



Design Review Board



DRB24-00603

Mesa Royale

Jennifer Merrill, Senior Planner

October 8, 2024



Request

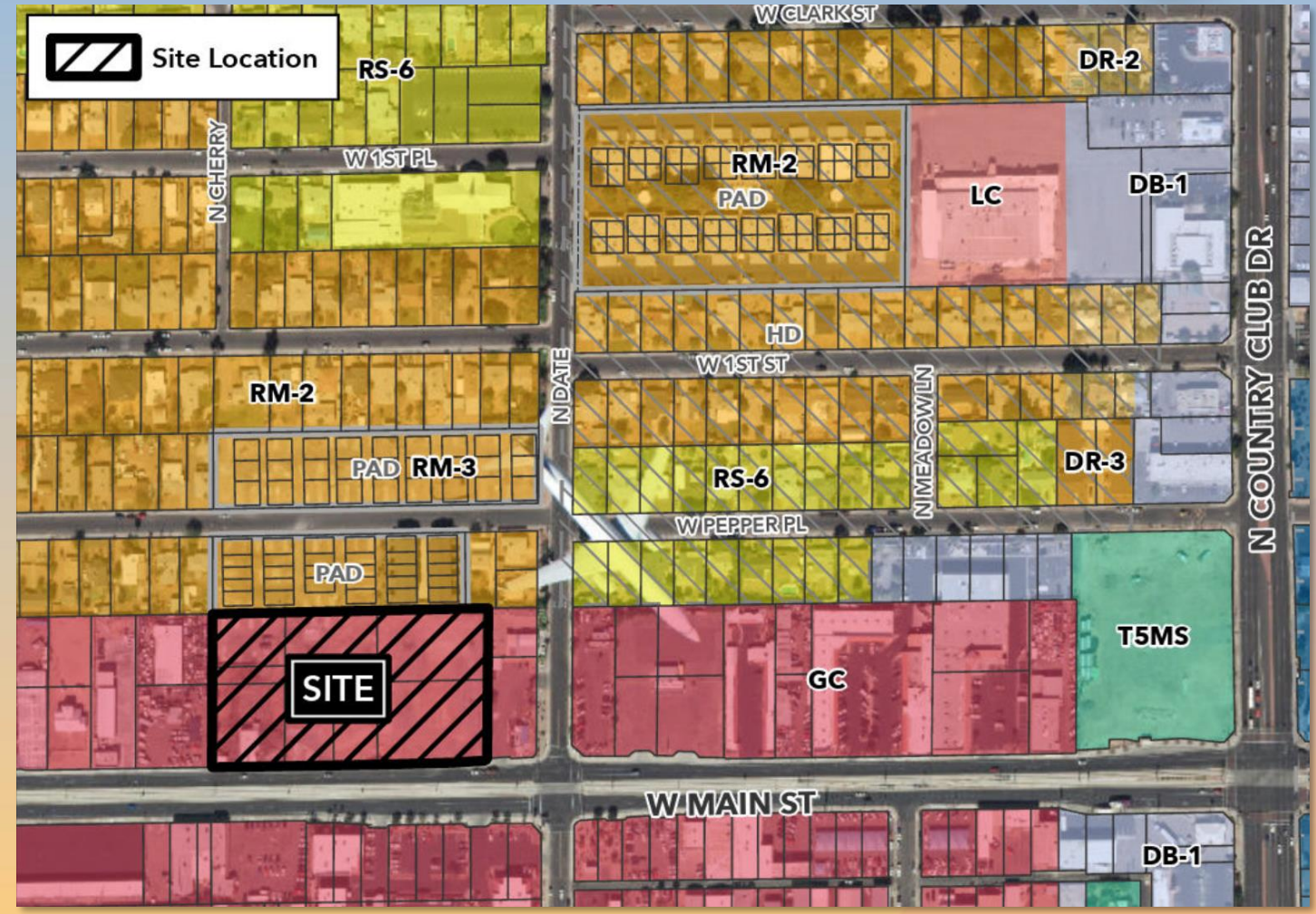
- Design Review
- To allow for a multiple residence development





Location

- West of Country Club Drive
- North side of Main Street





Site Photo



Looking north from Main Street



Site Photo

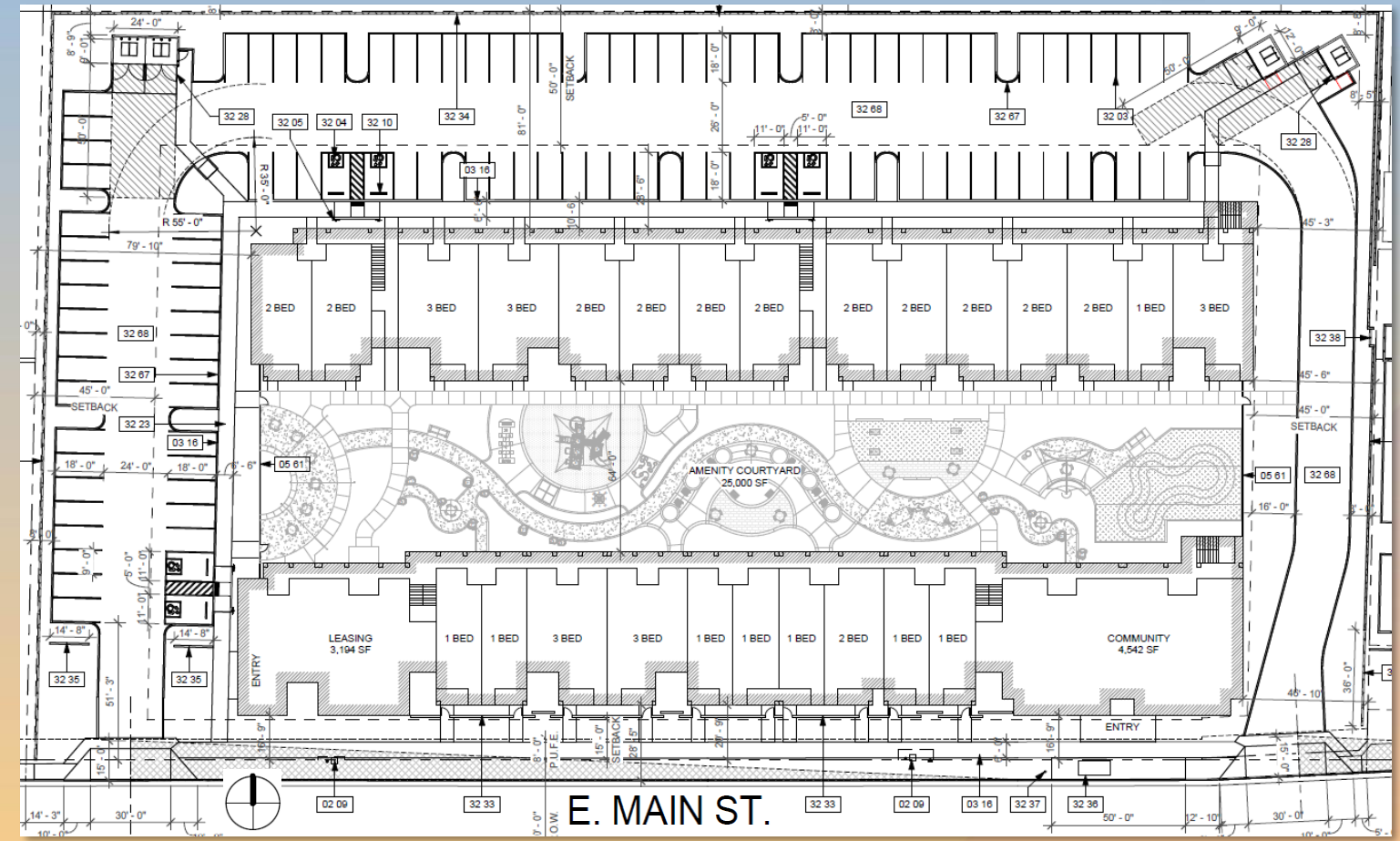


Looking north from Main Street



Site Plan

- Two 3-story, 89-unit apartment buildings
- 25,000 square foot landscaped amenity area
- Community center
- Several pedestrian access points
- Two driveways on Main Street





Landscape Plan



| TREES | | | |
|---------------|--|--------------------|----------------|
| | ACACIA ANEURA - MULGA ACACIA | 15 GAL 24" BOX | 58 17 |
| | CHILTALPA TASHKENTENSIS - CHILTALPA | 24" BOX 36" BOX | 20 5 |
| | PISTACIA CHINENSIS - CHINESE PISTACHE | 24" BOX | 11 |
| | QUERCUS VIRGINIANA - SOUTHERN LIVE OAK | 24" BOX 36" BOX | 26 2 |
| | ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM | 24" BOX | 11 |
| SHRUBS | | | |
| | BOUGAINVILLEA SPP. - BUSH BOUG. 'FLAME' | 5 GAL | 67 |
| | DODONAEA VISCOSA - HOP BUSH | 5 GAL | 26 |
| | EREMOPHILA HYGROPHANA - BLUE BELLS | 5 GAL | 232 |
| | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE | 5 GAL | 18 |
| | OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE | 5 GAL | 104 |
| | RUPELLIA BRITTONIANA - MEXICAN PETUNIA | 5 GAL | 75 |
| | RUPELLIA EQUISETIFORMIS - CORAL FOUNTAIN | 5 GAL | 87 |
| | RUPELLIA PENINSULARIS - DESERT RUELLIA | 5 GAL | 154 |
| | SENNA ARTEMISIOIDES 'SILVER' - FEATHERY SENNA | 5 GAL | 36 |
| | TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA | 5 GAL | 43 |
| ACCENTS | | | |
| | ALOE BARBADENSIS - ALOE VERA | 5 GAL | 48 |
| | BOUTELOUA GRACILIS - BLONDE AMBITION | 5 GAL | 15 |
| | HESPERALOE PARVIFLORA - RED HESPERALOE | 5 GAL | 8 |
| | MUHLENBERGIA CAPILARIS - PINK MUHLY | 5 GAL | 67 |
| | PORTULACARIA AFRA - ELEPHANT FOOD | 5 GAL | 230 |
| GROUND COVERS | | | |
| | EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE EMU | 5 GAL | 205 |
| | LATANA MONTEVIDENSIS - PURPLE TRAILING LANTANA | 5 GAL | 59 |
| | LATANA X 'NEW GOLD' - NEW GOLD LANTANA | 5 GAL | 132 |
| | 1/2" SCREENED DECOMPOSED GRANITE - COLOR: 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. 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. | | 37,656 SQ. FT. |
| | 1/4" MINUS DECOMPOSED GRANITE - COLOR: 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. 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. | | 3,679 SQ. FT. |
| | 2' x 3' x 4' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS | | 7 |
| | 3' x 3' x 3' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS | | 2 |
| | 3' x 4' x 4' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS | | 6 |



Landscape Plan



BACKLESS BENCH (TYP.)



PLAYGROUND (TYP.)



TRASH RECEPTACLE (TYP.)



BENCH (TYP.)



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Elevations – Bldg 1



SOUTH COLORED ELEVATION - BLDG 1 AREA 1B



SOUTH COLORED ELEVATION - BLDG 1 AREA 1A



Elevations – Bldg 1



NORTH COLORED ELEVATION - BLDG 1 AREA 1A



NORTH COLORED ELEVATION - BLDG 1 AREA 1B



Elevations – Bldg 2



SOUTH COLORED ELEVATION - BLDG 2 AREA 2B



① SOUTH COLORED ELEVATION - BLDG 2 AREA 2A



Elevations – Bldg 2



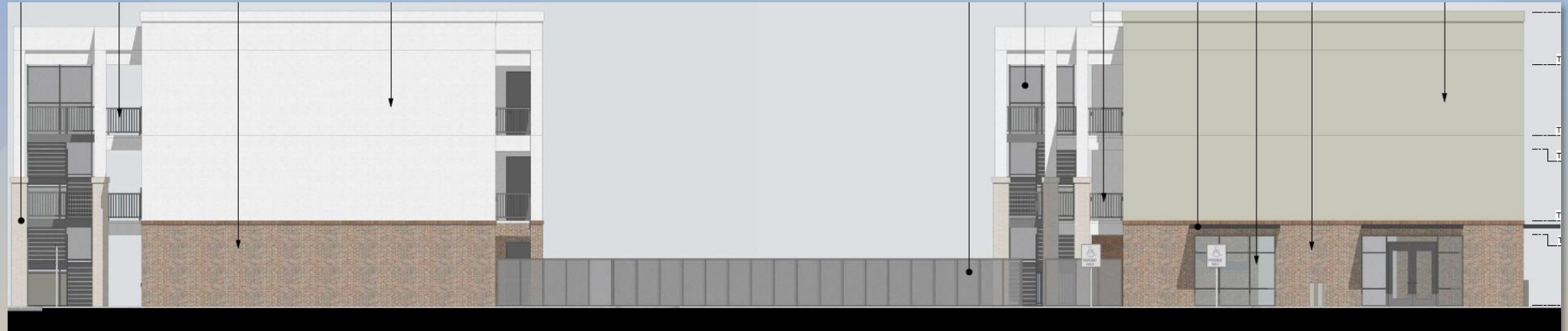
1 SOUTH COLORED ELEVATION - BLDG 2 AREA 2A



NORTH COLORED ELEVATION - BLDG 2 AREA 2B



Elevations – Sides



3 WEST COLORED ELEVATION - BLDG 1 & 2



3 EAST COLORED ELEVATION - BLDG 1 & 2



Renderings





Renderings





Renderings





Renderings





Renderings





Renderings



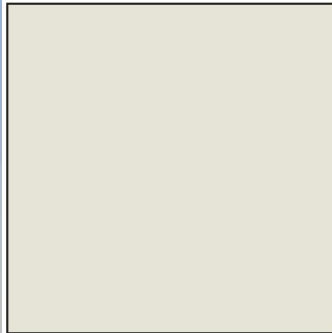


Renderings



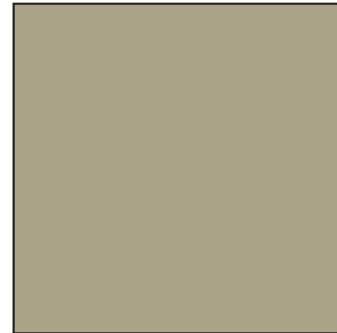


Colors and Materials



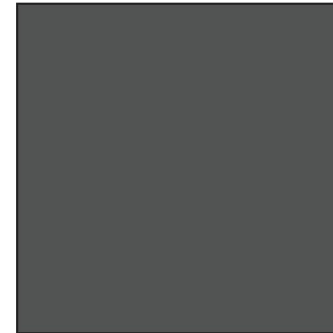
Primary Paint Color

Manufacturer: Dunn Edwards
Color: DE6219 Crystal Haze



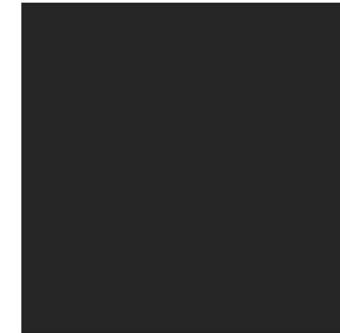
Secondary Paint Color

Manufacturer: Dunn Edwards
Color: DE6235 Northgate Green



Accent Paint Color

Manufacturer: Dunn Edwards
Color: DE6364 Cavernous



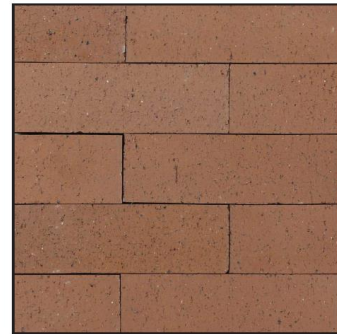
Window Frames

Manufacturer: Vinyl Frame
Color: Black Acrylic Overlay



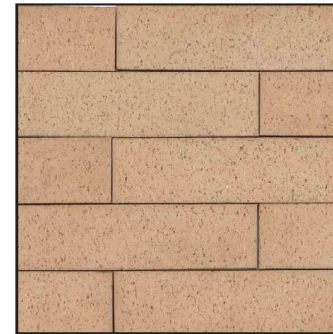
8" x 8" x 16" Concrete Masonry Units

Manufacturer: Echelon Masonry
Style: Mesastone, Stacked Bond
Color: Malibu Sand



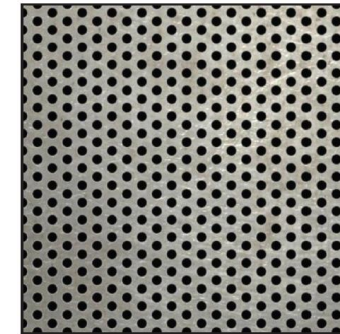
Brick Veneer

Manufacturer: Interstate Brick
Style: Matte Finish, 2 1/4" Norman
Color: Copperstone



Brick Veneer

Manufacturer: Interstate Brick
Style: Matte Finish, 2 1/4" Norman
Color: Desert Sand



Perforated Metal Panel

Manufacturer: McNichols
Style: 33% Open Perforated Panel 3/32"
Color: Painted 'Cavernous'



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board