



Design Review Board



DRB24-01075

Polaris Academy

Kellie Rorex, Senior Planner

May 13, 2025



Request

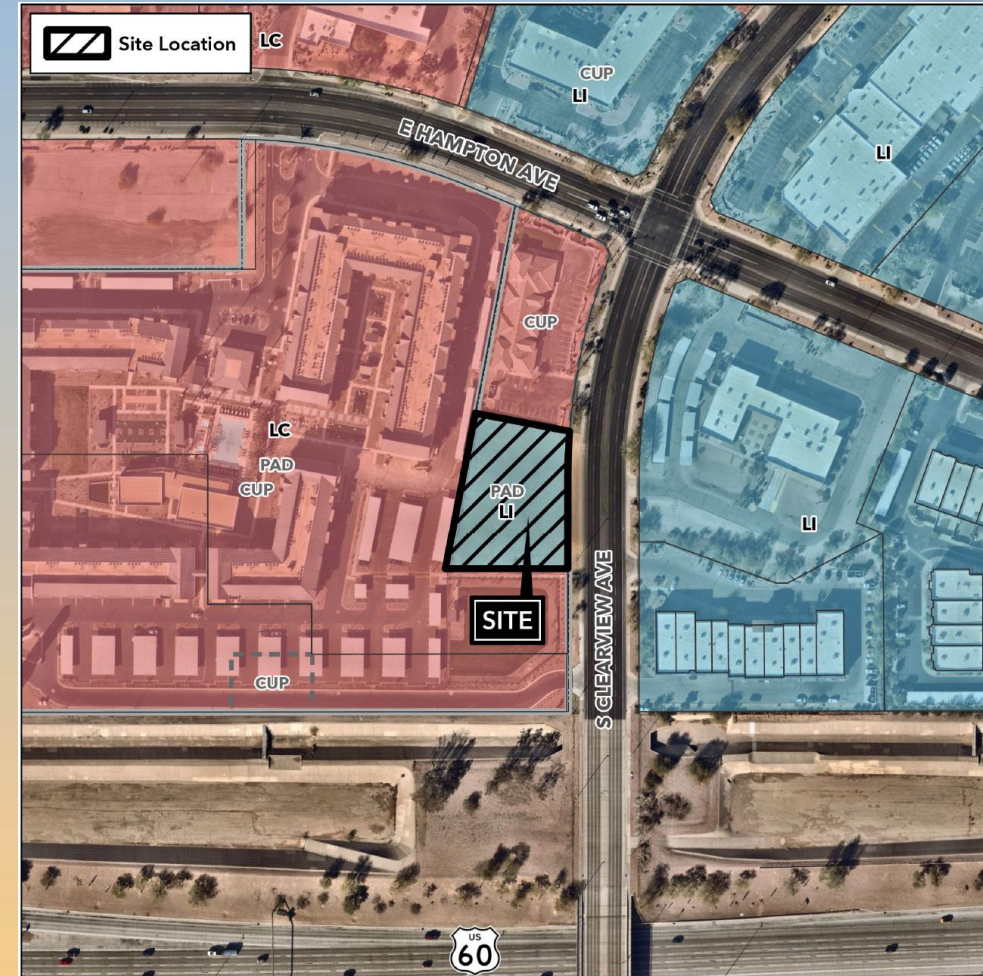
- Design Review
- For a private school





Location

- East of Power Road
- North of the US-60 Superstition Freeway
- Southwest corner of Hampton Avenue and Clearview Avenue.





Site Photo

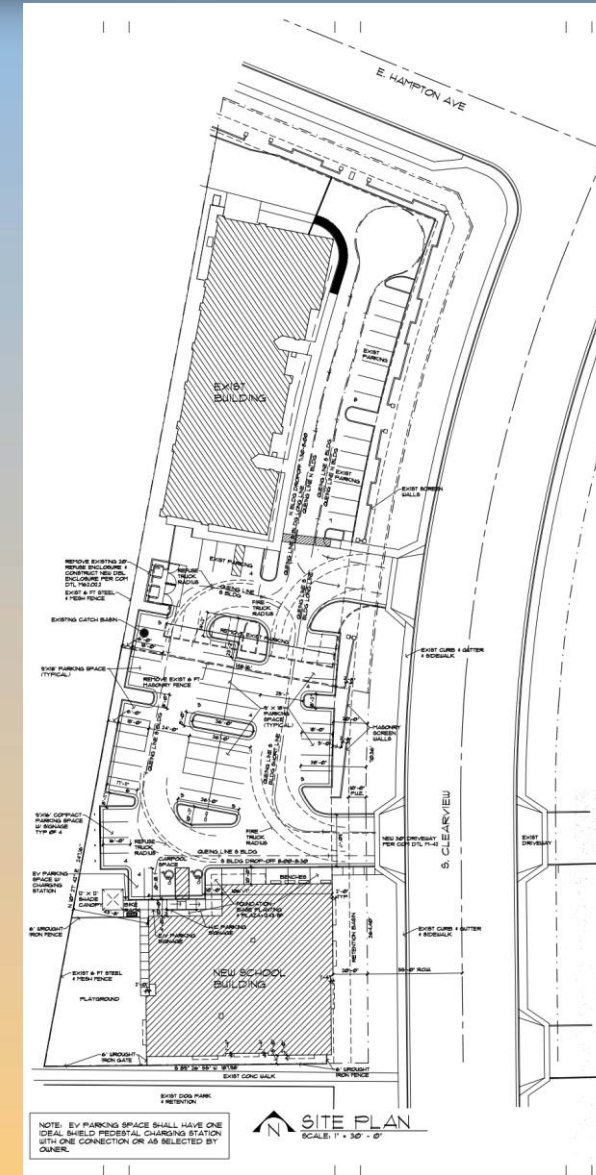


Vacant parcel, looking west from Clearview Avenue



Site Plan

- Proposed two-story, 18,540 square foot building
- Primary access from Clearview
- Cross access, shared parking, and shared refuse area with site to the north (Existing Polaris)





Landscape Plan

TREE CANOPY CALCS:

TREE CANOPY: 28,401 SQ.FT.
PERCENT COVERAGE: 65%

PARKING LOT

PARKING STALLS = 13
11 24" BOX, 2 36" BOX TREES REQUIRED
13 36" BOX TREES PROVIDED
39 5 GAL. SHRUBS REQUIRED
39 5 GAL. SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 14,747 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 7,373 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 7,562 SQ.FT. (52%)

FOUNDATION BASE LANDSCAPE:

EAST: 100 L.FT.
FOUNDATION PROVIDED: 100' (100%)
WEST: 100 L.FT.
FOUNDATION PROVIDED: 100' (100%)
NORTH: 105 L.FT.
FOUNDATION PROVIDED: 42' (40%)
SOUTH: 105 L.FT.
FOUNDATION PROVIDED: 105' (100%)

TREES REQUIRED: 9-24" BOX, 1-36" BOX
SHRUBS REQUIRED: 44-5 GALLON
TREES PROVIDED: 7-36" BOX
SHRUBS PROVIDED: 44-5 GALLON

S. CLEARVIEW

PROPERTY LINE = 215'
9 TREES REQUIRED (8-24" BOX, 1-36" BOX)
9 TREES PROVIDED (6-24" BOX, 3-36" BOX)
45 5 GAL. SHRUBS REQUIRED
54 5 GAL. SHRUBS PROVIDED

WEST PROPERTY LINE




PROPERTY LINE = 253' (160' visible)
10 24" BOX TREES REQUIRED
10 36" BOX TREES PROVIDED
32 5 GAL. SHRUBS REQUIRED (in visible area)
32 5 GAL. SHRUBS PROVIDED
20 5 GAL. SHRUBS REQUIRED (non-visible)
0 5 GAL. SHRUBS PROVIDED

SOUTH PROPERTY LINE

PROPERTY LINE = 188' (188' non visible)
7 24" BOX TREES REQUIRED
3 36" BOX TREES PROVIDED
35 5 GAL SHRUBS REQUIRED
23 5 GAL SHRUBS PROVIDED



EXISTING LANDSCAPE LEGEND

-  EXISTING TREE
PROTECT FROM CONSTRUCTION
-  EXISTING PALM
PROTECT FROM CONSTRUCTION
-  EXISTING SHRUB
PROTECT FROM CONSTRUCTION

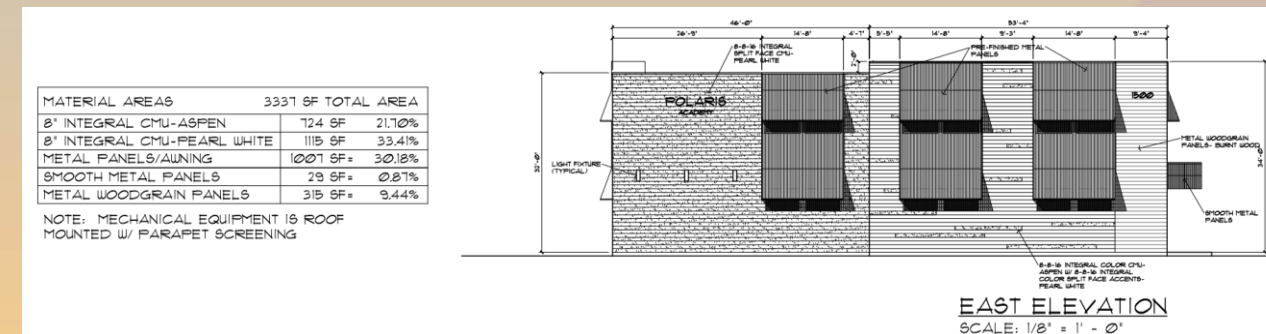
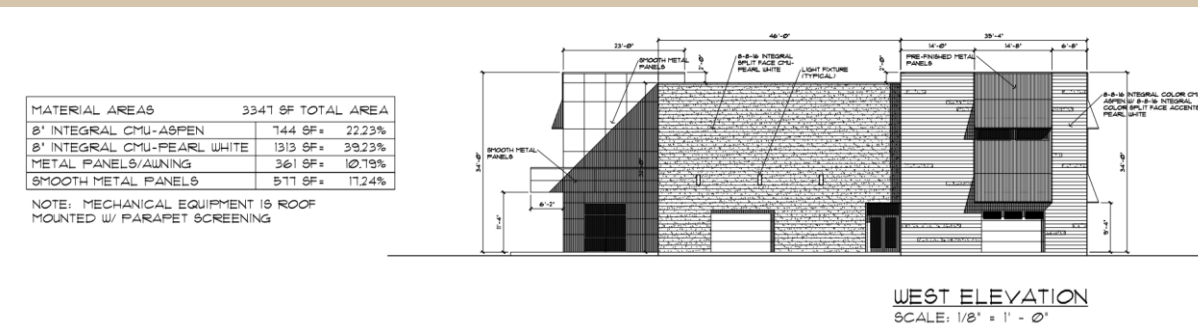
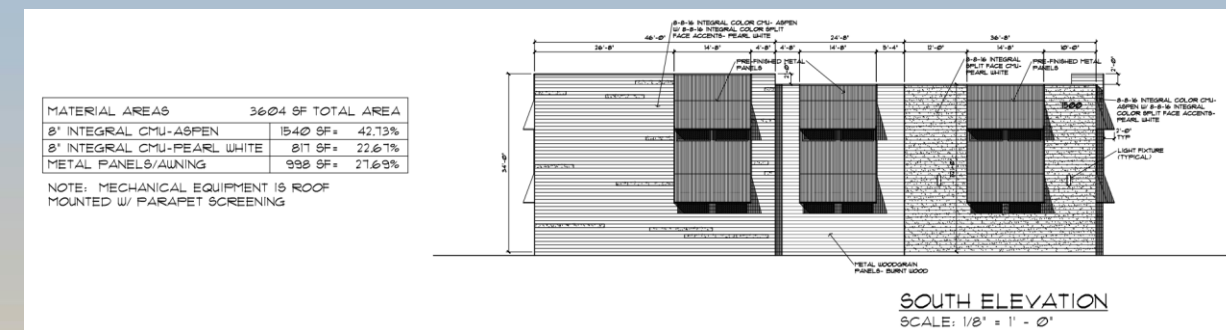
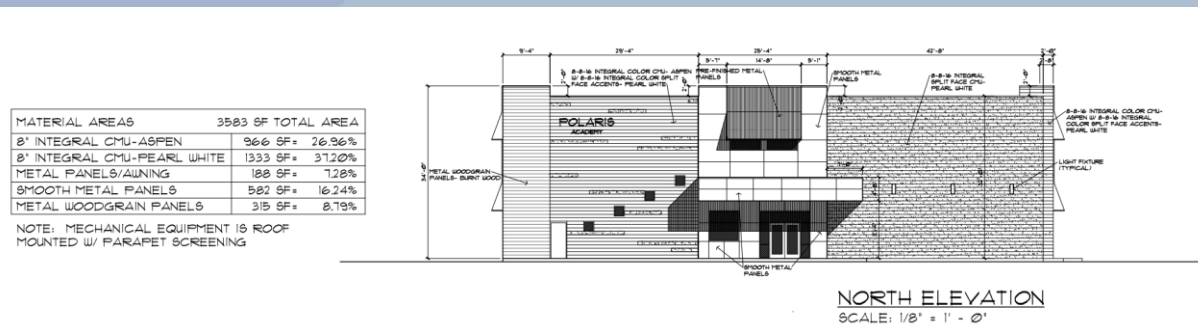
NEW LANDSCAPE LEGEND

-  CERCIDILUM PRAECOX
SONORAN PALO VERDE
24" BOX
MATURE: 30'W, 30'T (10)
-  PROSOPIS 'RIO-SALADO'
HYBRID THORNTLESS MESQUITE
36" BOX
MATURE: 30'W, 30'T (34)
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (0)
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (8)
-  NERIUM OLEANDER
PETITE PINK
5 GALLON (96)
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (21)
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (27)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (69)
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
5 GALLON (14)

1/2" MINUS MADISON GOLD (MATCH EXISTING)
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



Elevations





Renderings





Colors and Materials





Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



Design Review Board

