



Design Review Board



DRB24-00468

Recker Gardens

Charlotte Bridges, Planner II

November 12, 2024



Request

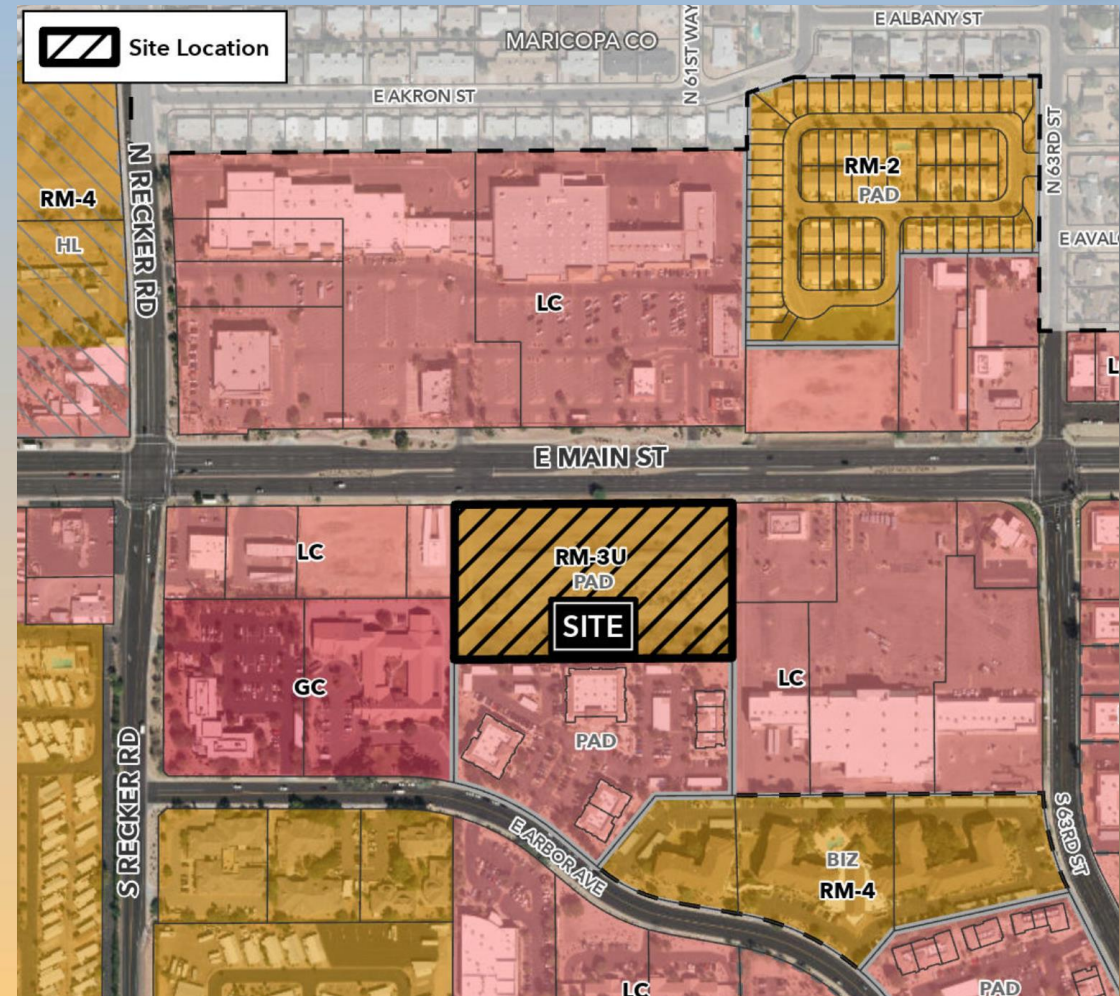
- Design Review
- To allow for a multiple residence development





Location

- East of Recker Road
- South side of Main Street





Site Photo

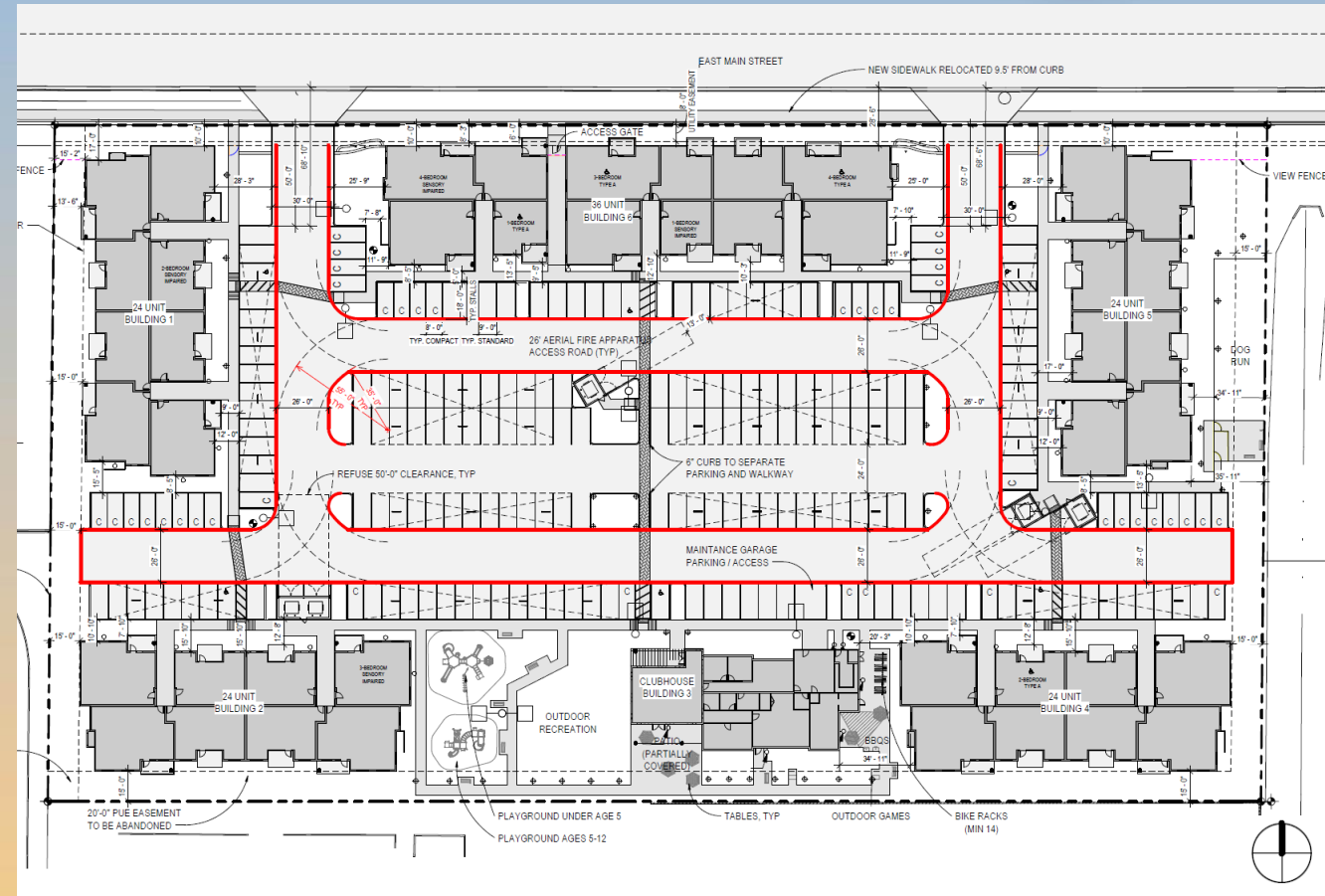


Looking south from Main Street



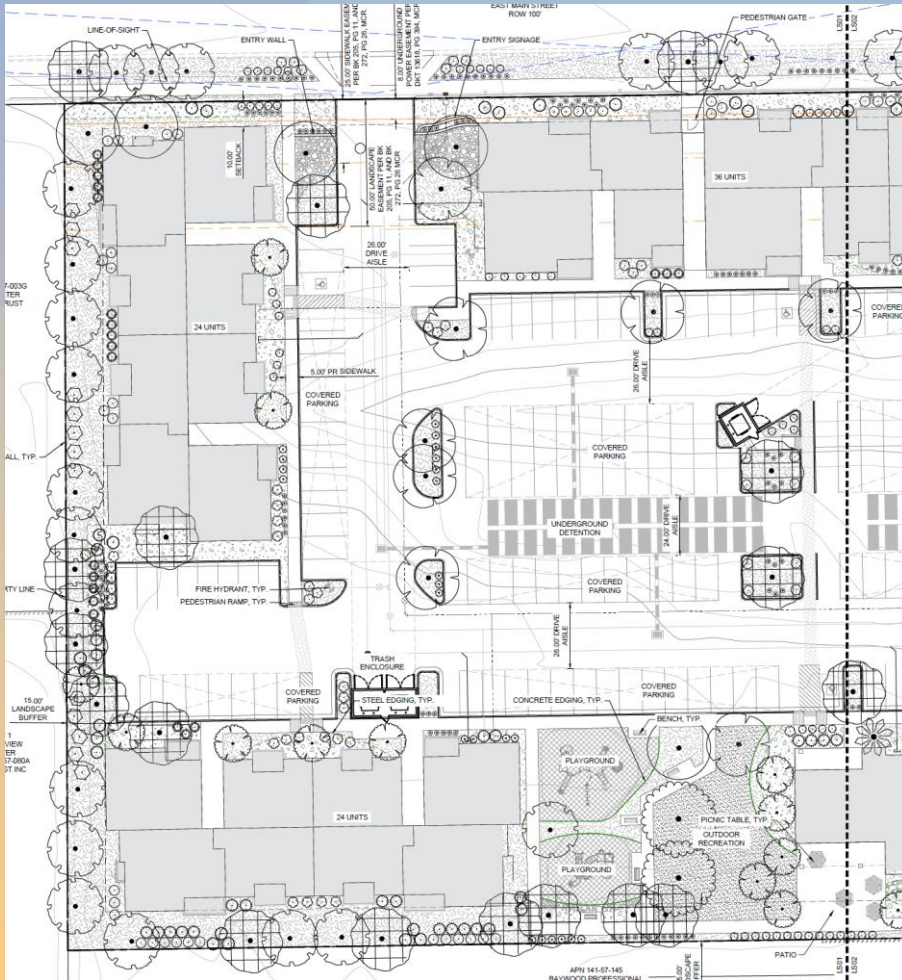
Site Plan

- 1, 3-story apartment building with 36 units
- 4, 3-story apartment buildings with 24 units
- 20,000 sf centrally located communal space – both interior and exterior
- Two driveways on Main Street
- Parking spaces:
 - Required = 277 spaces
 - Provided = 215 spaces (132





Landscape Plan

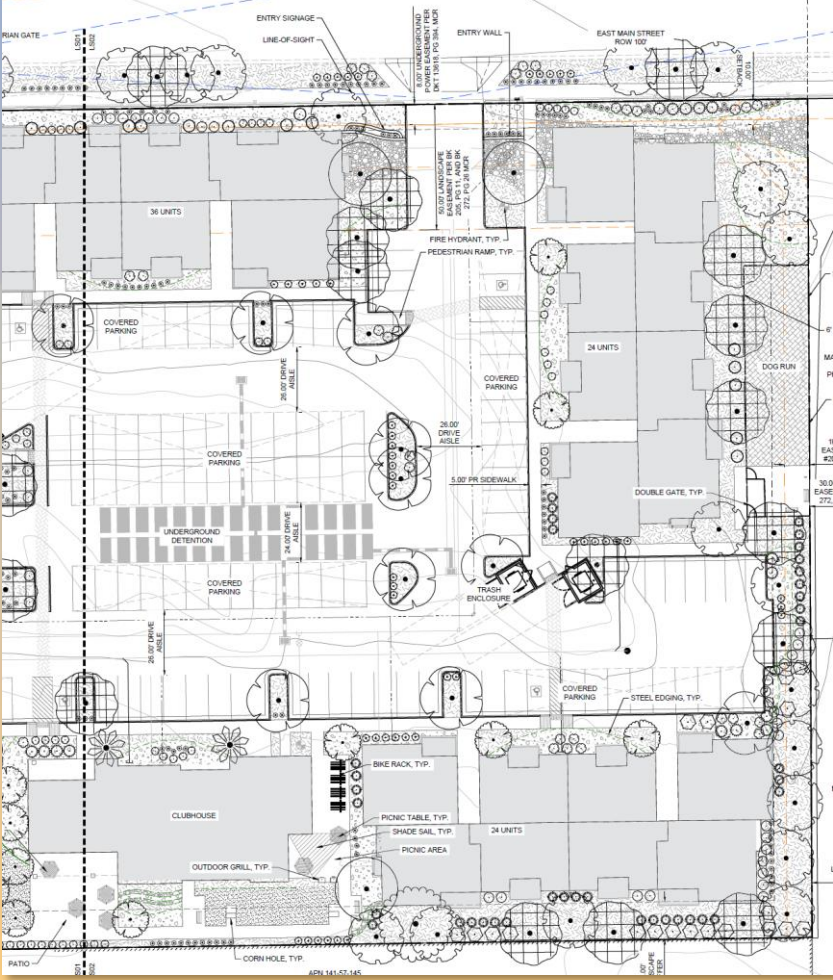


PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
DECIDUOUS TREES							
	OE	17	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE	24" BOX	CONT.	30"	25"
	QV	3	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX	CONT.	40"	30"
EVERGREEN TREES							
	OT	31	OLNEYA TESOTA DESERT IRONWOOD	36" BOX	CONT.	25"	25"
	SL	38	SEARSIA LANCEA AFRICAN SUMAC	24" BOX	CONT.	30"	25"
ORNAMENTAL TREES							
	PL	18	PISTACIA LENTISCUS MASTIC TREE	24" BOX	CONT.	20"	15"
	CP	8	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	36" BOX	CONT.	25"	25"
PALMS							
	CH	2	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	36" BOX	CONT.	15"	15"
EVERGREEN SHRUBS							
	CMB	71	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	#5 CONT.	CONT.	2'	2'
	CMG	67	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	#5 CONT.	CONT.	1.5'	4'
	CME	81	CHRYSANTHINA MEXICANA DAMIANITA	#5 CONT.	CONT.	1.5'	3'
	HPS	233	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5 CONT.	CONT.	2'	2'
	JUS	38	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	#5 CONT.	CONT.	3'	5'
	RUP	72	RUPELLIA PENINSULARIS DESERT RUPELLIA	#5 CONT.	CONT.	4'	4'
	TSG	32	TECOMA STANS STANS 'GOLD STAR' GOLD STAR YELLOW BELLS	#5 CONT.	CONT.	6'	6'
	TS	37	TECOMA X SMITHII ORANGE BELLS	#5 CONT.	CONT.	8'	5'
ORNAMENTAL GRASSES							
	MCL	59	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS	#5 CONT.	CONT.	4'	4'

LEGEND		2024-09-13 14:17
	SOD	3,746 SF
	CRUSHED GRANITE	30,958 SF
	1 1/2" ROCK	12,717 SF
	2-4" COBBLE	2,172 SF
	PLAYGROUND SURFACE	2,465 SF
	WOOD MULCH	1,978 SF
	STEEL EDGING	
	CONCRETE EDGING	



Landscape Plan



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	HPS	233	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5 CONT.	CONT.	2'	2'
	JUS	36	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	#5 CONT.	CONT.	3'	5'
	RUP	72	RUELLIA PENINSULARIS DESERT RUELLIA	#5 CONT.	CONT.	4'	4'
	TSG	32	TECOMA STANS STANS 'GOLD STAR' GOLD STAR YELLOW BELLS	#5 CONT.	CONT.	6"	6"
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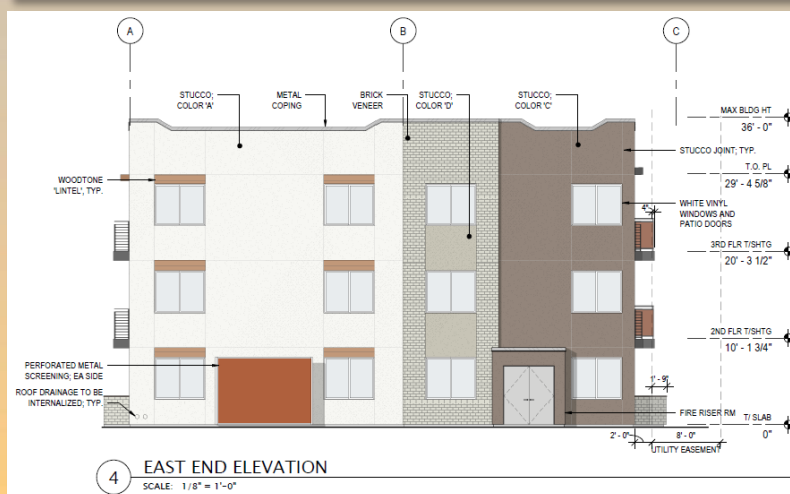
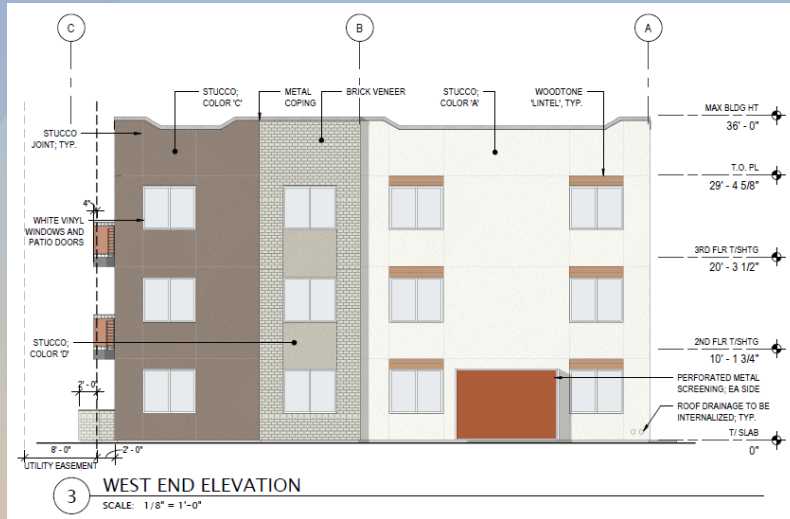


Elevations – 36 Unit Building





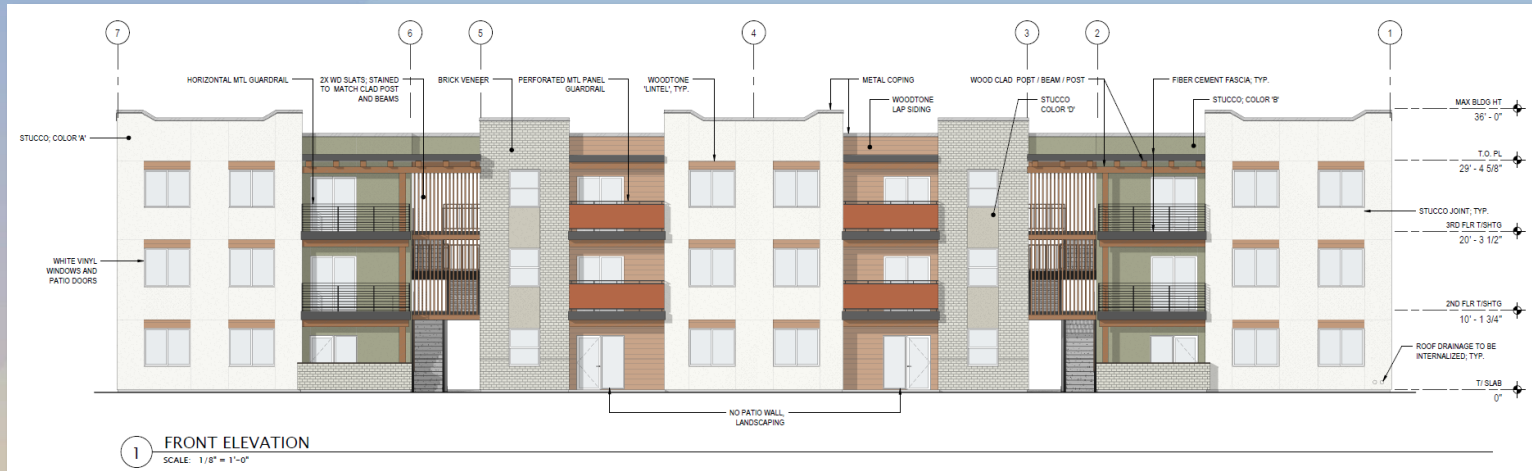
Elevations – 36 Unit Building



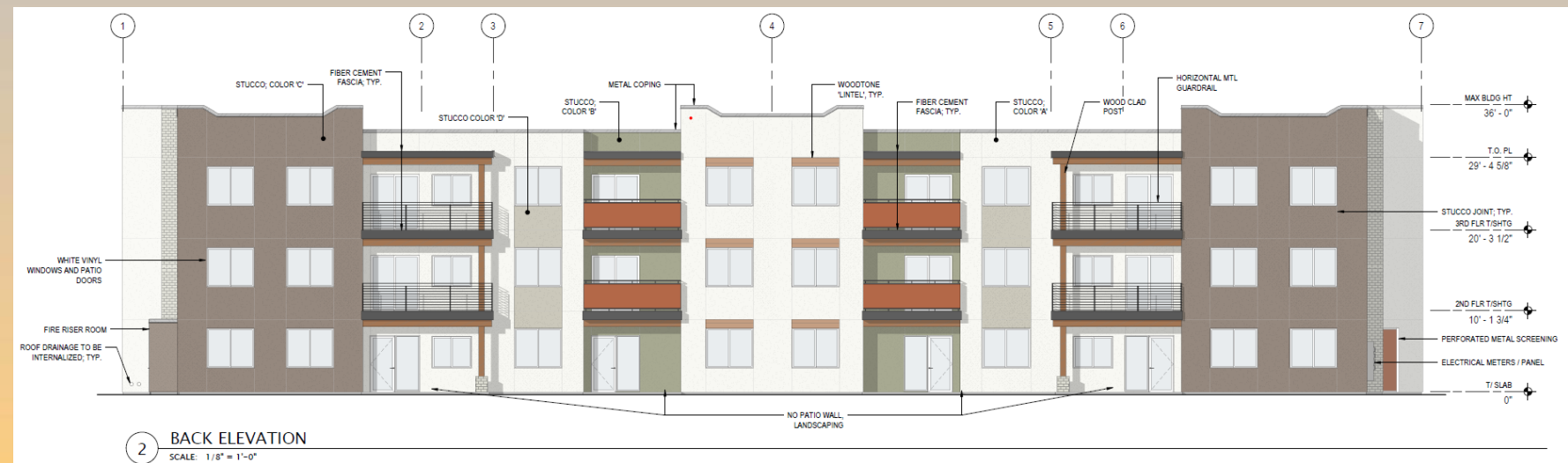
FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	2789	48%	1671	26%	873	51%	873	51%	40%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	1071	18%	1006	16%	0	0%	0	0%	13%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	613	10%	2495	39%	472	28%	472	28%	26%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPE TEXTURE: SAND	82	1%	41	1%	62	4%	62	4%	2%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	394	7%	695	11%	39	2%	39	2%	7%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	900	15%	559	9%	251	15%	251	15%	12%
TOTAL	5849		6467		1697		1697		100%
% OF ACCENT TEXTURE/ MATERIAL		42%		36%		21%		21%	30%



Elevations – 24 Unit Buildings

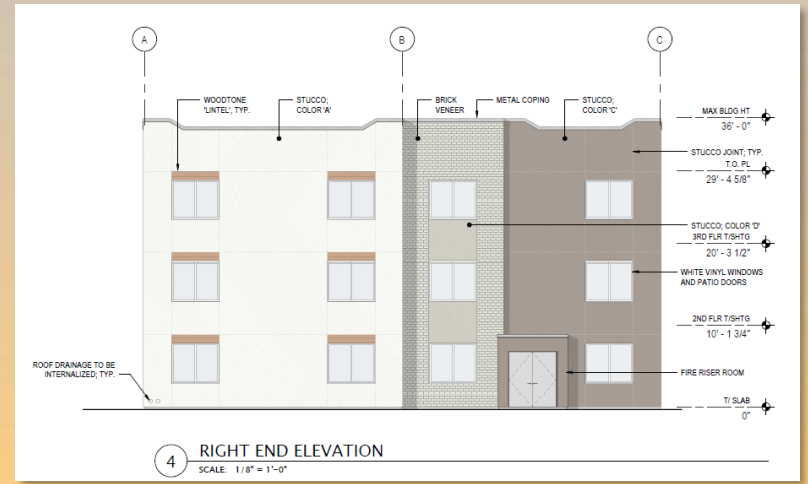
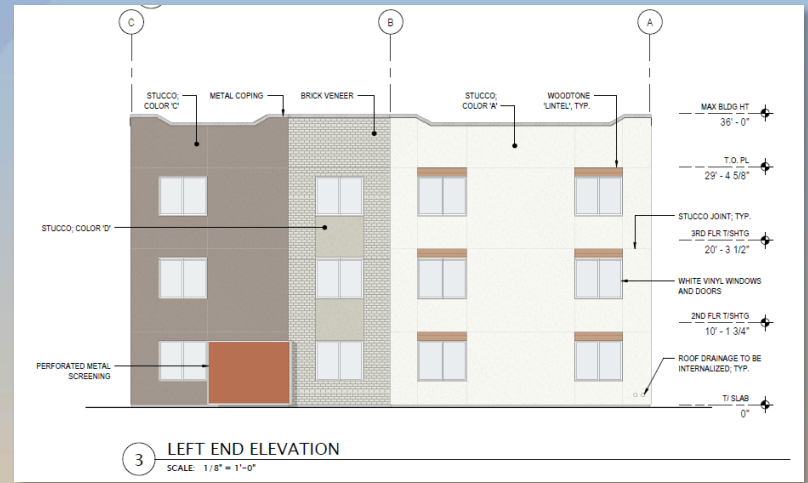


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	SF	%	SF	%	SF	%	SF	%	
STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	1560	45%	1650	45%	913	47%	913	47%	46%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	648	19%	576	16%	0	0%	0	0%	11%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	0	0%	1250	34%	613	31%	613	31%	22%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPE TEXTURE: SAND	82	2%	124	3%	62	3%	62	3%	3%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	693	20%	39	1%	39	2%	39	2%	7%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	498	14%	0	0%	323	17%	323	17%	10%
TOTAL	3481		3639		1950		1950		100%
% OF ACCENT TEXTURE/ MATERIAL		55%		20%		22%		22%	30%





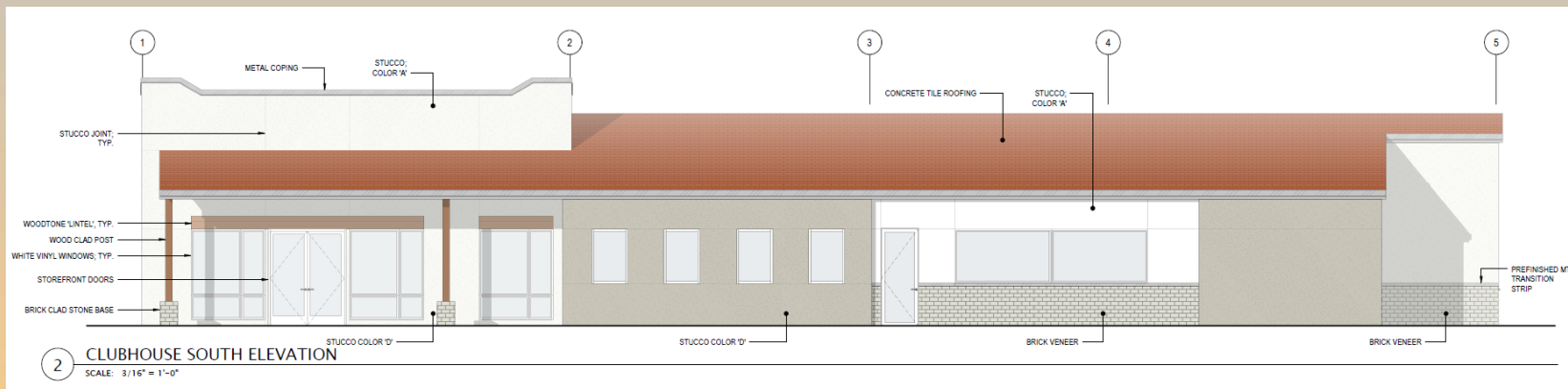
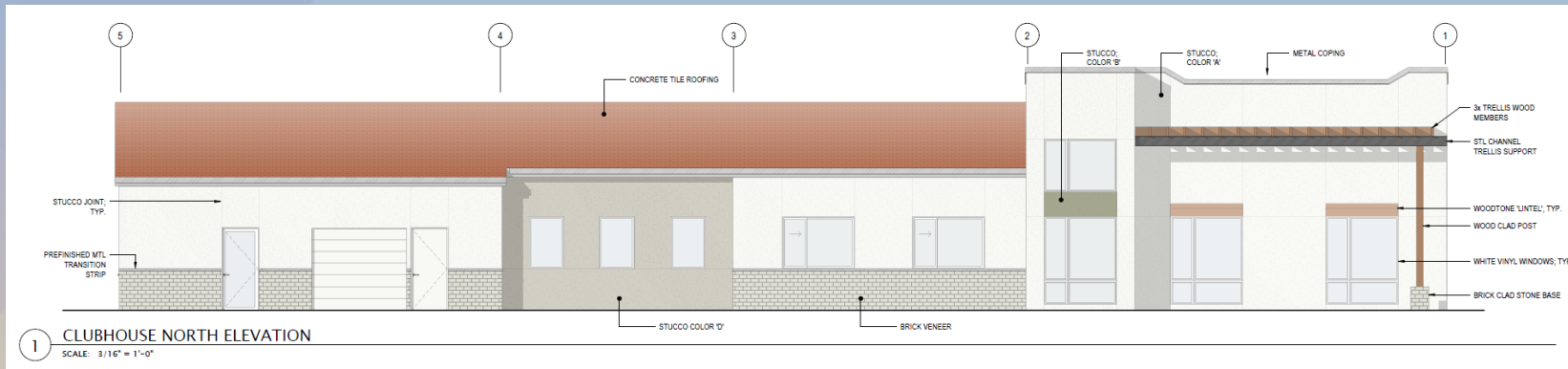
Elevations – 24 Unit Buildings



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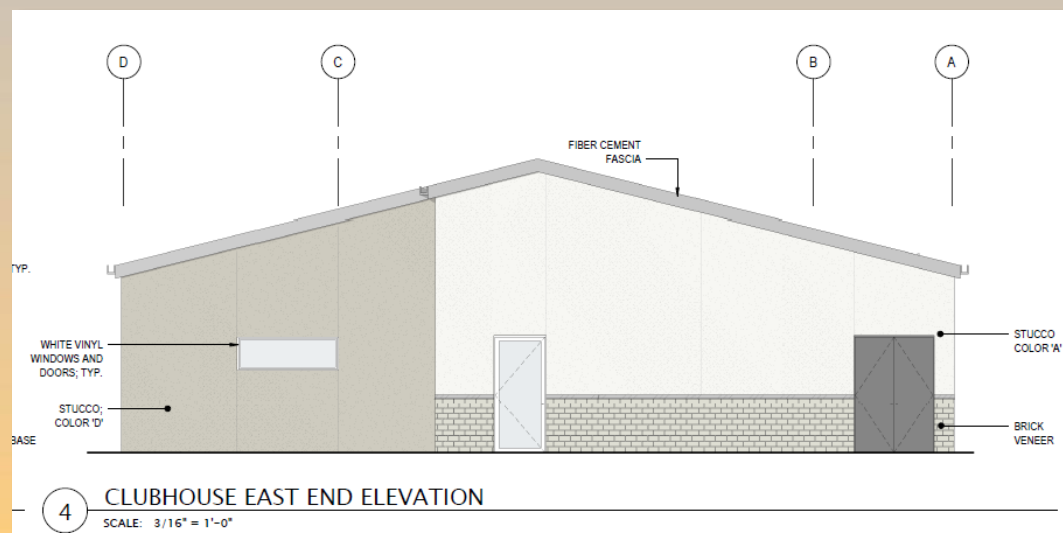
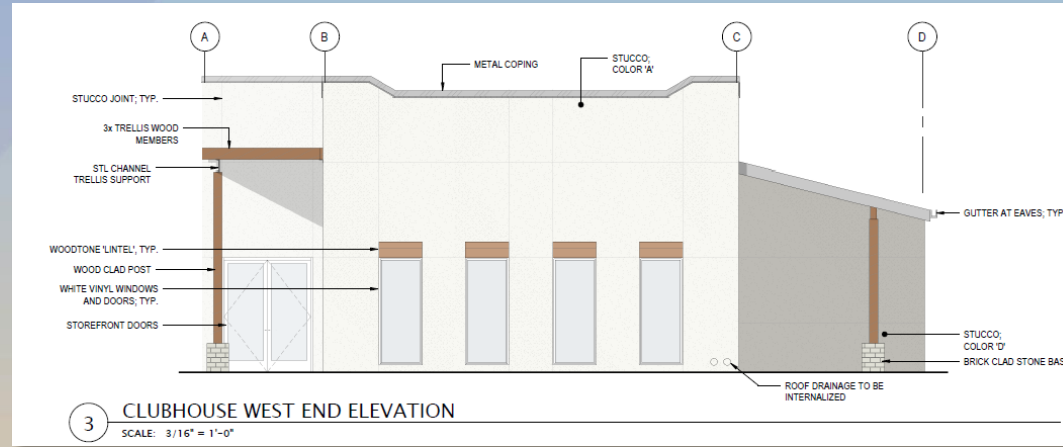
Elevations – Clubhouse



FAÇADE MATERIAL BREAKDOWN	FRONT		BACK		LEFT END		RIGHT END		TOTAL
	SF	%	SF	%	SF	%	SF	%	
STUCCO 'A' COLOR: PACER WHITE TEXTURE: CAT FACES	869	70%	709	57%	299	49%	560	75%	63%
STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	13	1%	0	0%	0	0%	0	0%	0%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	0	0%	0	0%	0	0%	0	0%	0%
STUCCO 'D' (ACCENT TEXTURE) COLOR: TONY TAUPE TEXTURE: SAND	202	16%	378	31%	234	38%	164	22%	25%
WOODTONE LAP SIDING COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL	13	1%	28	2%	0	0%	13	2%	1%
BRICK VENEER COLOR: LATIGO STYLE: TUNDRA	150	12%	120	10%	81	13%	6	1%	9%
TOTAL	1247		1235		614		743		100%
% OF ACCENT TEXTURE/ MATERIAL		30%		33%		51%		25%	35%



Elevations – Clubhouse



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STUCCO 'B' (ACCENT TEXTURE) COLOR: RYEGRASS TEXTURE: SAND	13	1%		0%	0	0%	0	0%	0%
STUCCO 'C' COLOR: TOASTY TEXTURE: CAT FACES	0	0%	0	0%	0	0%	0	0%	0%
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Renderings – 36 Unit Building





Renderings – 36 Unit Building





Renderings – 24 Unit Buildings





Renderings – 24 Unit Buildings





Renderings – Clubhouse





Renderings – Clubhouse





Colors and Materials

	<p>STUCCO - A STUCCO COLOR: PACER WHITE SW 6098 TEXTURE: CAT FACES</p>		<p>BRICK VENEER STYLE: TUNDRA COLOR: LATIGO</p>		<p>FIBER CEMENT BOARD FACIA COLOR: IRON GRE SW 7069 TEXTURE: SMOOTH</p>
	<p>STUCCO - B STUCCO COLOR: RYEGRASS SW 6423 TEXTURE: SAND</p>		<p>WOODTONE FIBER CEMENT BOARD STYLE: LAP SIDING AND LINTEL COLOR: SUMMER WHEAT TEXTURE: CEDAR MILL NOTE: NATURAL WOOD STAINED TO MATCH</p>		<p>BALCONIES AND METAL ACCENTS HORIZONTAL GUARDRAIL COLOR: TRICORN BLACK SW 6256</p>
	<p>STUCCO - C STUCCO COLOR: TOASTY SW 6095 TEXTURE: CAT FACES</p>		<p>CONCRETE TILE ROOFING STYLE: FLAT BELAIRE COLOR: WEATHERED TERRACOTTA FLASHED TEXTURE: SMOOTH</p>		<p>PERFORATED PANEL BALCONIES AND SCREENING COLOR: REYNARD SW 6348 TEXTURE: SMOOTH</p>
	<p>STUCCO - D STUCCO COLOR: TONY TAUPE SW 7038 TEXTURE: SAND</p>		<p>METAL COPING COLOR: ANEW GRAY SW 7030 TEXTURE: SMOOTH</p>		<p>APARTMENT WINDOWS VINYL FRAME COLOR: WHITE</p>



Alternative Compliance

- ✓ Materials. Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



Design Review Board