



Design Review Board



DRB22-01109 TMW Offroad

Jennifer Merrill, Senior Planner

June 13, 2023



Request

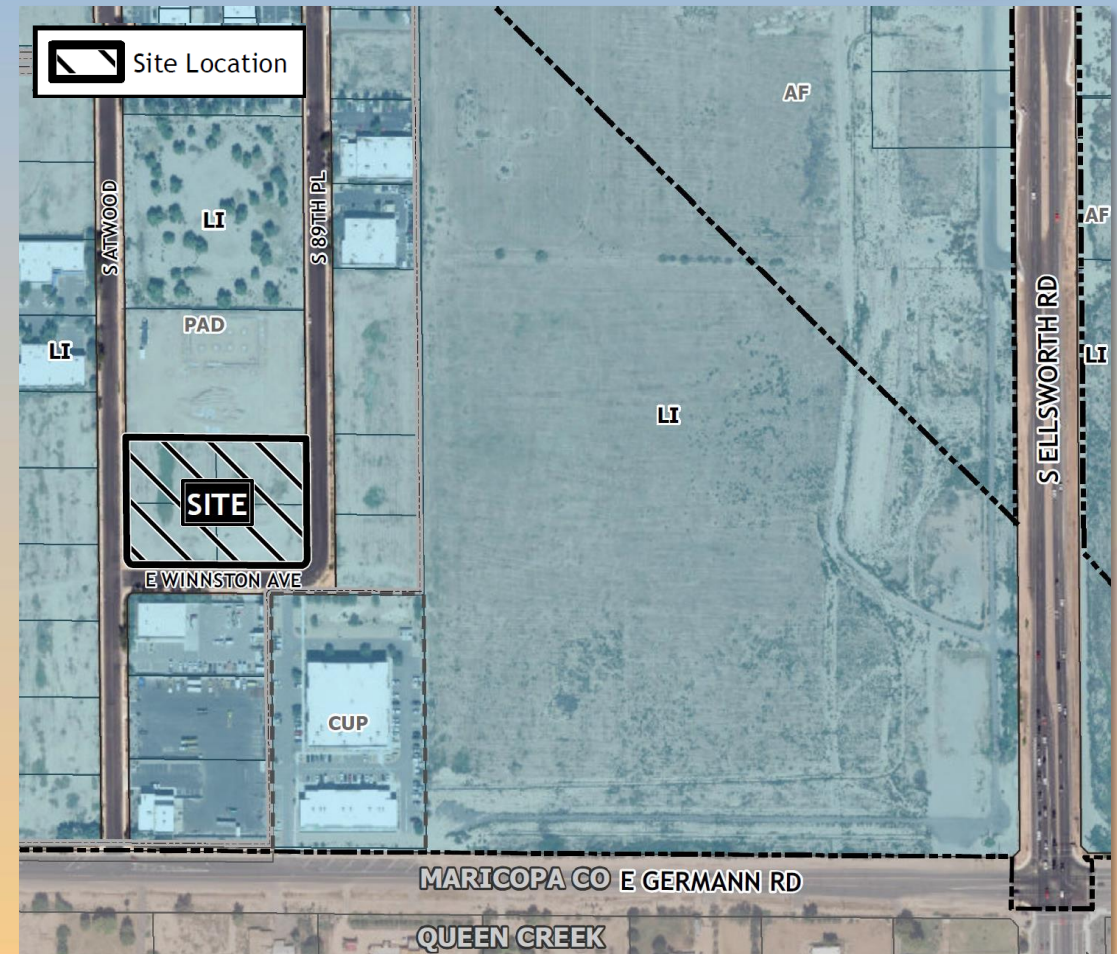
- Design Review
- To allow Warehouse, fabrication, and offices/showroom





Location

- West of Ellsworth Road
- North of Germann Road
- Within Gateway Airport Commerce Park





Site Photo

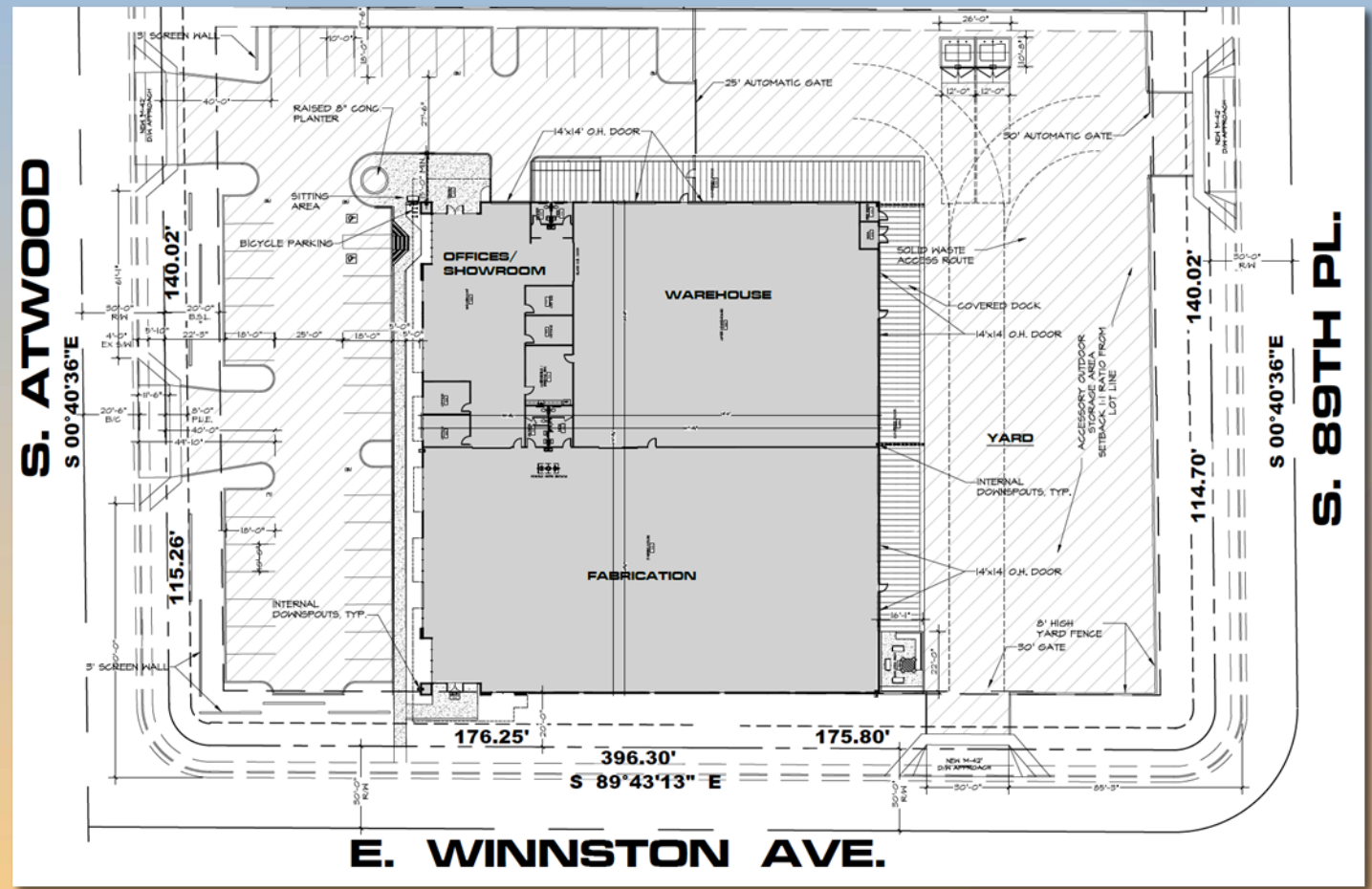


View from the southeast corner of the site



Site Plan

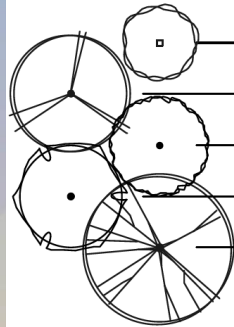
- New 29,937 sq ft building
- Primary access from Atwood
- Screened yard in rear (east) one-half of property



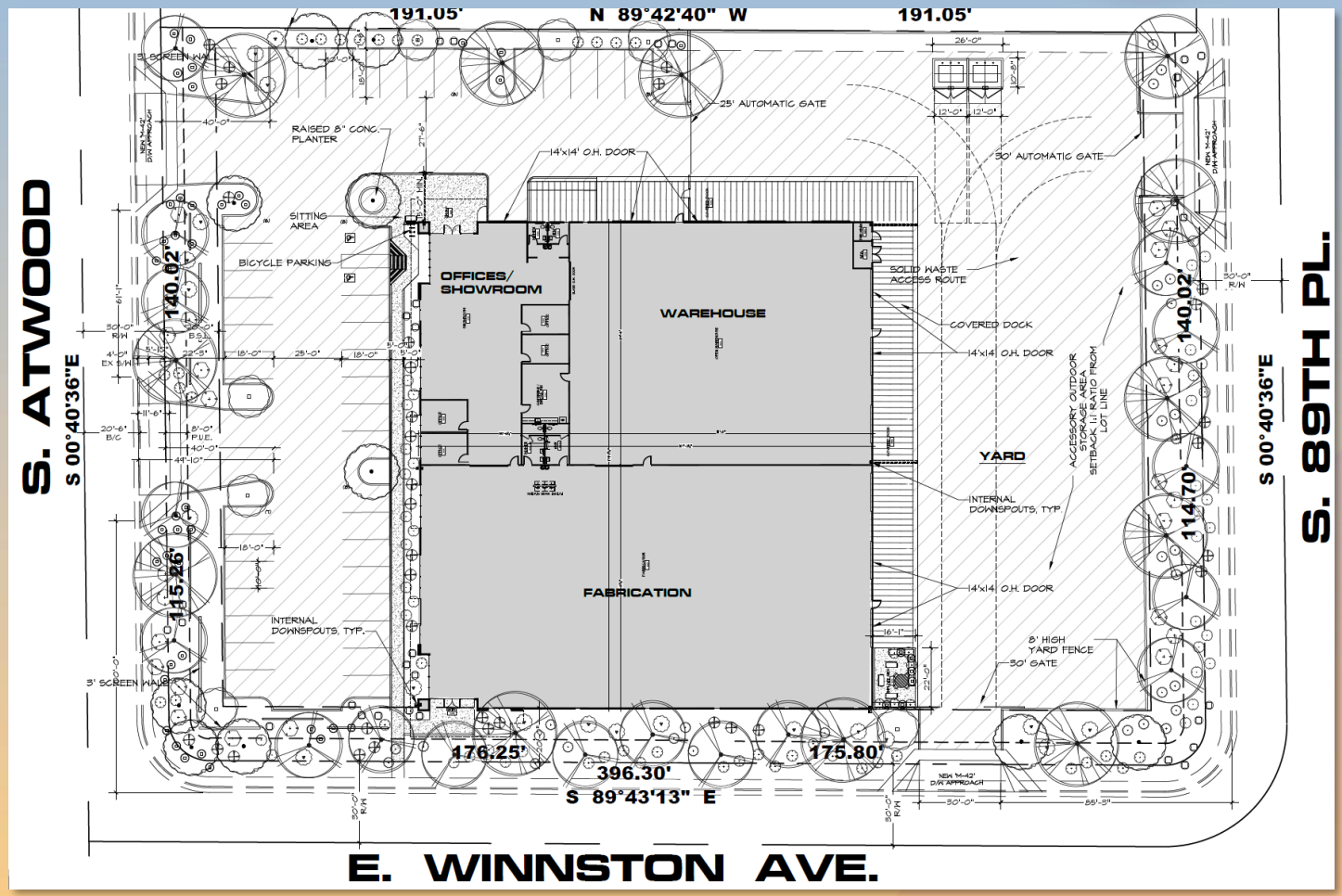


Landscape Plan

PLANT SCHEDULE

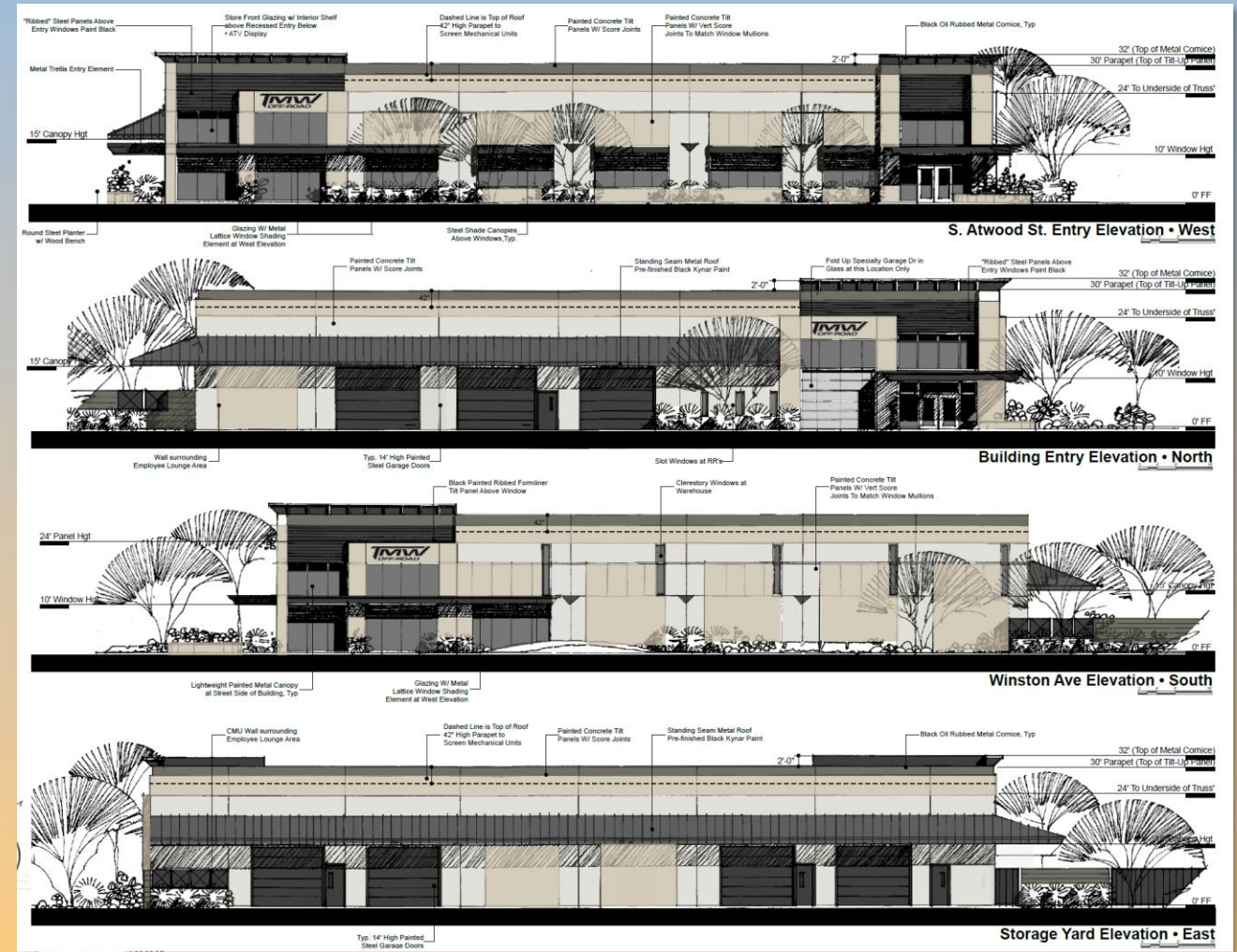


TREES:		COMMON NAME	
BOTANICAL NAME			
ACACIA STENOPHYLLA		SHOESTRING ACACIA	
CERCICUM FLORIDUM 'INDO BLUE'		BLUE PALO VERDE	
CHILOPSIS LINEARIS		DESERT WILLOW	
PARKINSONIA ACULEATA HYBRID		DESERT MUSEUM PALO VERDE	
ULMUS PARVIFOLIA 'TRUE GREEN'		EVERGREEN ELM	
SHRUBS:		COMMON NAME	
BOTANICAL NAME			
CAESALPINIA PULCHERRIMA		RED BIRD OF PARADISE	
DASYLIRIUM WHEELERI		DESERT SPOON	
HESPERALOE PARVIFOLIA		RED YUCCA	
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'		THUNDER CLOUD SAGE	
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'		GREEN CLOUD SAGE	
NOLINA MICROCARPA		BEAR GRASS	
GROUND COVER:			
BOTANICAL NAME			
LANTANA 'BANDANA RED'		BANDANA RED LANTANA	
LANTANA 'NEW GOLD'		NEW GOLD LANTANA	





Elevations





Colors and Materials

Exterior Color and Materials Board:

Exterior Materials Calculations:

Exterior Walls:



W1 • Primary Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 7646 "First Star"



W2 • Accent Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 1015 "Skyline Steel"



W3 • Accent Painted Tilt Panel Walls and CMU
MFR: Sherwin Williams
Color: SW 7019 "Guantlet Gray"

Metal Painted Shading Elements:



MP1 • Metal Shade Elements
Metal Ribbed Panels
MFR: Sherwin Williams
Color: SW SW6258 "Tricom Black"

Metal Roofing:



MR1 • Painted Metal Roofing
MFR: Wester States Metal Roofing
Color: Charcoal Gray

Glazing and Frames:



G1 • Window Glazing
MFR: PPG
Color: Solar Ban 90 Gray



G1 • Anodized Aluminum Storefront
Color: Anodized Black

West Elevation (Atwood):

- CONCRETE TILT PANEL - 3,676 S.F. - 65%
- GLASS / GLAZING - 1,327 S.F. - 24%
- STEEL CANOPIES / CORNICES - 369 S.F. - 7%
- STEEL RIBBED PANELS - 220 S.F. - 4%

North Elevation:

- CONCRETE TILT PANEL - 2,810 S.F. - 51%
- GLASS / GLAZING - 429 S.F. - 8%
- STEEL CANOPIES / CORNICES - 1020 S.F. - 19%
- STEEL RIBBED PANELS - 189 S.F. - 3%
- STEEL OVERHEAD DOORS - 1,016 S.F. - 19%

East Elevation (89th):

- CONCRETE TILT PANEL - 3,574 S.F. - 61%
- STEEL CANOPIES / CORNICES - 1,324 S.F. - 22%
- STEEL OVERHEAD DOORS - 998 S.F. - 17%

South Elevation (Winnston):

- CONCRETE TILT PANEL - 4,038 S.F. - 79%
- GLASS / GLAZING - 688 S.F. - 13%
- STEEL CANOPIES / CORNICES - 192 S.F. - 4%
- STEEL RIBBED PANELS - 194 S.F. - 4%



Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommend Approval with Conditions



Design Review Board