



Design Review Board



DRB24-00029

5308 E Main Modern

Chloe Durfee Daniel, Planner II

November 12, 2024



Request

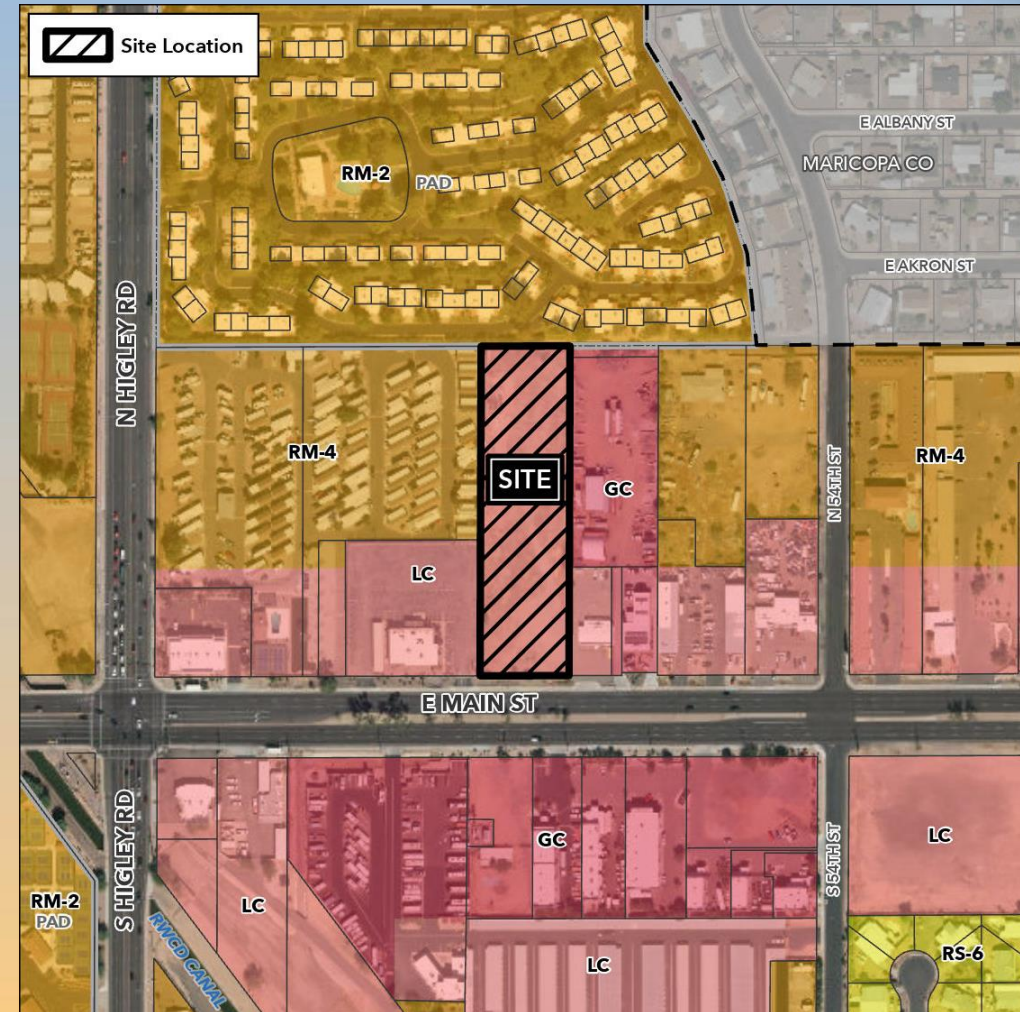
- Design Review
- To allow for a Multiple Residence Development





Location

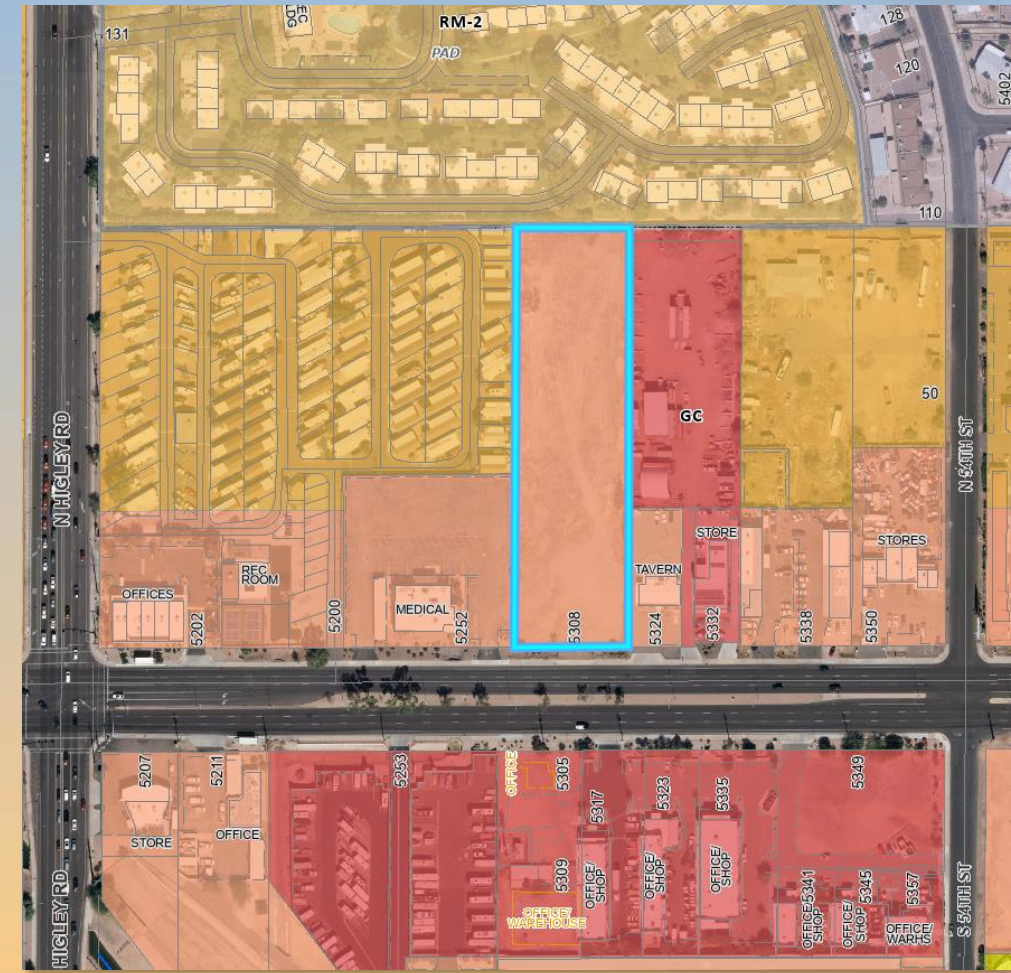
- North of Main Street
- East of Higley Road





Zoning

- Rezone from Limited (LC) Commercial to Multiple Residence 4 with a Bonus Intensity Zone Overlay (RM-4-BIZ)





Site Photo

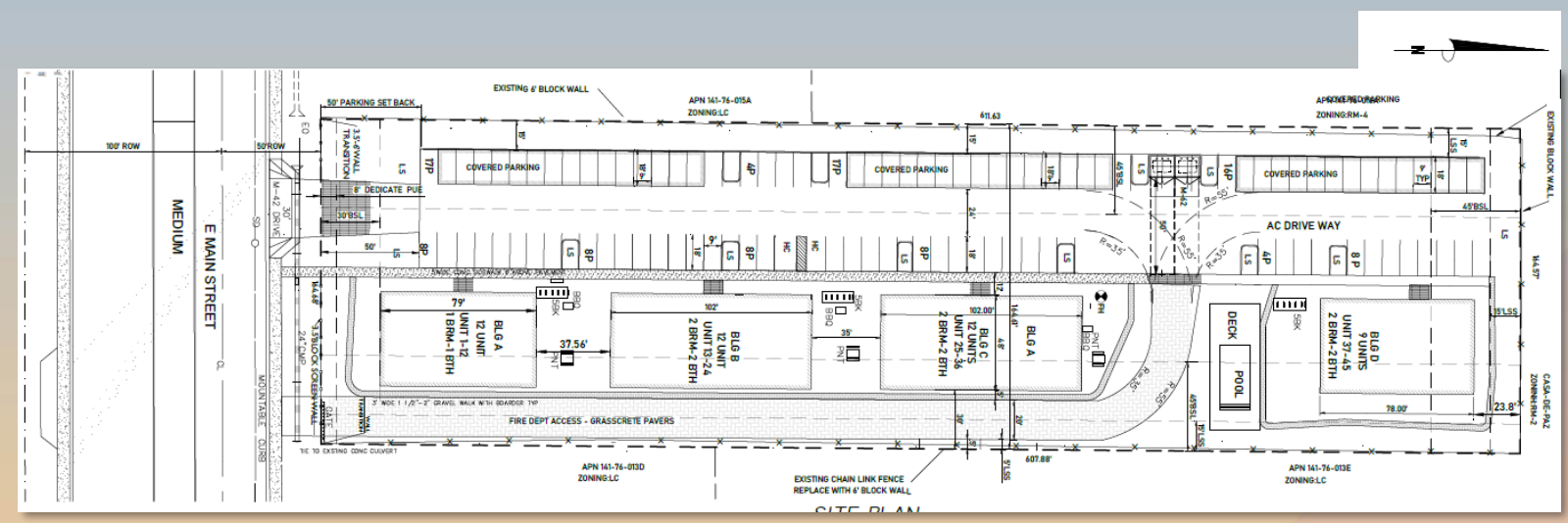


Looking north from Main Street



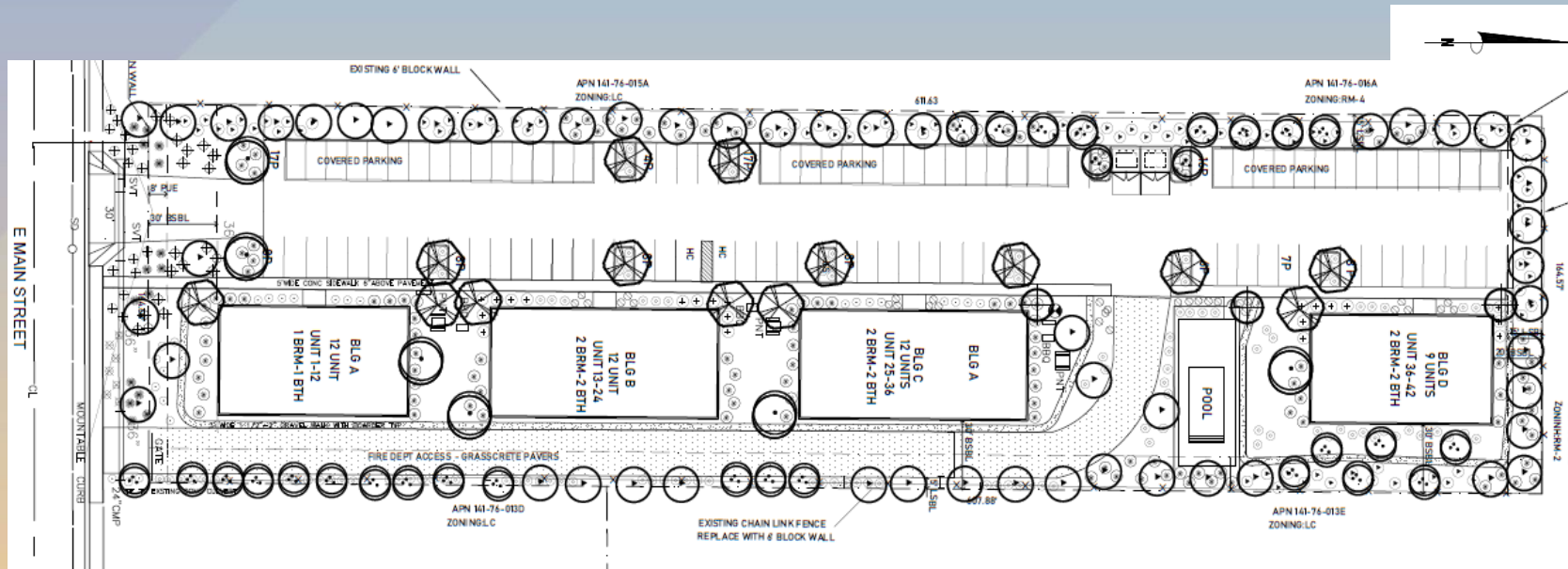
Site Plan

- 2.3± acres
- Access will be via Main Street
- Secondary emergency entrance located on east side of site
- 45 total units
- Units are a mix of 1 and 2 BR
- 19.4 du/ac





Landscape Plan

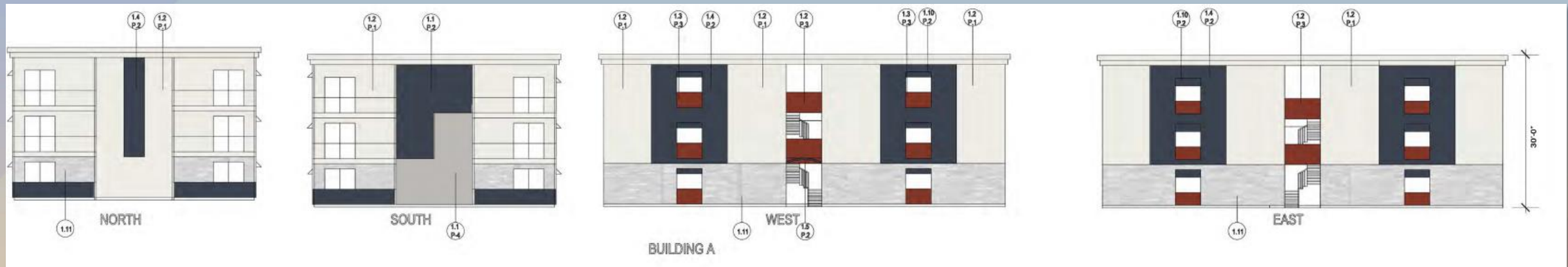


PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy & Caliper)	QUANTITY
TREES			
	Fraxinus v. 'Rio Grande'	24" Box 8' 4' 1"	5
	Rio Grande Ash	36" Box 10' 6' 2" Double-Staked Typ.	1
	Quercus virginiana	24" Box 7' 3' 1"	50
	Heritage Live Oak	36" Box 10' 5' 2" Double-Staked Typ.	2
	Chilopsis linearis	24" Box 7' 4' 1"	3
	Desert Willow	Double-Staked Typ.	
	Acacia anerna	24" Box 7' 4' 1"	29
	Mulga Acacia	Double-Staked Typ.	
	Pistacia 'Red Push'	24" Box 7' 4' 1"	14
	Red Push Pistache	Double-Staked Typ.	
LARGE SHRUBS			
	Leucophyllum langmaniae	5 Gallon	130
	Rio Bravo Texas Ranger		
	Nerium o. 'Petite Pink'	5 Gallon	96
	Petite Pink Oleander		
	Eremophila 'Valentine'	5 Gallon	21
	Valentine Bush		
MEDIUM AND SMALL SHRUBS			
	Calliandra californica	5 Gallon	25
	Baja Red Fairy Duster		
	Muhlenbergia capillaris "Regal Mist"	5 Gallon	7
	Regal Mist Deer Grass		
	Ruellia peninsularis	5 Gallon	136
	Baja Ruellia		
	Justicia californica	5 Gallon	14
	Chuperosa		
GROUNDCOVERS			
	Lantana m. Yellow	1 Gallon	31
	Yellow Trailing Lantana		
	Convolvulus cneorum	1 Gallon	15
	Bush Morning Glory		
ACCENTS			
	Hesperaloe parviflora	5 Gallon	15
	Red Yucca		
LANDSCAPE MATERIALS			
	Decomposed Granite	1/2" size screened	
	Desert Gold	2" Deep	
	Decomposed Granite Fire Lane with Invisible Structure Fire Rings set on 6" of compacted gravel base and filled with Stabilize the granite with 'Soil-loc'	1/4" minus 3" Deep	
	Decomposed Granite Path with Stabilize granite mixed with 'Soil-loc'	1/4" minus 2" Deep	



Elevations



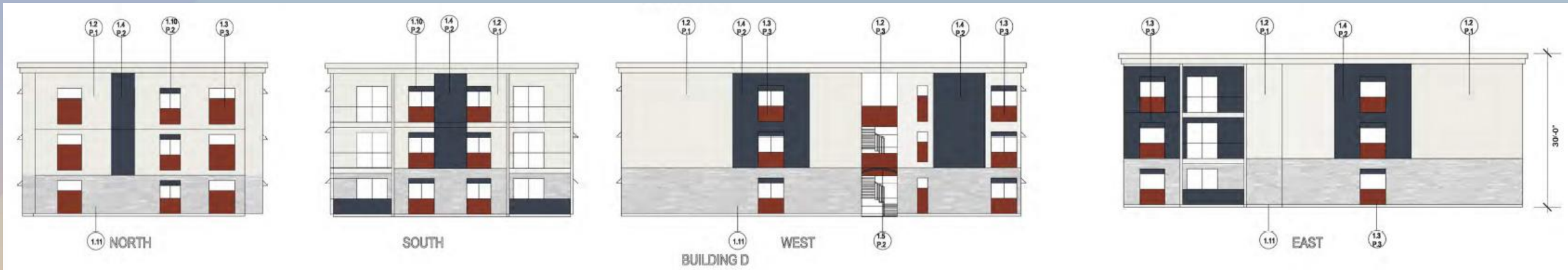


Elevations





Elevations





Color and Material Board





Rendering





Rendering





Alternative Compliance

✓ Roof Articulation

- Vary building height, providing at least 2 changes in height or roof forms
- Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation
- All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing



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 plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



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