



Design Review Board



DRB24-00557

Signal Butte and Elliot Retail

Josh Grandlienard, Senior Planner

September 10, 2024



Request

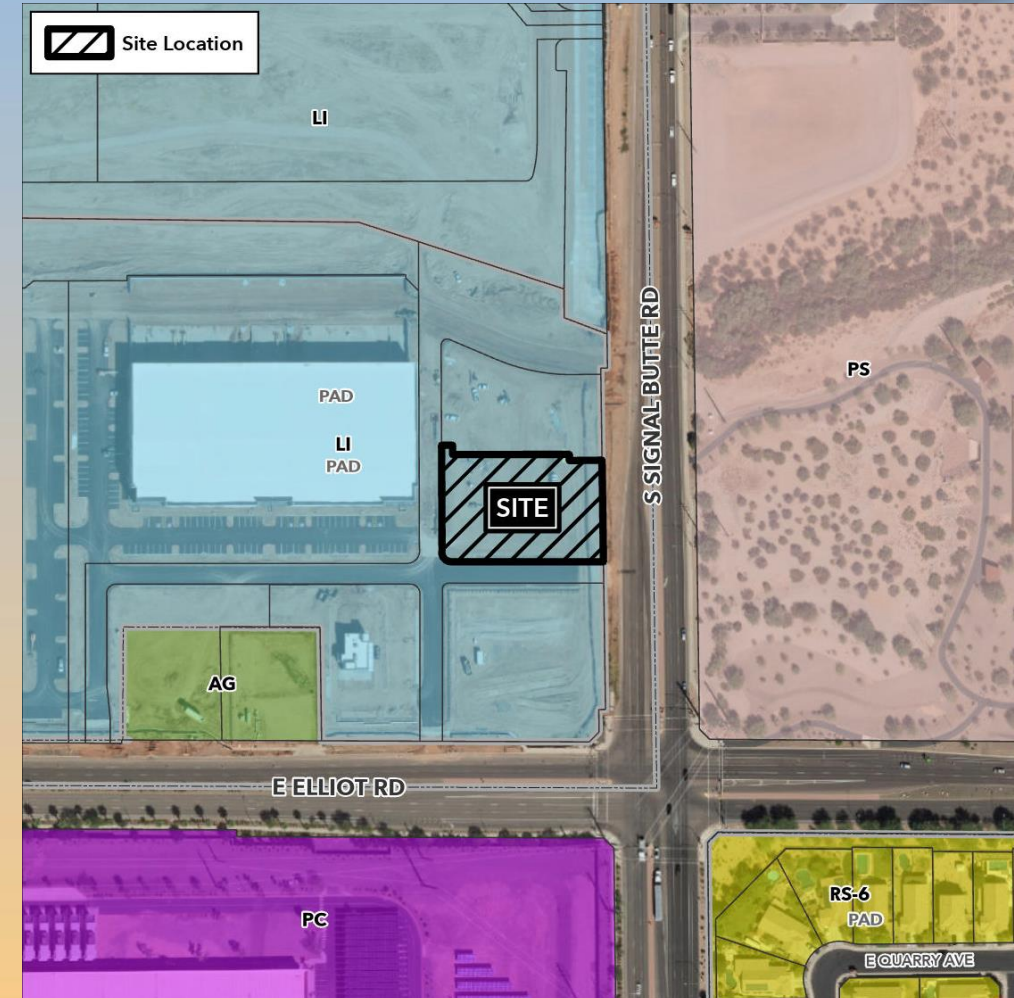
- Design Review
- To allow for a multi-tenant commercial development





Location

- North of Elliot Road
- West of Signal Butte Road





Site Photo

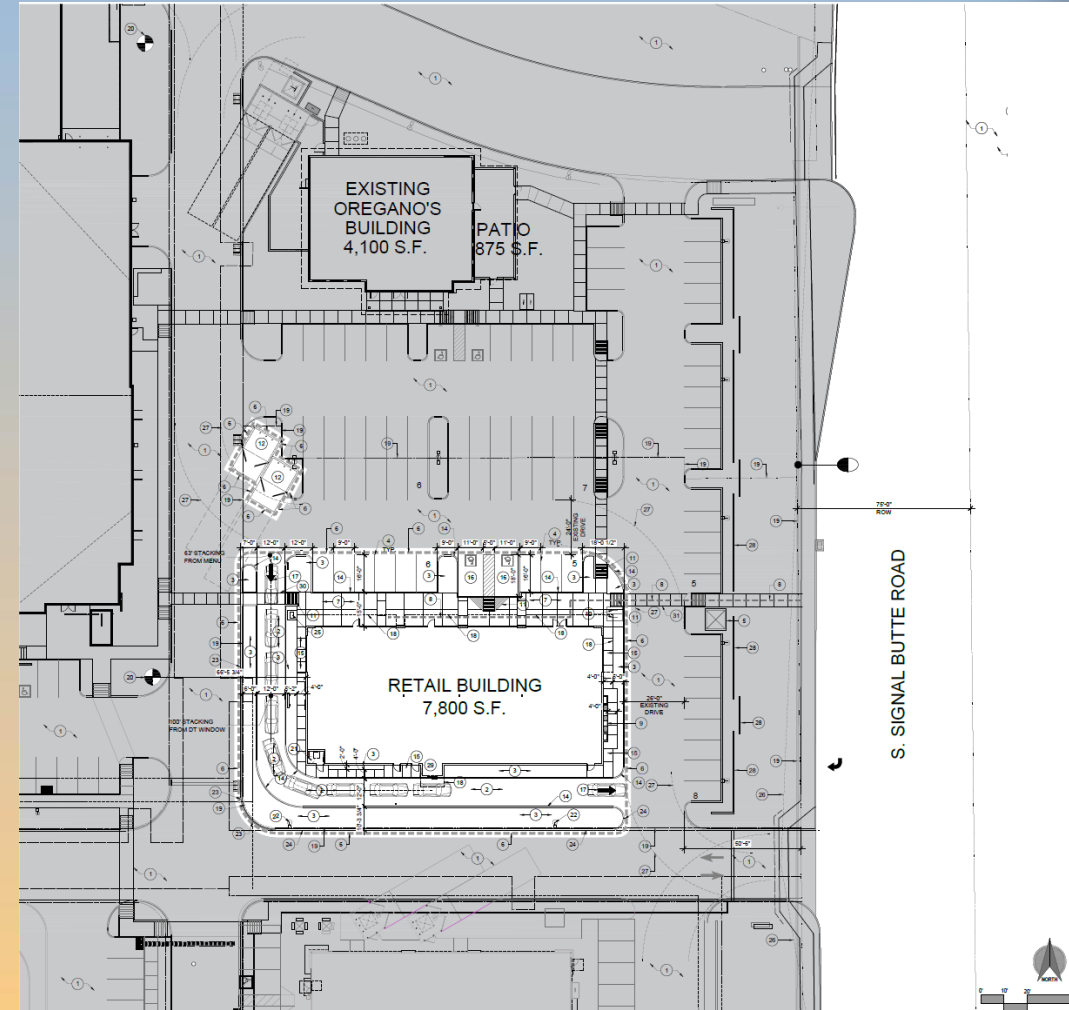


Looking west from Signal Butte Road



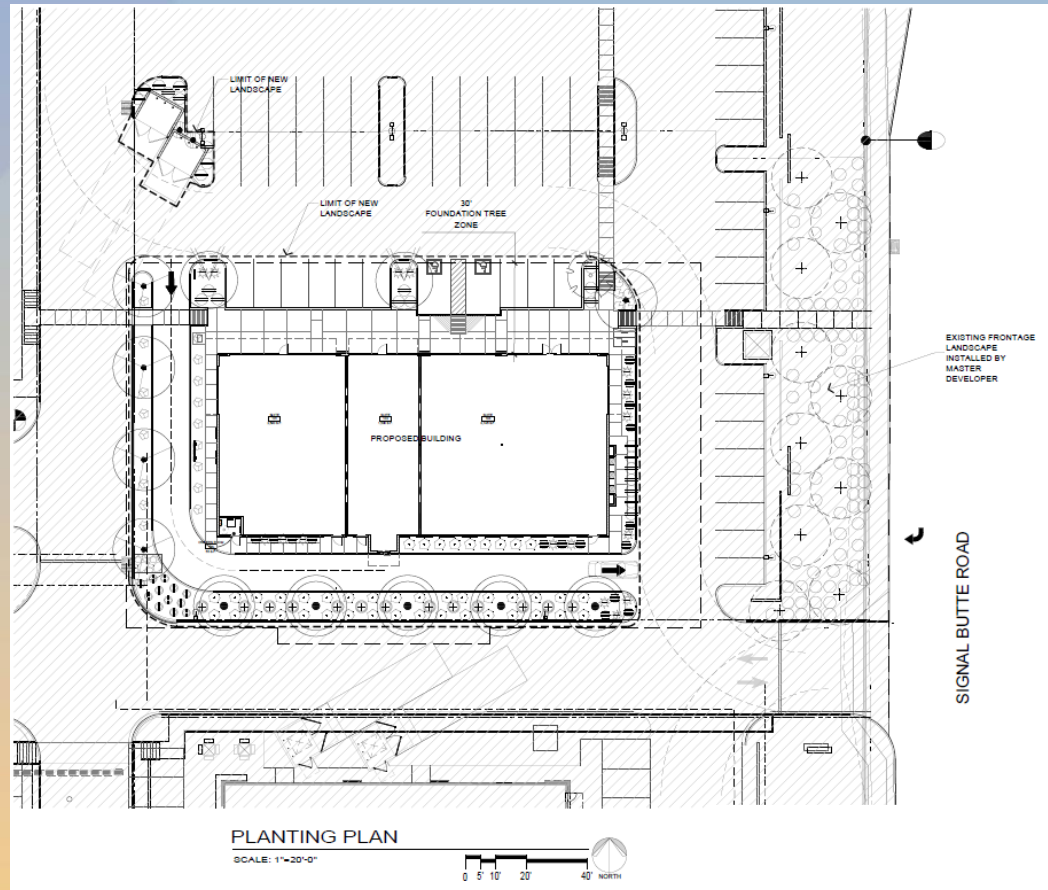
Site Plan

- 7,800 sq ft Retail building
- 2 total access points
 - A part of a larger industrial center
 - Shared access from Signal Butte Road





Landscape Plan



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES/PALMS					
	Caesalpinia mexicana	Mexican Bird of Paradise	36" Box	1	Multi-Trunk Dense Canopy
	Parkinsonia 'Desert Museum'	'Desert Museum' Palo Verde	24" Box	5	Standard Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box	5	Standard Trunk Dense Canopy
	Ulmus parvifolia	Evergreen Elm	24" Box	2	Standard Trunk Dense Canopy
ACCENTS					
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	13	As Per Plan
	Hesperaloe p. 'Perla'	Brakelights Red Yucca	5-Gal	16	As Per Plan
	Nolina texana	Bear Grass	5-Gal	17	As Per Plan
SHRUBS					
	Eremophila hydrophana	Blue Bells	5-Gal	25	As Per Plan
	Leucophyllum spp 'Heavenly Cloud'	'Heavenly Cloud' Sage	5-Gal	43	As Per Plan
	Tecoma 'Orange Jubilee'	'Orange Jubilee' Tecoma	5-Gal	2	As Per Plan
GROUND COVERS					
	Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal	12	As Per Plan
	Lantana 'Dallas Red'	'Dallas Red' Lantana	1-Gal	5	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	1-Gal	16	As Per Plan
MISCELLANEOUS					
	DG Decomposed Granite- 3/4" Screened Color To Match Existing Development 2" depth in all planting areas				



Elevations





Elevations





Elevations





Elevations





Colors and Materials



METAL
PAINT COLOR: DUNN EDWARDS
DET619 "CELLULOID"



SYNTHETIC STUCCO SYSTEM WITH
100% ACRYLIC FINISH
FINISH SMOOTH SAND FINISH
PAINT COLOR: DUNN EDWARDS
DE6383 "BANK VAULT"



SYNTHETIC STUCCO SYSTEM WITH
100% ACRYLIC FINISH
FINISH SMOOTH SAND FINISH
PAINT COLOR: DUNN EDWARDS
DET618 "INDUSTRIAL AGE"



SYNTHETIC STUCCO SYSTEM
WITH 100% ACRYLIC FINISH
FINISH SMOOTH SAND FINISH
PAINT COLOR: DUNN
EDWARDS DET617
"WINTER MORN"



SYNTHETIC STUCCO SYSTEM WITH
100% ACRYLIC FINISH FINISH
SMOOTH SAND FINISH
PAINT COLOR DUNN EDWARDS
DET619 "CELLULOID"



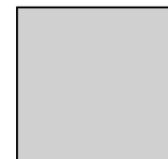
STEEL CANOPY
COLOR: DUNN EDWARD DET425
"ROYAL RED FLUSH"



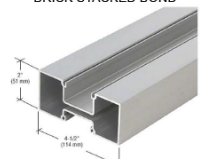
BRICK
INTERSTATE BRICK AND
TRENWYTH INDUSTRIES, INC
COLOR: TUMBLEWEED
EMPEROR THIN BRICK
STACKED BOND



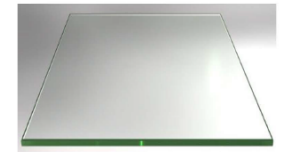
BRICK
INTERSTATE BRICK AND EMPEROR
THIN BRICK STACKED BOND
COLOR: COAL EMPEROR THIN
BRICK STACKED BOND



SMOOTH WALL FLAT PAN PANELS
MANUFACT: TAYLOR METAL
PRODUCTS
PAINT: MATCH TO CLEAR ANODIZED



ALUMINUM STOREFRONT, REALING
AND SECTION DOOR
MANUFACT: KAWNEER
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING, REALING
AND SECTION DOOR
VALUE: (U)=0.29, SHGC= 0.28)



Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Roof Articulation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation. The minimum vertical modulation is two (2) feet or one-tenth ($1/10$) multiplied by the wall height, not to exceed one-third ($1/3$) of the height of the supporting wall.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials and roof articulation

Staff welcomes any feedback



Design Review Board