



Design Review Board



DRB24-00175

Metso Expansion

Jennifer Merrill, Senior Planner

August 13, 2024



Request

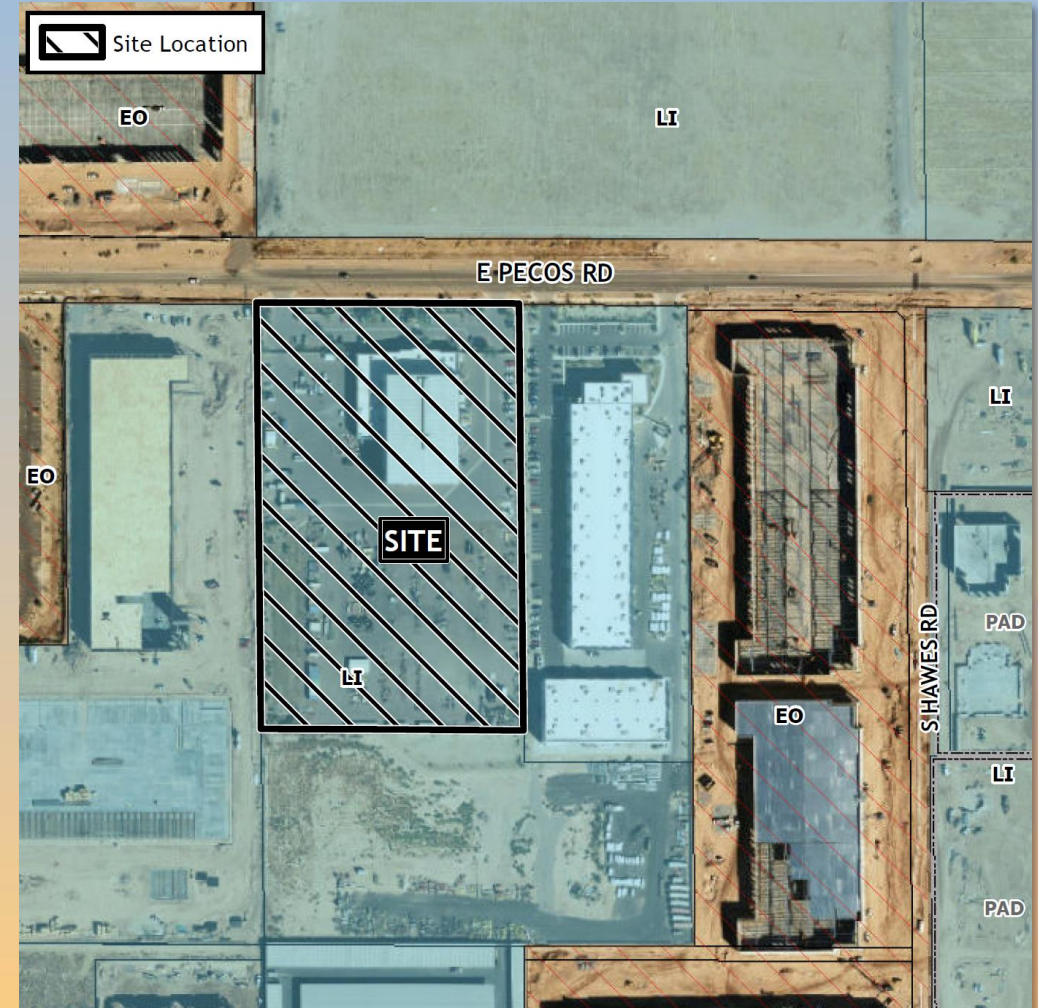
- Design Review
- To allow an expansion to an industrial development





Location

- West of Hawes Road
- South Side of Pecos Road

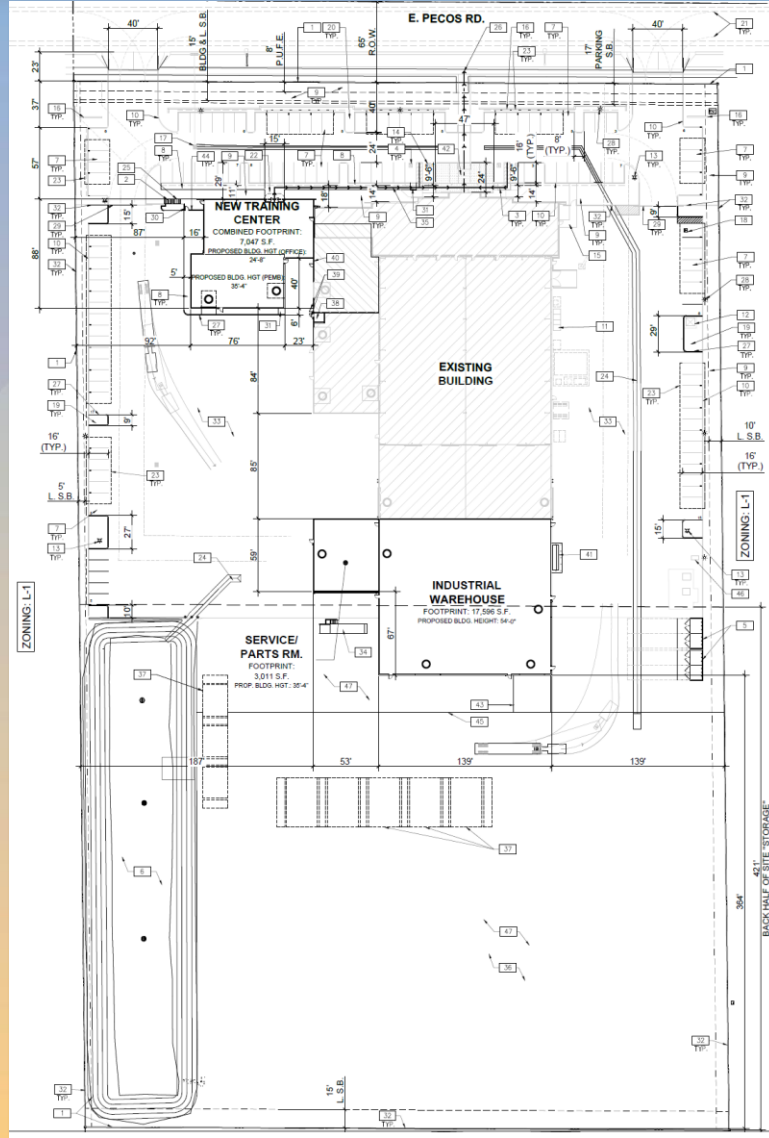




Site Photo



Looking southeast at the existing Metso site

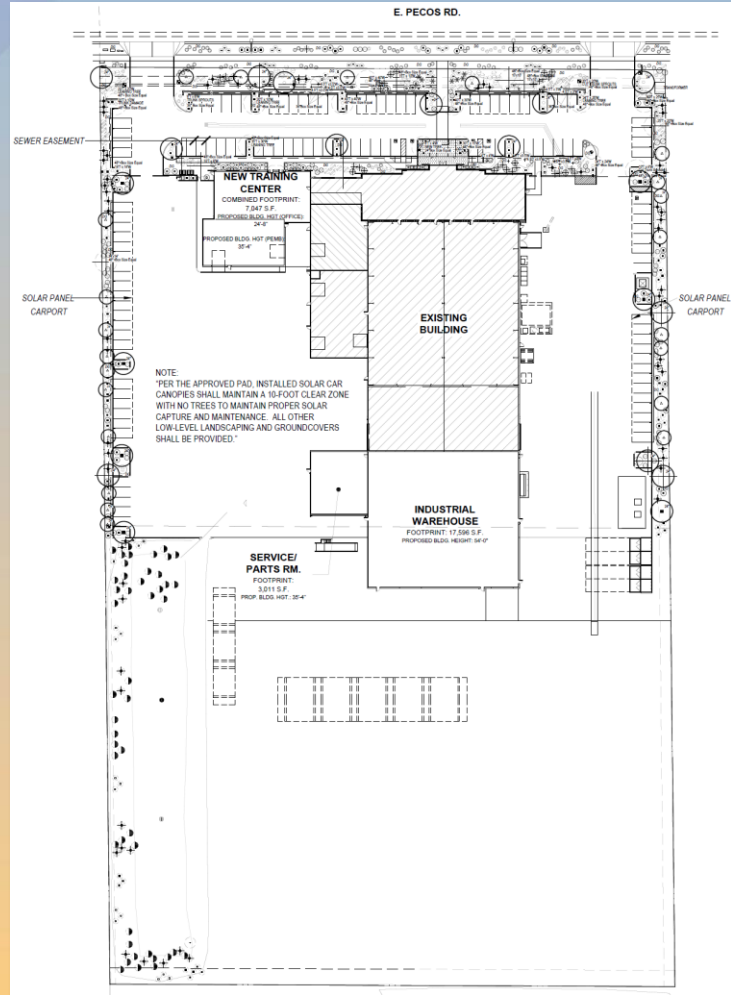


Site Plan

- New 27,654 square foot building expansion:
 - 7,047 sq ft training center
 - 17,596 sq ft warehouse
 - 3,011 sq ft service/parts
- Solar parking canopies
- Screened storage yard in rear half of property (south side)



Landscape Plan

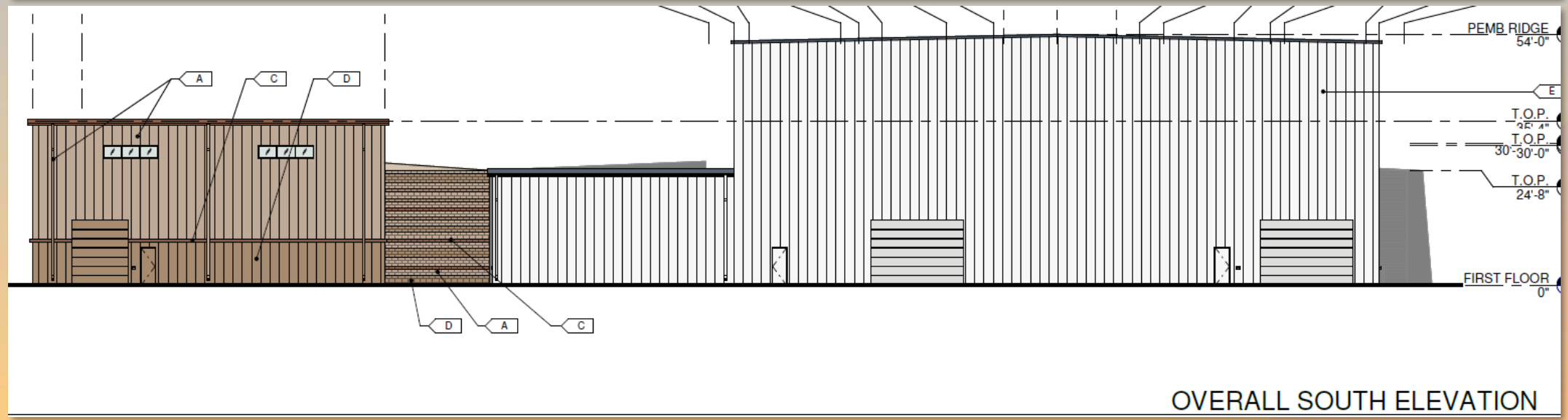
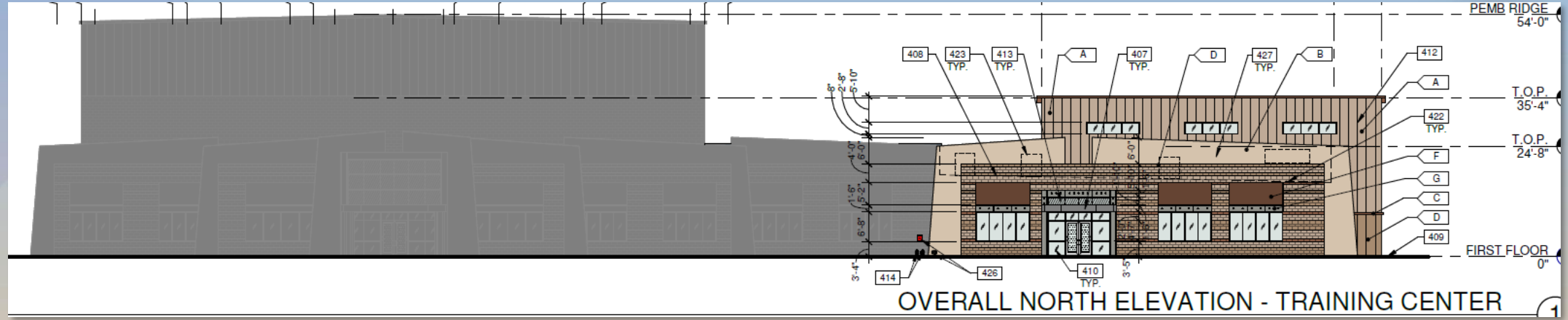


PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	CO
TREES:				
	<i>Quercus virginiana</i> Live Oak	24" box	8	STA
	<i>Olneya tesota</i> Ironwood	24" box	5	MU
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	7	STA
	<i>Acacia aneura</i> Mulga	15 gal. 24" box	16 6	STA
ACCENTS, GRASSES AND CACTI				
	<i>Agave desmettiana</i> Smooth Agave		7	
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe		15	
	<i>Dasyliiron wheeleri</i> Desert Spoon		13	
	<i>Hesperaloe parviflora</i> Red Yucca		45	
SHRUBS				
	<i>Ruellia peninsularis</i> Desert Ruellia		51	
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Tecoma Hybrid		15	
	<i>Leucophyllum frutescens</i> Texas Sage		5	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise		4	
	<i>Justicia californica</i> Chuparosa		22	
	<i>Eremophila hygrophana</i> Blue Bells		54	
GROUNDCOVERS:				
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon	57	
	<i>Myoporum parvifolium</i> Myoporum	1 gallon	24	
ROCK MULCH:				
	<i>1/2" Screened, ROCKPROS Apache Gold</i> 2" Deep in all Landscape Areas		38,260 SF	

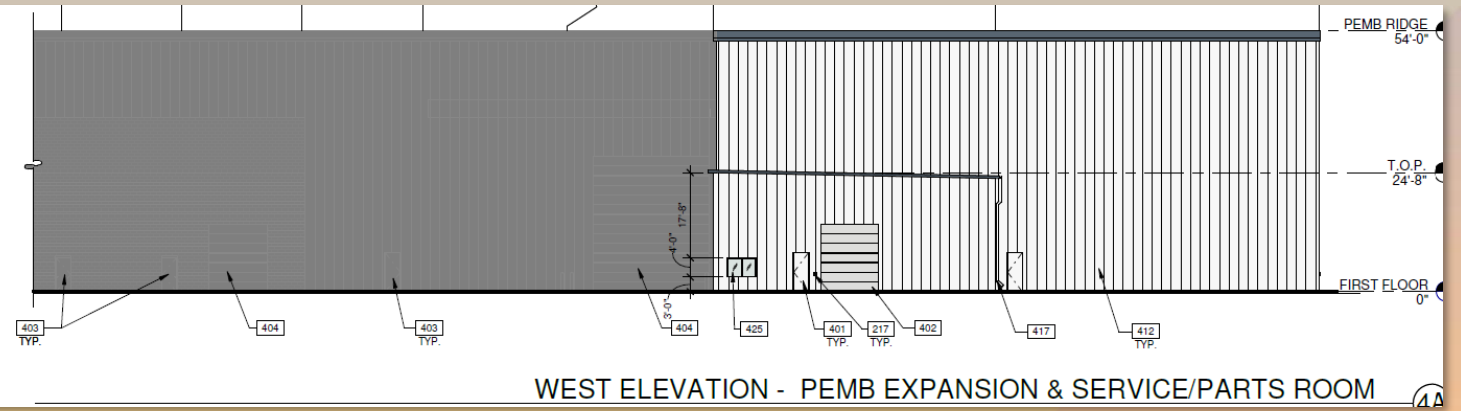
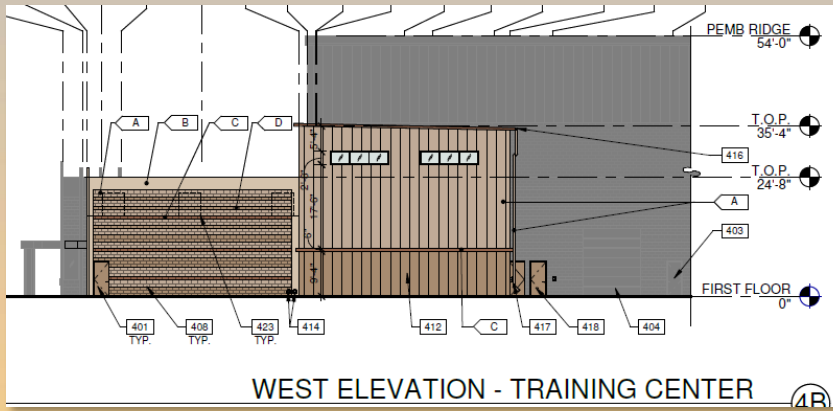
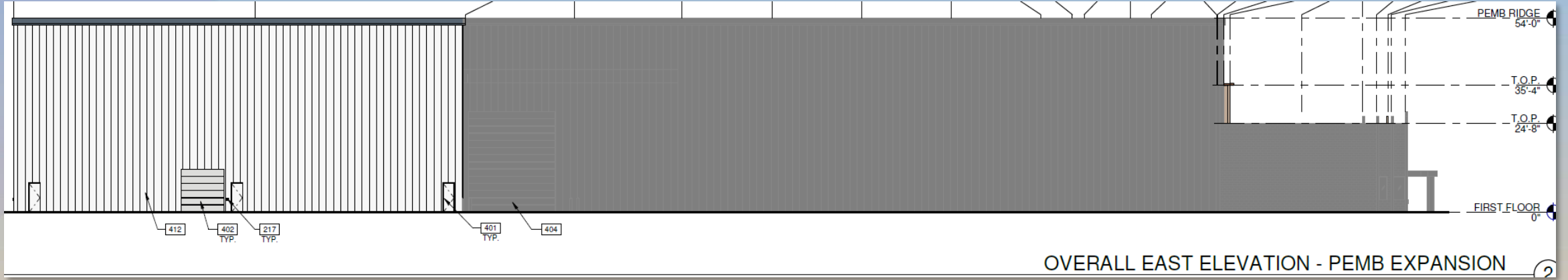


Elevations





Elevations





Rendering





Colors and Materials

<p>MFR: TBD TYPE: ALUMINUM FINISH COLOR: ALUMINUM FINISH</p>	<p>MFR: TBD TYPE: METAL PANEL COLOR: 'RUSTED' PATINA</p>	<p>MFR: DUNN EDWARDS TYPE: DE6123 COLOR: TRAIL DUST</p>
<p>MFR: TBD TYPE: 1" INSULATED GLAZING UNIT COLOR: BRONZE REFLECTIVE SHGC: 0.18 U-FACTOR SUMMER DAYTIME: 0.18</p>	<p>MFR: TBD TYPE: METAL LINTEL COLOR: PAINTED TO MATCH EXISTING FINISH</p>	<p>MFR: DUNN EDWARDS TYPE: DE6105 COLOR: WEATHERED LEATHER</p>
		<p>MFR: DUNN EDWARDS TYPE: DEC74 COLOR: SAHARA</p>
<p>MFR: TBD TYPE: METAL PANEL COLOR: TO MATCH EXISTING PEMB FINISH</p>		<p>MFR: DUNN EDWARDS TYPE: DEC752 COLOR: BIRCHWOOD</p>



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

Staff welcomes any feedback



Design Review Board



Zoning

- Currently zoned LI
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to the rear one-half of the lot
- Maximum height in LI: 40-feet

