SHERWIN WILLIAMS SW-6087 TRUSTY TAN	
MT-1	METAL COPING	COLOR: SW-3063 CHARCOAL	
MT-2	METAL COPING	COLOR: MATCH SHERWIN WILLIAMS SW-7002 DOWNY	
AWN	AWNING	PRODUCT: TBD FINISH: ALUMINUM COLOR: SW-7068 GRIZZLE GRAY	
CMU-1	CMU	PRODUCT: CMU - CABCO FINISH: SMOOTH FINISH COLOR: CHARCOAL	



Alternative Compliance

- ✓ 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
- ✓ Proposed landscape plan
- ✓ Alternative Compliance request

Staff welcomes any feedback



DRB22-01304

Raising Canes



Request

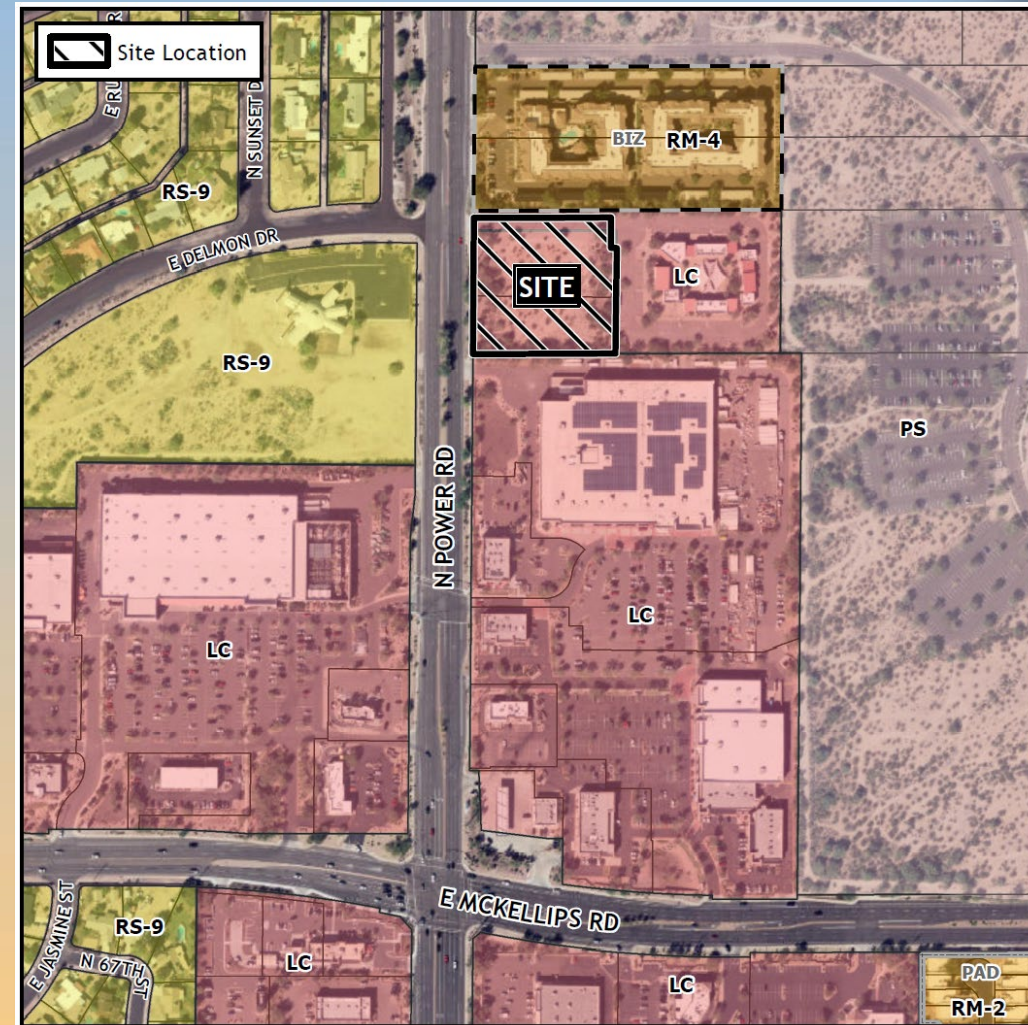
- Design Review
- Development of a Restaurant with a Drive-thru





Location

- North of McKellips Road
- On the east side of Power Road





Site Photo

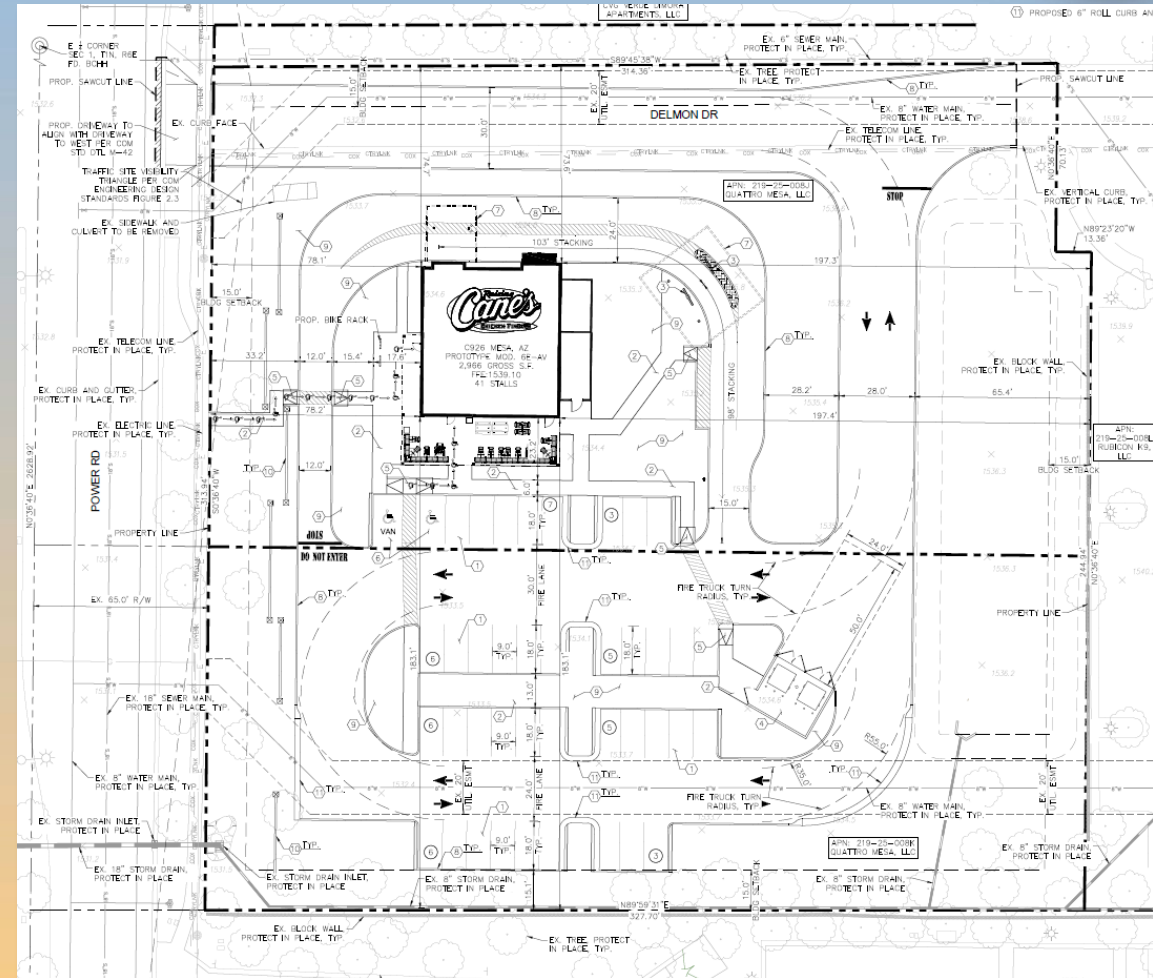


Looking east from Power Road



Site Plan

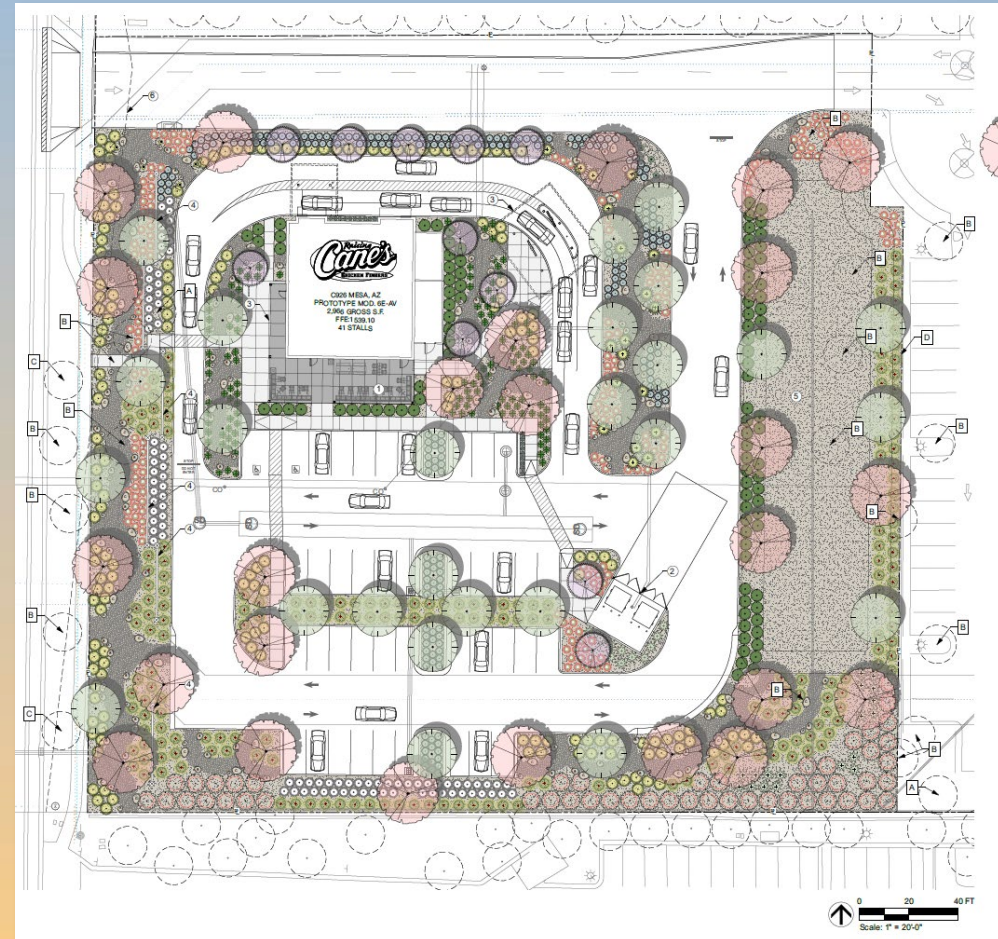
- 2,966 sq ft restaurant building with drive-thru
- Outdoor patio
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Delmon Dr





Landscape Plan

Plant List							
Symbol	Botanical Name	Common Name	Size	Qty	Mature Height	Size	Width
Trees							
	<i>Cercidium x 'Desert Museum' (Std.)</i>	Desert Museum Palo Verde	36" box	26	25 ft	25 ft	
	<i>Chilopsis linearis 'Bubba' (Std.)</i>	Seedless Desert Willow	24" box	25	25 ft	30 ft	
	<i>Sophora secundiflora (Std.)</i>	Texas Mountain Laurel	24" box	11	10 - 25 ft	8 - 10 ft	
Shrubs							
	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	15 gal	192	12 - 18 in	3 - 4 ft	
	<i>Cassipouia pulcherrima</i>	Red Bird of Paradise	15 gal	55	8 to 10 ft	8 to 10 ft	
	<i>Eriophylla g. 'Mingener Gold'</i>	Outback Sunrise Emu	5 gal	172	1 ft	6 ft	
	<i>Eriophylla hydroparva</i>	Blue Bella	5 gal	232	3 ft	3 ft	
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo® Texas Ranger	15 gal	90	3 - 5 ft	4 - 6 ft	
	<i>Simmondsia chinensis</i>	Jopba	15 gal	98	6 ft	6 ft	
Succulents							
	<i>Agave americana var. marginata</i>	Varegated Century Plant	15 gal	19	4 - 8 ft	6 - 12 ft	
	<i>Agave desertiana 'Variegata'</i>	Varegated Smooth Agave	15 gal	123	3 - 4 ft	2 - 3 ft	
	<i>Aloe 'Blue Elf'</i>	Aloe Blue Elf	5 gal	19	15 - 18 in	2 ft	
	<i>Carnegiea gigantea</i>	Saguaro Cactus	5 ft. MIN	5	40 - 50 ft	2 ft	
	<i>Fouquieria splendens</i>	Organ Pipe	15 gal	3	12 ft	10 ft	
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	15 gal	199	6 ft	6 - 8 ft	
	<i>Yucca baccata</i>	Banana Yucca	5 gal	29	3 ft	3 ft	
Materials Legend							
Material	Size	Area					
Decomposed granite, Desert Gold or equal 1/2" screened	1/2"	38,911 SF					
Local rip rap, Desert Gold or equal	4-8" DIA	7,823 SF					
Belgard Holland Stone Legacy pavers (non-vehicular use) Herringbone bone pattern Charcoal or Larch approved EQ. color	4" x 8"	49 SF					
Direct Colored® Smokestack Gray 102 - 5lb integral colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST® #05	N/A	1,241 SF					
Natural colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST® #05	N/A	2,642 SF					
"A"	18" - 24" DIA	75 (QTY)					
"B"	24" - 36" DIA	69 (QTY)					
"C"	36" - 48" DIA	58 (QTY)					





Elevations



FRONT ELEVATION



SIDE ELEVATION



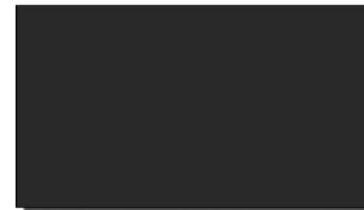
REAR ELEVATION



DRIVE-THRU ELEVATION



Colors & Materials



METAL CAP FLASHING
SHERMAN WILLIAMS FLUOROPON
KYNAR 500 MATTE BLACK



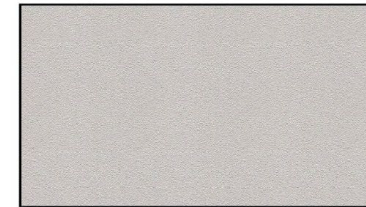
CORDOVA STONE
CHISEL FACE
LIMESTONE



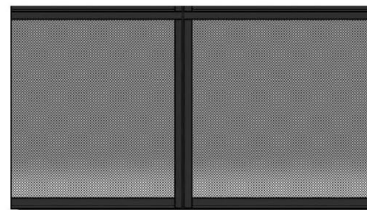
BORAL BRICK
QUEEN ALAMO



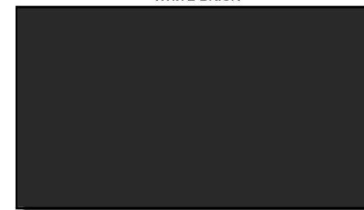
ACME BRICK
ALPINE HERRTIAGE
WHITE BRICK



PORTLAND CEMENT STUCCO
132 MOUNTAIN FOG



AGI
PARAPET ARCHITECTURAL PATTERN
PERFORATED ALUMINUM PANEL OVER
OPAQUE POLYCARBONATE PANEL



ALUMINUM STOREFRONT SYSTEM
ANODIZED BLACK



BERRIDGE METAL
STANDING SEAM METAL ROOF
KYNAR 500 MATT BLACK



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan

Staff welcomes any feedback



DRB22-01341

Residences at Dobson Road and Cubs Way



Request

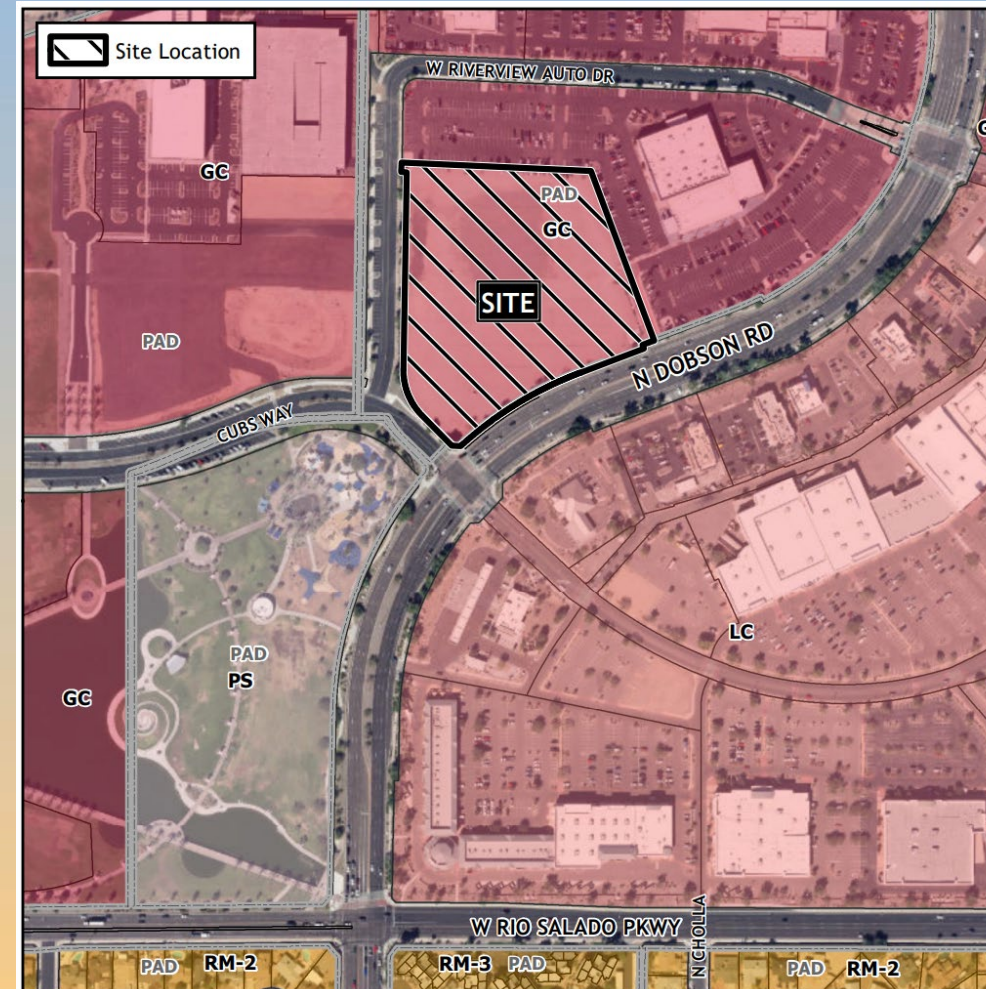
- Design Review
- Multiple Residence development





Location

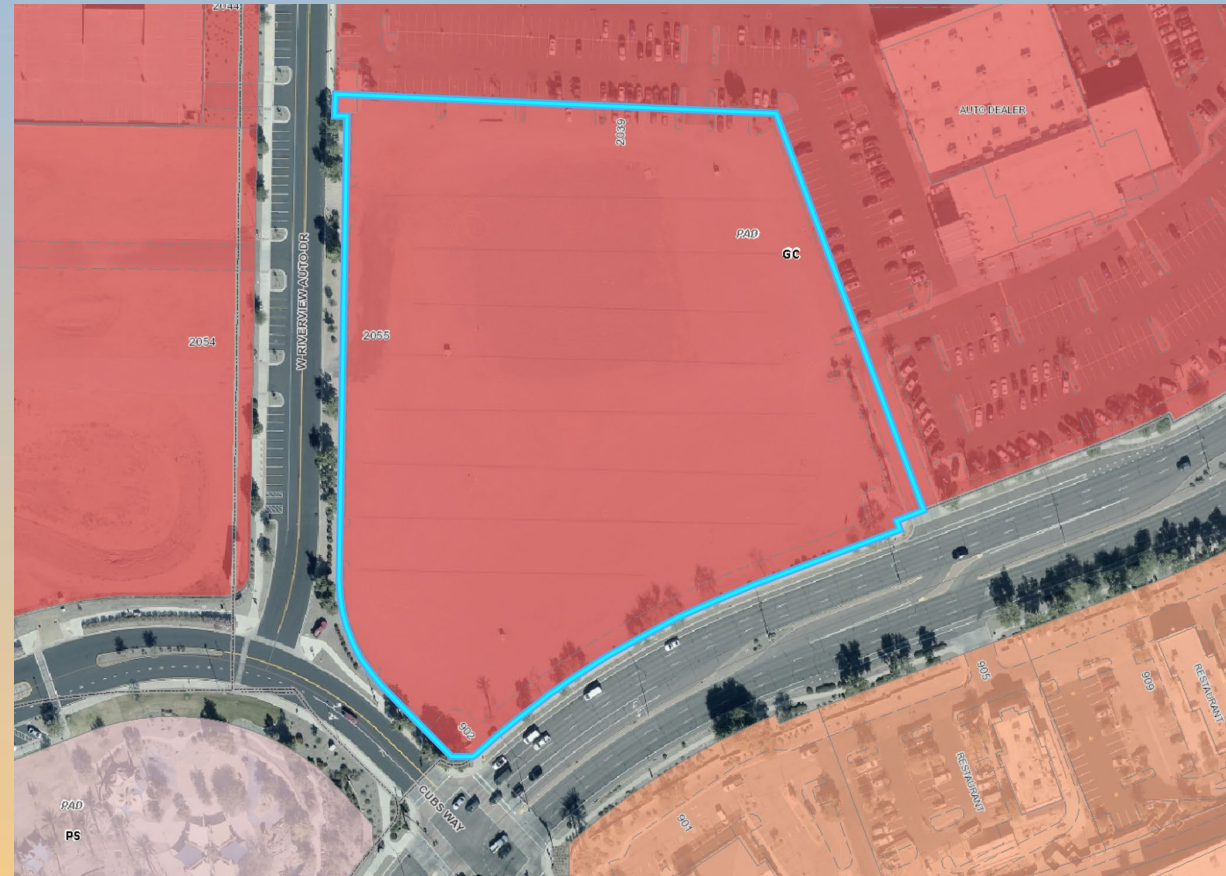
- North side of Dobson
- East side of Riverview Auto Drive
- North of Rio Salado Parkway





Zoning

- Existing zoning: GC-PAD
- Requested zoning: RM-4-BIZ
- Multiple residence is permitted within RM-4





Site Photos



North from Dobson Road



Site Photos

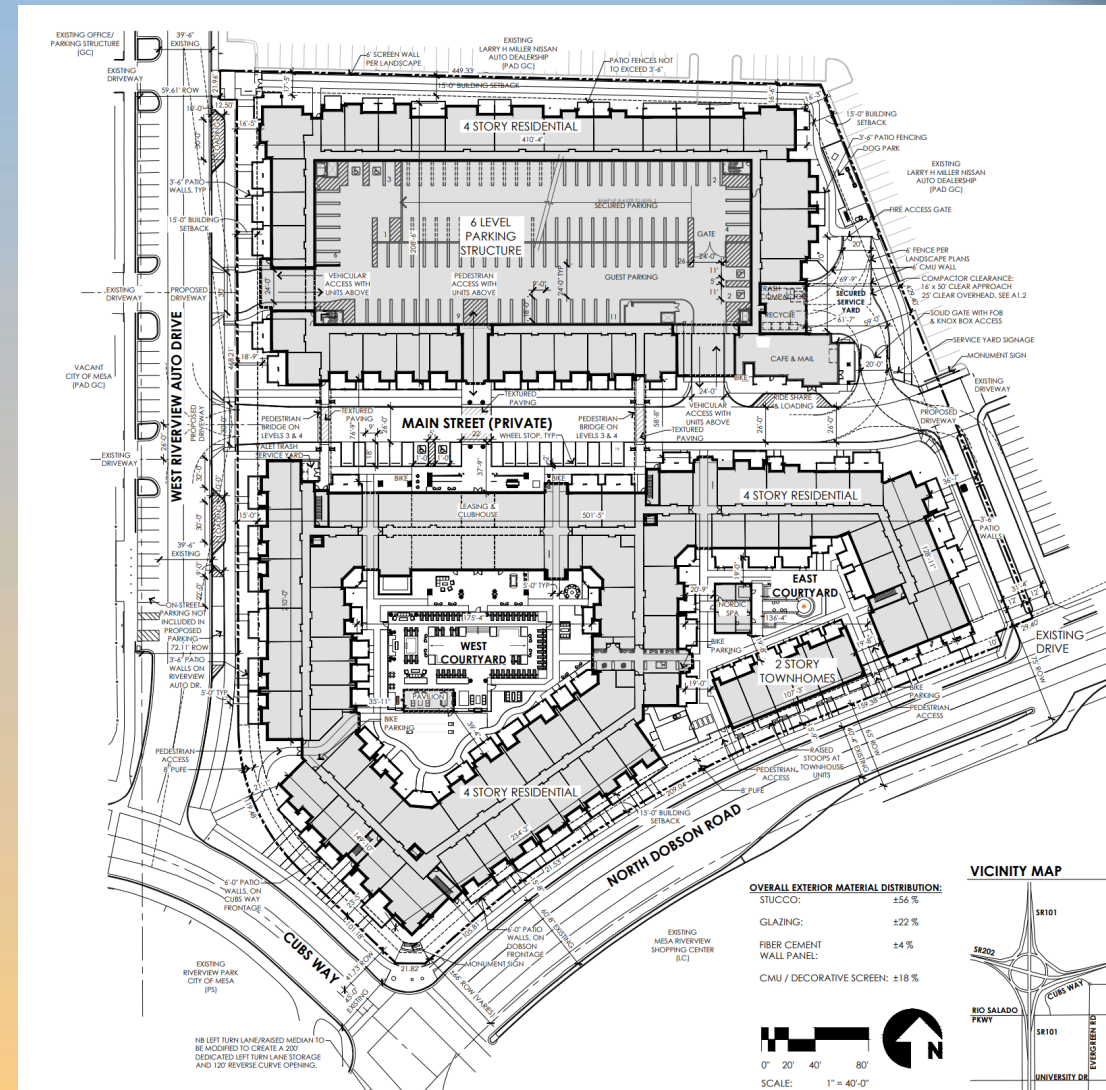


East from Auto Riverview Drive



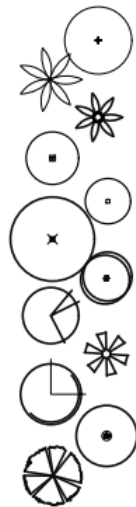
Site Plan

- 416 units
- 6-level parking structure wraps around northern building
- 2 pedestrian bridges
- 2 private amenity spaces including a rooftop terrace





Landscape Plan



EXISTING TREE

EXISTING PALM

CHAMAEROPS HUMILIS	24" BOX	5
MEDITERRANEAN FAN PALM	AS NOTED	
CAESALPINIA CACALACO SMOOTHIE	24" BOX	6
THORNLESS CASCALOTE	MULTI	
CITRUS SPP.	TBD	11
CITRUS	TBD	
FICUS NITIDA	60" BOX	5
INDIAN LAUREL	12'H X 6'W	
FRAXINUS VELUTINA 'FAN TEX'	36" BOX	26
FAN TEX ASH	14'H X 8'W	
MAGNOLIA GRANDIFLORA	48" BOX	1
SOUTHERN MAGNOLIA	4.0" CAL.	
PHOENIX DACTYLIFERA	12'H X 6'W	
DATE PALM	18' TRUNK HT	21
PISTACIA X 'RED PUSH'	36" BOX	26
RED PUSH PISTACHE	11'H X 5'W	
QUERCUS VIRGINIANA	TBD	6
HERITAGE LIVE OAK	TBD	
ULMUS PARVIFOLIA	36" BOX	54
CHINESE ELM	2.5" CAL.	
	12'H X 8'W	

SHRUBS

BOUGAINVILLEA 'LA JOLLA'	5 GAL	62
LA JOLLA BOUGAINVILLEA		
CARISSA MACROCARPA	5 GAL	56
NATAL PLUM		
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	72
TEXAS RANGER		
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL	153
REGAL MIST MUHLY		
MUHLENBERGIA DUBIA	5 GAL	274
PINE MUHLY		
RUPELLIA PENINSULARIS	5 GAL	50
BAJA RUPELLIA		
RUPELLIA SIMPLEX	1 GAL	156
MEXICAN PETUNIA		
PHYLLOSTACHYS AUREA	15 GAL	25
GOLDEN BAMBOO	30" DEEP ROOT BARRIER	





North Building



2 NORTH BUILDING - EAST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±62 %
J	K	GLAZING:	±22 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±15 %

1 NORTH BUILDING - NORTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±66 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±11 %





North Building



4 NORTH BUILDING - WEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±50 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±27 %

3 NORTH BUILDING - SOUTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±61 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±17 %





South Building



6 SOUTH BUILDING - EAST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±50 %
J	K	GLAZING:	±16 %		
E	FIBER CEMENT WALL PANEL:	±14 %			
F	G	H	I	CMU:	±20 %



5 SOUTH BUILDING - NORTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±47 %
J	K	GLAZING:	±24 %		
E	FIBER CEMENT WALL PANEL:	±2 %			
F	G	H	I	CMU:	±27 %



South Building



7 SOUTH BUILDING - SOUTH ELEVATION EAST

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±34 %
J	K			GLAZING:	±23 %
E				FIBER CEMENT WALL PANEL:	±43 %
F	G	H	I	CMU:	±0 %



8 SOUTH BUILDING - SOUTH ELEVATION WEST

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±61 %
J	K			GLAZING:	±21 %
E				FIBER CEMENT WALL PANEL:	±5 %
F	G	H	I	CMU:	±14 %



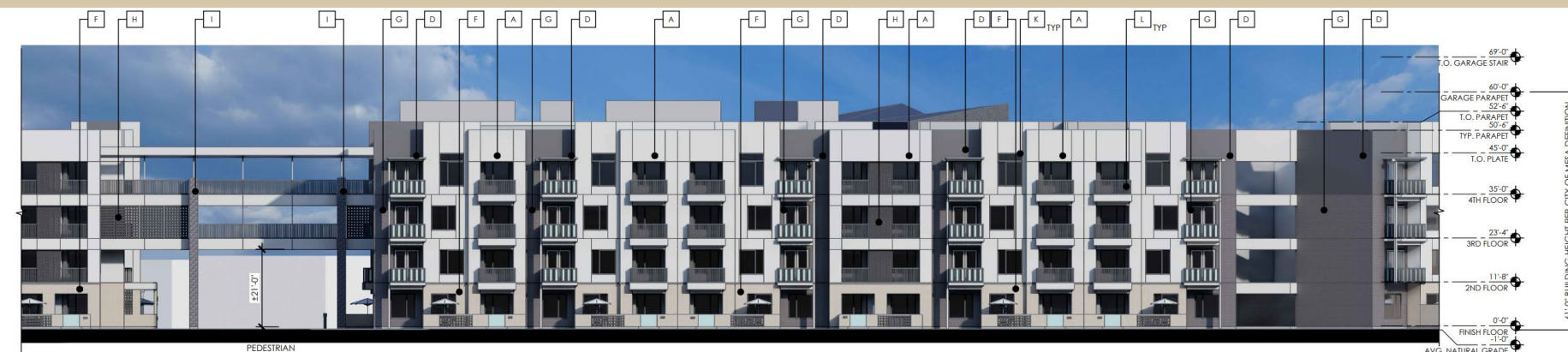
South Building



9 SOUTH BUILDING - SOUTHWEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±53 %
J	K			GLAZING:	±20 %
E				FIBER CEMENT WALL PANEL:	±6 %
F	G	H	I	CMU:	±21 %



10 SOUTH BUILDING - WEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±49 %
J	K			GLAZING:	±21 %
E				FIBER CEMENT WALL PANEL:	±0 %
F	G	H	I	CMU:	±30 %



Renderings



1 VIEW FROM SOUTHEAST



Renderings



2

VIEW FROM SOUTHWEST



Renderings



3

VIEW FROM NORTHWEST



Renderings



4

VIEW FROM NORTHEAST



Renderings





Renderings





Colors and Materials



1 SW PERSPECTIVE



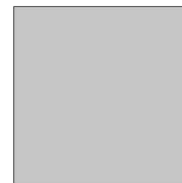
2 MAIN STREET PERSPECTIVE



3 SE PERSPECTIVE



A Stucco Color
MFG.: Dunn Edwards
COLOR: DEHW08 "Classic White"
LRV: 84



B Stucco Color
MFG.: Dunn Edwards
COLOR: DE6374 "Silver Polish"
LRV: 53



E Fiber Cement
External Wall Panel
MFG.: TBD ["Equitone (natural)" or eq.]
COLOR: N 972



F Concrete Masonry Unit
MFG.: Echelon
COLOR: Trendstone "Durango"
8x4x16 Ground Face



G Concrete Masonry Unit
MFG.: Superlite Precision
COLOR: Trendstone "Opal"
2x8x16 Veneer CMU



J Storefront Windows & Doors
MFG.: Arcadia (or eq.)
FINISH: Clear Anodized



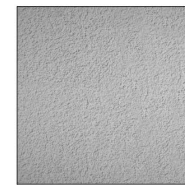
K Residential Vinyl Windows
MFG.: TBD
FINISH: Black Vinyl



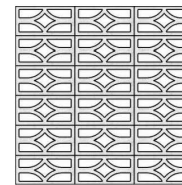
C Accent Color
MFG.: Sherwin-Williams
COLOR: SW6219 "Rain"
LRV: 49



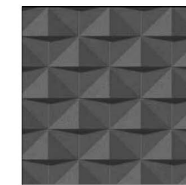
D Stucco Color
MFG.: Dunn Edwards
COLOR: DE6378 "Jet"
LRV: 9



Stucco Texture
MFG.: Senergy (or eq.)
FINISH: Fine Clear



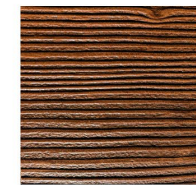
H Decorative Screen
MFG: TBD
Pattern varies by location. See exterior elevations.



I Concrete Masonry Unit
MFG.: Hi-Lite Mark I, Running Bond
COLOR: Opal



L Exterior Metals
MFG.: Dunn Edwards
COLOR: DE6378 "Jet"



M Soffit Panel
MFG.: Volterra
COLOR: Doug Fir "Dark Walnut"



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscaping

Staff welcomes any feedback



DRB23-00050

The View 202 – Phase 2



Request

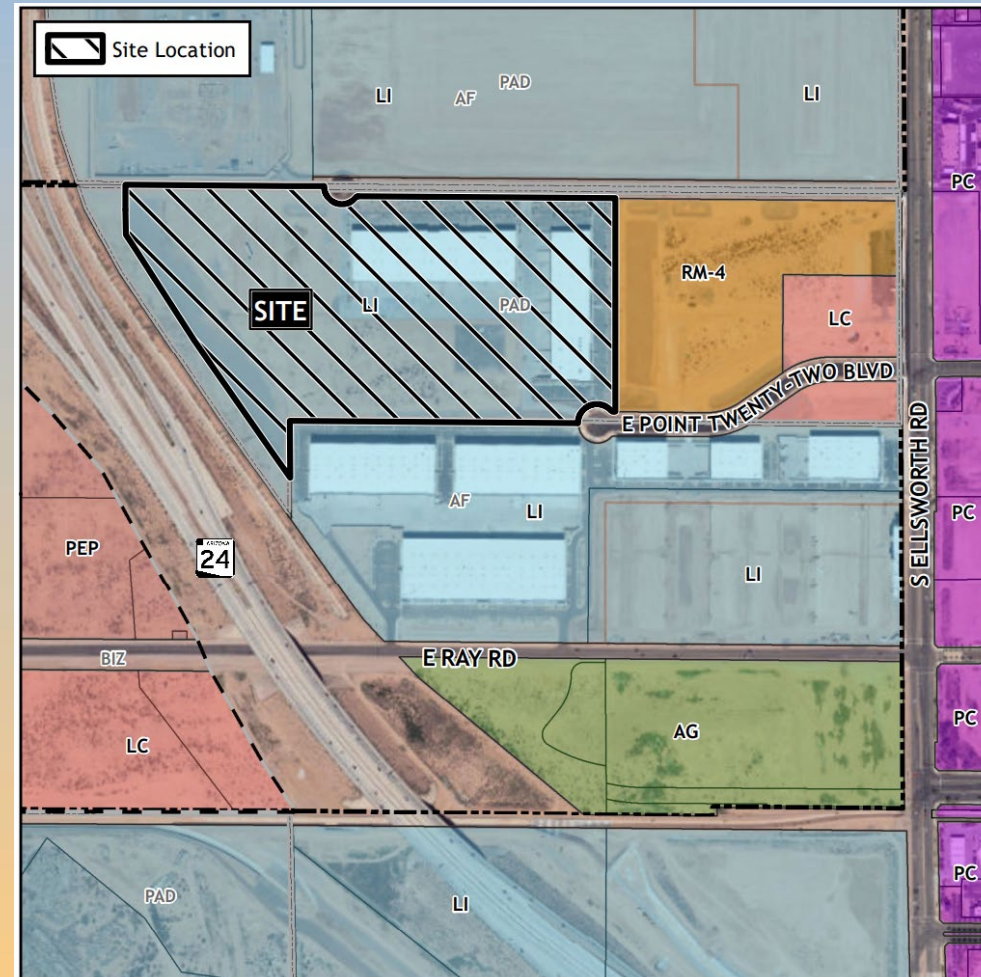
- Design Review
- Industrial Development





Location

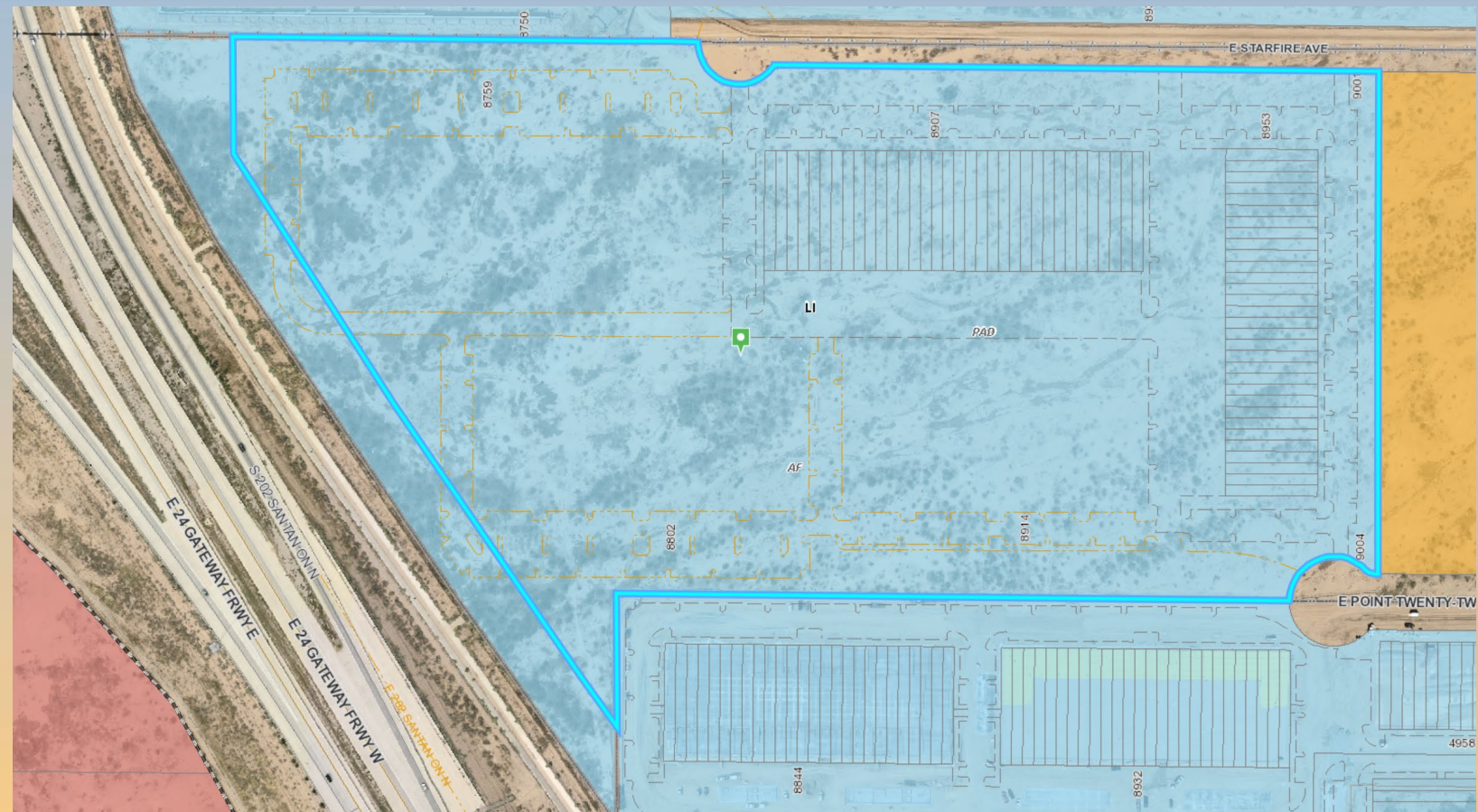
- West of Ellsworth Road
- East of Arizona State Route 24
- South side of Starfire Avenue





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)





Site Photos

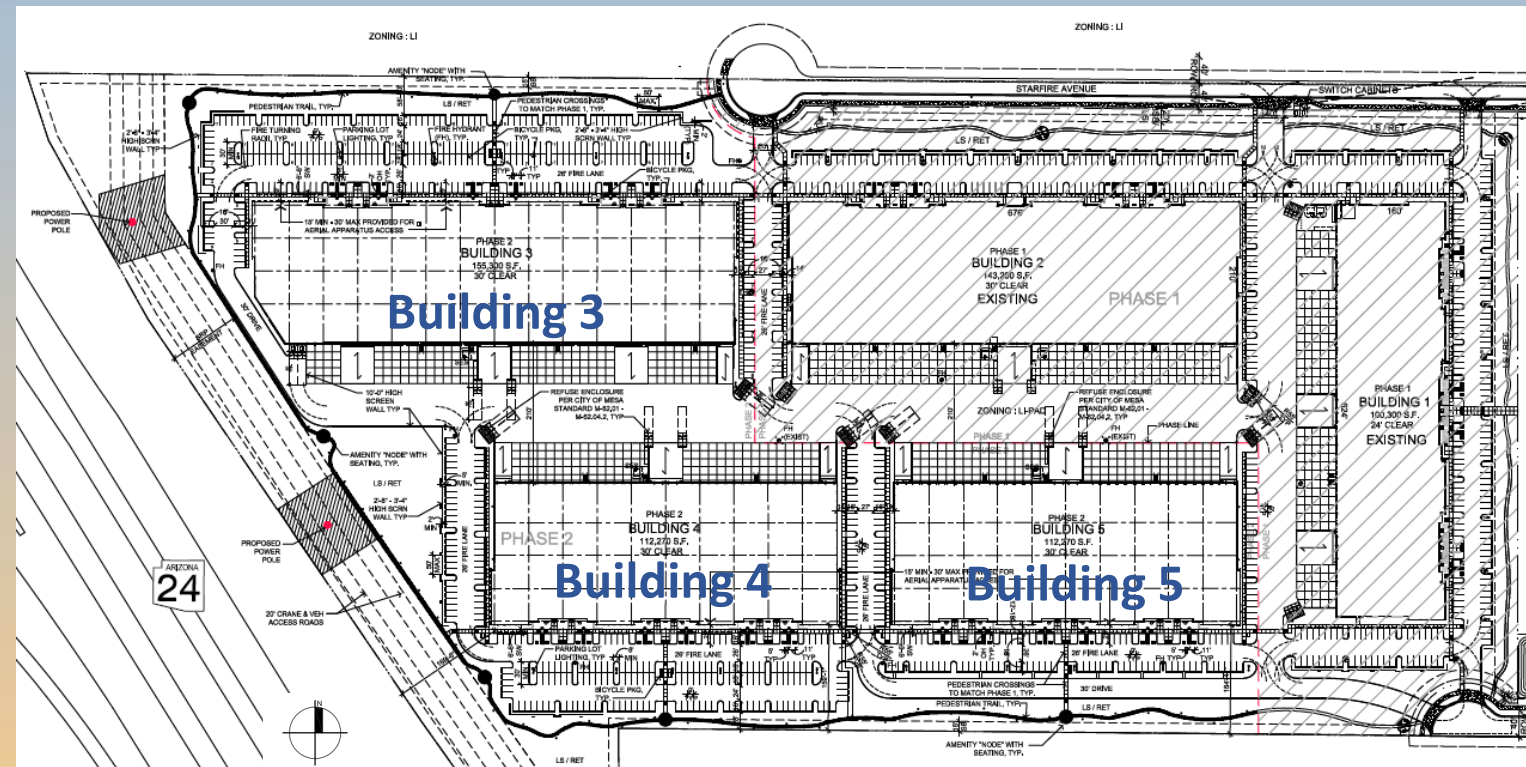


East from Arizona State Route 24















Site Plan

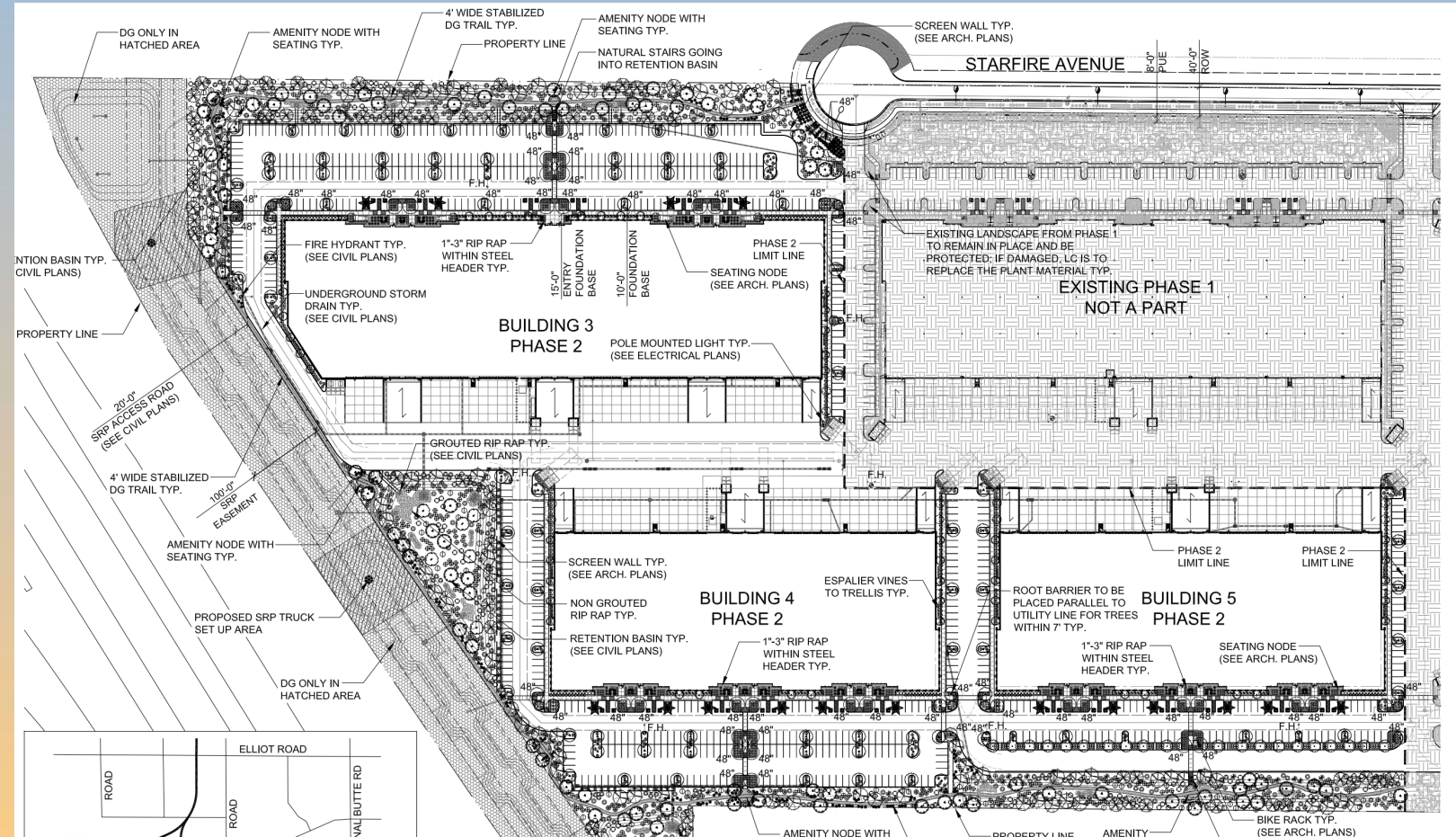
- 3 buildings - 379,840 sq ft of total floor area
- Access from Starfire Avenue and Point 22 Boulevard
- Loading areas screened with a 10' wall
- 600 spaces required; 688 spaces provided





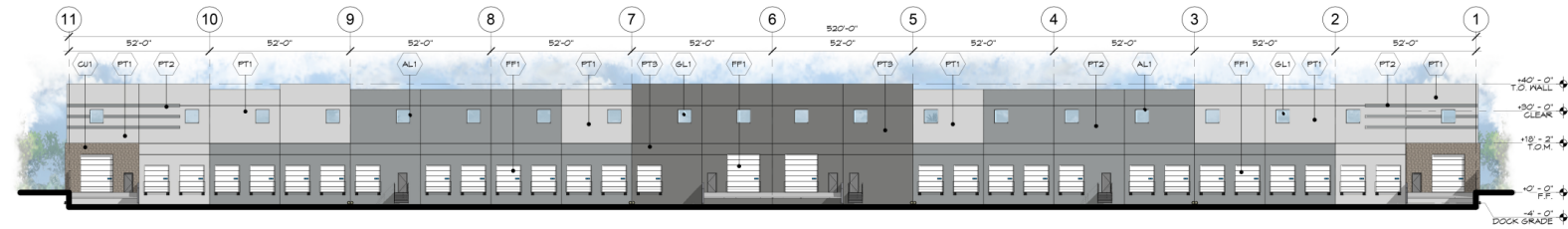
Landscape Plan

TREES and PALMS	SIZE	QTY
 Acacia aneura Mulga Tree	36" Box Matching, Standard	21
 Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	24" Box Multi Trunk	09
 Prosopis alba 'Argentina' Thornless Argentine Mesquite	36" Box U.O.N 48" Box Matching, Standard	76 23
 Quercus virginiana 'Cathedral' Cathedral Oak	36" Box Matching, Standard	46
 Chitalpa tashkentensis Chitalpa Tree	48" Box Matching, Standard	07
 Prosopis alba 'Argentina' Thornless Argentine Mesquite	24" Box Matching, Multi Trunk	88
 Parkinsonia praecox Palo Brea	48" Box Matching, Standard	32
 Acacia stenophylla Shoestring Acacia (Stake with 10' lodge pole)	36" Box Matching, Standard	14
 Acacia salicina Willow Acacia (Stake with 10' lodge pole)	24" Box Matching, Multi Trunk	58
 Fouquieria splendens Ocotillo	10' Tall 10 Cane Min	18
 Parkinsonia hybrid Desert Museum	24" Box Multi Trunk	80
 Phoenix dactylifera Date Palm	30" T.F. Straight, Diamond Cut Matching	16

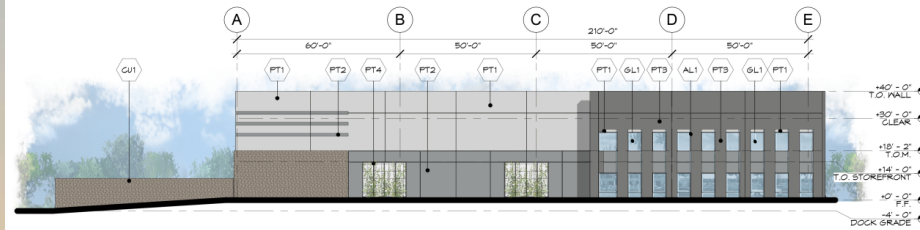




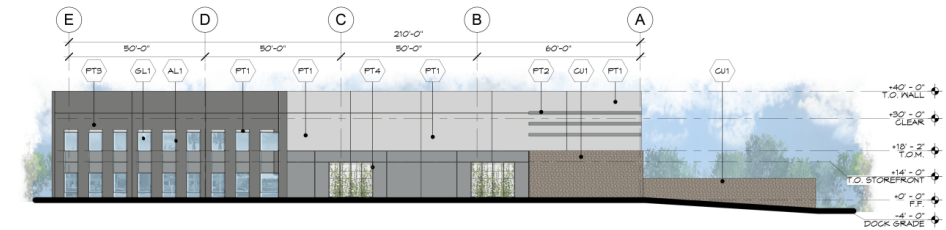
Elevations



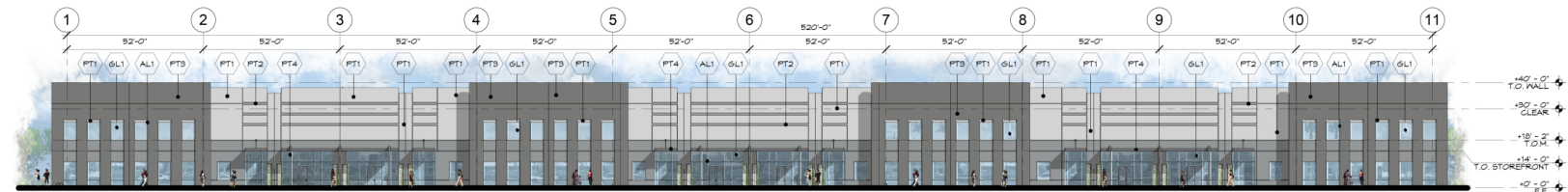
1 BLDG 4 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3 BLDG 4 WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 BLDG 4 EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 BLDG 4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	5869sf	27%
PT2:	8250sf	37%
PT3:	3814sf	17%
PT4:	-	-
CU1:	622sf	3%
GL1/AL1:	500sf	2%
FF1:	3110sf	14%
TRELLIS:	-	-

EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	2758sf	31%
PT2:	1882sf	21%
PT3:	2254sf	26%
PT4:	-	-
CU1:	727sf	8%
GL1/AL1:	722sf	8%
FF1:	-	-
TRELLIS:	422sf	6%

COLOR & MATERIAL BOARD

MARK	Material Name	Material Model	Material Manufacturer
AL1	ALUMINUM CLR ANODIZED	T.B.D	TRENNYTH
CU1	PEBBLE BEACH	TRENNYTH	TRENNYTH
FF1	OVER HEAD DOOR	T.B.D	TRENNYTH
GL1	TINTED GRAY	GUARDIAN 5000	GUARDIAN GLASS
PT1	SILVER SPOON	DE 6866	DUNN EDWARDS
PT2	PAVILION	DE 6868	DUNN EDWARDS
PT3	LEGENDARY GRAY	DE 6861	DUNN EDWARDS
PT4	BLACK BEAN	DE 6865	DUNN EDWARDS

WEST ELEVATION MATERIAL PERCENTAGES:

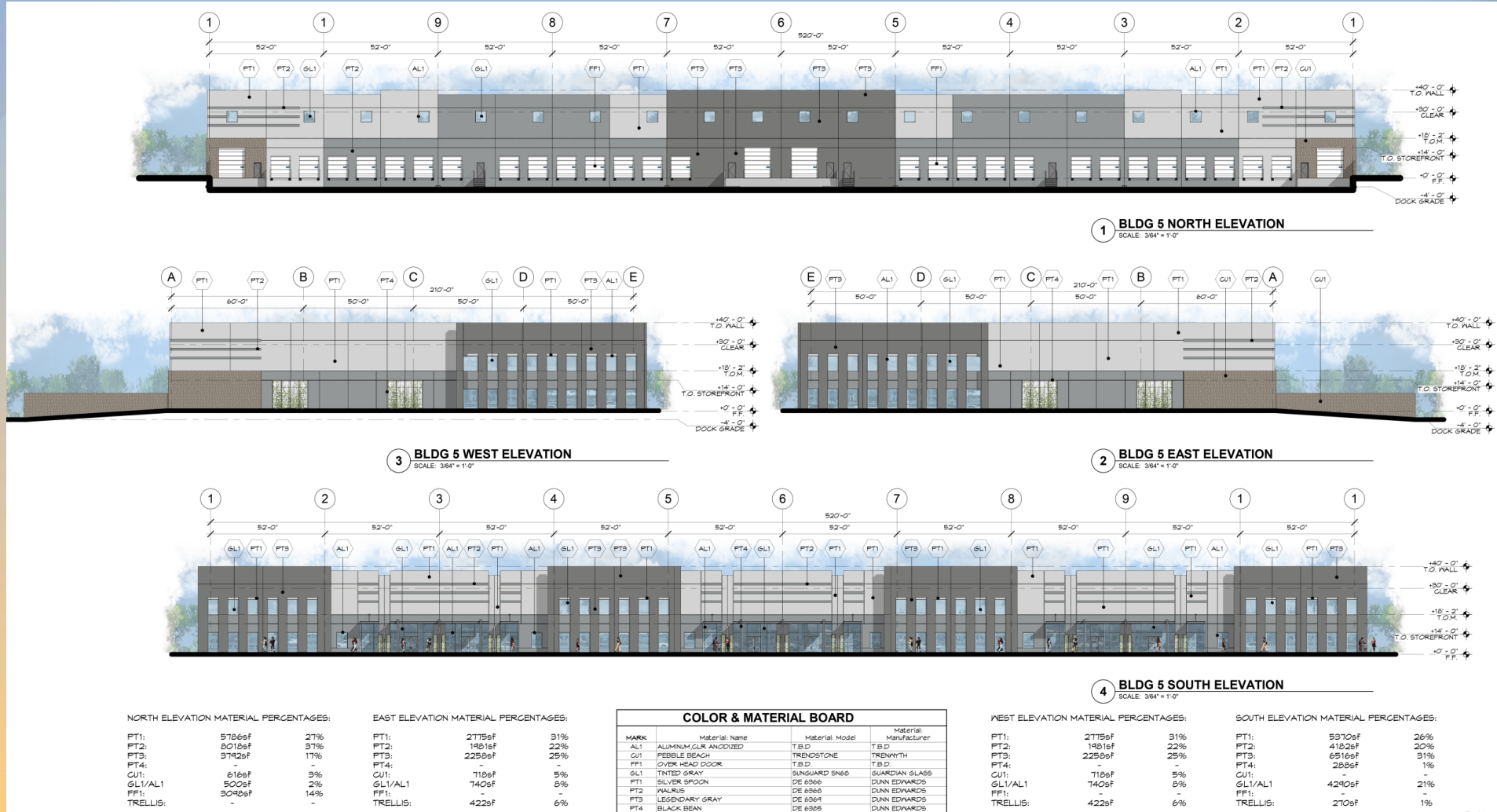
PT1:	2758sf	31%
PT2:	1882sf	21%
PT3:	2254sf	26%
PT4:	-	-
CU1:	727sf	8%
GL1/AL1:	722sf	8%
FF1:	-	-
TRELLIS:	422sf	6%

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	5340sf	21%
PT2:	9174sf	35%
PT3:	6540sf	25%
PT4:	2308sf	1%
CU1:	-	-
GL1/AL1:	4416sf	17%
FF1:	-	-
TRELLIS:	270sf	1%

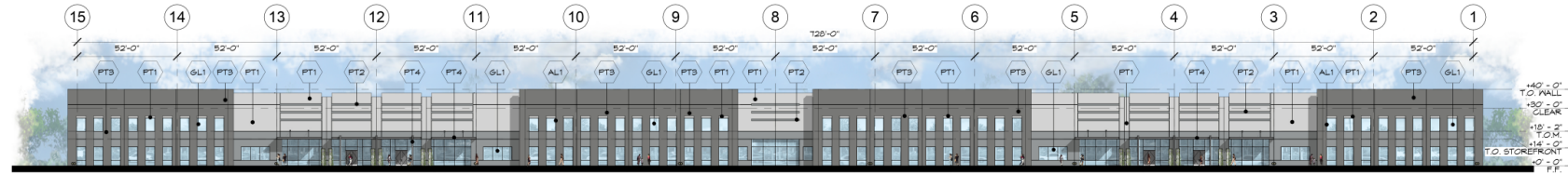


Elevations

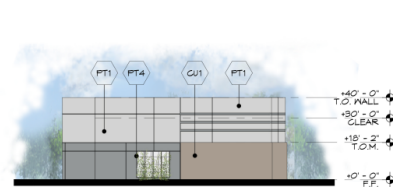




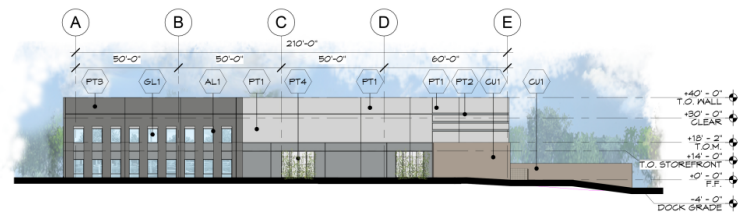
Elevations



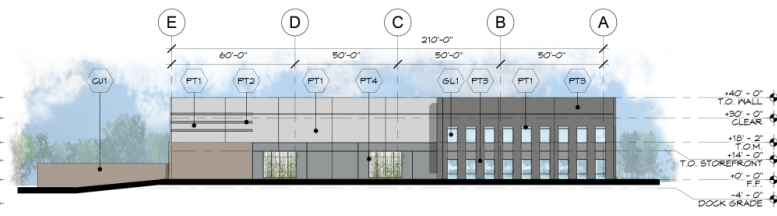
1 BLDG 3 NORTH ELEVATION
SCALE: 1" = 30'-0"



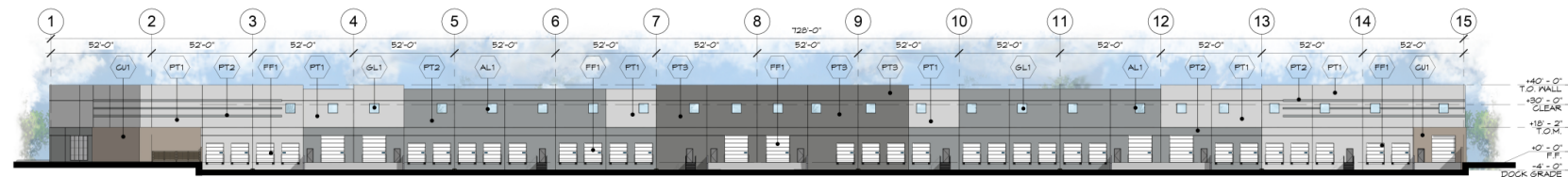
5 BLDG 3 SOUTH WEST ELEVATION
SCALE: 1" = 30'-0"



3 BLDG 3 WEST ELEVATION
SCALE: 1" = 30'-0"



2 BLDG 3 EAST ELEVATION
SCALE: 1" = 30'-0"



4 BLDG 3 SOUTH ELEVATION
SCALE: 1" = 30'-0"

NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	5713sf	24%
PT2:	5530sf	23%
PT3:	10,768sf	45%
PT4:	266sf	1%
CU1:	-	-
SL1/AL1	1466sf	6%
FF1:	-	-
TRELLIS:	226f	1%

EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	3087sf	33%
PT2:	2046sf	22%
PT3:	2322sf	25%
PT4:	-	-
CU1:	643sf	7%
SL1/AL1	643sf	7%
FF1:	-	-
TRELLIS:	422sf	6%

WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	2075sf	28%
PT2:	1920sf	26%
PT3:	2322sf	31%
PT4:	-	-
CU1:	643sf	9%
SL1/AL1	643sf	9%
FF1:	-	-
TRELLIS:	422sf	6%

COLOR & MATERIAL BOARD

MARK	Material Name	Material Model	Material Manufacturer
AL1	ALUMINUM CLR ANODIZED	T.B.D	T.B.D
CU1	PEBBLE BEACH	TRENDSTONE	TRENNYTH
FF1	OVER HEAD DOOR	T.B.D	T.B.D
SL1	TINTED GRAY	SUNGUARD S66	GUARDIAN GLASS
PT1	SILVER SPOON	DE 6366	DUNN EDWARDS
PT2	MAJUS	DE 6366	DUNN EDWARDS
PT3	LEGENDARY GRAY	DE 6364	DUNN EDWARDS
PT4	BLACK BEAN	DE 6365	DUNN EDWARDS

SOUTH WEST ELEVATION MATERIAL PERCENTAGES:

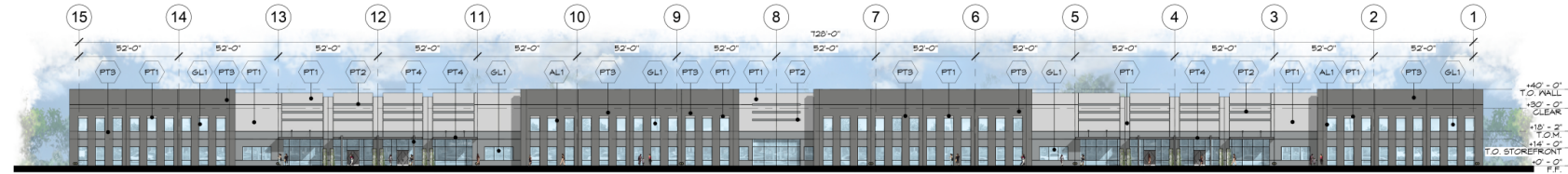
PT1:	2075sf	28%
PT2:	1920sf	26%
PT3:	2322sf	31%
PT4:	-	-
CU1:	-	-
SL1/AL1	643sf	9%
FF1:	-	-
TRELLIS:	422sf	6%

SOUTH ELEVATION MATERIAL PERCENTAGES:

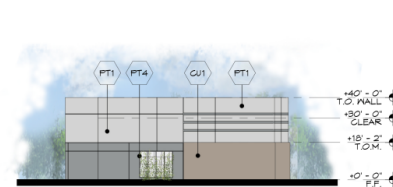
PT1:	8571sf	30%
PT2:	5530sf	34%
PT3:	4677sf	17%
PT4:	-	-
CU1:	837sf	5%
SL1/AL1	600sf	2%
FF1:	3055sf	14%
TRELLIS:	-	-



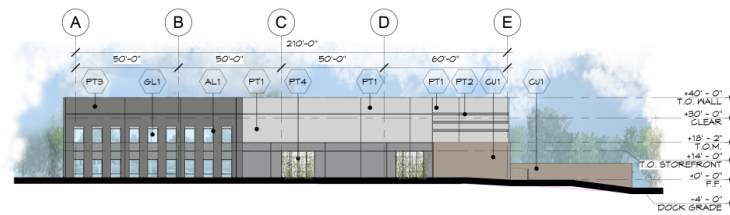
Elevations



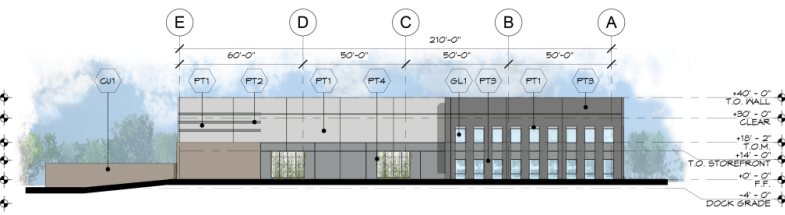
1 BLDG 3 NORTH ELEVATION
SCALE: 1" = 30'-0"



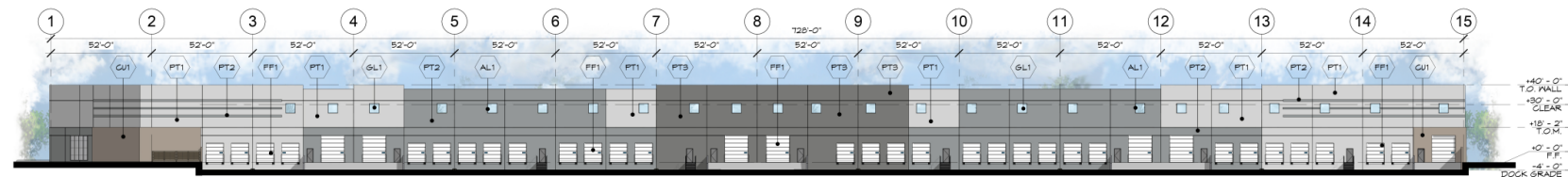
5 BLDG 3 SOUTH WEST ELEVATION
SCALE: 1" = 30'-0"



3 BLDG 3 WEST ELEVATION
SCALE: 1" = 30'-0"



2 BLDG 3 EAST ELEVATION
SCALE: 1" = 30'-0"



4 BLDG 3 SOUTH ELEVATION
SCALE: 1" = 30'-0"

NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	5713sf	24%
PT2:	5530sf	23%
PT3:	10,768sf	45%
PT4:	266sf	1%
CU1:	-	-
SL1/AL1	1466sf	6%
FF1:	-	-
TRELLIS:	226sf	1%

EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	3087sf	33%
PT2:	2046sf	22%
PT3:	2322sf	25%
PT4:	-	-
CU1:	643sf	7%
SL1/AL1	643sf	7%
FF1:	-	-
TRELLIS:	422sf	6%

WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	2075sf	28%
PT2:	1920sf	26%
PT3:	2322sf	31%
PT4:	-	-
CU1:	643sf	9%
SL1/AL1	643sf	9%
FF1:	-	-
TRELLIS:	422sf	6%

COLOR & MATERIAL BOARD

MARK	Material Name	Material Model	Material Manufacturer
AL1	ALUMINUM CLR ANODIZED	T.B.D	T.B.D
CU1	PEBBLE BEACH	TRENDSTONE	TRENDSTONE
FF1	OVER HEAD DOOR	T.B.D	T.B.D
SL1	TINTED GRAY	SUNGUARD S66	GUARDIAN GLASS
PT1	SILVER SPOON	DE 6366	DUNN EDWARDS
PT2	MAJUS	DE 6366	DUNN EDWARDS
PT3	LEGENDARY GRAY	DE 6366	DUNN EDWARDS
PT4	BLACK BEAN	DE 6366	DUNN EDWARDS

SOUTH WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	2075sf	28%
PT2:	1920sf	26%
PT3:	2322sf	31%
PT4:	-	-
CU1:	-	-
SL1/AL1	643sf	9%
FF1:	-	-
TRELLIS:	422sf	6%

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8571sf	30%
PT2:	5530sf	34%
PT3:	4677sf	17%
PT4:	-	-
CU1:	837sf	5%
SL1/AL1	600sf	2%
FF1:	3055sf	14%
TRELLIS:	-	-



Renderings



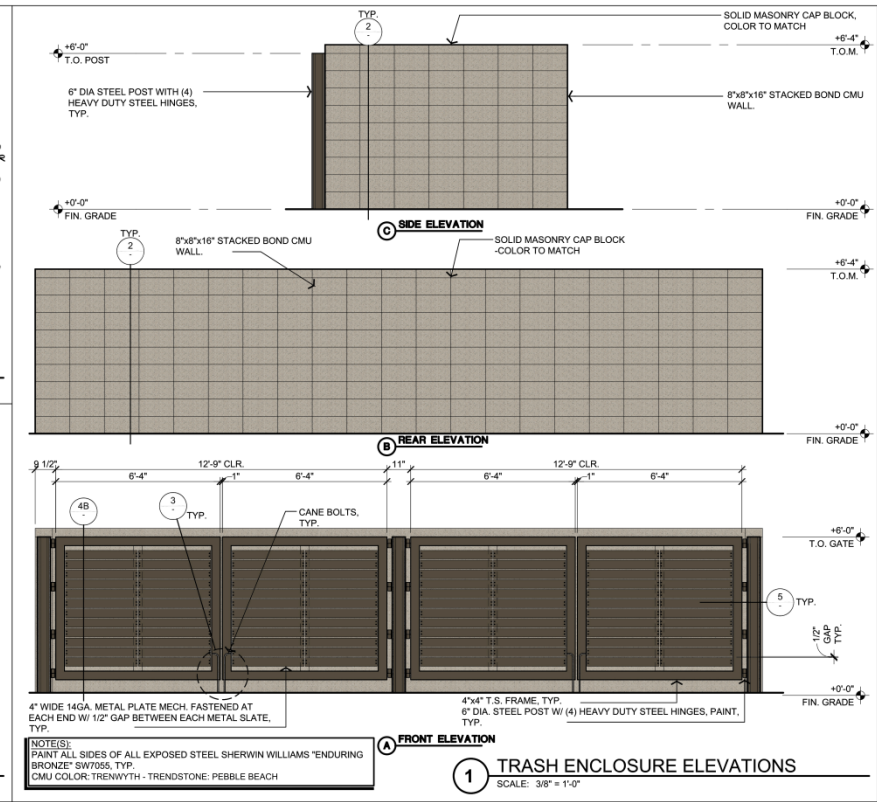
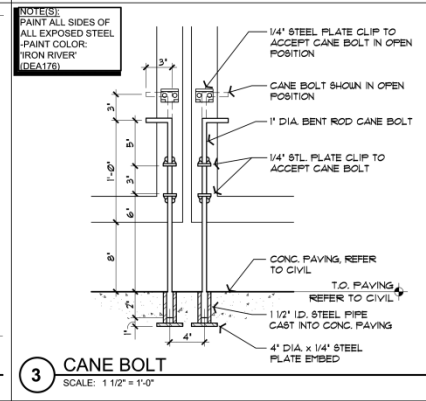
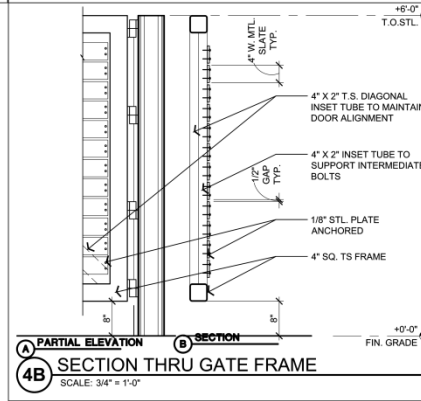
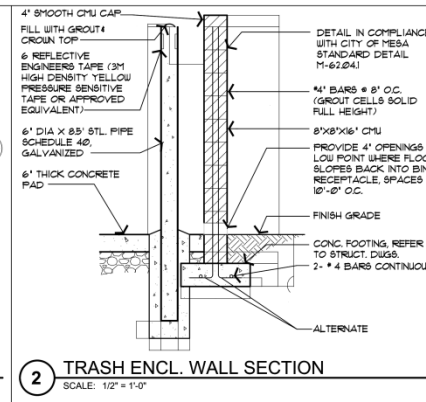
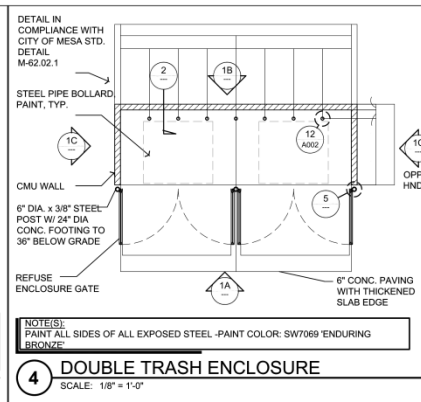
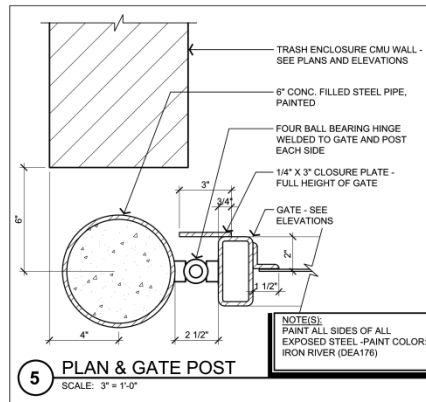


Renderings





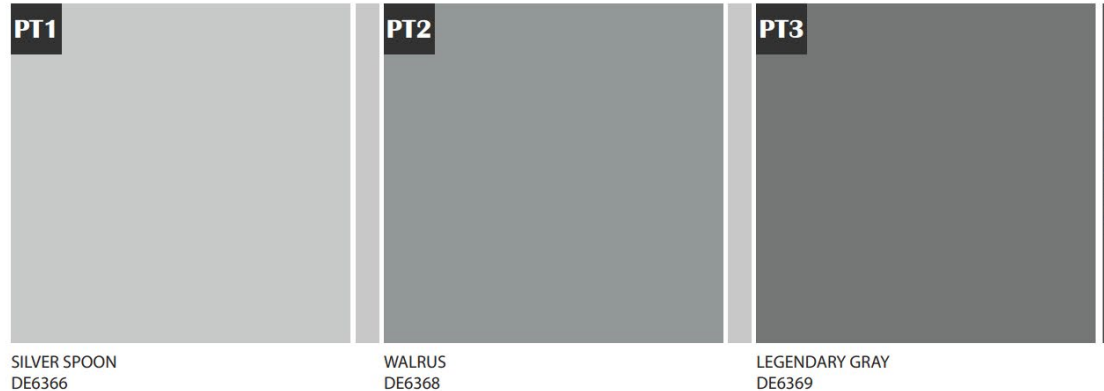
Elevations





Colors and Materials

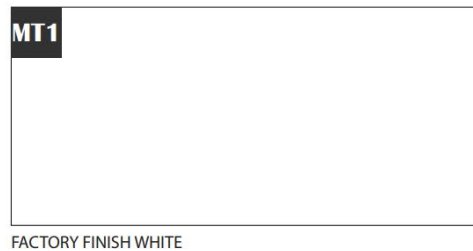
PAINT by Dunn Edwards



CONCRETE MASONRY by Trenwyth Industries



METAL PANEL



ALUMINUM STOREFRONT SYSTEM



GLASS





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
- ✓ Foundation Base. 15' foundation base width along facades with a public entrance



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance requests

Staff welcomes any feedback



DRB23-00053

QBD Dunkin



Request

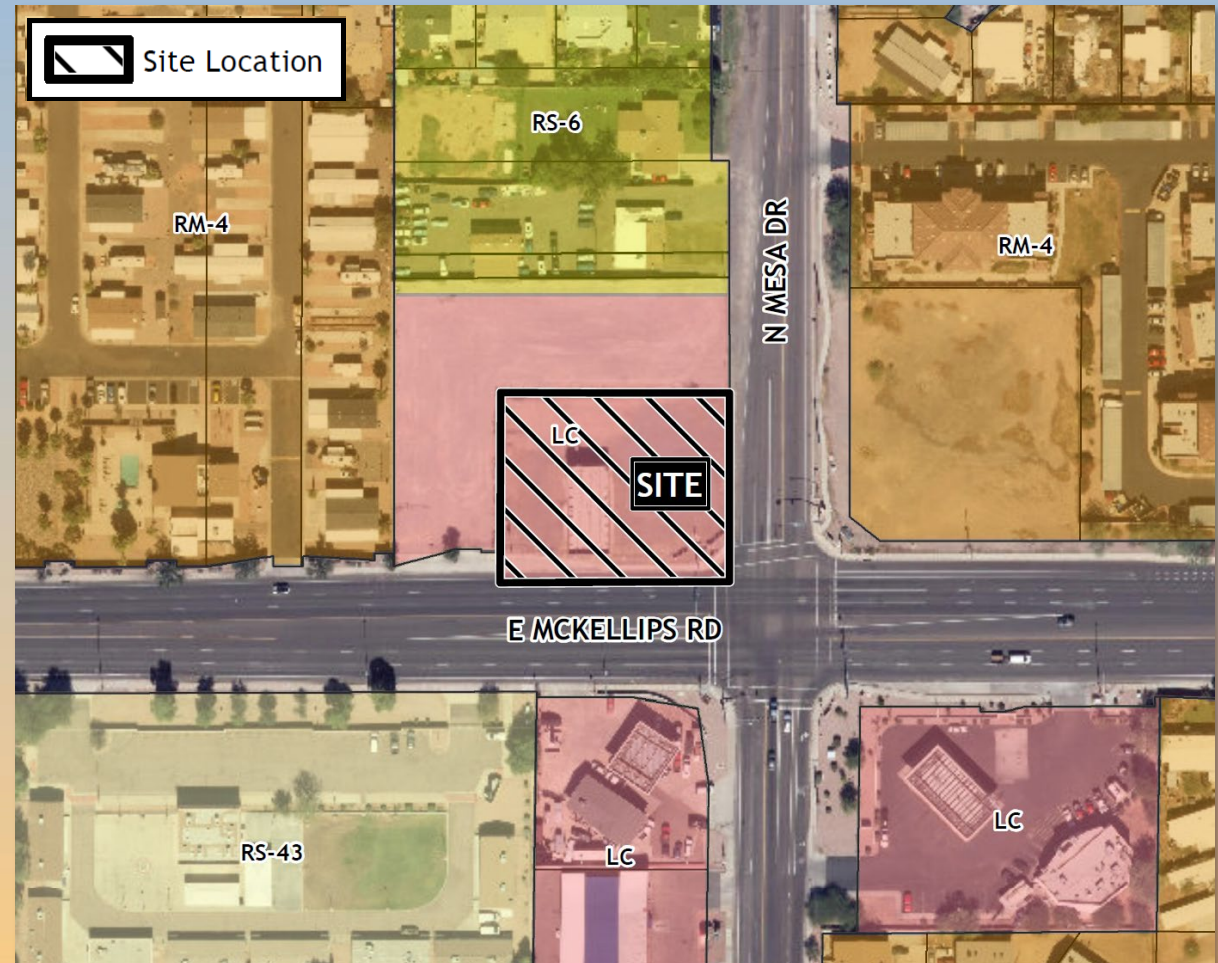
- Design Review
- Development of a Restaurant with a Drive-thru





Location

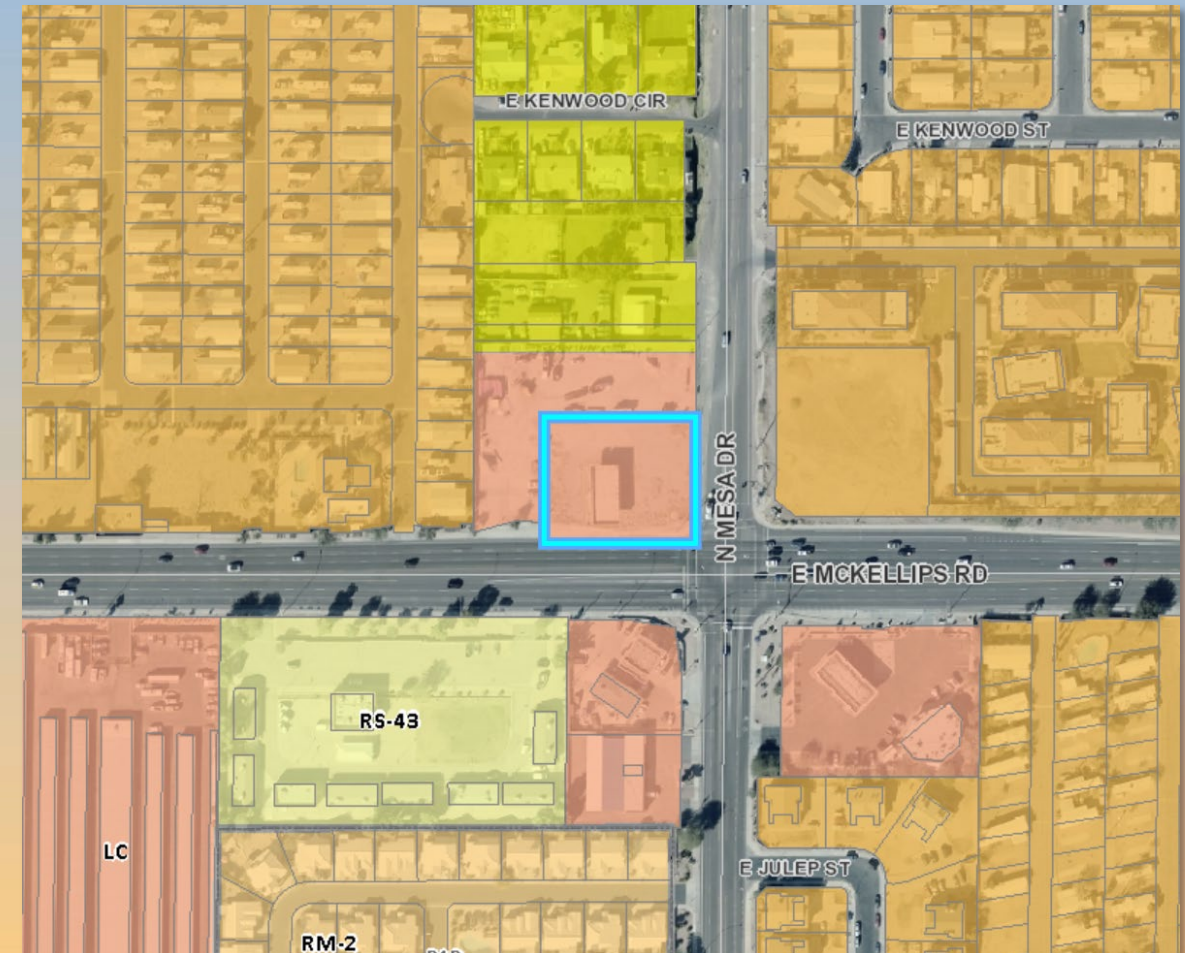
- Northwest corner of McKellips Road and Mesa Drive
- Adjacent to SRP well site





Zoning

- Limited Commercial (LC)
- Restaurant with drive-thru is permitted





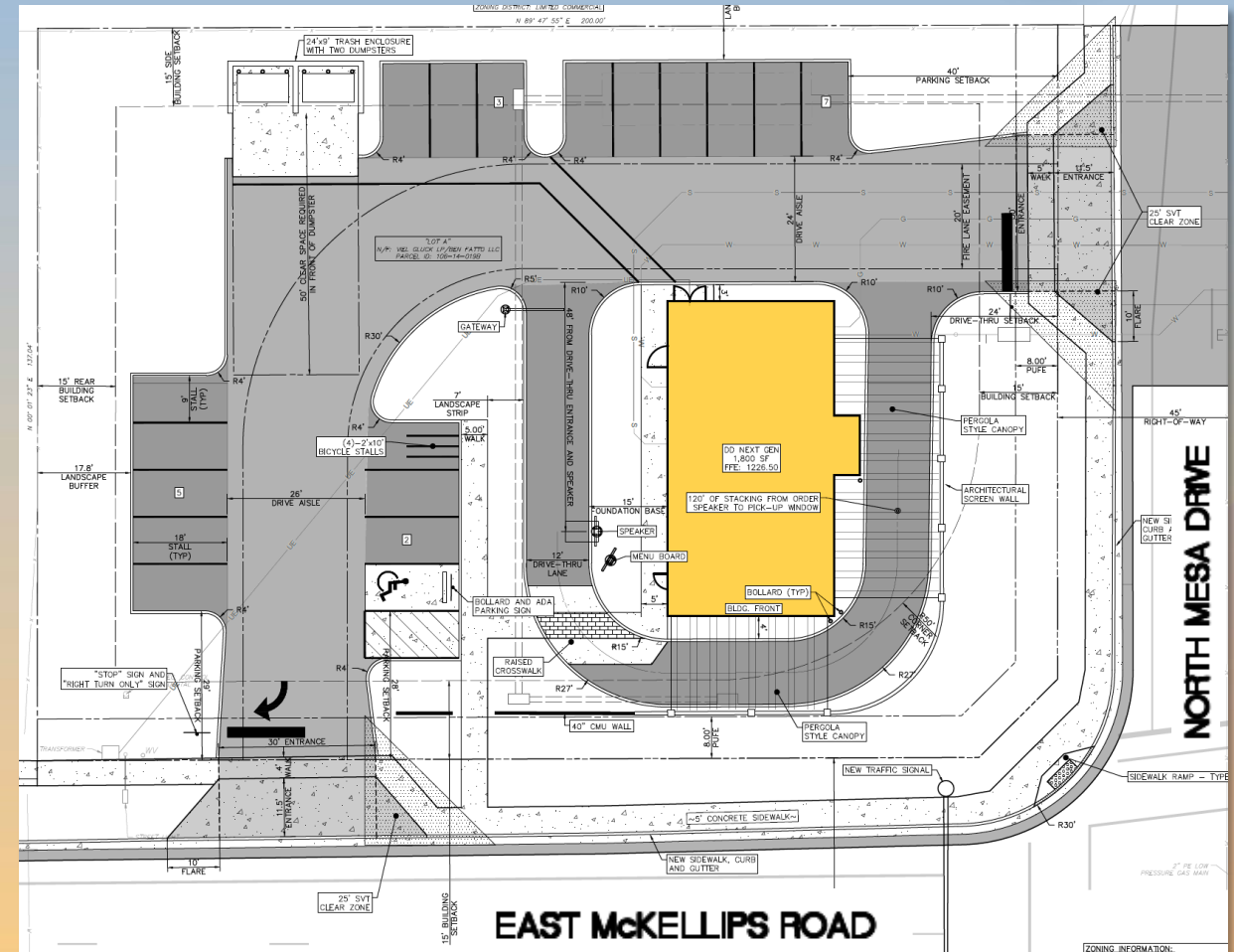
Site Photo



Looking northwest from Mesa/McKellips intersection



Site Plan





Landscape Plan

PLANT LEGEND



TREES

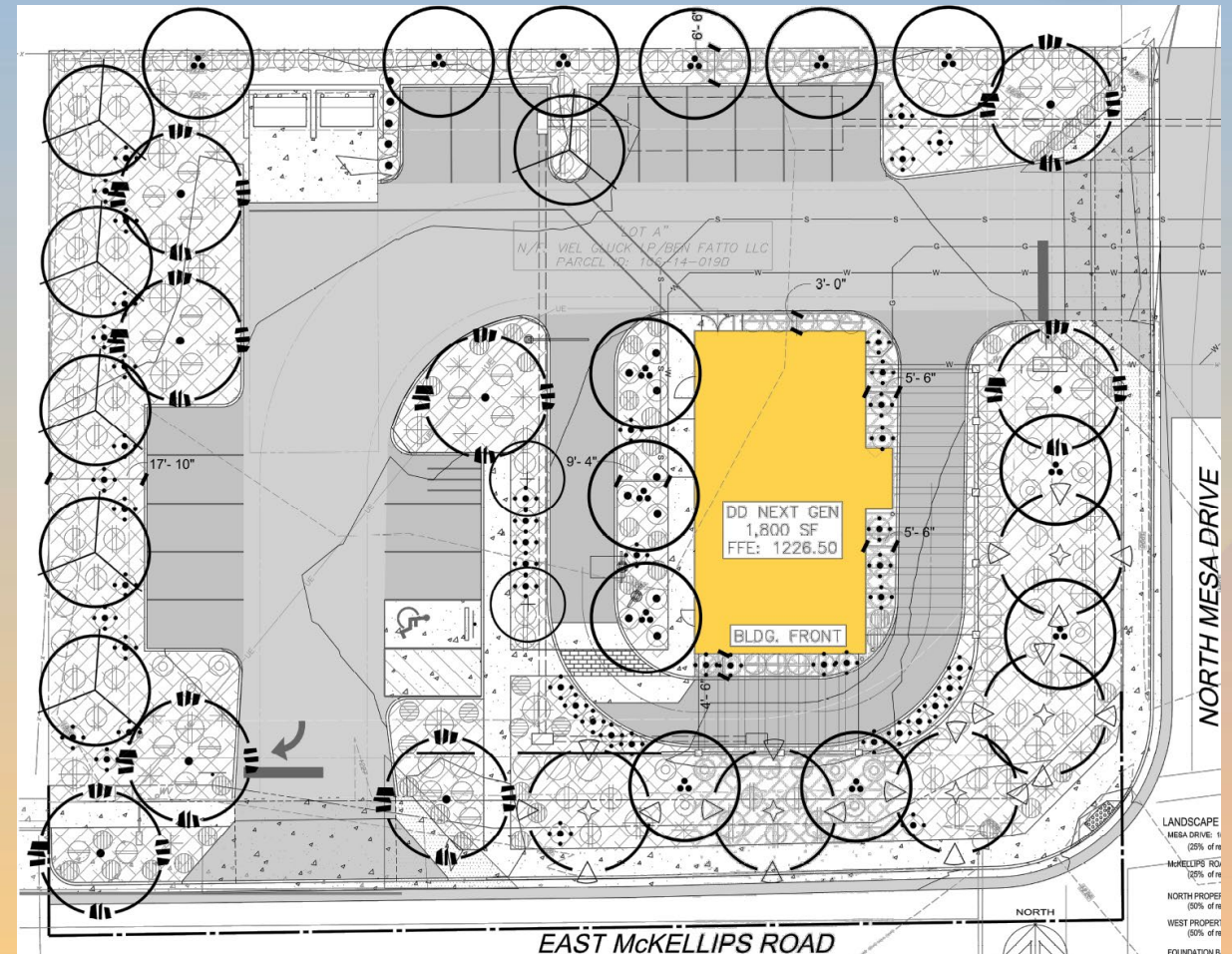
	SIZE	QTY
<i>Pistacia chinensis</i> Chinese Pistache	24" Box Standard	5
<i>Quercus virginiana</i> Southern Live Oak	24" Box Double Stake	13
<i>Prosopis chilensis</i> "Hybrid" Thomless Chilean Mesquite	24" Box Double Stake	6
<i>Parkinsonia hybrid</i> "Desert Museum" Hybrid	36" Box Standard	8
<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box Multi-Trunk	2

SHRUBS

	SIZE	QTY
<i>Tecoma hybrid</i> Orange Jubilee	5 Gallon	23
<i>Leucophyllum candida</i> "Thundercloud" Sage	5 Gallon	29
<i>Dodonea viscosa</i> Hopseed Bush	5 Gallon	43
<i>Hesperaloe parvifolia</i> Red Yucca	5 Gallon	19
<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gallon	23
<i>Senna phyllodenia</i> Silver-Leaf Senna	5 Gallon	39
<i>Nerium oleander</i> Pettie Pink Dwarf Oleander	5 Gallon	14
<i>Ruellia peninsularis</i> Desert Ruellia	5 Gallon	20
<i>Muhlenbergia capillaris</i> "Regal Mist" Deer Grass	5 Gallon	49
<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon	15

GROUNDCOVERS

	SIZE	QTY
<i>Lantana montevidensis</i> Gold Mound Lantana	1 Gallon	46
<i>Convolvulus cneorum</i> Bush Morning Glory	1 Gallon	6





Elevations



East Elevation

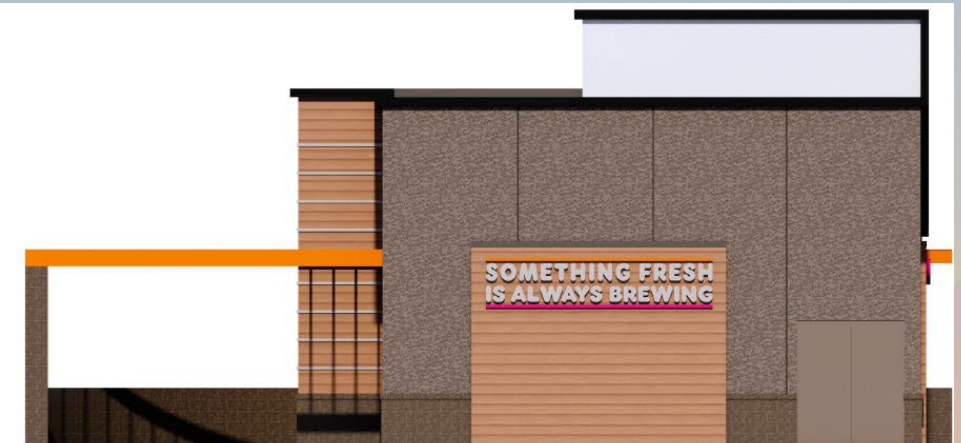
South Elevation



Elevations



West Elevation



North Elevation



Rendering





Colors & Materials

	<p>PS-01 Fiber Cement Panel Manufacturer: James Hardie</p> <p>Color: Aged Pewter</p> <p>Size: 8 1/4" x 12" with a 6" siding exposure</p>		<p>PC-13 Manufacturer: Sherwin Williams</p> <p>Color: Color match to PMS 165 C</p>		<p>EIFS-01 Manufacturer: Dryvit</p> <p>Color: SW 7019 Gauntlet Gray</p> <p>Texture: Sandpebble Fine</p>
	<p>PS-04 LP Fiber Cement Panel Manufacturer: James Hardie</p> <p>Color: Arctic White</p> <p>Size: 8 1/4" x 12" with a 6" siding exposure</p>		<p>PC-12 Manufacturer: Sherwin Williams</p> <p>Color: Color match to PMS 219 C</p>		<p>EIFS-01 Manufacturer: Dryvit</p> <p>Color: SW 7069 Iron Ore</p> <p>Texture: Sandpebble Fine</p>
	<p>PS-01 Fiber Cement Panel Manufacturer: Woodtone</p> <p>Color: Rustic Series Honey Glazed Wood</p> <p>Size: 8 1/4" x 12" with a 6" siding exposure. Nails to match wood finish.</p>		<p>PC-04 Manufacturer: Sherwin Williams</p> <p>Color: SW 7063 Nebulous White</p>		<p>EIFS-04 Manufacturer: Dryvit</p> <p>Color: SW 7063 Nebulous White</p> <p>Texture: Sandpebble Fine</p>
	<p>EIFS-01 Manufacturer: Dryvit</p> <p>Color: SW 7019 Gauntlet Gray</p> <p>Texture: Sandpebble Fine</p>		<p>PC-02 Manufacturer: Sherwin Williams</p> <p>Color: SW 7069 Iron Ore</p>		<p>PTE-01 Manufacturer: Sherwin Williams</p> <p>Color: SW 7019 Gauntlet Gray</p>



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscaping

Staff welcomes any feedback



DRB23-00054

Gravity Energy Drinks



Request

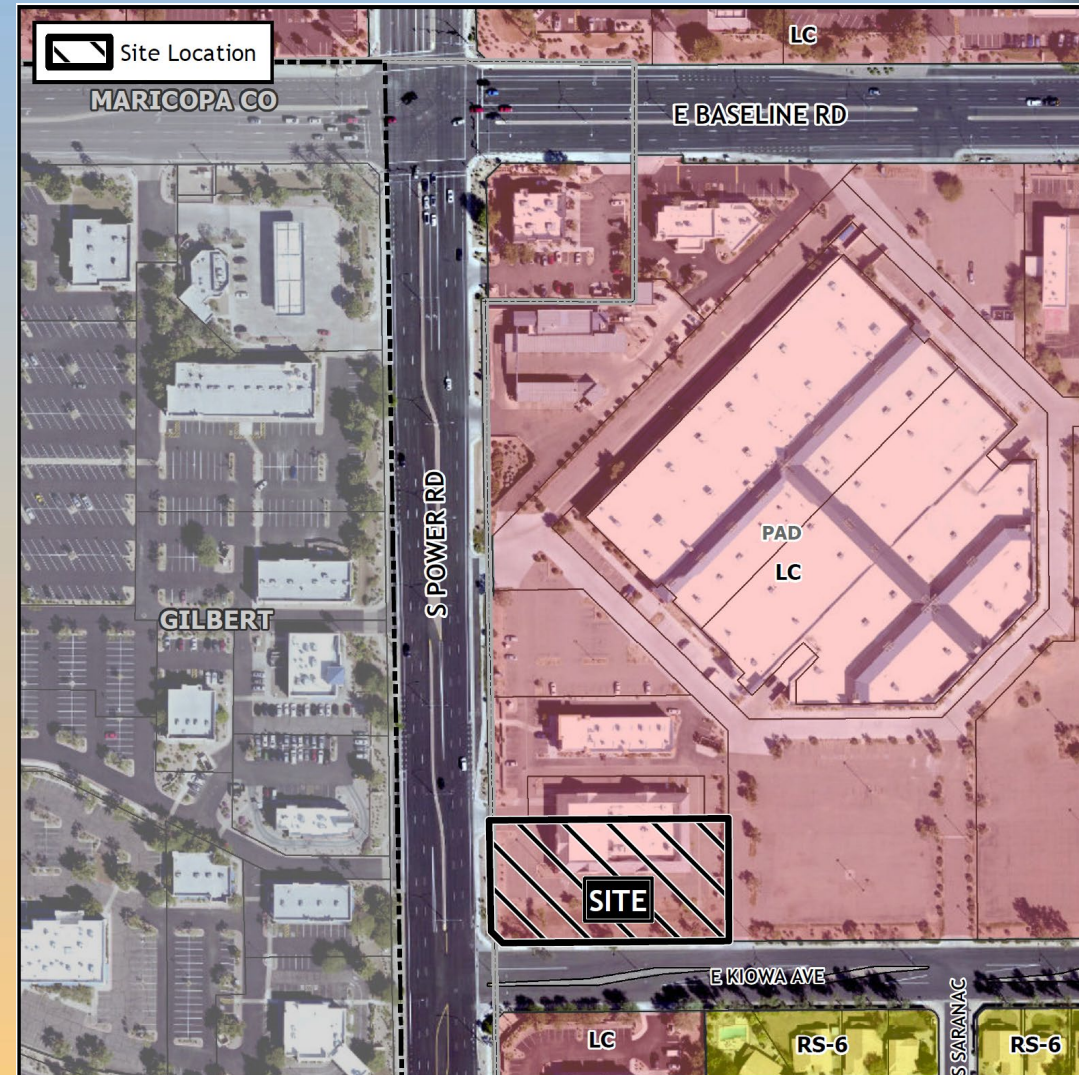
- Design Review
- To allow a restaurant with a drive thru





Location

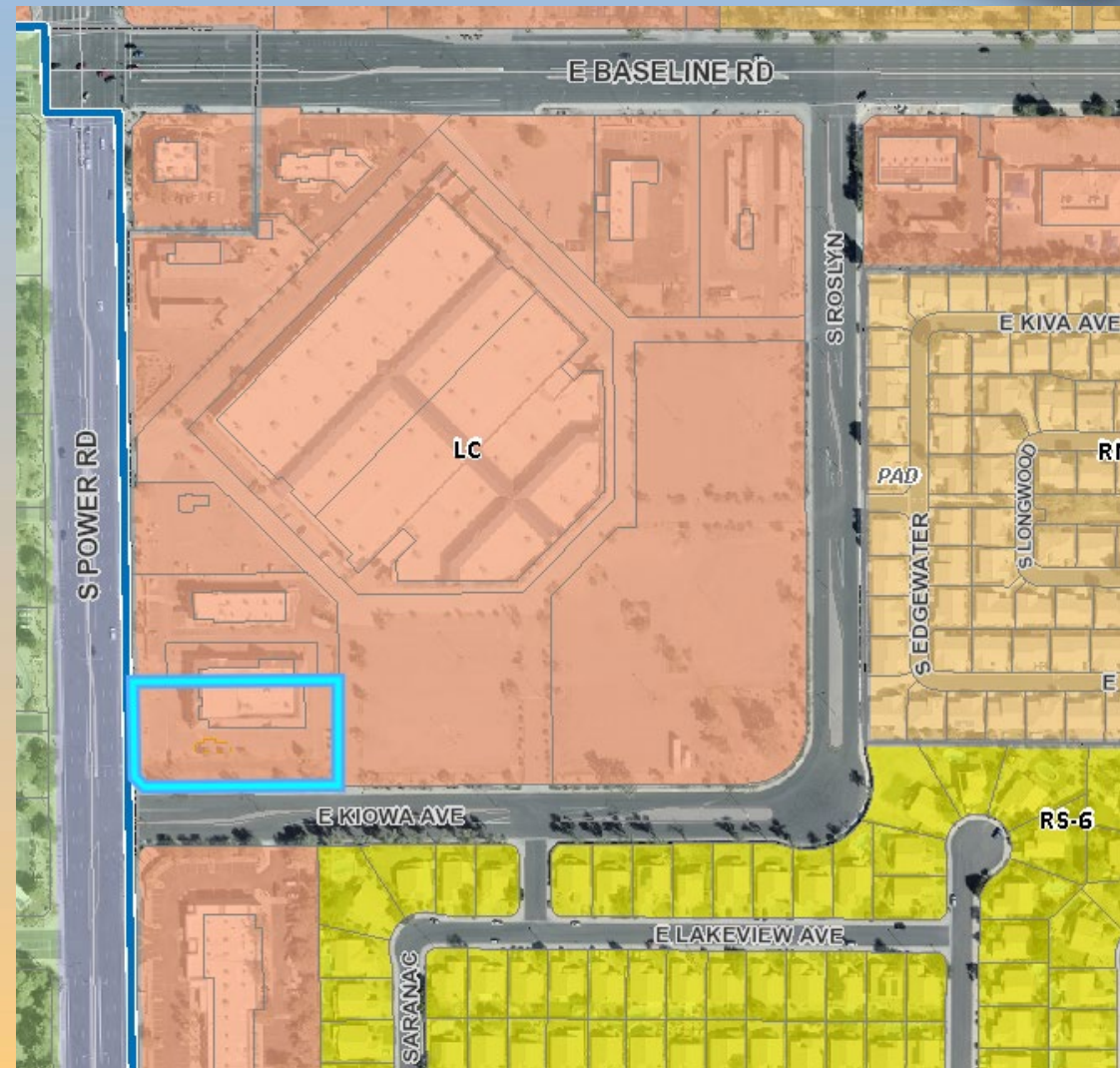
- South of Baseline Road
- East of Power Road
- North of Kiowa Avenue





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
 - A drive thru use is allowed





Site Photos



Looking east from Power Road



Site Photos

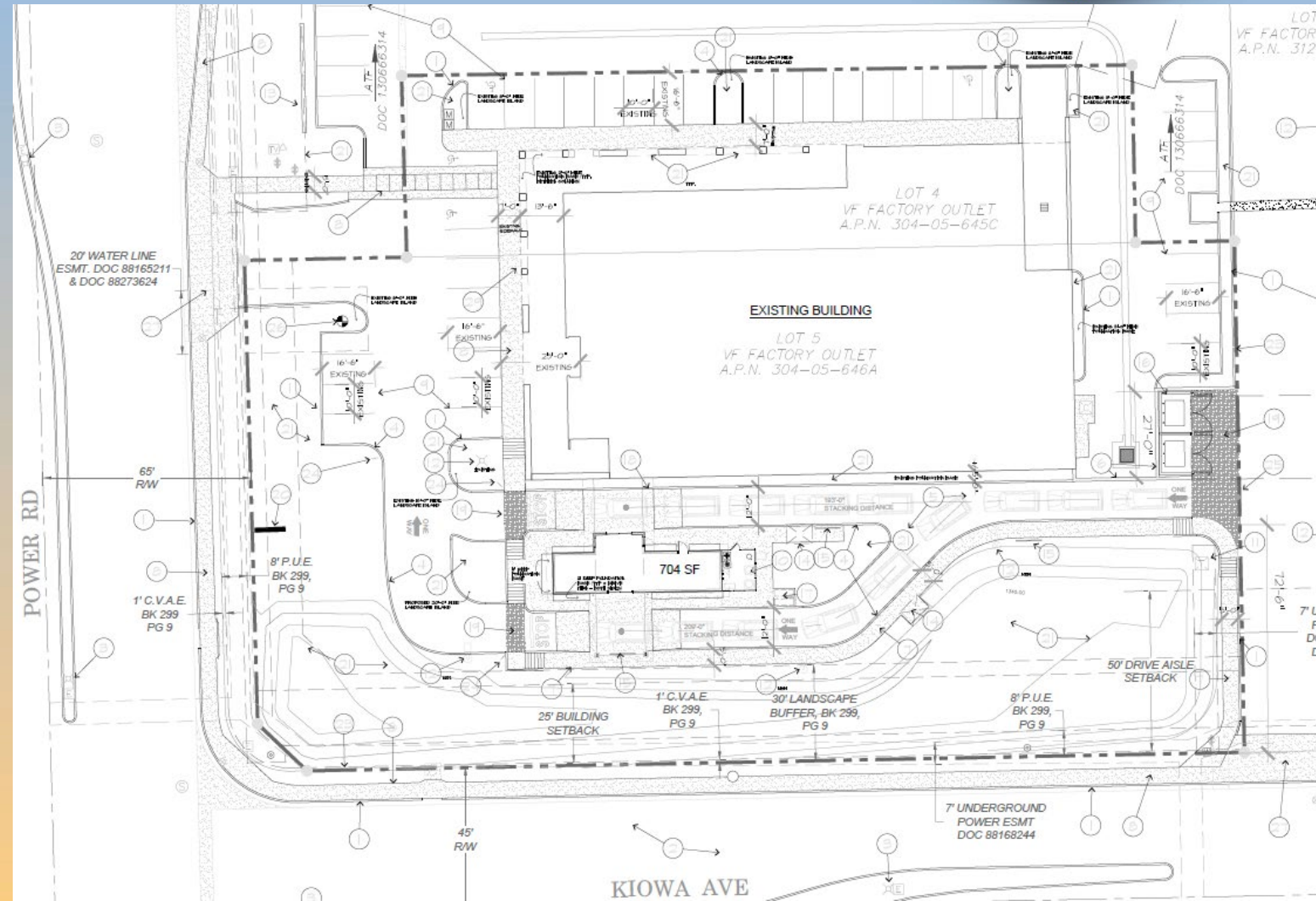


Looking north from Kiowa Avenue



Site Plan

- 704 SF building that will be attached to the existing building
- Drive thru only facility
- One drive thru lane that splits to run along both sides of the building
- Primary vehicular access to the site will be from East Kiowa Avenue











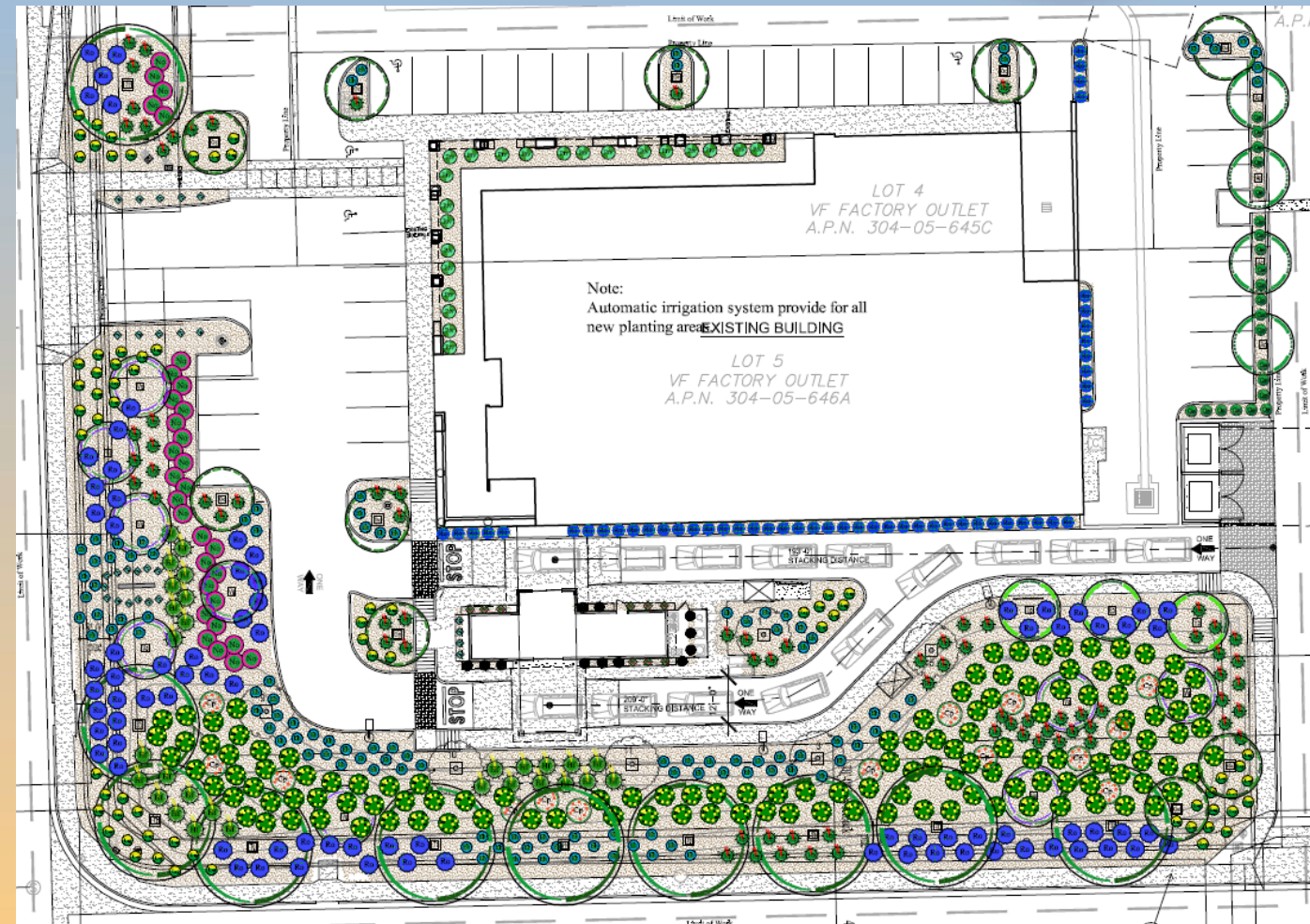
Landscape Plan

PLANT LEGEND

sym.	common name	botanical name	size	total qty.
------	-------------	----------------	------	---------------

Trees

	(#) Salvaged Tree	Refer to Salvage Legend	Boxed size varies	6
	(Ac) Leather Leaf Acacia	Acacia carpedocarpa	24" box	4
	(Ep) Ghost Gum	Eucalyptus papuana	24" box	3
	(Oe) Fruitless Olive Tree	Olea europaea 'Swan Hill'	36" box	10
	(Tt) Tipu Tree	Tipuana tipu	24" box	10
	(Va) Chaste Tree	Vitex agnus-castus	24" box	8





Elevations



North Elevation



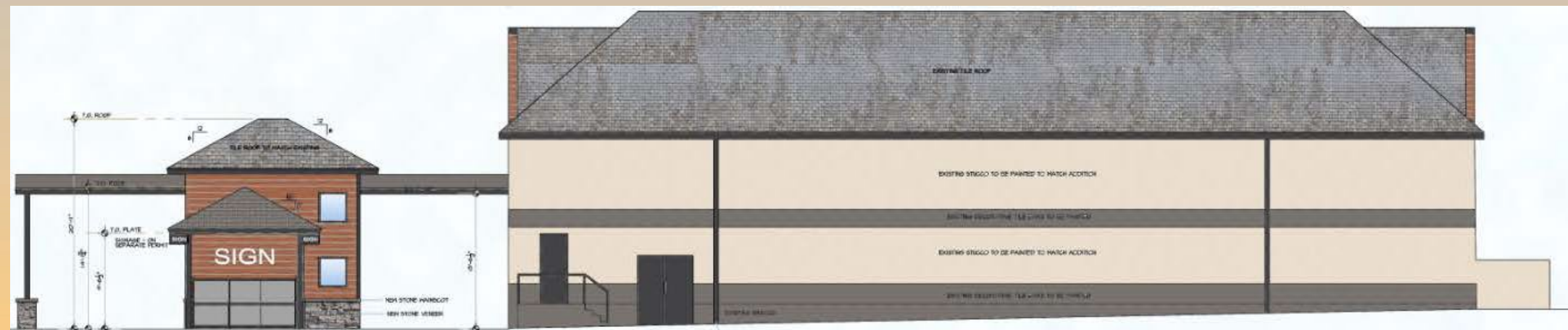
South Elevation



Elevations



West Elevation



East Elevation



Renderings





Renderings





Colors and Materials



EXISTING FLAT ROOF TILE
BRAND: UNKNOWN
COLOR TO MATCH EXISTING



METAL SCREEN
PAINTED
SW6258 - TRICORN BLACK



SMOOTH GRAY CMU
PAINTED
SW7554 - STEAMED MILK



SPLIT FACE CMU
PAINTED
SW7019 - GAUNTLET GRAY



ELDORADO STONE VENEER
STACKED STONE
COLOR - SILVER LINING



ATAS METAL SIDING
WOOD LOOK
COLOR: 54 CEDAR



WESTERN 1-KOTE
PLASTER ACRYLIC
FINISH SW7554 -
STEAMED MILK



PAINT
SW7554
STEAMED
MILK



PAINT
SW7019
GAUNTLET GRAY



PAINT
SW6258
TRICORN BLACK



ELDORADO STONE WAINSCOT
SNAPPED EDGE
COLOR - PEWTER



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed Building Elevations
- ✓ Landscape Plan

Staff welcomes any feedback



DRB23-00100

308 E University Drive



Request

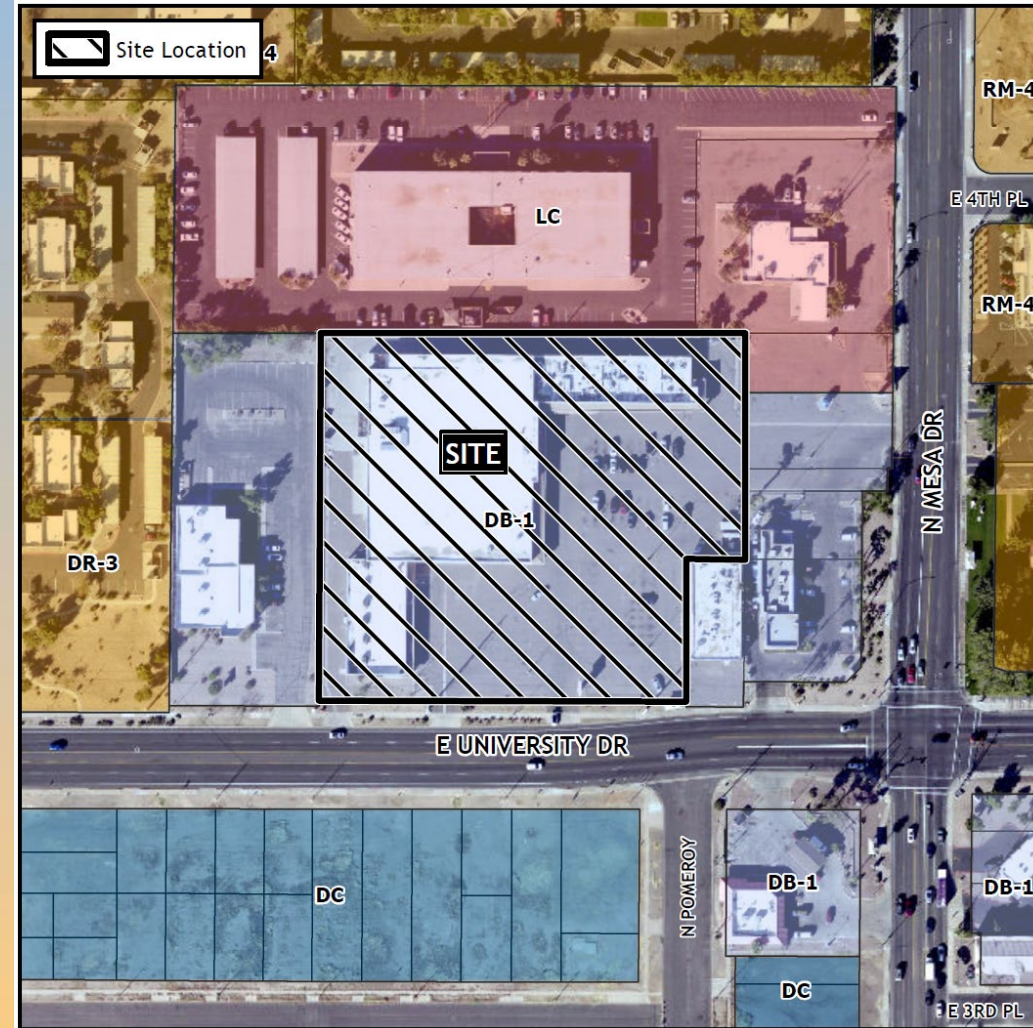
- Design Review
- Elevation update of a shopping center





Location

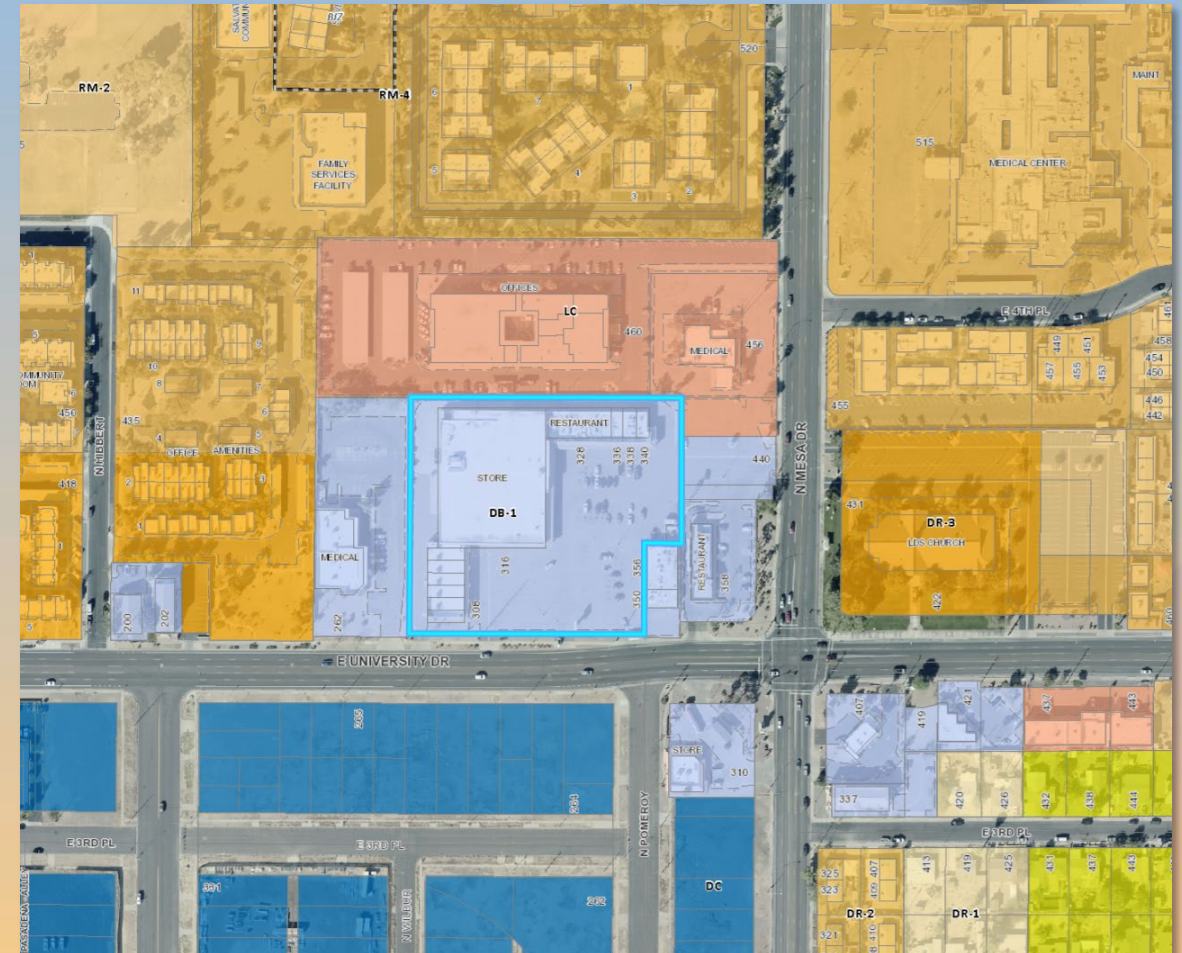
- West of Mesa Drive
- On the north side of University Drive





Zoning

- Downtown Business 1 (DB-1)
- Existing use as a shopping center is permitted





Site Photo

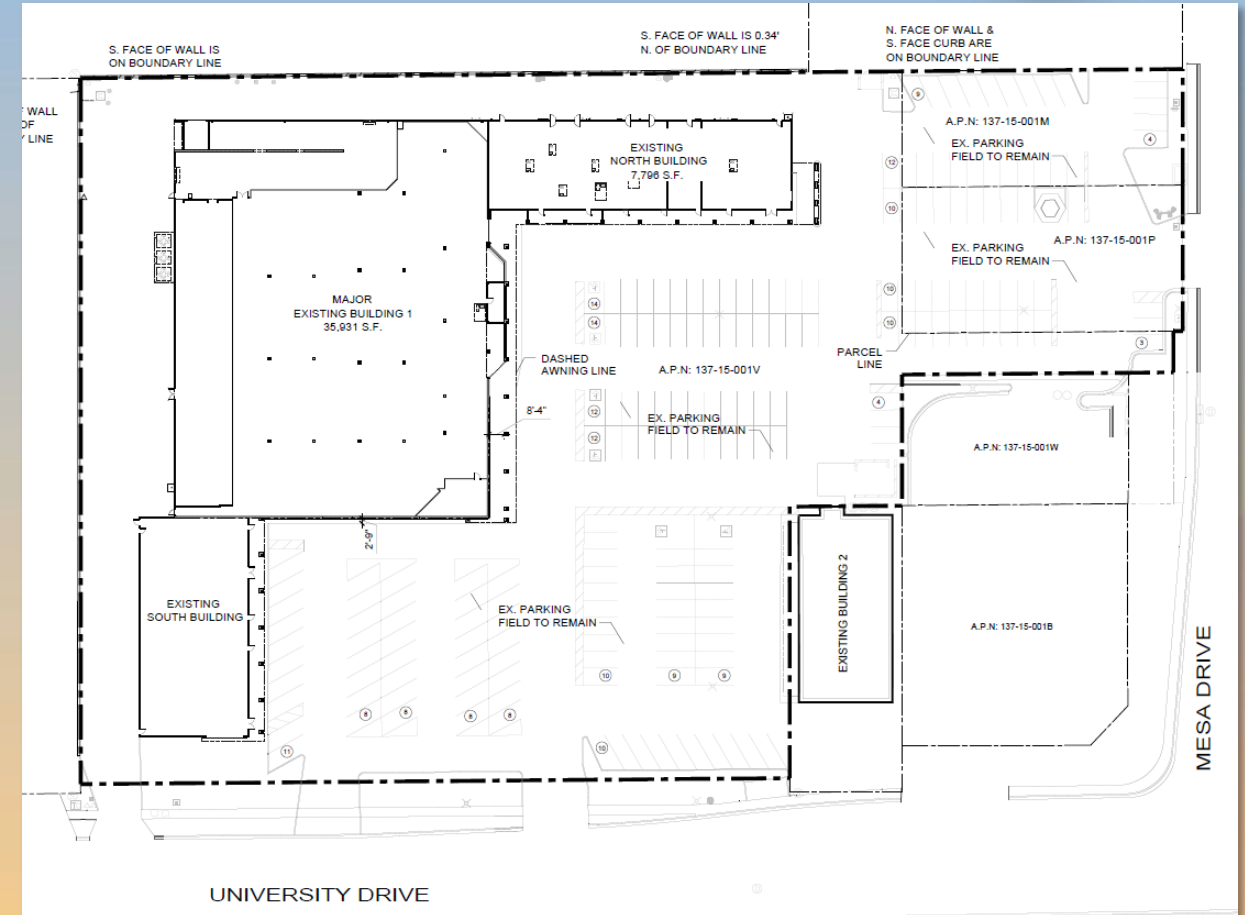


Looking northwest at the site



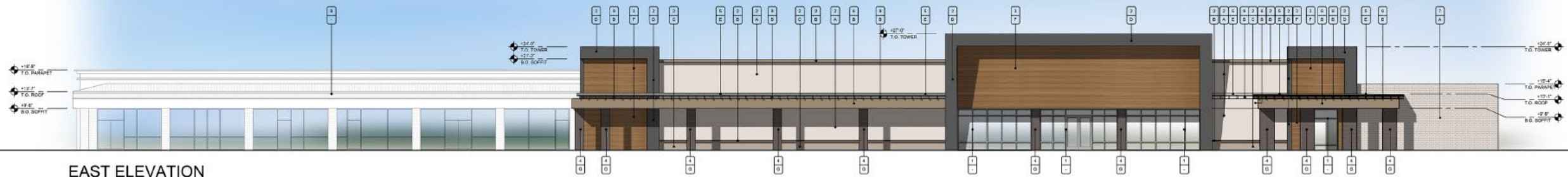
Site Plan

- Proposed project is an elevation update only
- Site plan is not changing
- Existing major building 1 update
- Existing north building update



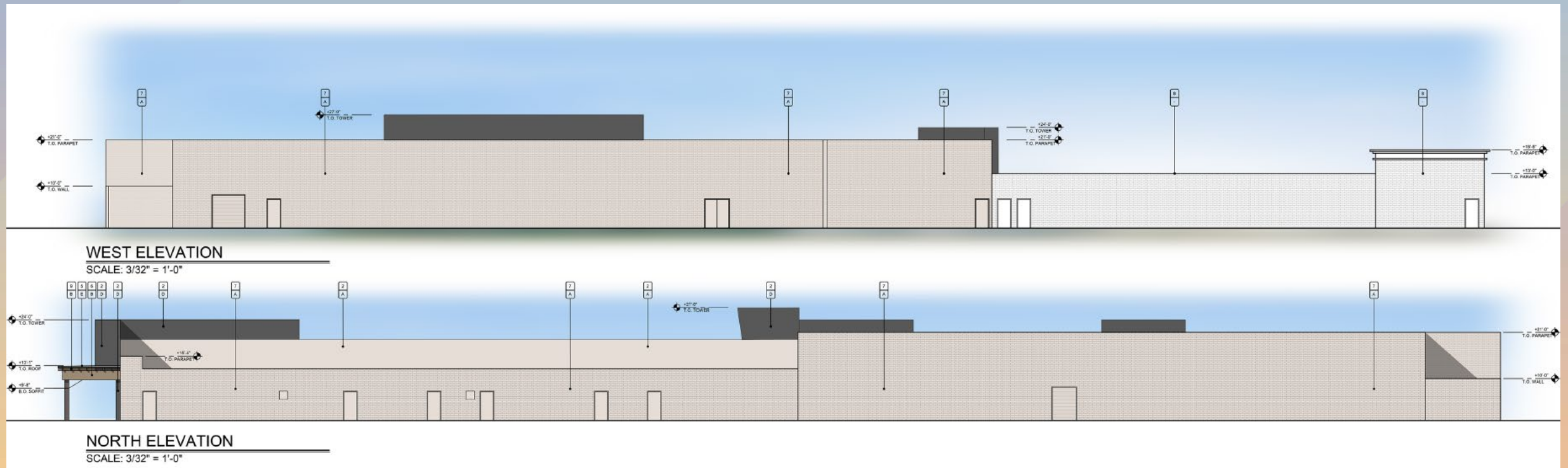


Elevations





Elevations








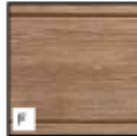



Rendering





Colors & Materials

MATERIAL/COLOR SCHEDULE	
MATERIALS	COLORS
<ol style="list-style-type: none"> 1. CLEAR ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" CLEAR LOW-E INSULATED GLAZING 2. INTEGRAL COLORED STUCCO - PAINTED 3. WOOD SIDING 4. 12"X24" STONE TILE OVER COLUMNS 5. STANDING METAL SEAM ROOF 6. EXISTING WOOD BEAM - PAINTED 7. MASONRY WALL - PAINTED 8. EXISTING BUILDING TO REMAIN 9. WOOD CANOPY FRAMING - PAINTED 10. MURAL LOCATION 	<p><u>by Sherwin Williams (or Equal):</u></p> <p>A. SW 6063 "NICE WHITE" B. SW 7608 "TAVERN TAUPE" C. SW 6073 "PERFECT GREIGE" D. SW 7674 "PEPPERCORN"</p> <p><u>by Nichiha (or Equal):</u></p> <p>F. Vintage Wood - EPC766F "SPRUCE"</p> <p><u>by Arizona Tile (or Equal):</u></p> <p>G. Basaltina - Mid Gray Matte</p> <p><u>by ATAS International (or Equal):</u></p> <p>E. 28 - SILVERSMITH</p>
	      



Alternative Compliance

- ✓ 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
- ✓ Alternative Compliance request

Staff welcomes any feedback



DRB23-00178

Gateway Interchange — Phase III



Request

- Design Review
- Industrial Development





Location

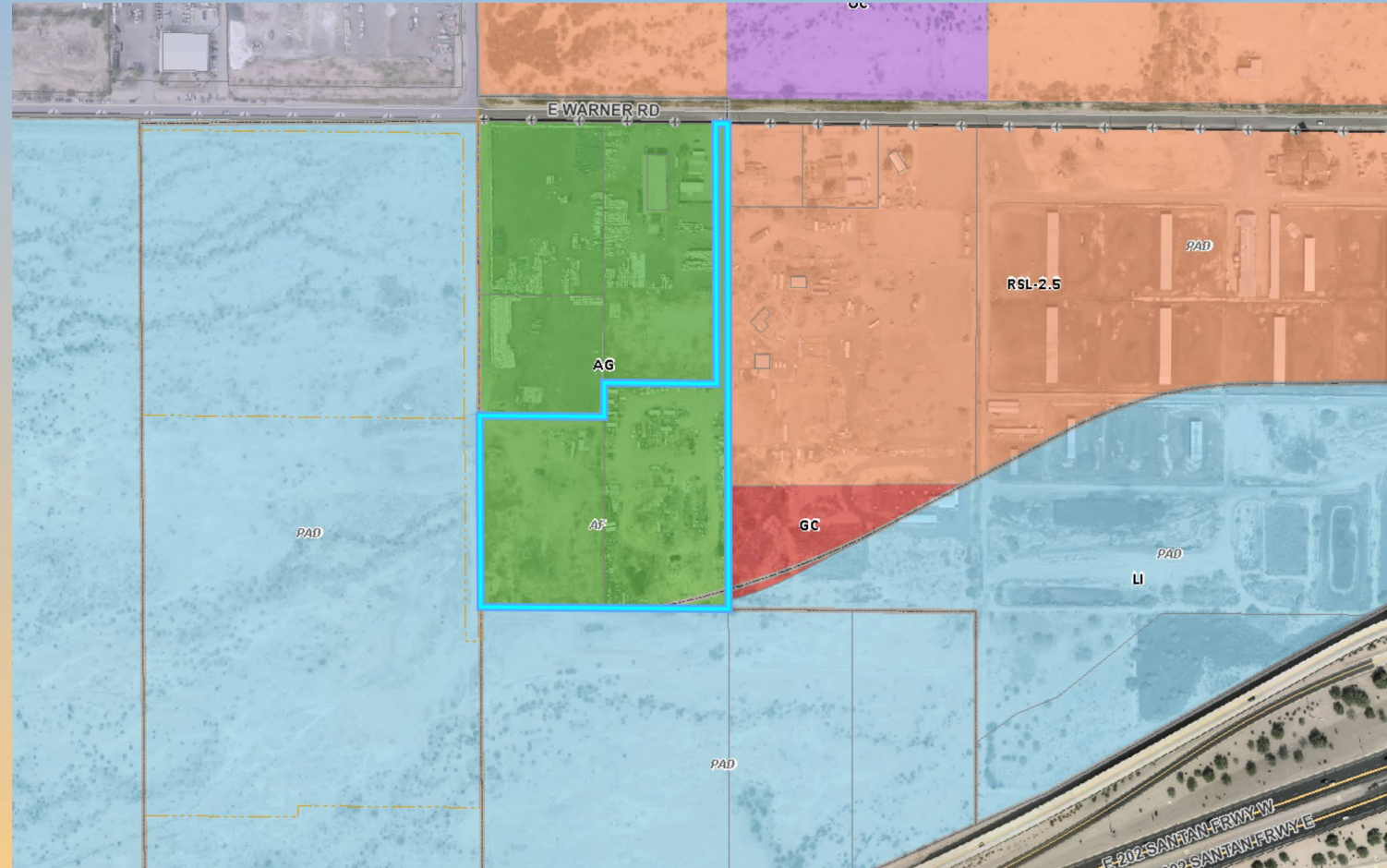
- South side of Warner Road
- North side of Sebring Avenue





Zoning

- Existing zoning: AG
- Requested zoning: LI-PAD
- Proposed use permitted in LI





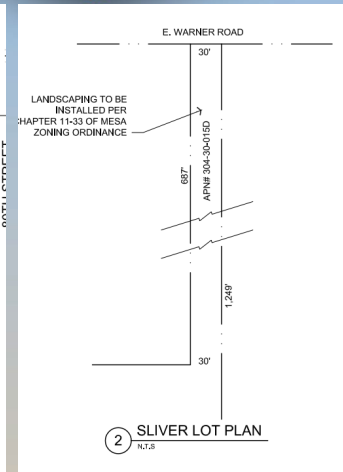
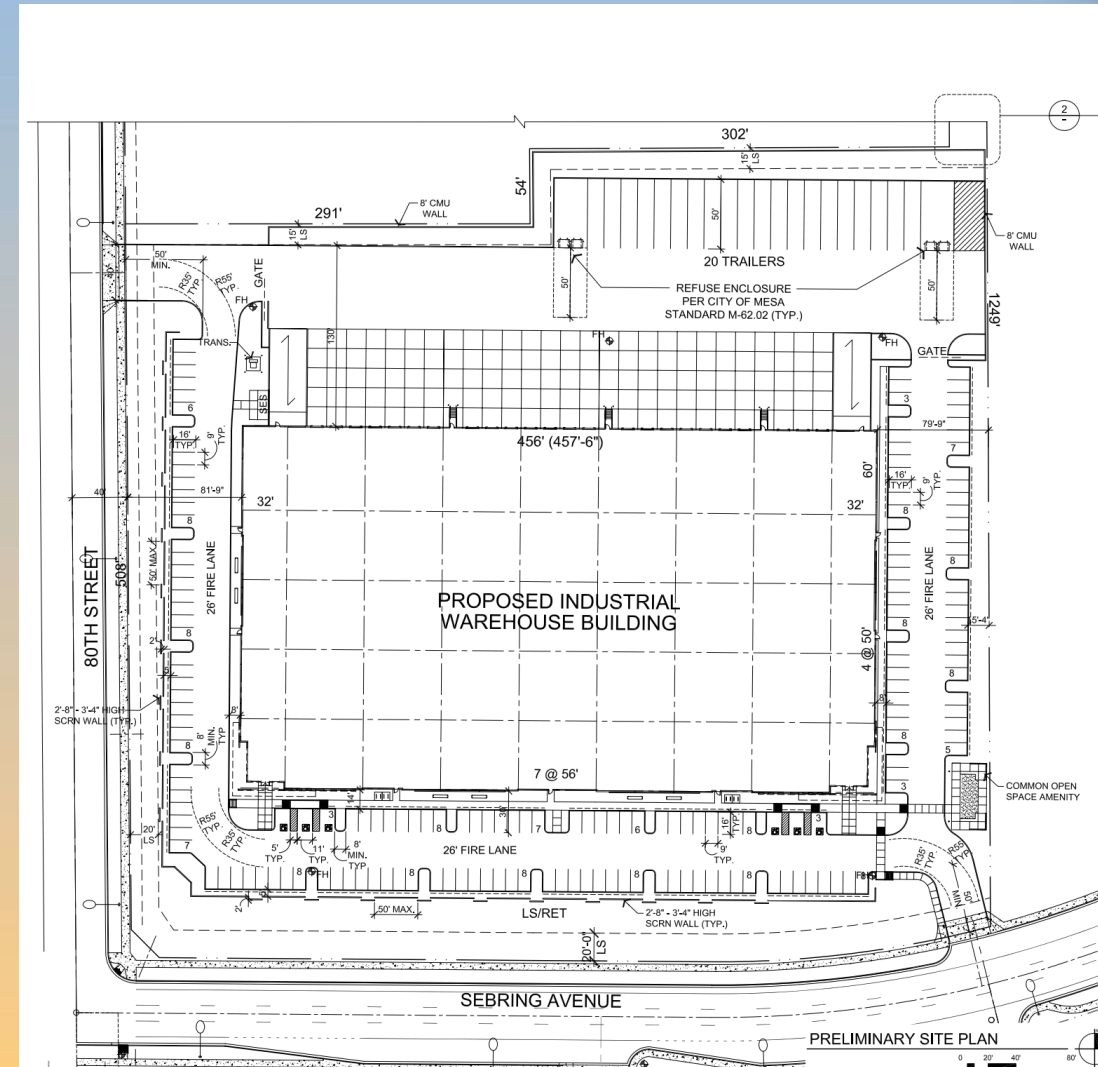
Site Photo





Site Plan














- Single warehousing building with 119,019 square feet of GFA
- Trailer parking at the rear of the lot
- Loading areas screened with an 8' solid wall
- 1,200 square feet of usable amenity space

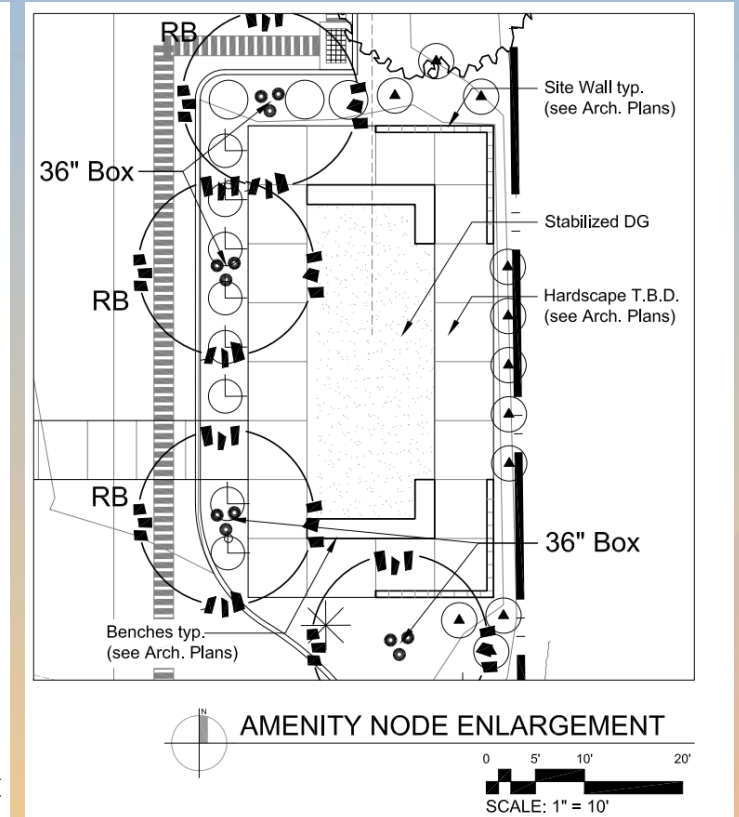
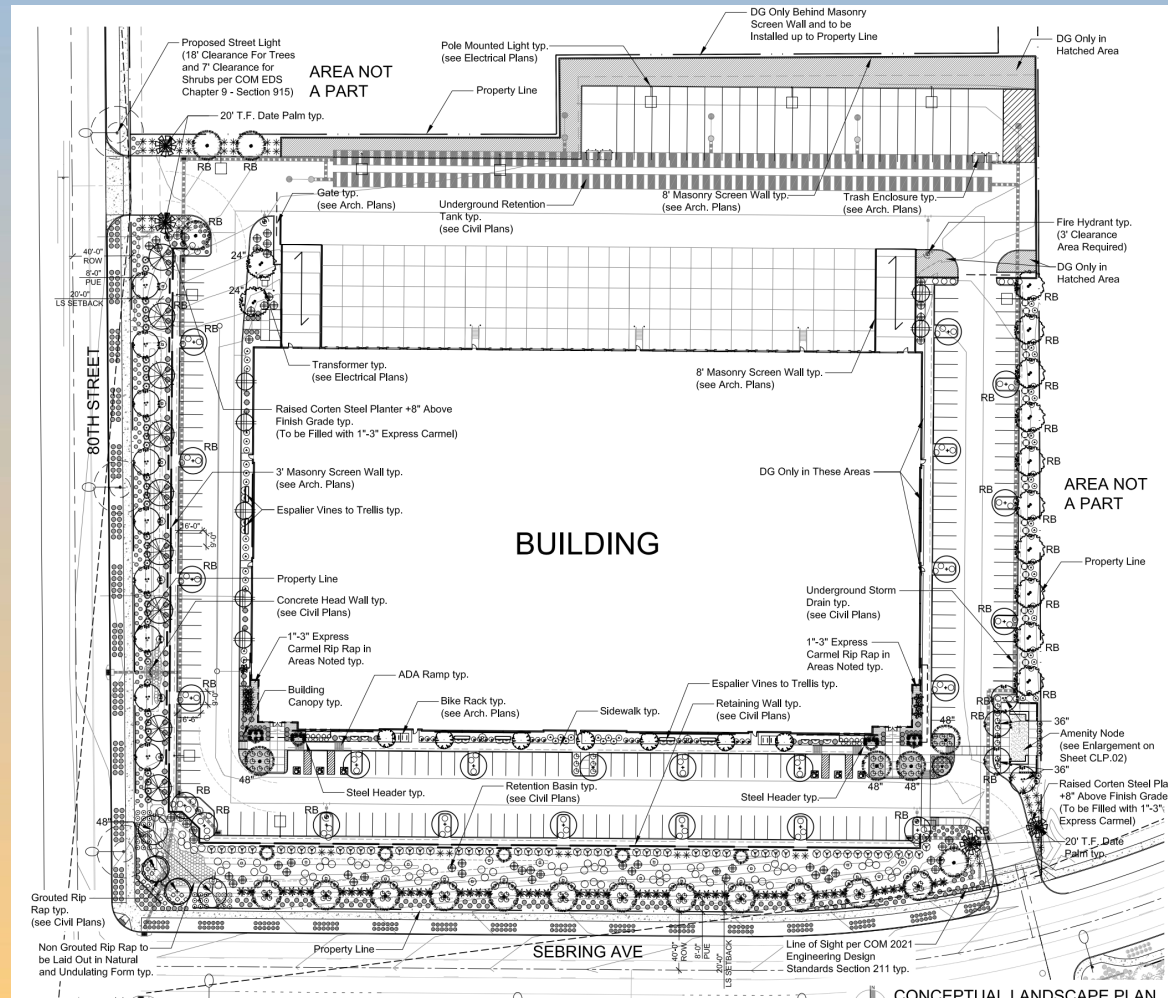




Landscape Plan

LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. UNLESS OTHERWISE NOTED)
(tm - MSN trade marked by Mountain States Nursery)

TREES	SIZE	QTY
 Thevetia peruviana Yellow Oleander Tree	36" Box Multi-Trunk	01
 Prosopis alba Argentina Mesquite 'Thornless'	24" Box Multi-Trunk	09
 Quercus virginiana Southern Live Oak	24" Box Matching, Standard	24
 Quercus virginiana, Cathedral' Cathedral Oak Tree	36" Box Standard	07
 Ebenopsis ebano Texas Ebony	48" Box Standard	02
 Pistacia chinensis "Red Push" Red Push Pistache Tree	36" Box U.O.N 48" Box Standard	16 04
 Olneya tesota Ironwood	48" Box Standard, Low Breaker	02
 Nerium oleander (Tree Form) White Oleander Tree	36" Box Standard	09
 Parkinsonia florida Blue Palo Verde	36" Box U.O.N 24" Box Standard, Low Breaker	10 02
 Phoenix dactylifera Date Palm	20' Trunk Ft	04
 Champaerops humilis Mediterranean Fan Palm	24" Box Single Trunk	07
 Caesliphnia mexicana Mexican Bird of Paradise	15 Gallon Multi-Trunk	07
 Parkinsonia hybrid "Desert Museum" Desert Museum	24" Box U.O.N 36" Box Standard, Low Breaker	09 04





Elevations



EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
PT2:	2440sf	21.4%
PT3:	1914sf	16.8%
PT4/STEEL	259sf	2.3%
CC1:	1028sf	9%
CC2:	1587sf	7.1%
GLASS:	514sf	4.5%

EAST ELEVATION

Scale: 1" = 20'-0"

WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
PT2:	2440sf	21.4%
PT3:	1914sf	16.8%
PT4/STEEL	259sf	2.3%
CC1:	1028sf	9%
CC2:	1587sf	7.1%
GLASS:	514sf	4.5%

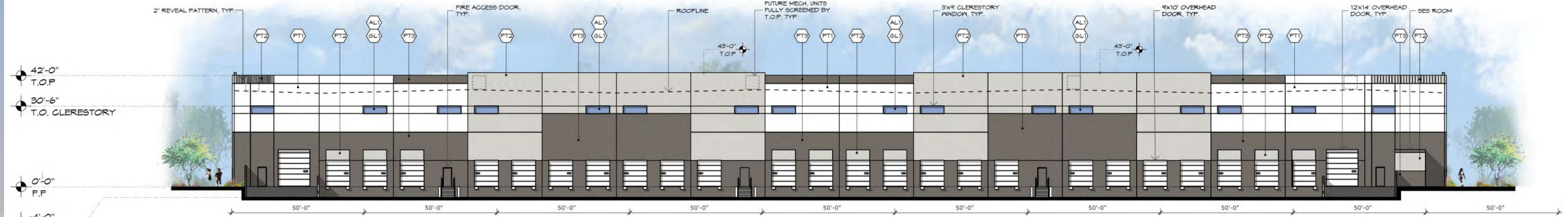


4 WEST ELEVATION

Scale: 1" = 20'-0"



Elevations



1 NORTH ELEVATION
Scale: 1" = 20'-0"

NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	5652sf	28.3%
PT3:	7249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%
DOORS:	2496sf	12.5%

SOUTH ELEVATION MATERIAL PERCENTAGES:

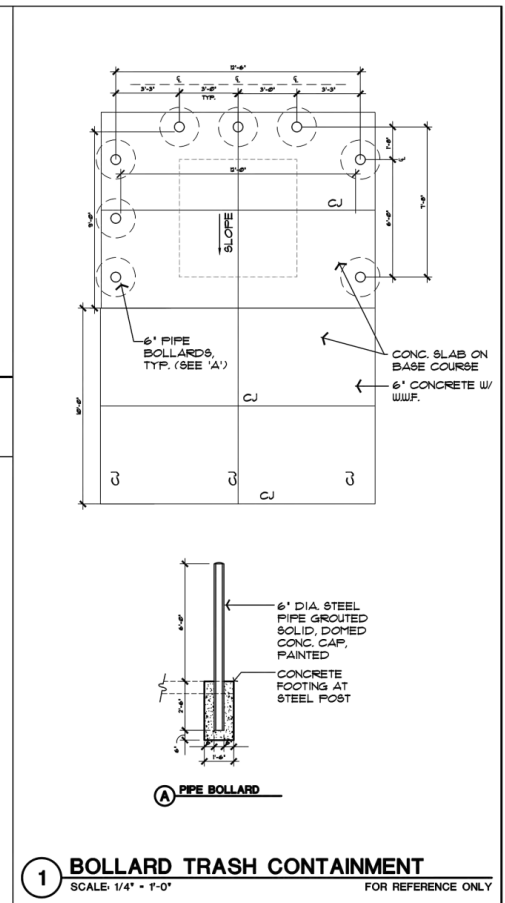
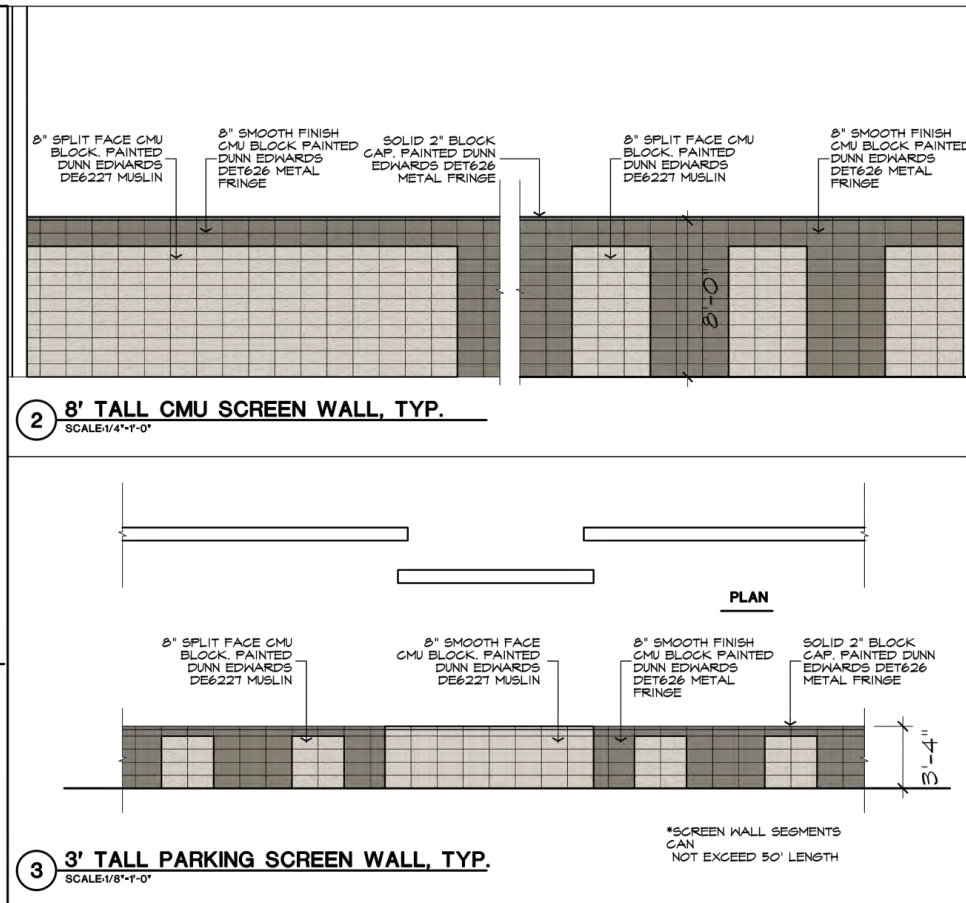
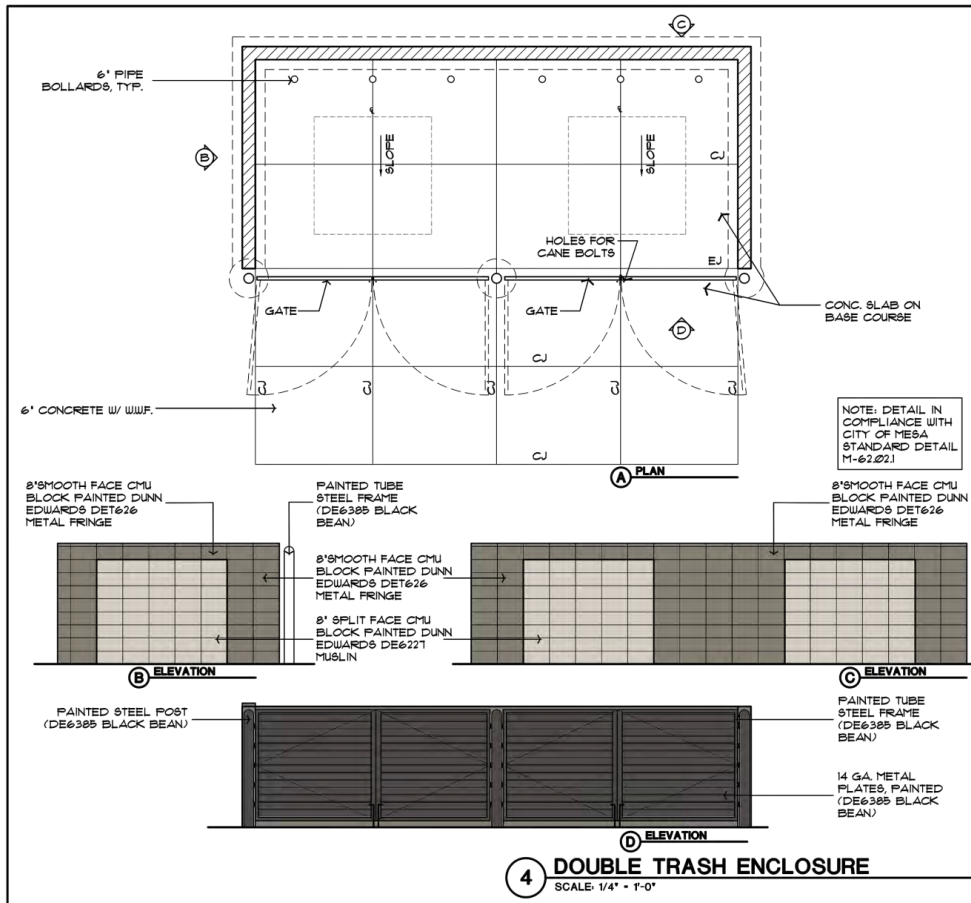
PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%



2 SOUTH ELEVATION
Scale: 1" = 20'-0"



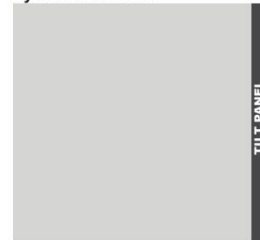
Elevations





Colors and Materials

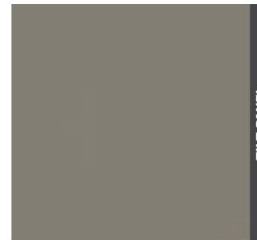
PAINT COLOR PALETTE by Dunn Edwards



PT-1 FOSIL
DE6225



PT-2 MUSLIN
DE6227



PT-3 METAL FRINGE
DET626



PT-4 BLACK BEAN
DE6385

COLORED CONCRETE by Davis Colors



CC-1 DUNE 6058



CC-2 COBBLESTONE 860

COLOR AND MATERIAL PALETTE

06 MARCH 2023
22051



Rendering





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
- ✓ Foundation Base. 15' foundation base width along facades with a public entrance



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance requests

Staff welcomes any feedback



Design Review Board



Request

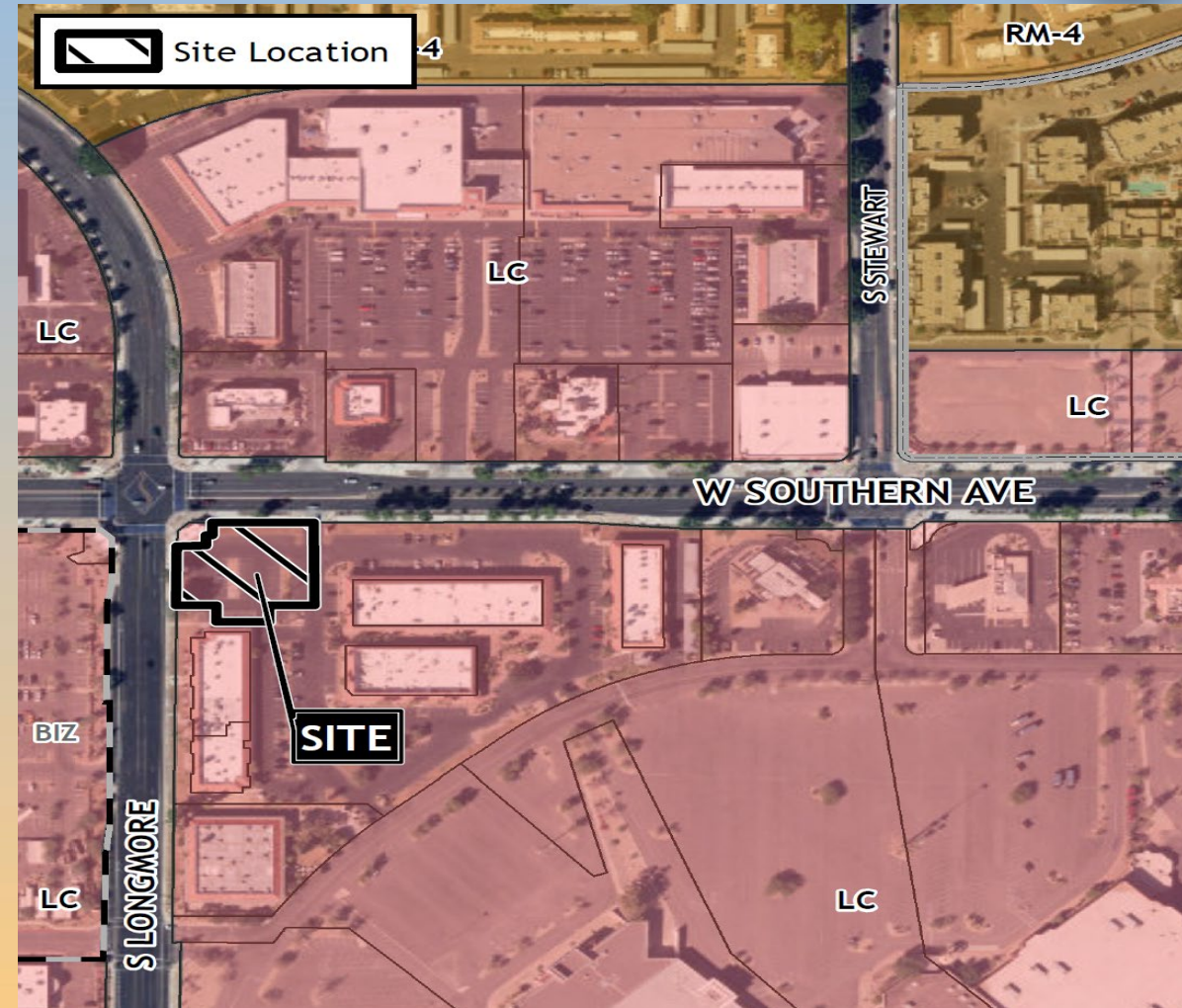
- Design Review
- To allow for the development of a Medical Office





Location

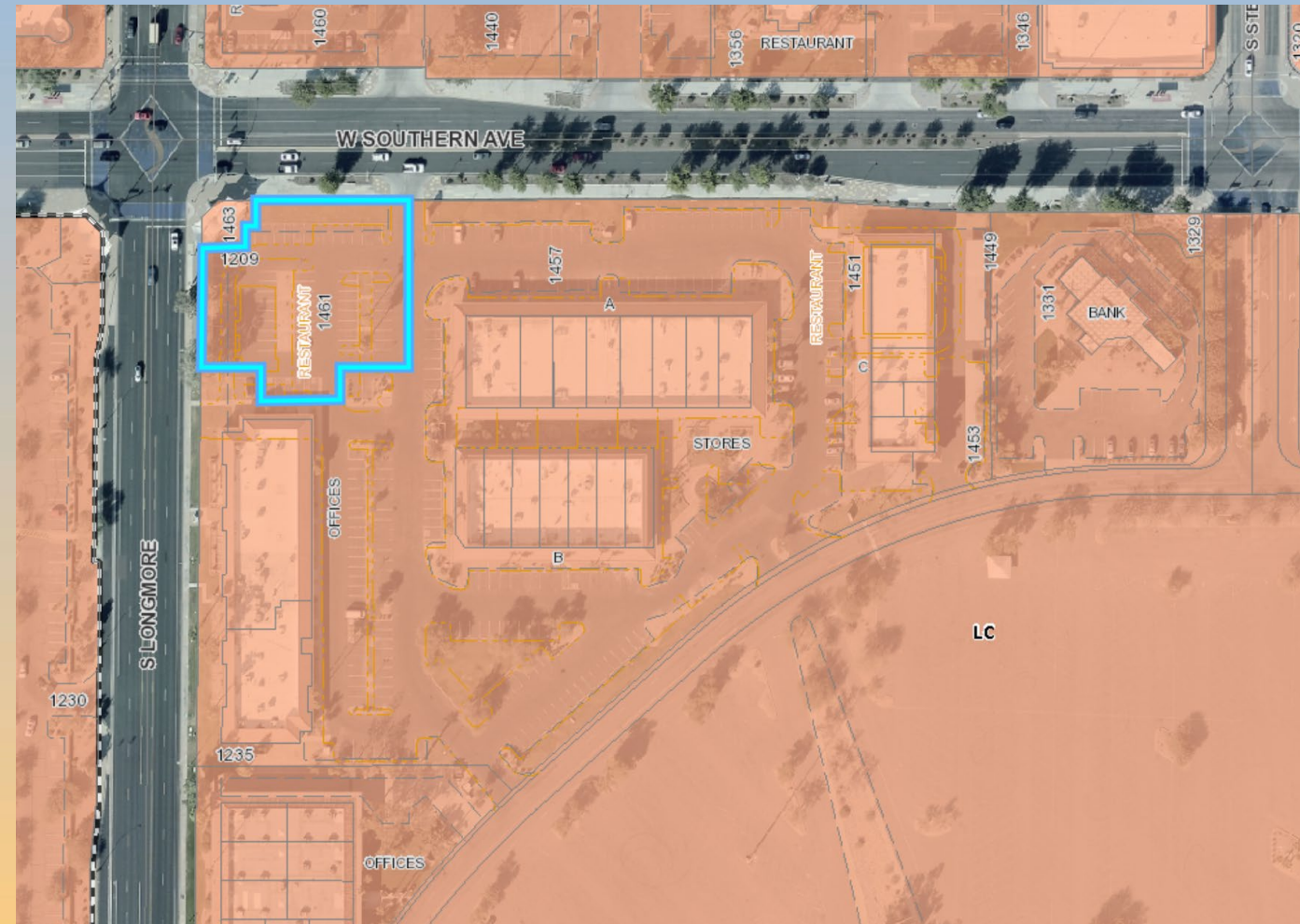
- South of Southern Avenue
- East of Longmore
- West of Alma School Road





Zoning

- Limited Commercial (LC)
- Retail, entertainment, service-oriented businesses
- Serves one- to ten-mile radius
- Medical Office is permitted





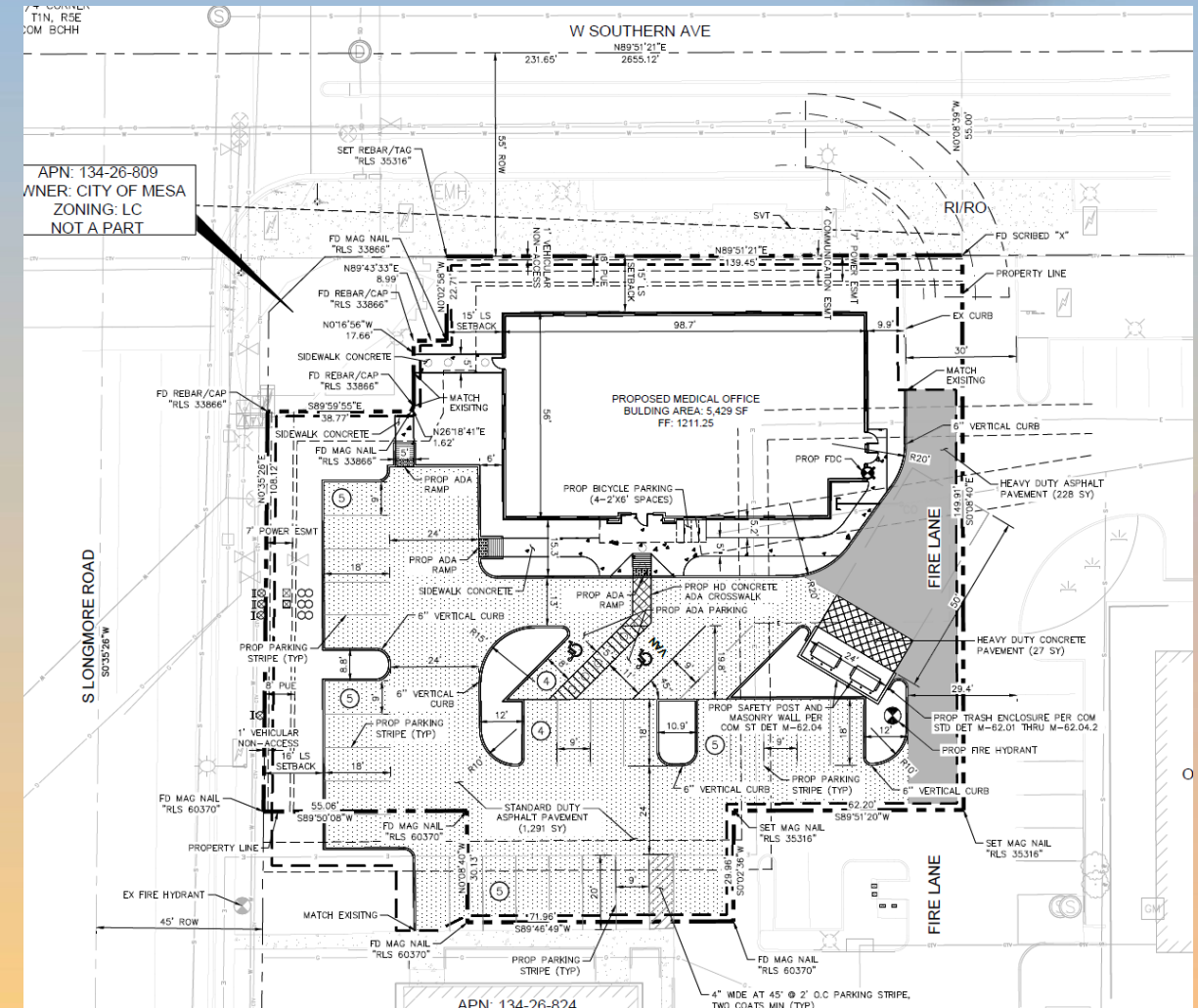
Site Photo



Looking south from Southern Avenue



- 5,429 sq ft building
- Pedestrian connections with sidewalk & benches
- Vehicular access from Southern Avenue
- 27 parking spaces required, 28 spaces provided





Landscape Plan

PLANTING LEGEND

TREES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
●	Existing Tree to Remain	-	-
●	Species Vary		
●	Acacia aneura	24" Box, 1" Cal. Min., 6' Ht. Min.	7
●	Mulga	36" Box, 1½" Cal. Min, 8' Ht. Min.	2
●	Parkinsonia x 'Desert Museum'	24" Box, 1" Cal. Min., 6' Ht. Min.	7
●	Desert Museum Palo Verde	36" Box, 1½" Cal. Min, 8' Ht. Min.	3

SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊗	Eremophila hygrophana 'Blue Bells'	5 Gal.	65
⊗	Blue Bells		
⊗	Rosmarinus officinalis	5 Gal.	14
⊗	Upright Rosemary		
⊗	Simmondsia chinensis 'Vista'	5 Gal.	22
⊗	Compact Jojoba		

ACCENTS

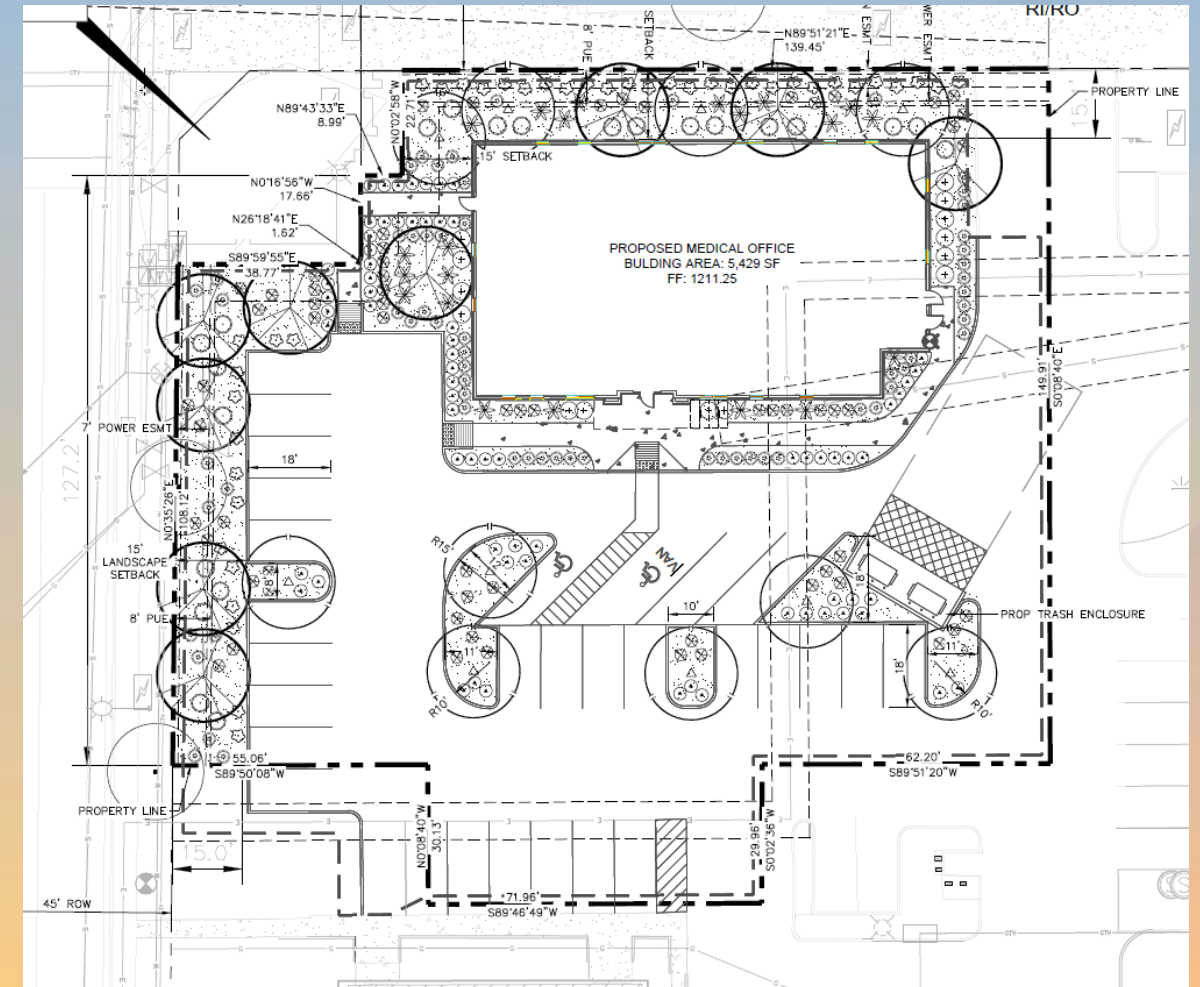
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
✱	Agave desmettiana	5 Gal.	20
✱	Smooth Agave		
⊗	Muhlenbergia rigida 'Nashville'	5 Gal.	64
⊗	Purple Muhly		

GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊗	Convolvulus cneorum	1 Gal.	41
⊗	Bush Morning Glory		
⊗	Penstemon eatonii	1 Gal.	71
⊗	Firecracker Penstemon		

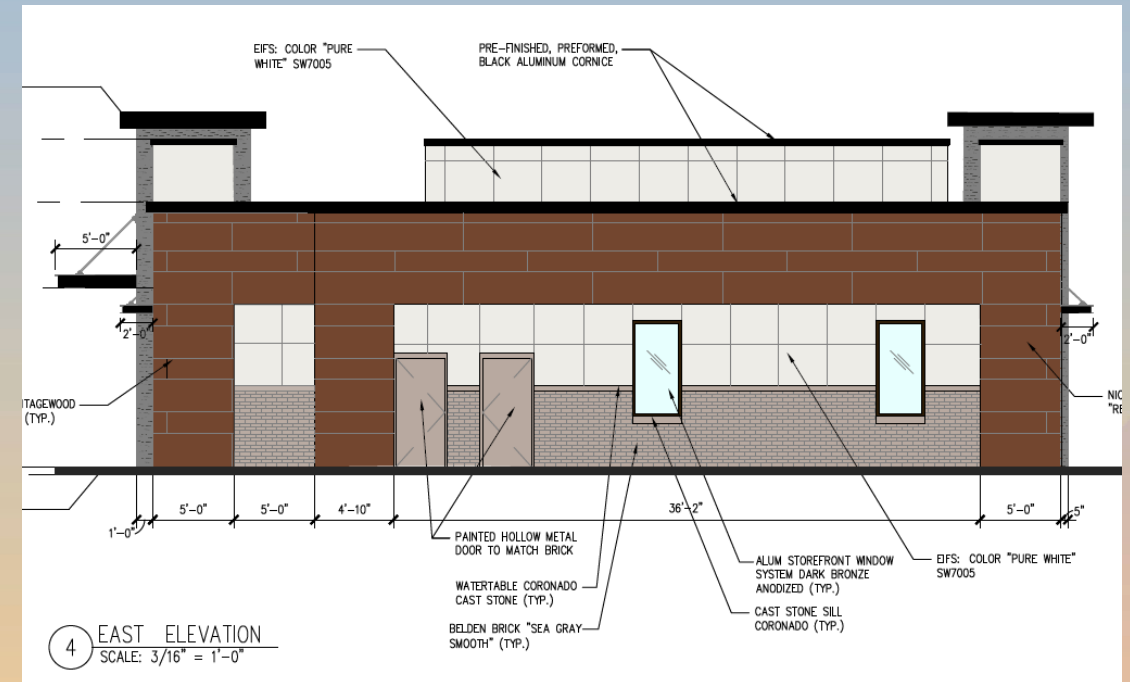
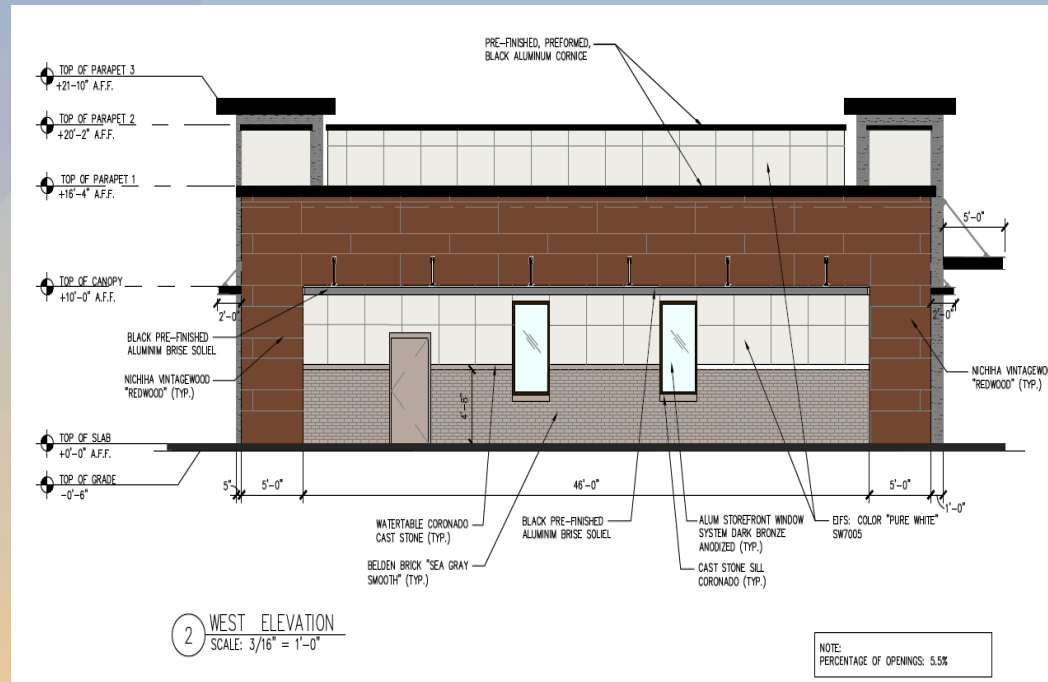
MATERIALS

	DESCRIPTION	QTY
■	Decomposed Granite	7,130 SF
■	½" Screened, Madison Gold, 2" Depth Min.	



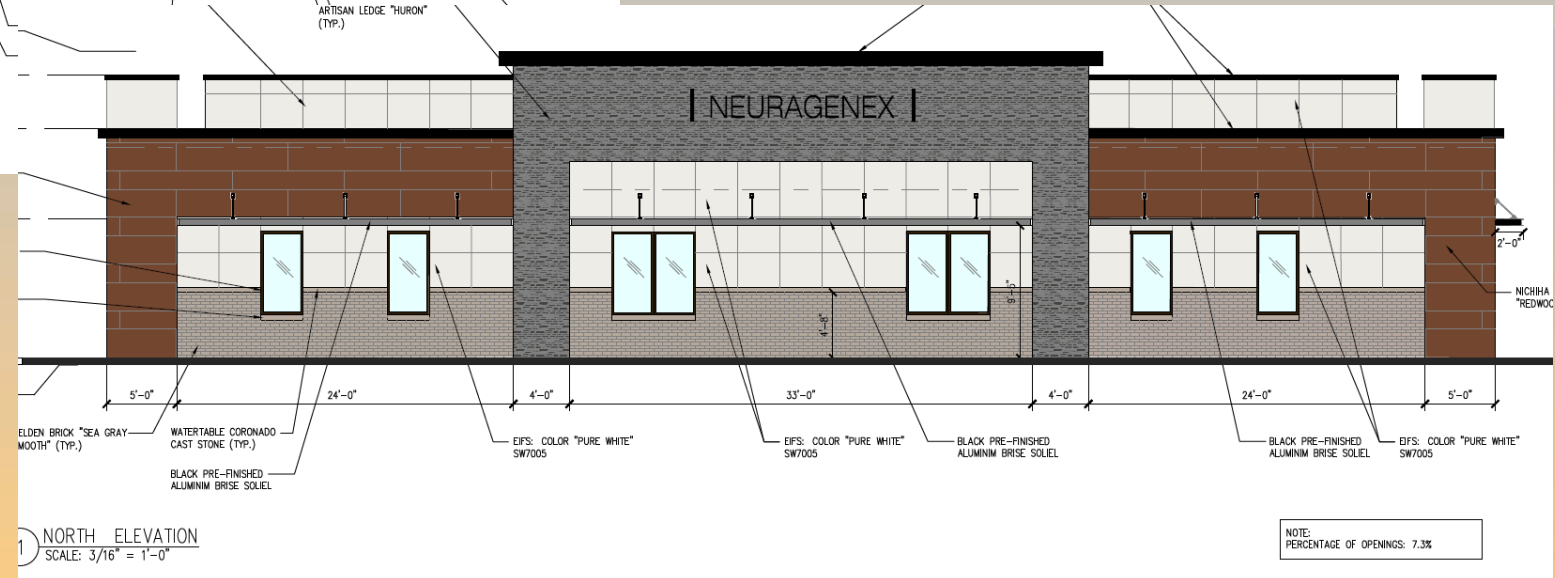
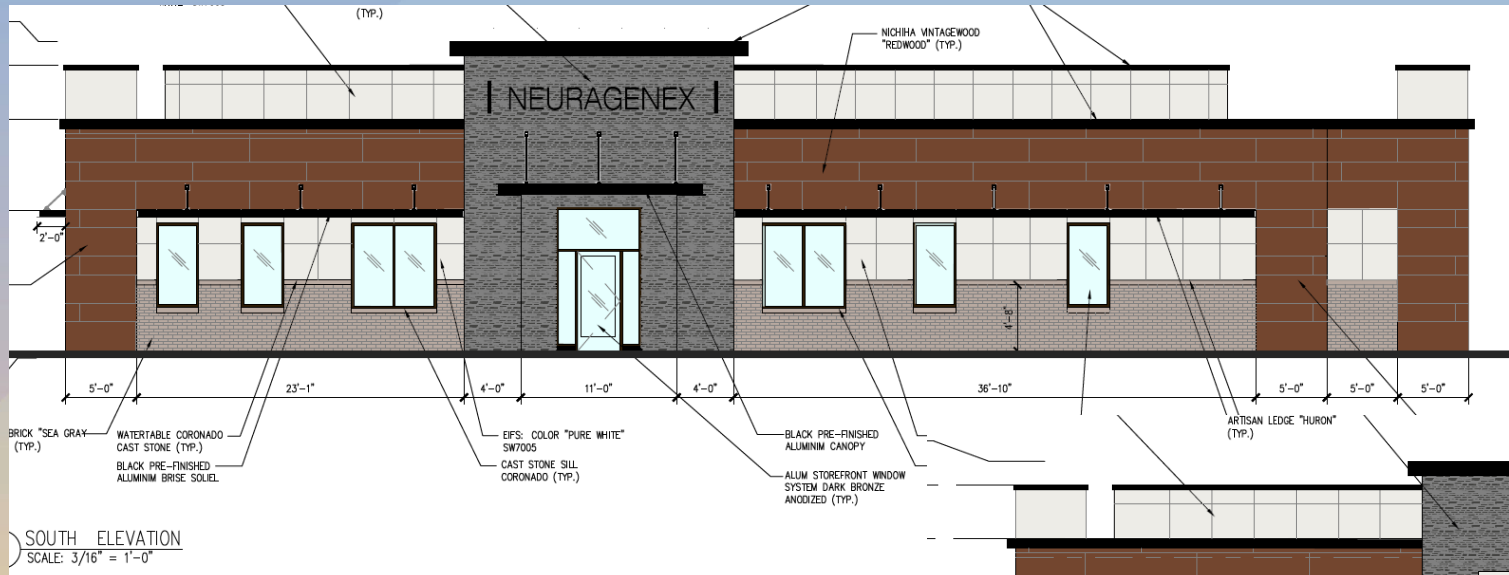


Elevations





Elevations



NOTE:
PERCENTAGE OF OPENINGS: 7.3%



Rendering



Looking south from Southern Avenue



Rendering

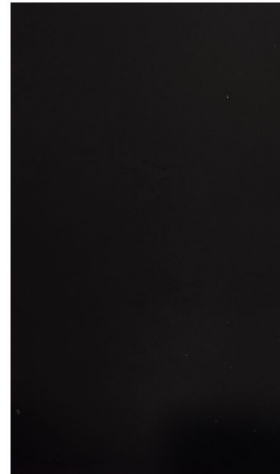


Looking north from internal side



Color and Material Board

BLACK ALUMINUM
AT CANOPY, BRISE SOLIEL
AND COPING



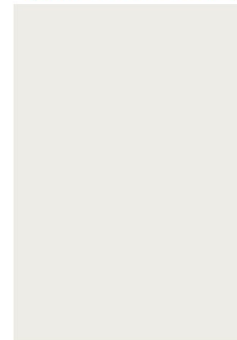
NICHIHA VINTAGEWOOD
COLOR: REDWOOD



DARK BRONZE ANODIZED
FOR ENTRY STOREFRONT
& WINDOWS



SW 7005
PURE WHITE
(MAIN COLOR FOR EIFS)





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design

Staff welcomes any feedback



Design Review Board