

Tuesday, May 14, 2024
Virtual Platform
57 East 1st Street
4:30 PM

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Scott Thomas
Boardmember Paul Johnson
Boardmember Jeanette Knudsen
Boardmember Justin Trexler
Boardmember Bell

MEMBERS ABSENT:

Vice Chair Dane Astle

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Jennifer Merrill
Sean Pesek
Joshua Grandlienard
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Thomas excused Vice Chair Astle and welcomed everyone to the meeting at 4:30 PM.

2 Consider the Minutes from the April 9, 2024 Design Review Board Meeting.

A motion to approve the Minutes from the March 12, 2024, Design Review Board Meeting was made by Boardmember Trexler and seconded by Boardmember Knudsen.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Knudsen – Trexler – Bell

NAYS – None

ABSENT– Astle

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases:

- 3a DRB24-00315 - "Hibbert Garage Renovation" (District 4).** Within the 100 block of East Main Street (north side) and within the 0 to 100 blocks of North Hibbert (west side). Located west of Mesa Drive on the north side of Main Street (3± acres). Design Review for a municipal parking garage. Lance Webb, City of Mesa, Applicant; City of Mesa, Owner.

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Strive for a fine balance between making sure that the screening structure is has the proper structural engineering while also making sure the supporting structure is thinner so as to not be overly visible

- 3b DRB23-00342 - "The Craftsman on Elliot" (District 6).** Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3600 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road. (22± acres). Design Review for a mixed-use development. Cory Bruce, Ware Malcomb, Applicant; STECHNIJ H/GLENDA TR/ETAL, Owner.

Staff planner Sean Pesek presented the case.

See attached presentation.

Staff planner Sean Pesek summarized the case:

- No comments

- 3c DRB23-00508 - "Cazo de Oro Restaurant" (District 4).** Within the 1000 block of East Main Street (north side) and within the 0 to 100 blocks of North Miller Street (west side). Located west of Stapley Drive on the north side of Main Street (1± acres). Design Review for a restaurant. Carlos Naranjo, Applicant; Odriel Garcia, Owner.

Staff planner Sergio Solis presented the case.

See attached presentation.

Staff planner Sergio Solis summarized the case:

- Remove the board and batten band element along the proposed south elevation.

- 3d DRB23-00680 - "1756 E University" (District 1).** Within the 1700 to 1800 blocks of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road on the north side of University Drive. (2± acres). Design Review for a multiple residence development. Tim Boyle, Atmosphere Architects, Applicant; Trevally LLC, Owner.

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Use standing seam metal for the gable roof portions rather than painted shingles.
- Depth and shadowing are important; don't lose these elements to value engineering.

- 3e DRB23-00873 - "Dutch Bros AZ1408" (District 6).** Within the 3400 block of South Ellsworth Road (west side) and within the 9100 block of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road. (1± acres). Design Review for a coffee shop with a drive thru. Shelby Eldridge, Barghausen Consulting Engineers, Inc., Applicant.; Ellsworth Land LP, Owner.

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- No comments

- 3f DRB23-00942 - "EOS Fitness Center at Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (3± acres). Design Review for small-scale commercial recreation. David Lake, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- No comments

- 3g DRB23-00981 – "Dave Downing & Associates Warehouse" (District 4).** Within the 200 block of South Hibbert (west side). Located north of Broadway Road and east of Mesa Drive. (2± acres). Design Review for an industrial development. Sara Yehia, Kenzy Architects, Applicant; JD Filter Properties, LLC, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Confirm the plants along at the trellis will survive; consider bougainvillea

- 3h DRB23-01001- "7-11 at Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (3± acres). Design Review for a service station and convenience store. David Lake, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Watch the whites; consider green undertones
- Provide additional depth on west side at material change locations
- Watch the location of fuel exhaust pipes
- Look at replacing cultured stone and brick veneer materials

- 3i DRB24-00008 - "The Landing at Falcon Field" (District 2).** Within the 4600 to 4800 blocks of East McKellips Road (south side), within the 1700 to 1900 blocks of North 46th Street (east side), and within the 1700 to 1900 blocks of North 48th Street (west side). Located east of Greenfield Road on the south side of McKellips Road. (34± acres). Design Review for an industrial business park. Jazzmine Clifton, Evergreen Devco, Inc., Applicant; Evergreen-Greenfield and McKellips Land, LLC, Owner.

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Utilize wall returns for the parapets
- Provide some additional articulation on the small sides of buildings A, B, and C
- Internalize the scuppers and downspouts

- 3j DRB24-00018 - "PHX065" (District 6).** Within the 10400 to 10600 blocks of East Pecos Road (north side) and within the 6000 to 7000 blocks of South 222nd Street (west side). Located east of Signal Butte Road on the north side of Pecos Road (71± acres). Design Review for an industrial development. Josh Tracy, Ryan Companies US, Inc., Applicant; Amazon Data Services, Inc., Owner.

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Create a sense of arrival at secure entrance
- Ensure the water tanks and all 4 sides of the generators are screened from public view

- 3k DRB24-00037 - "Mesa AZ Eastmark Granger 250-4SC" (District 6).** Within the 10600 block of East Williams Field Road (south side) and within the 6000 block of South 222nd Street (east side). Located west of Signal Butte Road on the south side of Williams Field Road. (5± acres). Design Review for a place of worship. Robin Benning, Sketch Architecture, Applicant; Church of Jesus Christ of Latter-Day Saints, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Consider changing the vertical elements on the north façade to a quality EIFS or a new brick pattern

- 3l DRB24-00105 - "Agritainment District at Pioneer Crossing" (District 1).** Within the 3400 block of North Val Vista Drive (west side). Located south of Thomas Road on the west side of Val Vista Drive. (4± acres). Design Review for an outdoor entertainment center. Josh Hannon, EPS Group Inc., Applicant; Burden West Limited Partnership, LLP, Owner.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Consider replacing stone at post bases with brick or CMU

- 7 Adjournment:** Boardmember Johnson moved to adjourn the meeting and was seconded by Boardmember Trexler. Without objection, the meeting was adjourned at 6:30 PM.



DRB24-00315

Hibbert Garage Renovation



Request

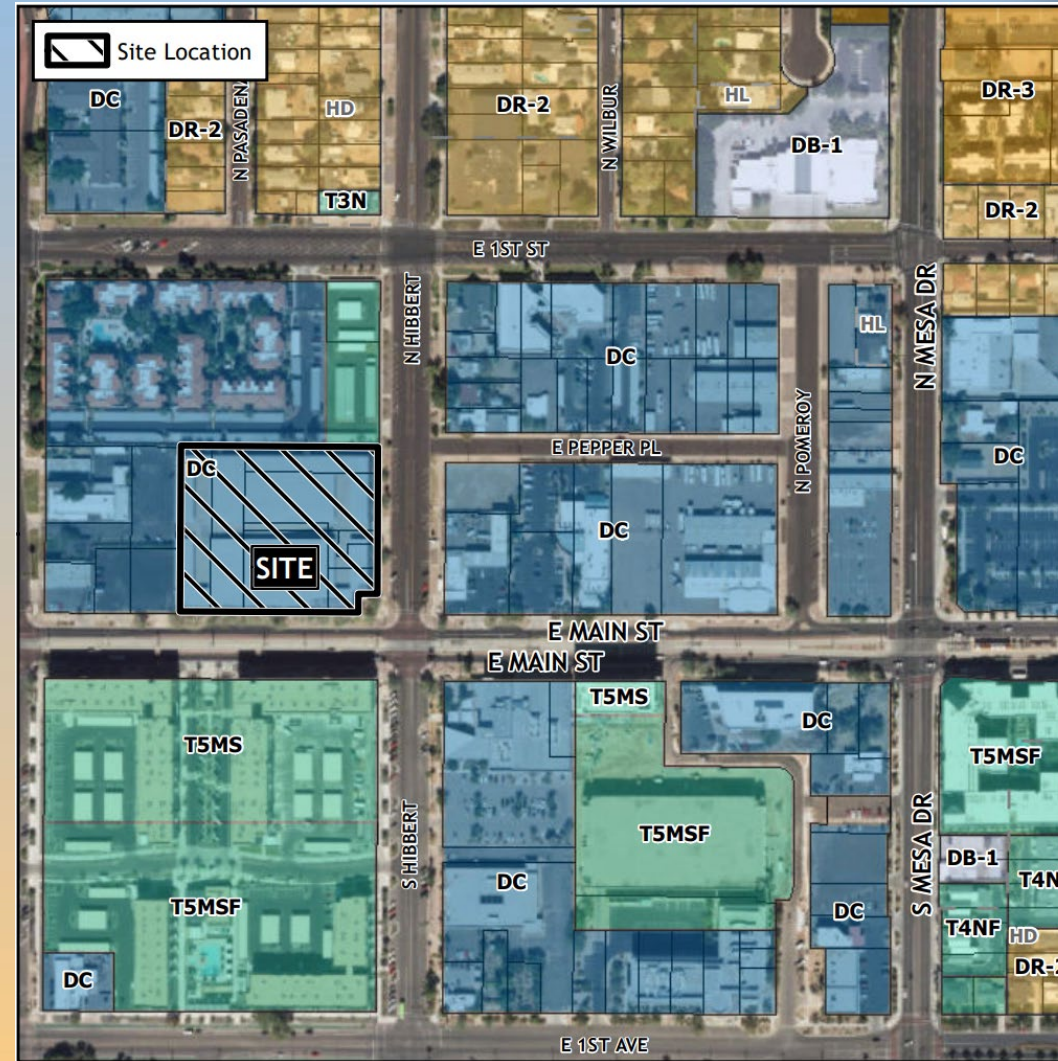
- Design Review
- To allow for a City garage renovation





Location

- North side of Main Street
- West of Mesa Drive
- West of Hibbert





Site Photos

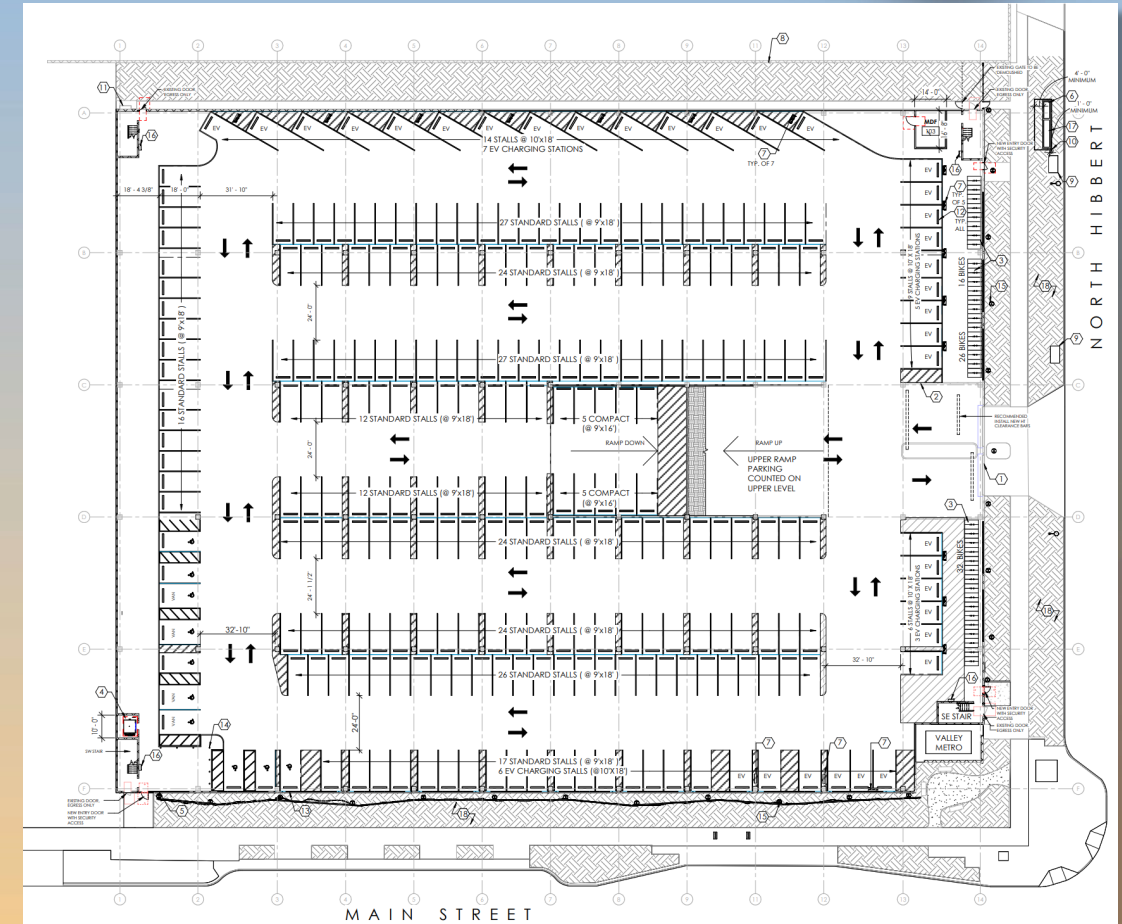


Looking northwest at the corner of Main Street and Hibbert



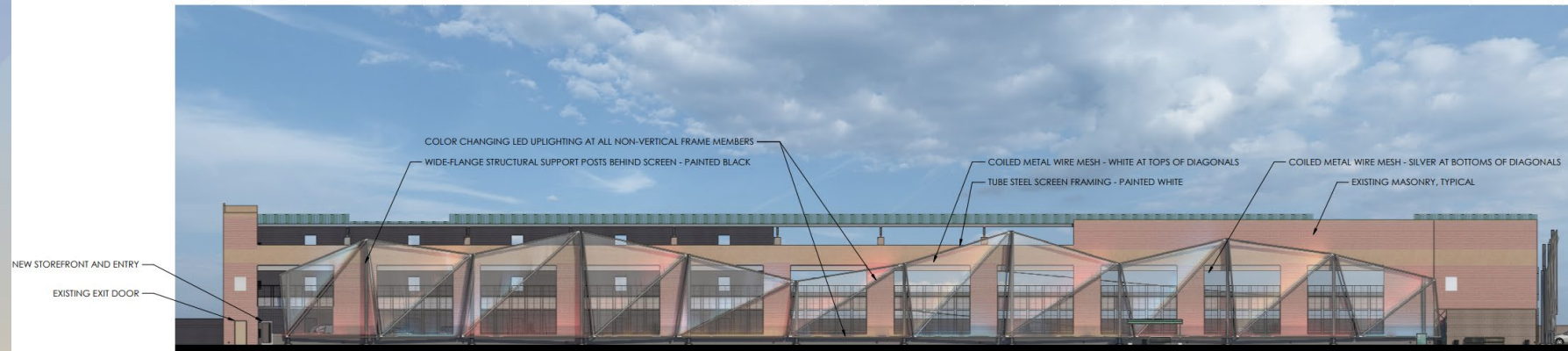
Site Plan

- 3 story existing garage going through renovations
- 862 parking spaces proposed
- 35 EV charging stalls
- Access from Hibbert



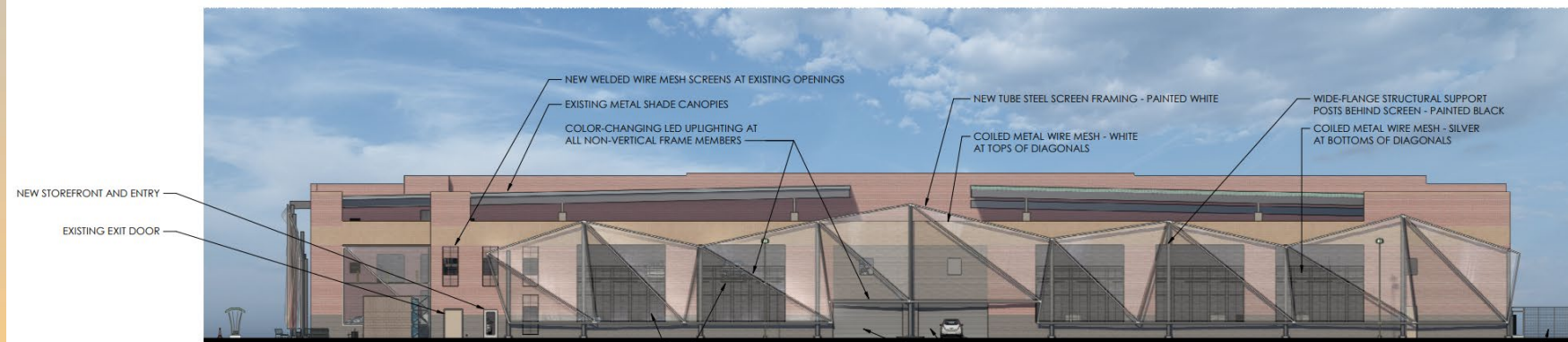


Elevations



SOUTH ELEVATION

NO SCALE



EAST ELEVATION

NO SCALE



Rendering



View from Hibbert



Rendering



View from Main Street



Rendering



View from Main Street



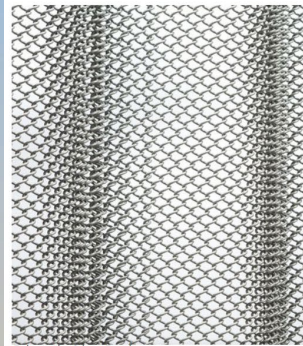
Rendering



View from Hibbert



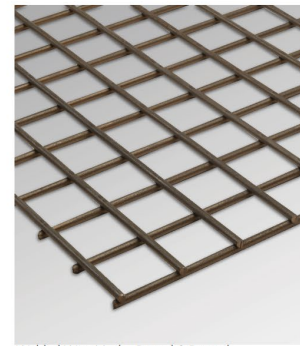
Material Board



Fabriccoil - Silver Finish
Location | Exterior Facade Screening South & East Faces



Fabriccoil - White Finish
Location | Exterior Facade Screening South & East Faces



Welded Wire Mesh - Primed & Painted
Location | Ground Level Fencing & Security Screening



Arcadia Storefront System -
Location | All Project Storefront Systems



Paint - SW 6868 "Real Red"
Location | Accent At Stairs



Paint - SW 6892 "Carnival"
Location | Accent At Stairs



Paint - SW 6903 "Cheerful"
Location | Accent At Stairs



Paint - SW 6965 "Hyper Blue"
Location | Accent At Stairs



Paint - SW 7006
Location | Decorative Steel Framing, Ramp Railings, Stair Rails/Pans/Risers



Paint - SW 7069
Location | Structural Steel Columns, Security Screens, Stair Pans & Stringers

Materials will be flat in finished product



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations

Staff welcomes any feedback



DRB23-00342

The Craftsman on Elliot



Request

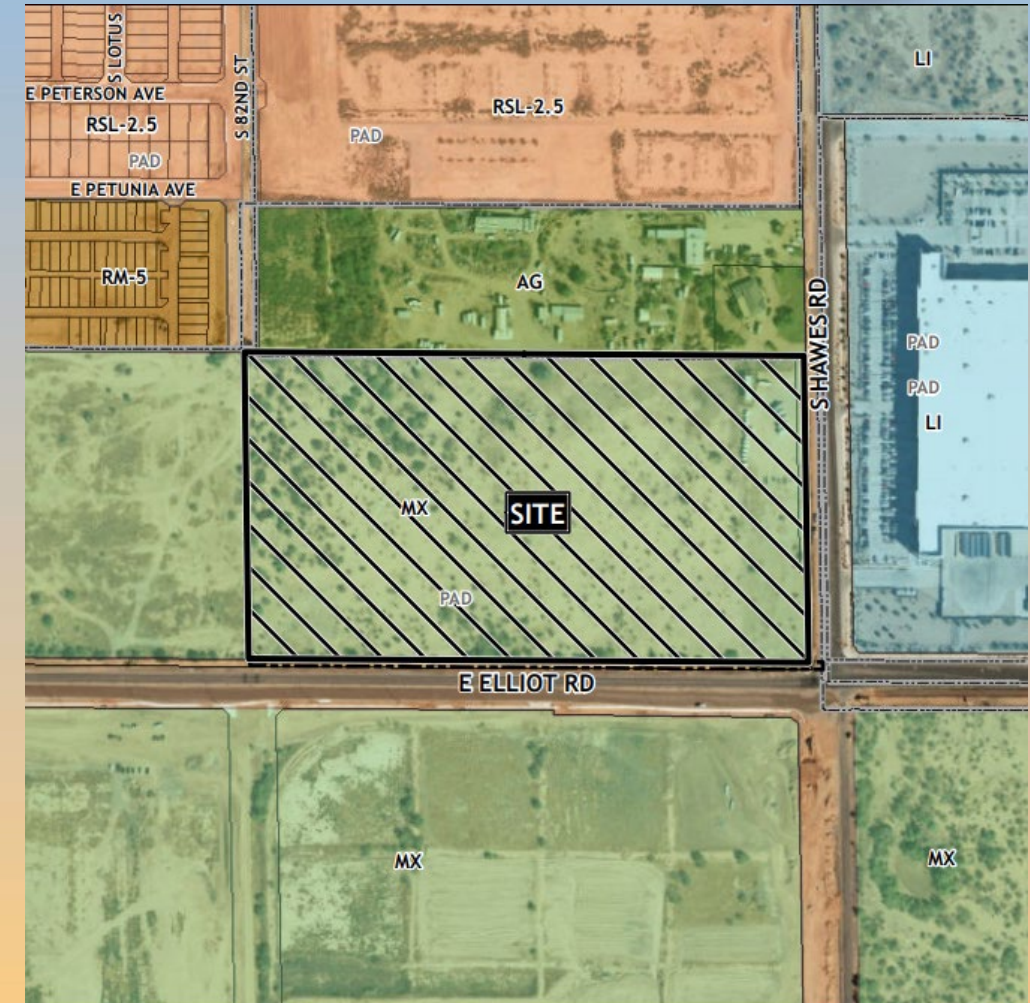
- Design Review
- To allow for a mixed-use development





Location

- North side of Elliot Road
- East side of 82nd Street alignment
- West side of Hawes Road
- Village 3 of Hawes Crossing





Site Photo



Looking west from Hawes Road



Site Photo

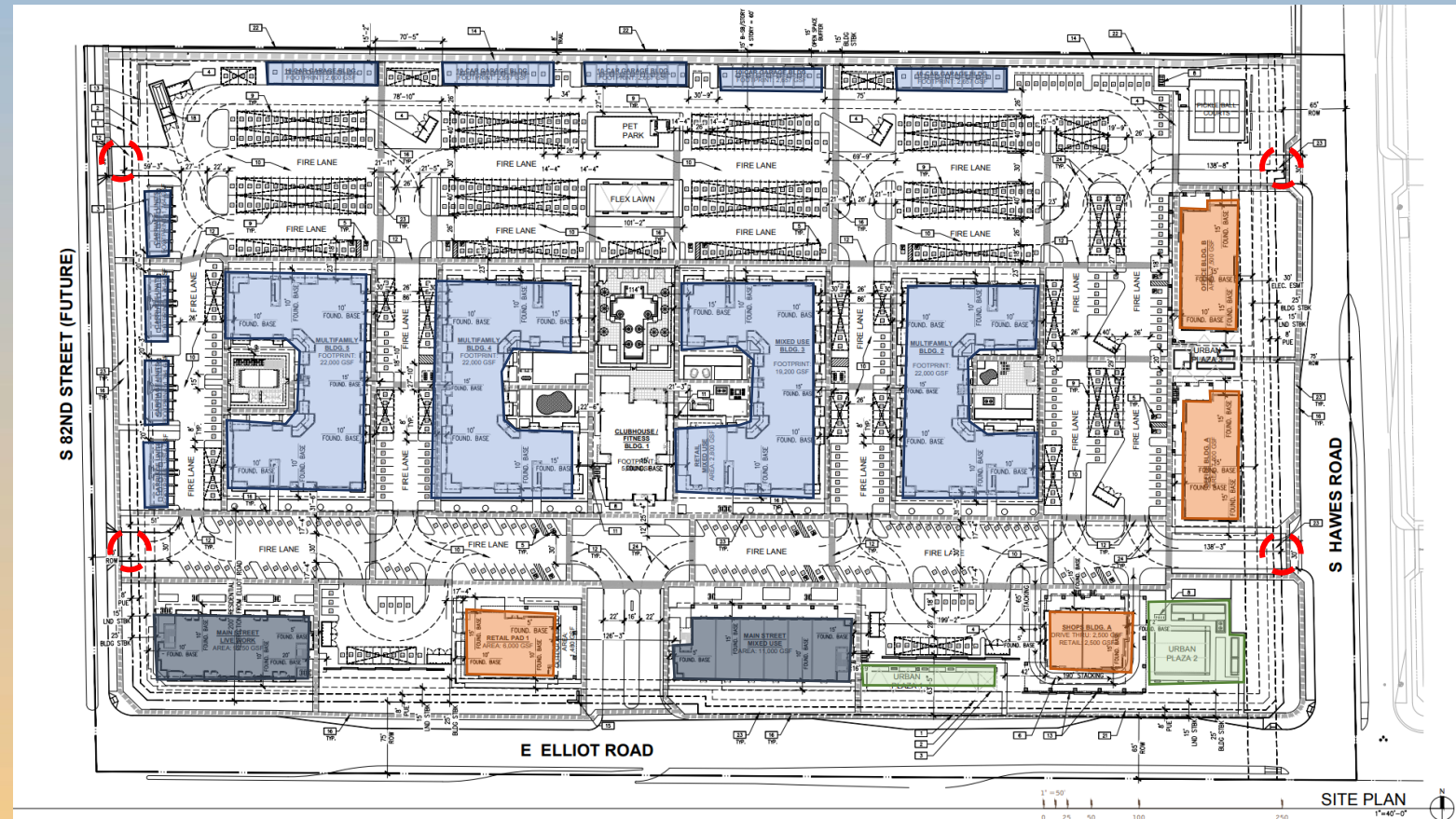


Looking north from Elliot Road



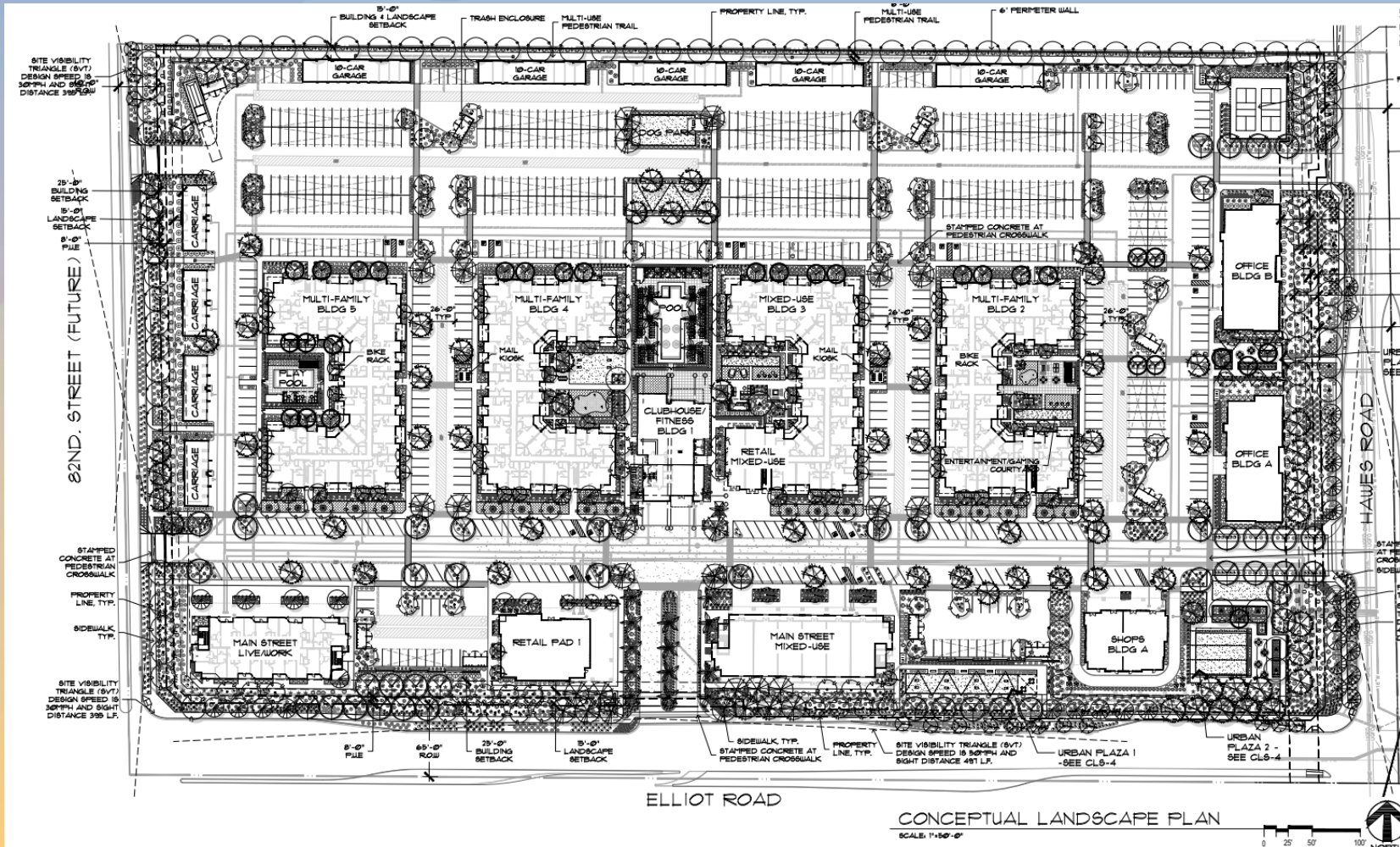
Site Plan

- 386 MF units
 - 272 apartment units
 - 114 MX units
- 4 commercial buildings (41,280sf of GFA)
- 5 total access points
- 2 Urban Plazas at the SEC
- 15' open space buffer with trail along the northern property line





Landscape Plan



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
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TREES

<i>Acacia aneura</i>	Mulga Acacia	24" Box	40	Standard Trunk Dense Canopy
<i>Casahuate cactacelo</i>	Casahuate	24" Box	30	Standard Trunk Dense Canopy
<i>Chilopsis linearis</i>	Desert Willow	24" Box 36" Box	13 2	Multi - Trunk Size Per Plan
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	24" Box	1 ET	Multi - Trunk Dense Canopy
<i>Chilopsis linearis</i>	Chilopsis	24" Box	28 OT	Multi - Trunk Dense Canopy
<i>Delbergia elaeagnifolia</i>	Indian Rosewood	24" Box	56	Standard Trunk Dense Canopy
<i>Parkinsonia praecox</i>	Palo Verde	24" Box	22	Standard Trunk Dense Canopy
<i>Phoenix dactylifera</i>	Date Palm	18" C.T.H.	19 ET	Matching Form Diamond Cut
<i>Pistacia X 'Red Rush'</i>	Red Rush Pistache	24" Box	11	Standard Trunk Dense Canopy
<i>Prosopis juliflora</i>	Velvet Mesquite	24" Box	12 ST	Multi - Trunk Dense Canopy
<i>Quercus virginiana</i>	Southern Live Oak	24" Box	100	Standard Trunk Dense Canopy
<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box	45 ST	Standard Trunk Dense Canopy
<i>Washingtonia 'Milbusta'</i>	Hybrid Fan Palm	22" C.T.H.	2	Matching Form Skinned

ACCENTS/VINES

<i>Aloe barbadensis</i>	Medicinal Aloe	5 Gal.	400.56	As Per Plan
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	5 Gal.	141 MB	As Per Plan
<i>Asclepias tuberosa</i>	Desert Milkweed	5 Gal.	18 MB	As Per Plan
<i>Asparagus densiflorus 'Foxtail'</i>	Asparagus Fern	5 Gal.	15 MB	As Per Plan
<i>Bougainvillea hybrid 'Torch Glow'</i>	Bougainvillea Torch Glow	5 Gal.	339 MB	As Per Plan
<i>Desfontainia quadrangulata</i>	Toothless Spoon	5 Gal.	212 MB	As Per Plan
<i>Desfontainia wheeleri</i>	Desert Spoon	5 Gal.	213 MB	As Per Plan
<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5 Gal.	106 MB	As Per Plan
<i>Hesperaloe parviflora 'Papa'</i>	Brake Lights Red Yucca	5 Gal.	484 MB	As Per Plan
<i>Trachelospermum jasminoides</i>	Star Jasmine	15 Gal.	4	Train to Structure

SHRUBS

<i>Casahuate mexicana</i>	Mexican Bird of Paradise	5 Gal.	39 LB	As Per Plan
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopseed Bush	5 Gal.	339 LB	As Per Plan
<i>Erenophila hygrophana</i>	Blue Belle	5 Gal.	192 MB	As Per Plan
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 Gal.	443 MB	As Per Plan
<i>Ruellia penicillaris</i>	Baja Ruellia	5 Gal.	684 MB	As Per Plan
<i>Ruellia equisetiformis</i>	Coral Fountain	5 Gal.	412 MB	As Per Plan
<i>Teocoma stans</i>	Yellow Belle	5 Gal.	118 MB	As Per Plan
<i>Teocoma stans 'Orange Jubilee'</i>	Orange Jubilee	5 Gal.	192 LB	As Per Plan

GROUND COVERS

<i>Acacia radolans 'Desert Carpet'</i>	Prostrate Acacia	1 Gal.	299.56	As Per Plan
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	1 Gal.	549.56	As Per Plan
<i>Convolvulus oenoneum</i>	Bush Morning Glory	1 Gal.	94 EG	As Per Plan
<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	1 Gal.	413 EG	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	109TEG	As Per Plan
<i>Erenophila glabra 'Mingau Gold'</i>	Outback Sunrise	1 Gal.	1496.56	As Per Plan

MISCELLANEOUS

Decomposed Granite - 1/2" Screened 'Caramel' or equal 2" Depth in All Planting Areas (Typ.) - +/- 220204 SF

* Dictates plants not on the Haves Crossing PAD Plant List



Elevations

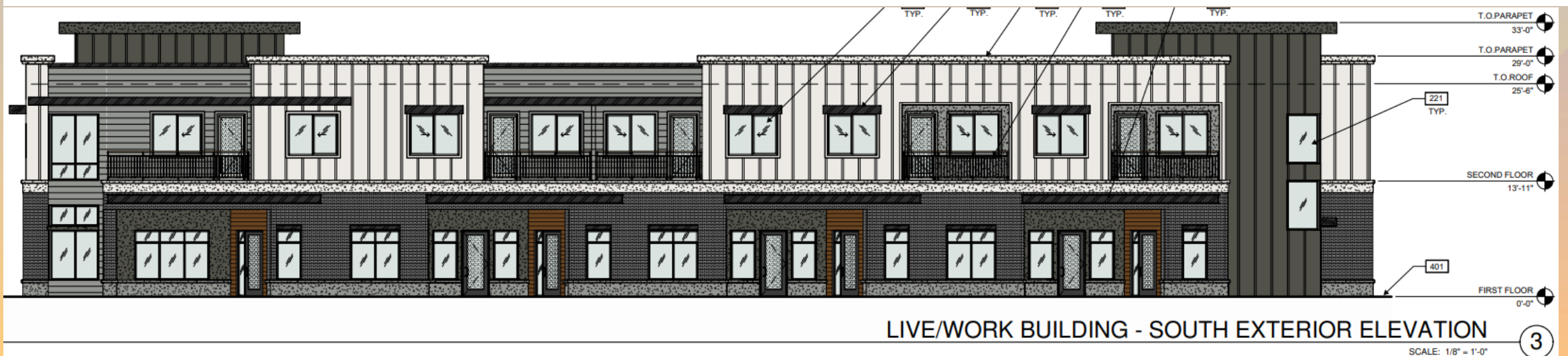


MIXED USE APARTMENTS - EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



Elevations



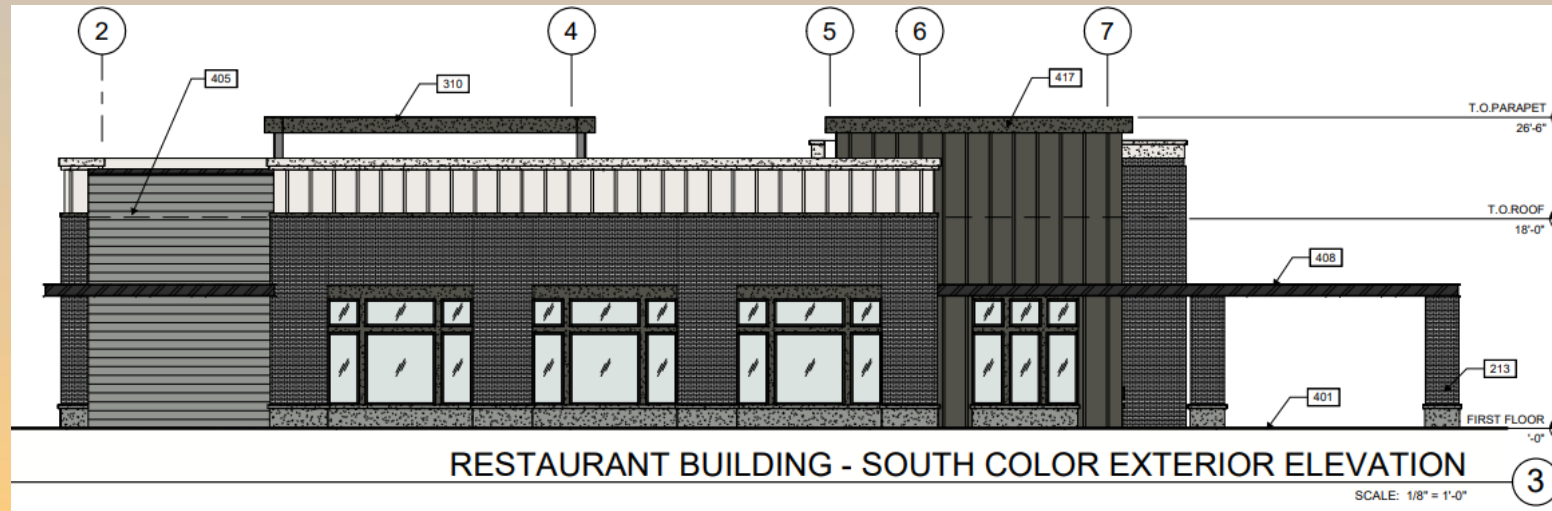
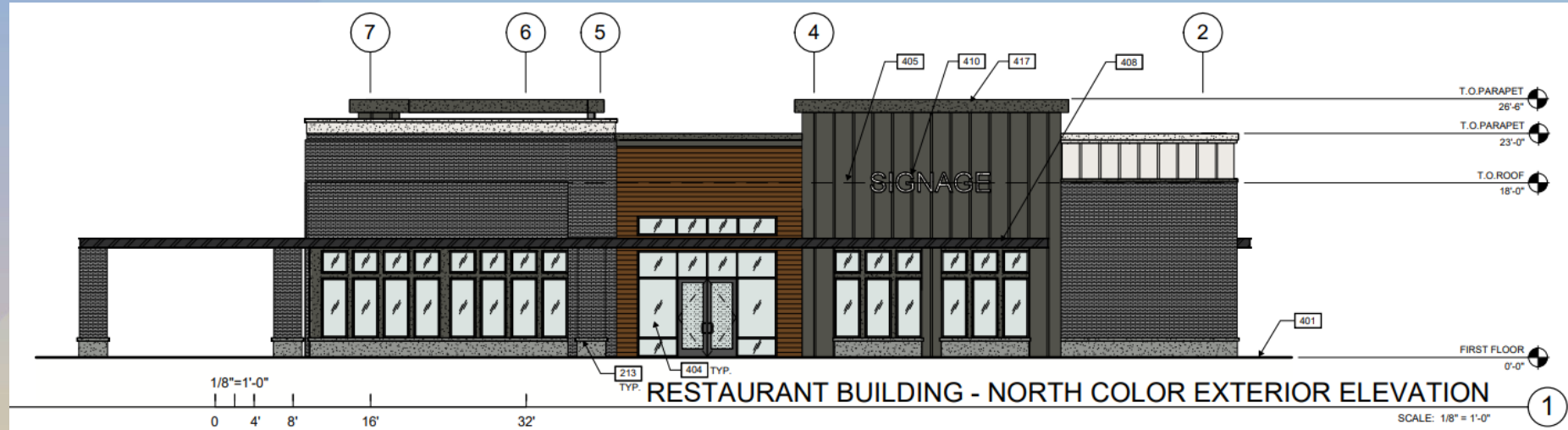


Elevations



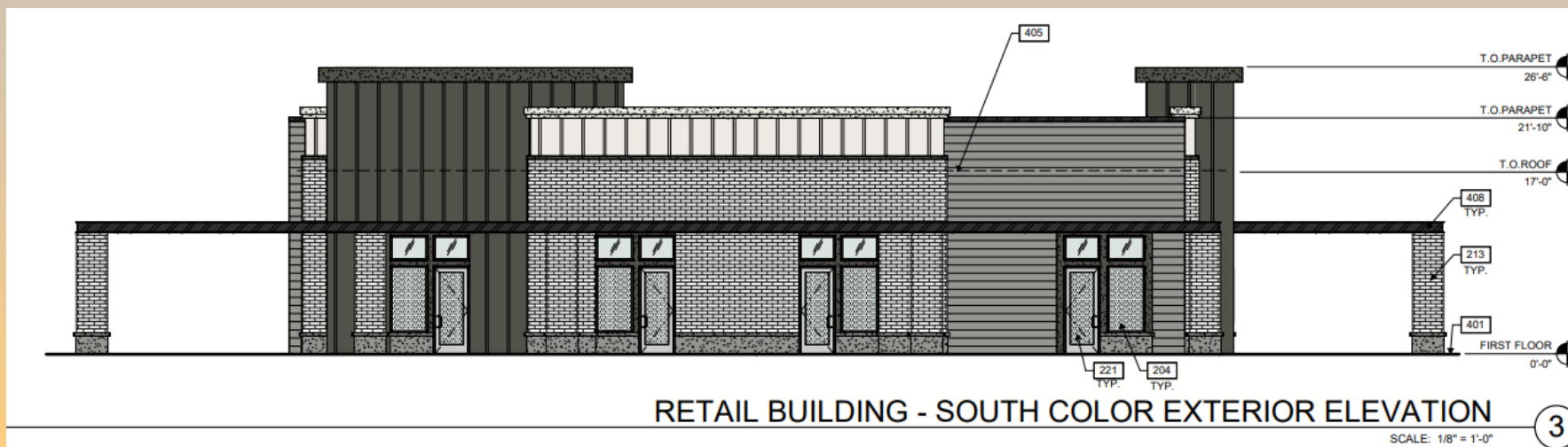


Elevations



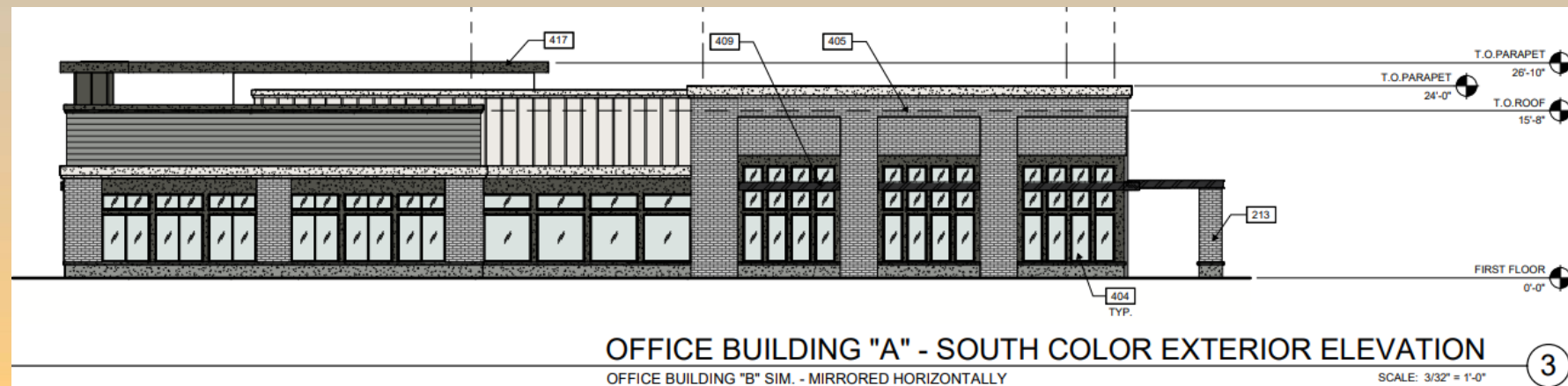
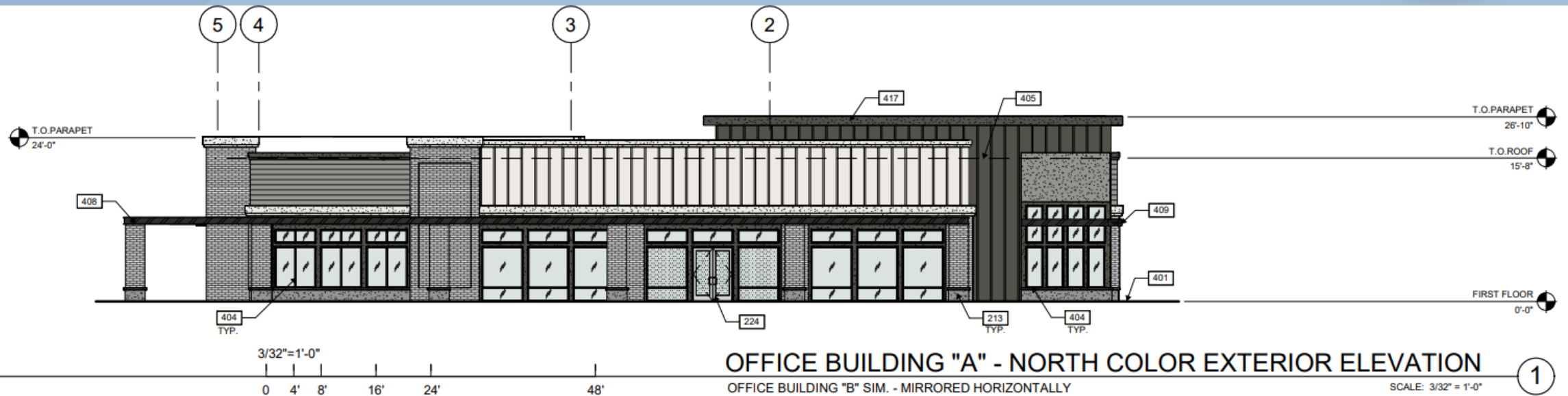


Elevations





Elevations





Colors and Materials

Residential

LEGEND

GLASS:



VISION GLASS



TEMPERED GLASS

FINISH MATERIALS:



BRICK VENEER MEDIUM GRAY



FIBER CEMENT BOARD WOOD LOOK



BOARD AND BATTEN



HARDIE BOARD PANEL



STUCCO BOARD PANEL - IRON ORE



STUCCO BOARD PANEL - SNOWBOUND



METAL CANOPY

COLORS:



BASE COLOR: SHERWIN WILLIAMS SW 7004 SNOWBOUND

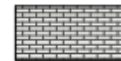


ACCENT COLOR: SHERWIN WILLIAMS SW 7069 IRON ORE

Office Buildings

LEGEND

MATERIALS:



BRICK VENEER - WHITE WASH
(RUNNING BOND)



FIBER CEMENT - BOARD & BATTEN
(PAINTED - SW 7004 SNOWBOUND)
(PAINTED - SW 7069 IRON ORE)



FIBER CEMENT - SHIPLAP
(PAINTED - SW 9163 TIN LIZZIE)



STUCCO
(PAINTED - SW 7004 SNOWBOUND)
(PAINTED - SW 9163 TIN LIZZIE)
(PAINTED - SW 7069 IRON ORE)



STEEL
(PAINTED - SW 6258 TRICORN BLACK)

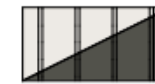
Retail/Restaurant Buildings

LEGEND

MATERIALS:



BRICK VENEER - WHITE WASH
(RUNNING BOND)



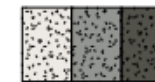
FIBER CEMENT - BOARD & BATTEN
(PAINTED - SW 7004 SNOWBOUND)
(PAINTED - SW 7069 IRON ORE)



FIBER CEMENT - PLANK
(WOOD LOOK)



FIBER CEMENT - SHIPLAP
(PAINTED - SW 9163 TIN LIZZIE)



STUCCO
(PAINTED - SW 7004 SNOWBOUND)
(PAINTED - SW 9163 TIN LIZZIE)
(PAINTED - SW 7069 IRON ORE)



STEEL
(PAINTED - SW 6258 TRICORN BLACK)



Renderings





Renderings





Renderings





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00508

Cazo de Oro – Dining Room Addition



Request

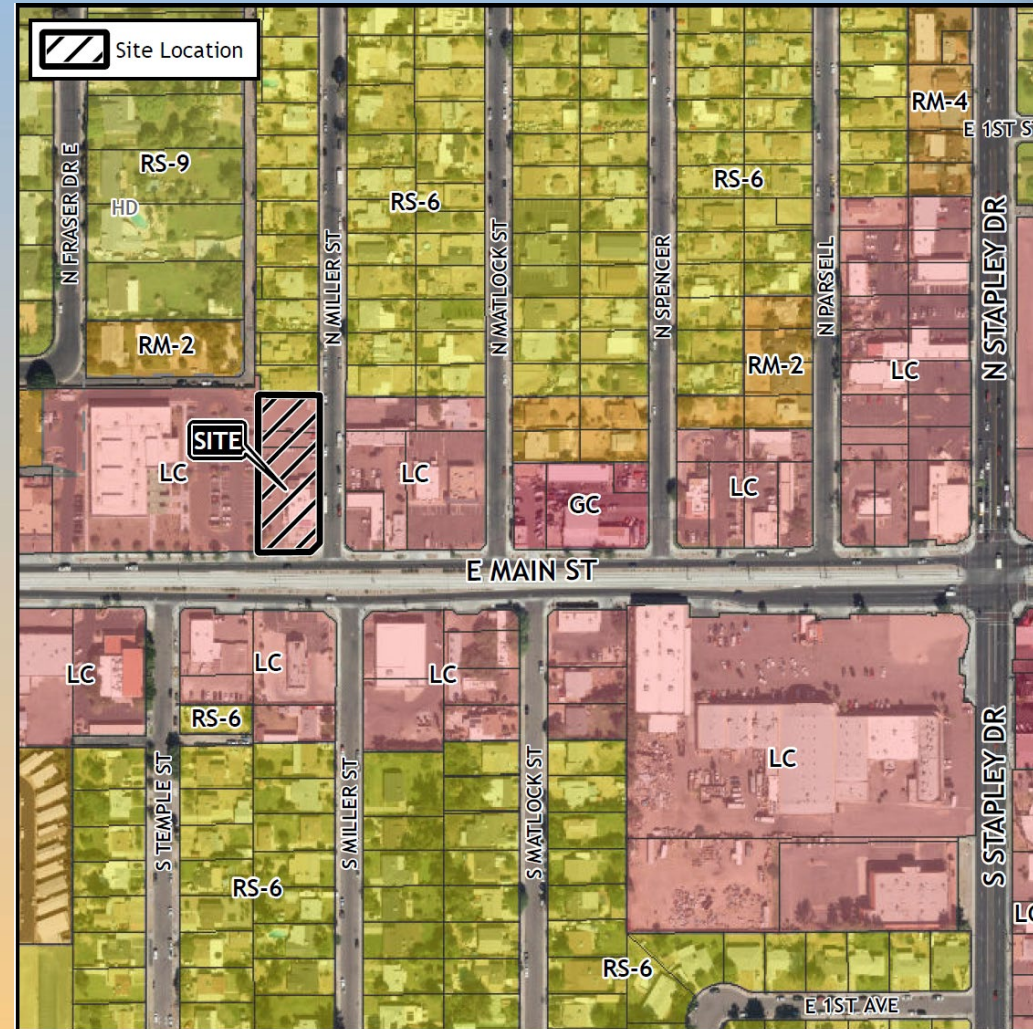
- Design Review
- To allow for an addition to an existing restaurant dining room





Location

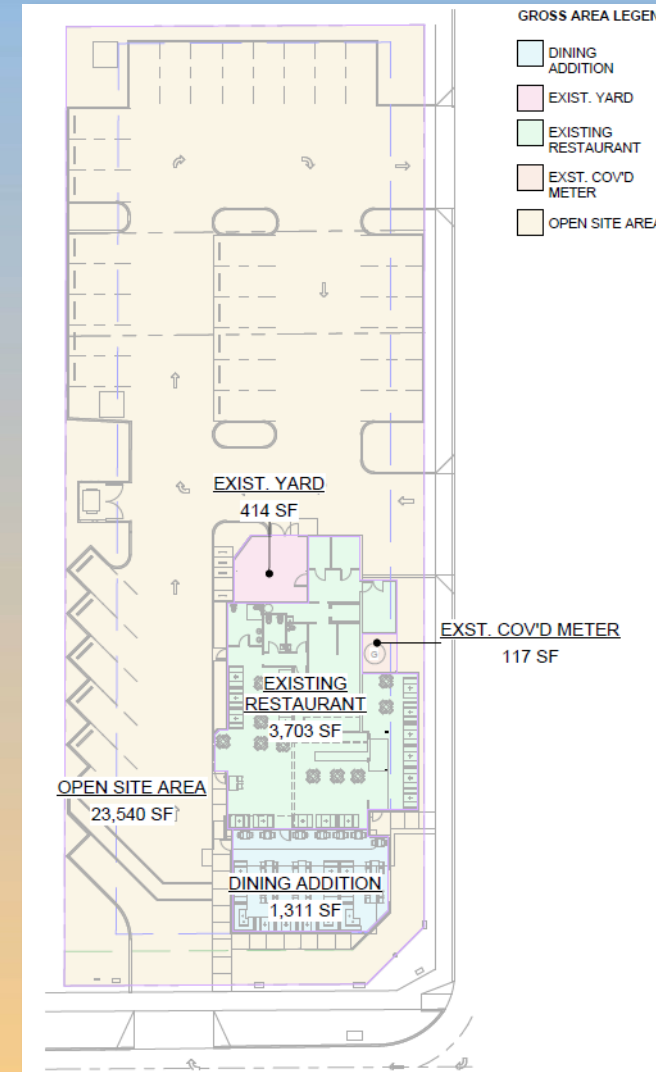
- 1002 East Main Street
- North of Main Street
- West of Miller Street





Site Plan

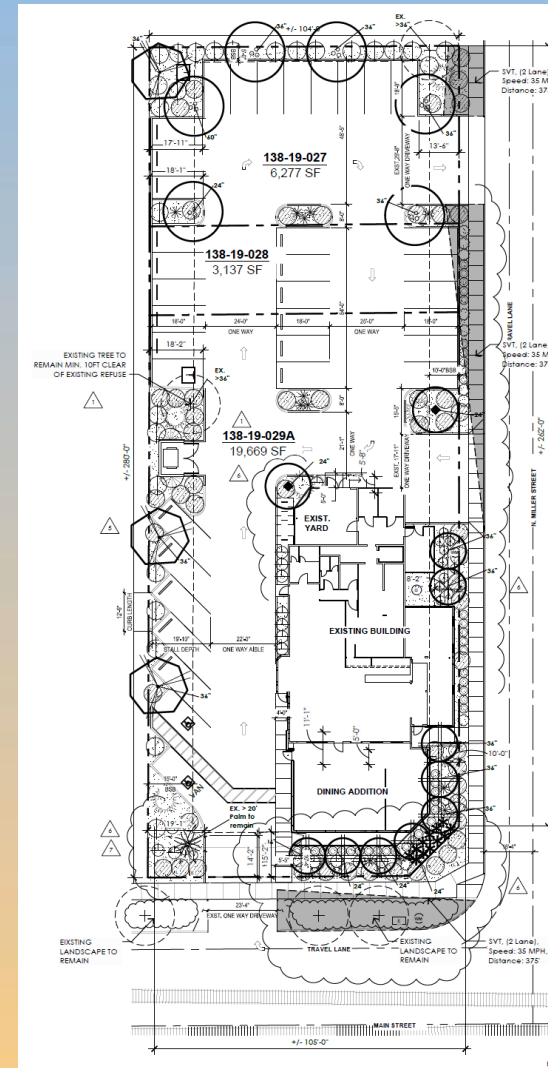
- Existing 3,708 square foot structure to remain
- Proposed 1,311 square foot addition on the south elevation (adjacent to Main St.)





Landscape Plan

- 15-foot setback from Main St
- 10-foot setback from Miller St
- New perimeter landscaping
- New parking lot landscaping
- New foundation base landscaping



LOCATION	REQ. # TREES	REQ. % & SIZE OF TREES	REQ. # & SIZE OF TREES	TREES PROVIDED	% TREES PROVIDED	REQ. # SHRUBS	# SHRUBS PROVIDED	% SHRUBS PROVIDED	NOTES
MAIN STREET FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 105 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(1) 36" BOX (2) 24" BOX (3) 15 GAL.	*(1) 36" BOX (2) 24" BOX (3) 15 GAL.	100%	26	26	100%	-
MILLER ST. FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 242 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(3) 36" BOX (6) 24" BOX (2) 15 GAL.	*(7) 36" BOX (1) 24" BOX (1) 15 GAL.	100%	63	63	100%	-
NORTH PERIMETER	5 TREES PER 100 L.F.: 20 SHRUBS PER 100 L.F. 104 L.F.	(100%) 24" BOX MIN.	(5) 24" BOX	*(1) EX. >36" To Remain (2) 36" BOX	100%	21	21	100%	-
WEST PERIMETER	3 TREES PER 100 L.F.: 20 SHRUBS PER 100 L.F. 280 L.F.	(50%) 24" BOX (50%) 15 GAL.	(3) 24" BOX (4) 15 GAL.	*(3) 36" BOX (1) EX. >36" To Remain (1) EX. >20' Palm to Remain	100%	56	26	46%	LIMITED SHRUB PLANTING AREA ALONG WEST DUE TO EXISTING PARKING.
PARKING	1 TREE PER ISLAND (3 ISLANDS) SHRUBS PER ISLAND 8 ISLANDS (36 P.S.)	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(1) 36" BOX (1) EX. >36" To Remain (1) 60" BOX	100%	16	16	100%	MIDDLE ISLANDS HAVE REQUIRED LIGHT POLES 1 TREE UPGRADES TO 60" FOR 40' 24" TREES
FOUNDATION	PER 50 L.F.: (Parking w/ 30' can count) +/- 240 L.F.	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(2) 36" BOX (1) EX. >36" To Remain (2) 24" BOX	100%	33% MIN. COVERAGE	35	100%	SOME PARKING LOT TREES ARE COUNTING TOWARDS THE FOUNDATION TREE REQUIREMENT.
					** TOTAL TREES PROVIDED: 23		TOTAL SHRUBS PROVIDED: 190		



Site Photos



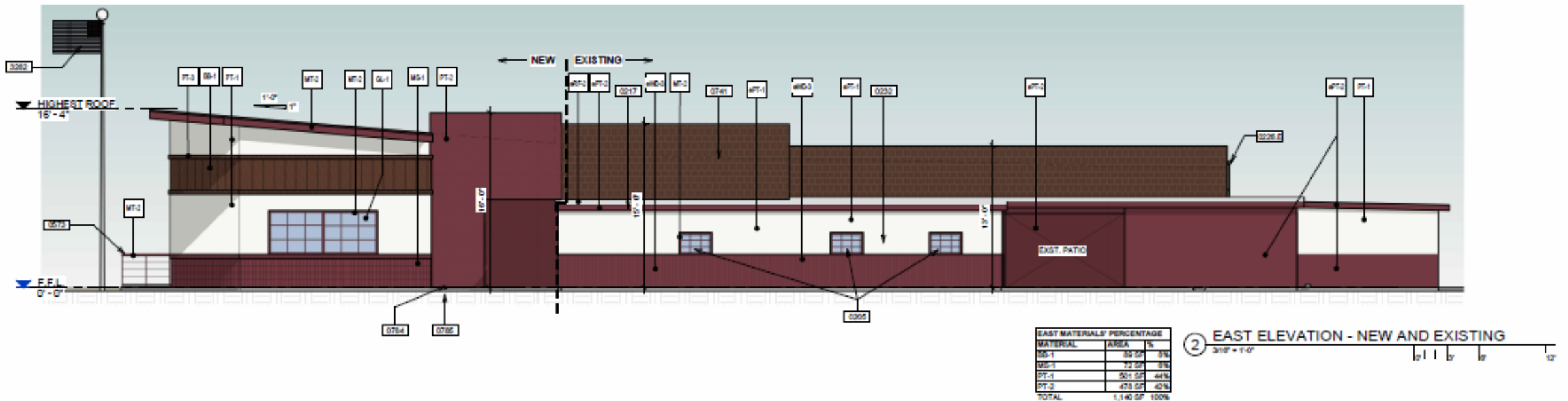
Looking north from Main Street



Looking northwest from Miller Street

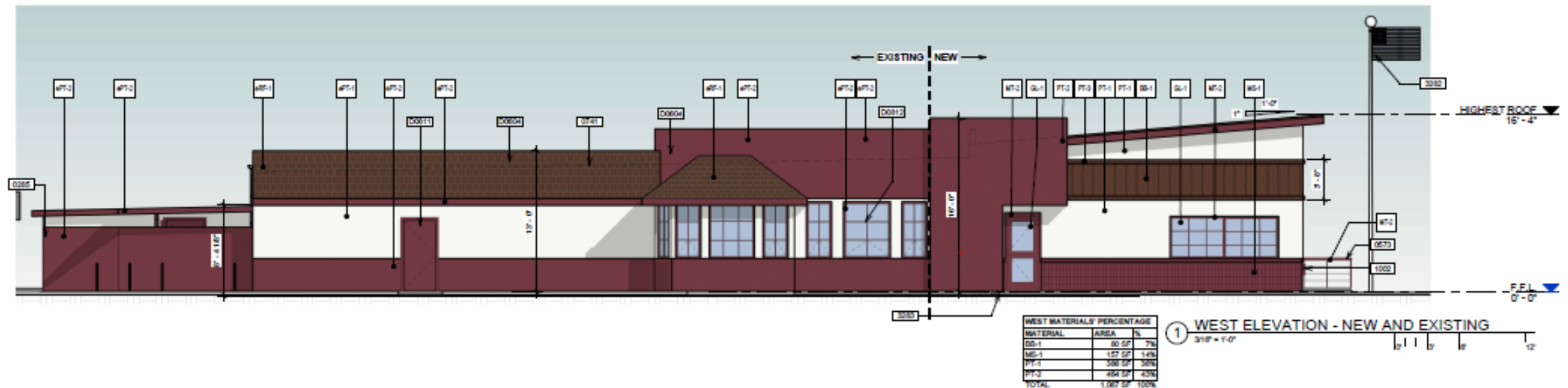


Elevations



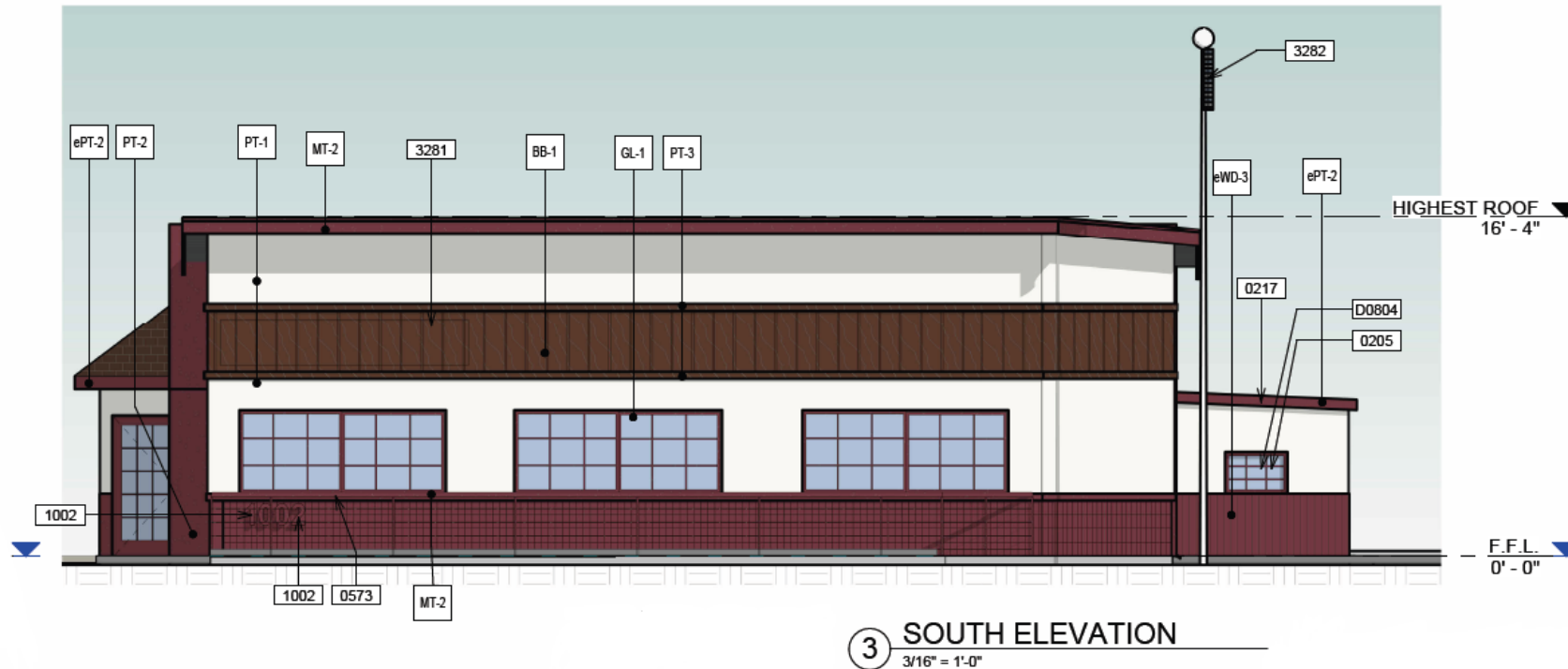


Elevations





Elevations



SOUTH MATERIALS' PERCENTAGE		
MATERIAL	AREA	%
BB-1	171 SF	23%
MS-1	140 SF	19%
PT-1	326 SF	44%
PT-2	99 SF	13%
TOTAL	736 SF	100%

South elevation (adjacent to Main Street [north side])



Renderings



MAIN STREET PERSPECTIVE

South elevation



SEC PERSPECTIVE

South elevation SEC



Renderings



MILLER STREET PERSPECTIVE

East elevation from Miller Street

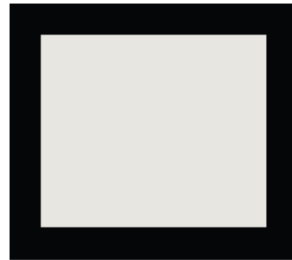


SWC PERSPECTIVE

Looking Northeast from Main Street



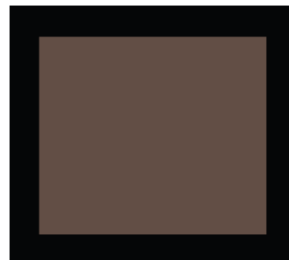
Colors and Materials



PT-1
PPG1007-1 WILLOW SPRINGS
RGB: 231 230 224, LRV: 79



PT-2
PPG1187-7 RED GUMBALL
RGB: 172 58 62, LRV: 12








PT-3
PPG15-23 CHESTNUT
RGB: 98 78 69, LRV: 9









MATERIAL LEGEND

EXISTING MATERIALS

-  **EXST-1**
EXST. ASPHALT SHINGLE ROOF
TO REMAIN (REPAIR ONLY IF NEEDED)
-  **EXST-2**
EXISTING FLAT ROOF
-  **EXST-3**
EXISTING WOOD BOARDS PAINTED
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  **EXST-1**
EXISTING WALL PAINT
PPG1007-1 WILLOW SPRINGS, RGB: 231 230 224, LRV: 79
-  **EXST-2**
EXISTING WALL PAINT
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12

NEW MATERIALS

-  **PT-1**
WHITE PAINT TO MATCH EXISTING
PPG1007-1 WILLOW SPRINGS, RGB: 231 230 224, LRV: 79
-  **PT-2**
RED PAINT TO MATCH EXISTING
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  **PT-3**
BROWN PAINT COLOR SIMILAR TO EXISTING SHINGLES
PPG15-23 CHESTNUT, RGB: 98 78 69, LRV: 9
-  **BB-1**
BOARD AND BATTEN - JAMES HARDIE OR NICHHA
PPG15-23 CHESTNUT, RGB: 98 78 69, LRV: 9
-  **MT-2**
PAINT METAL EXTERIOR "SIM. TO EXST. COLOR"
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  **MS-1**
SCORED CMU BLOCK 8X8X16
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  **GL-1**
INSULATED GLASS



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00680

1756 E University

Jennifer Merrill, Senior Planner

May 14, 2024



Request

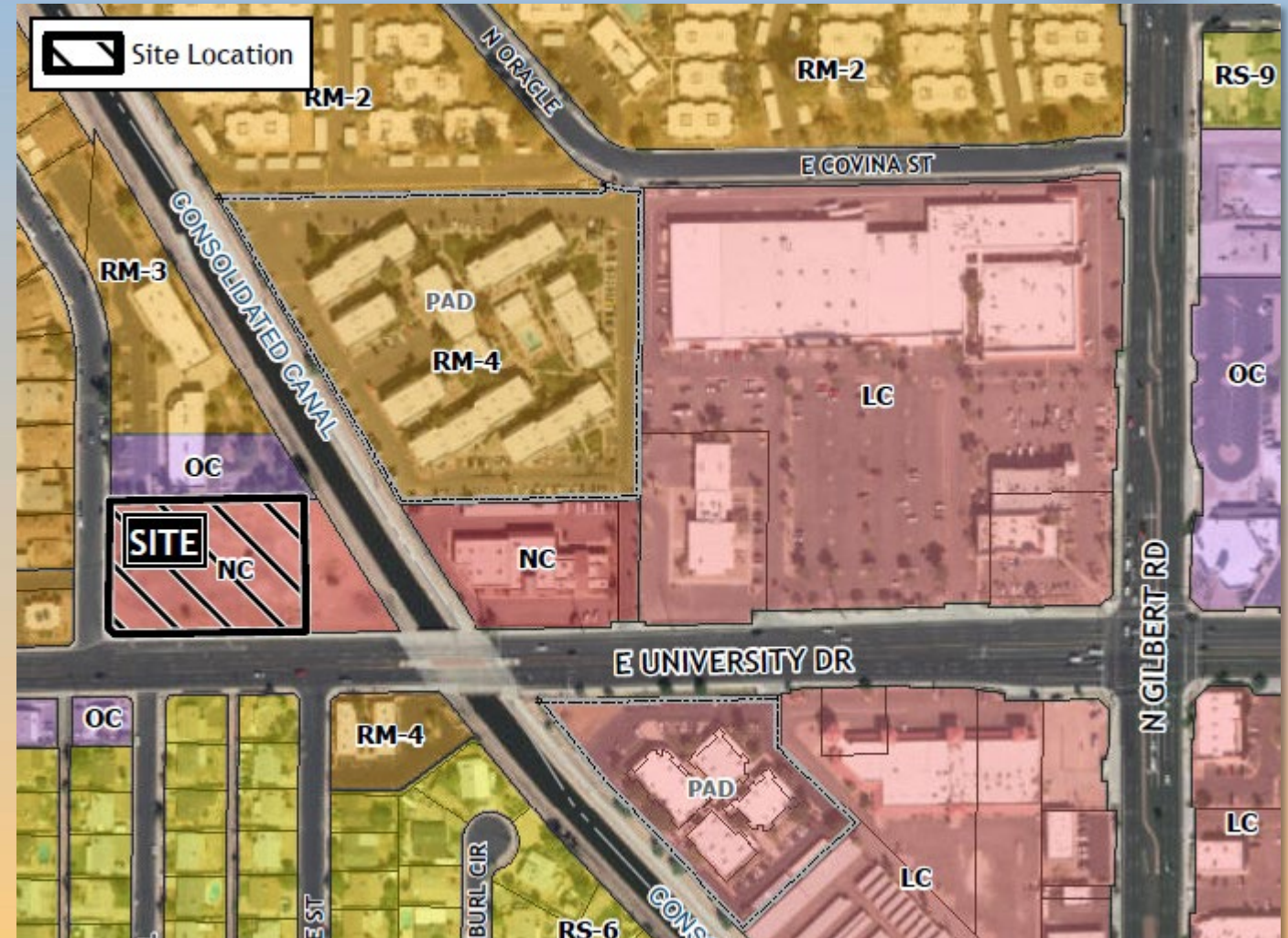
- Design Review
- To allow for a multiple residence development





Location

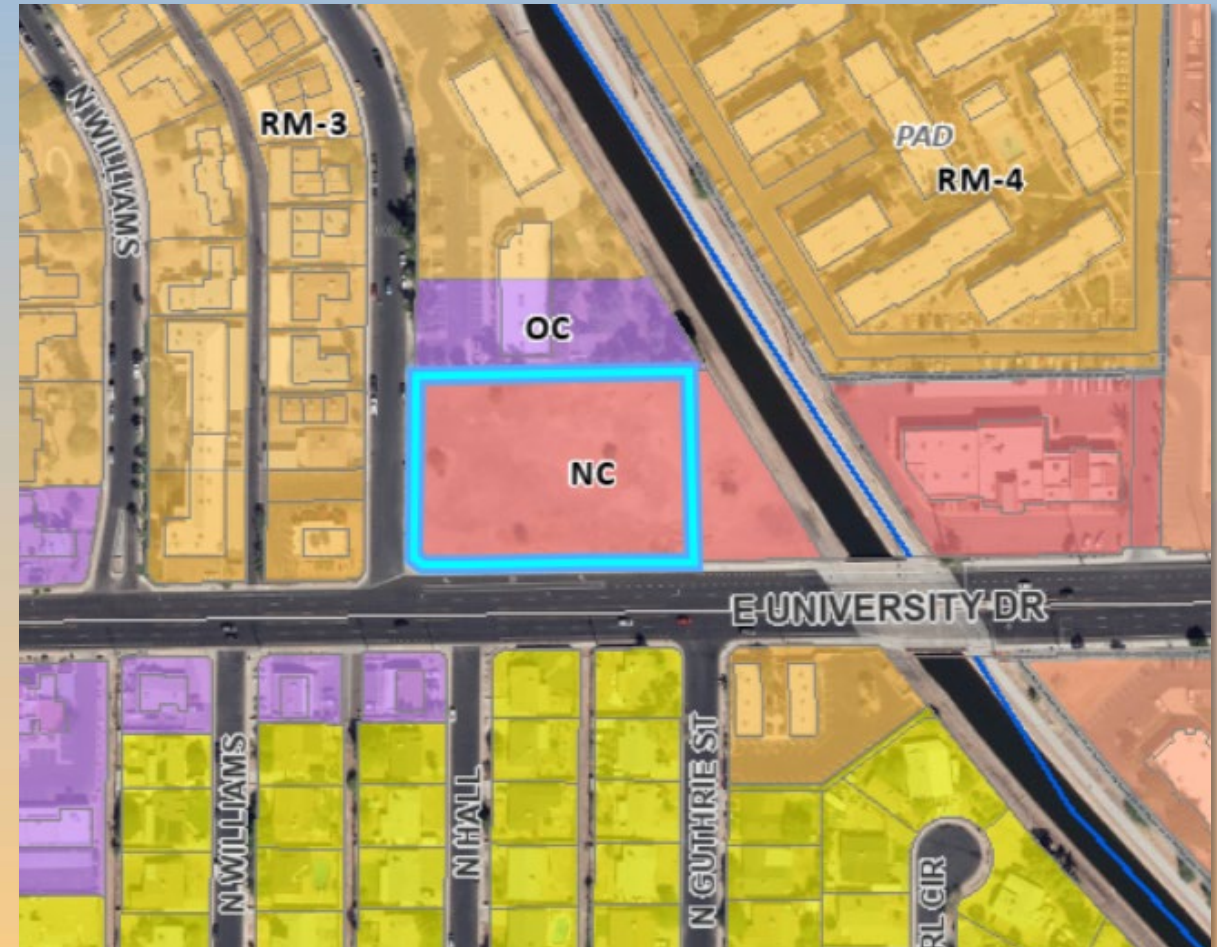
- West of Gilbert Road
- North side of University Drive
- East Side of Hall
- West of SRP canal





Zoning

- Neighborhood Commercial (NC)
- RM-4-PAD is proposed
- Multiple Residence is permitted in RM-4





Site Photo



Looking east from Hall



Site Photo

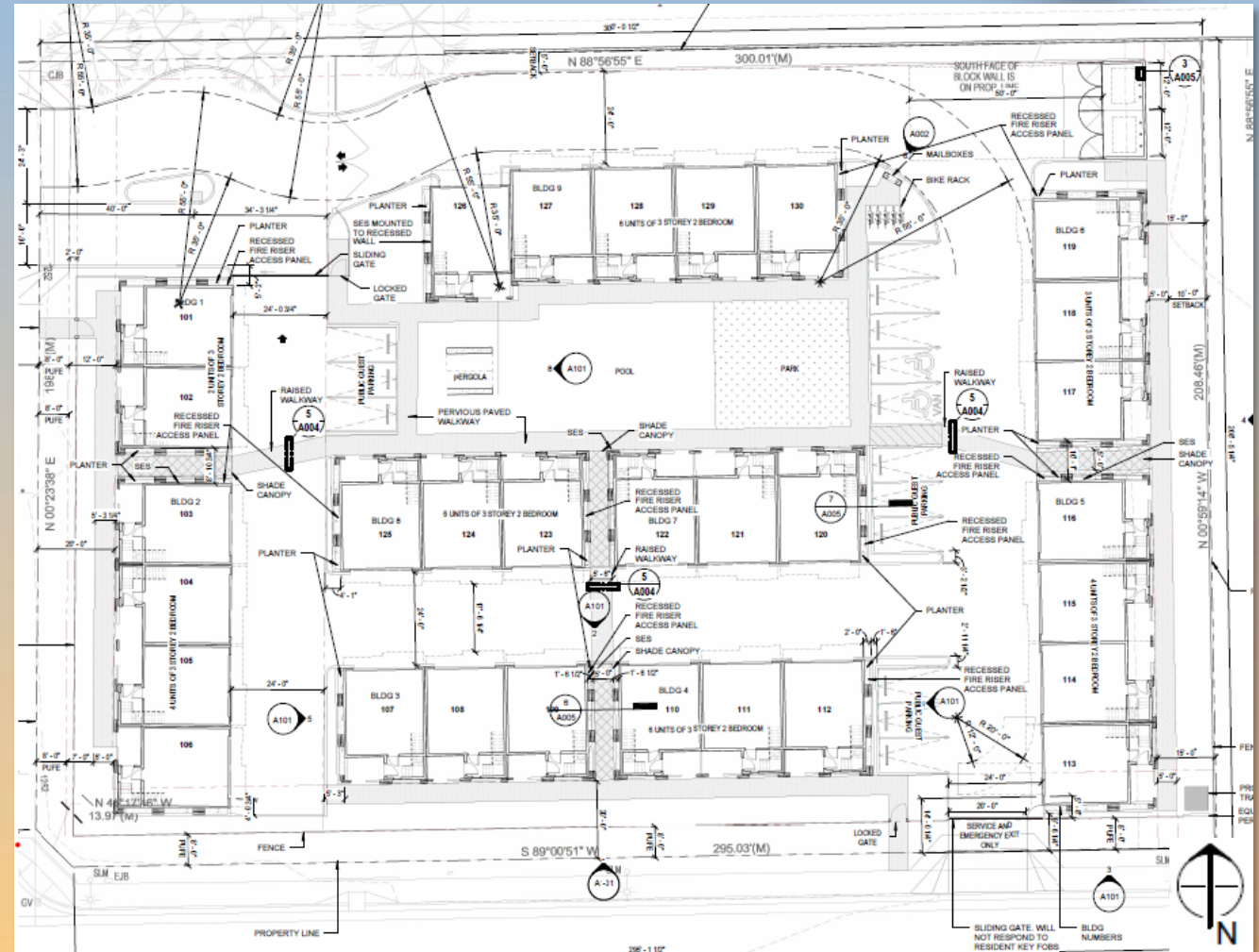


Looking north from University Drive



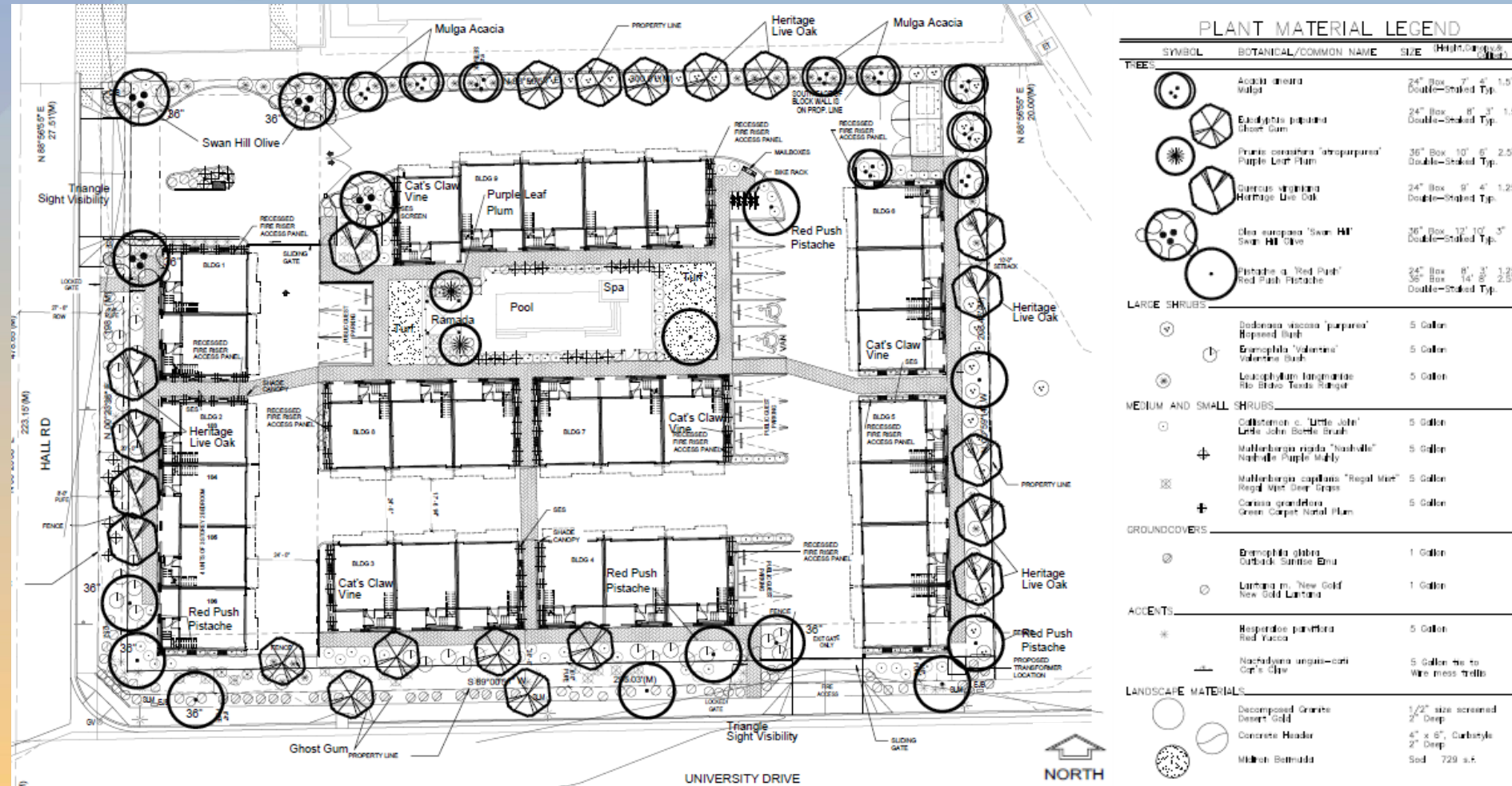
Site Plan

- 30 units
- 3-story buildings
- Amenities
- Primary access from Hall
- Exit-only driveway on University
- 2-car garages
- 63 parking spaces required/
74 spaces proposed





Landscape Plan



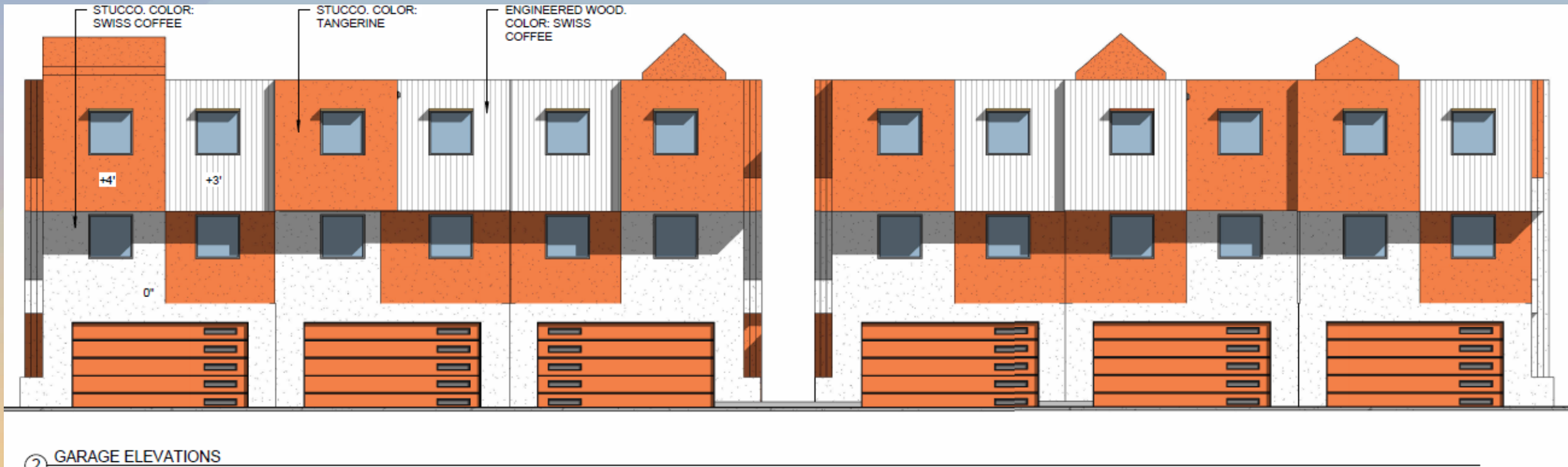


Elevations





Elevations

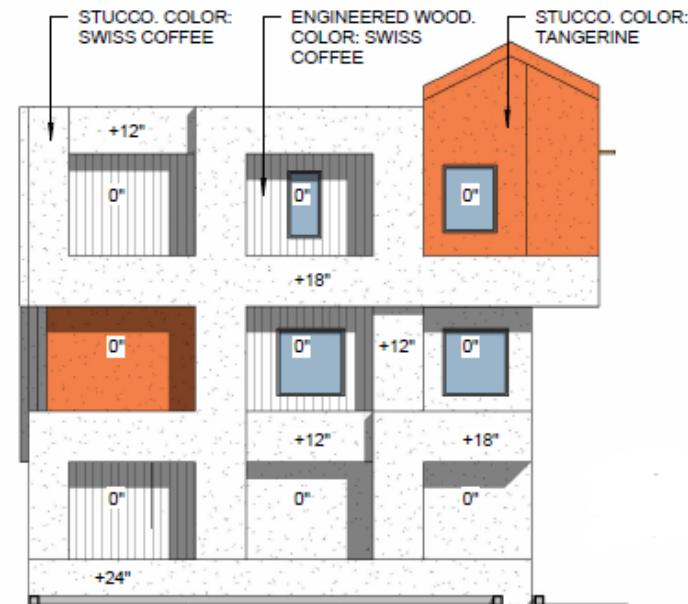




Elevations



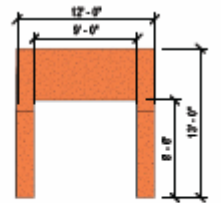
⑤ END UNIT SIDE ELEVATION



⑥ END UNIT SIDE ELEVATION 2



③ BLDG AND UNIT NUMBERS TYP

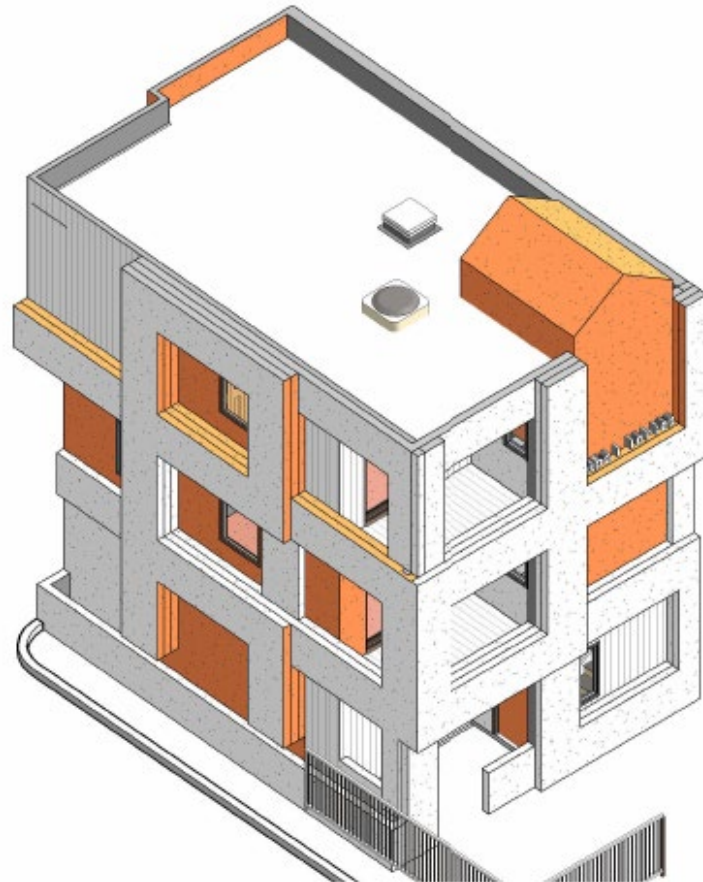


⑧ AMENITY SHADE ELEVATION
1/8" = 1'-0"

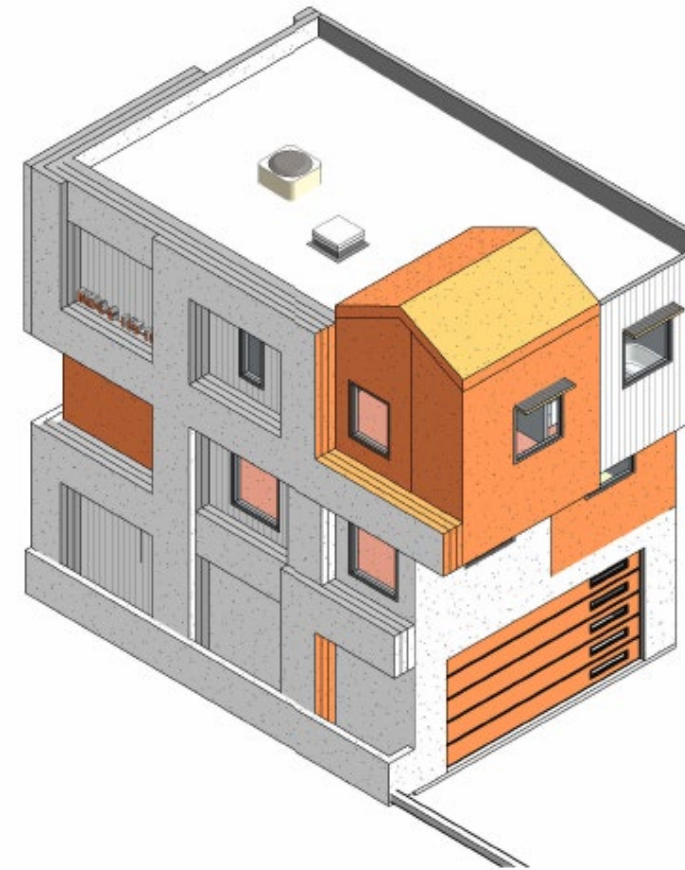
NOTE:
BUILDING AND UNIT NUMBERS
TO BE LOCATED ON THE THIRD
FLOOR IN THE CONTRASTING
COLOR OF THE PANEL BEHIND.



Renderings



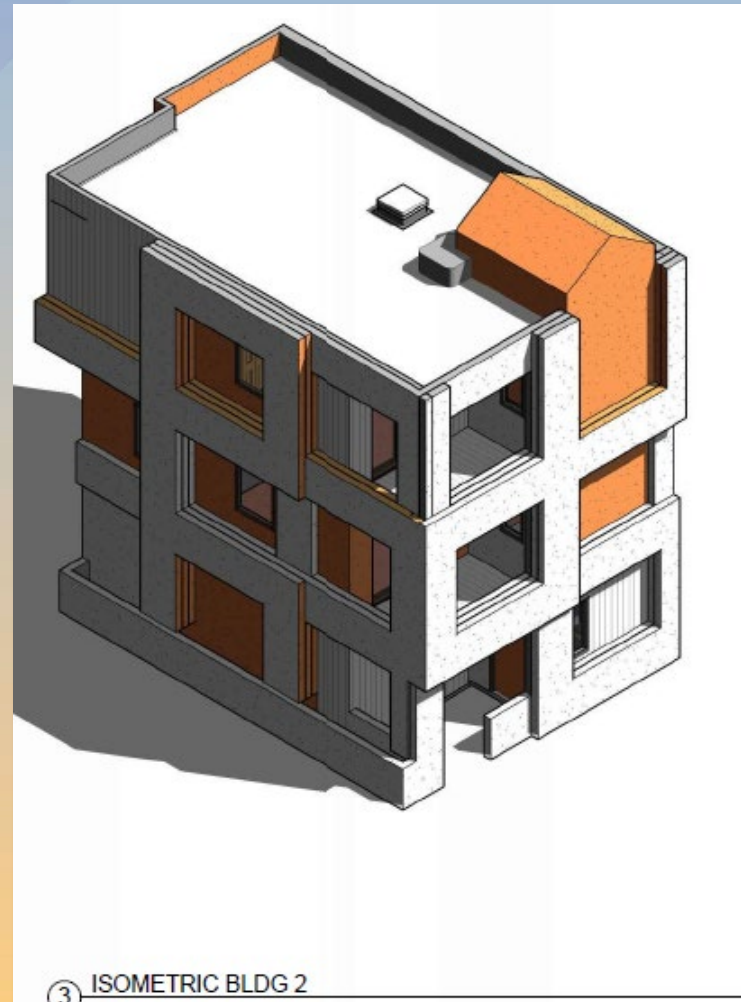
⑦ END UNIT 3D VIEW



⑥ END UNIT 3D VIEW 2



Renderings



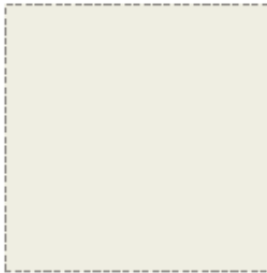


Colors and Materials

COLORS & MATERIALS



BENJAMIN MOORE
TANGERINE MELT
091



BENJAMIN MOORE
SWISS COFFEE
OC 45

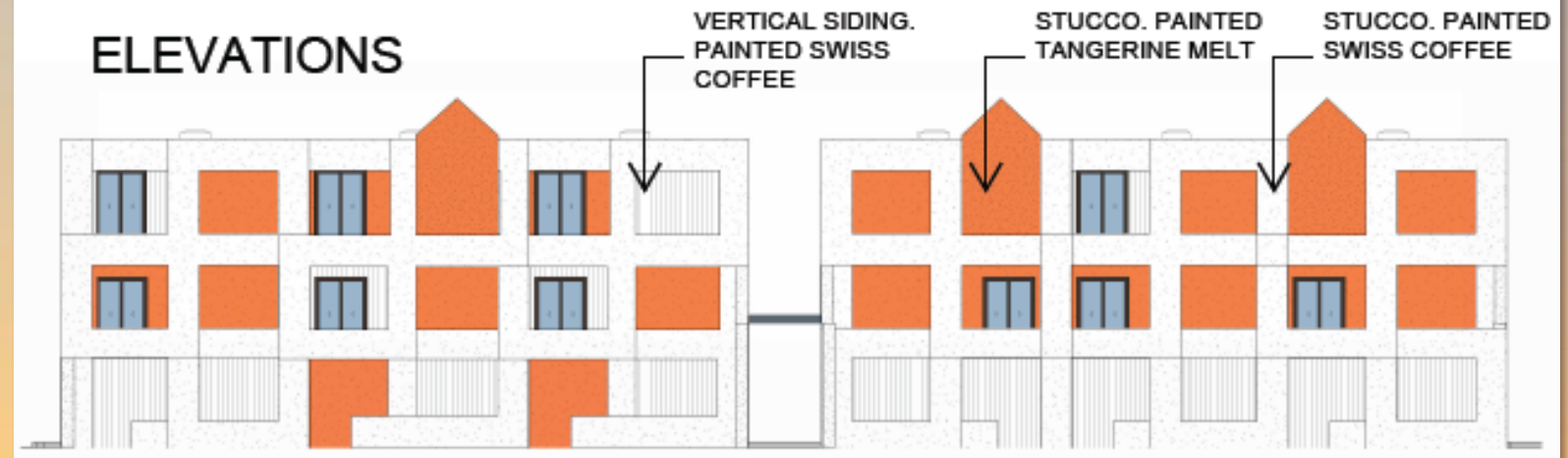


1-KOTE
SMOOTH STUCCO
FINISH



JAMES HARDI
VERTICAL SIDING
WOOD-LOOK COMPOSITE

ELEVATIONS





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-00873

Dutch Bros

Jennifer Merrill, Senior Planner

May 14, 2024



Request

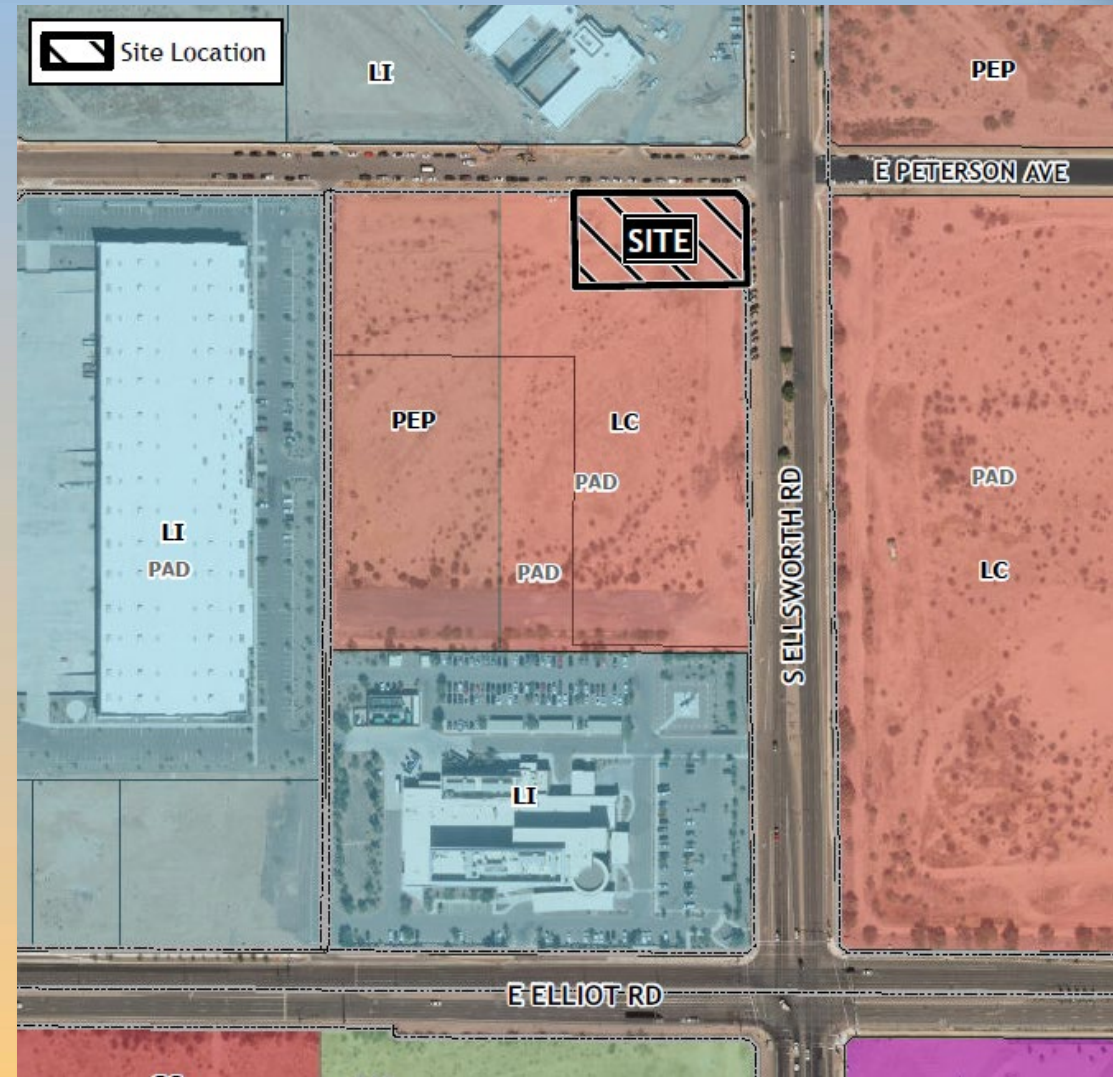
- Design Review
- To allow for a coffee shop with a drive-thru





Location

- North of Elliot Road
- West of Ellsworth Road
- South of Peterson Avenue





Site Photo

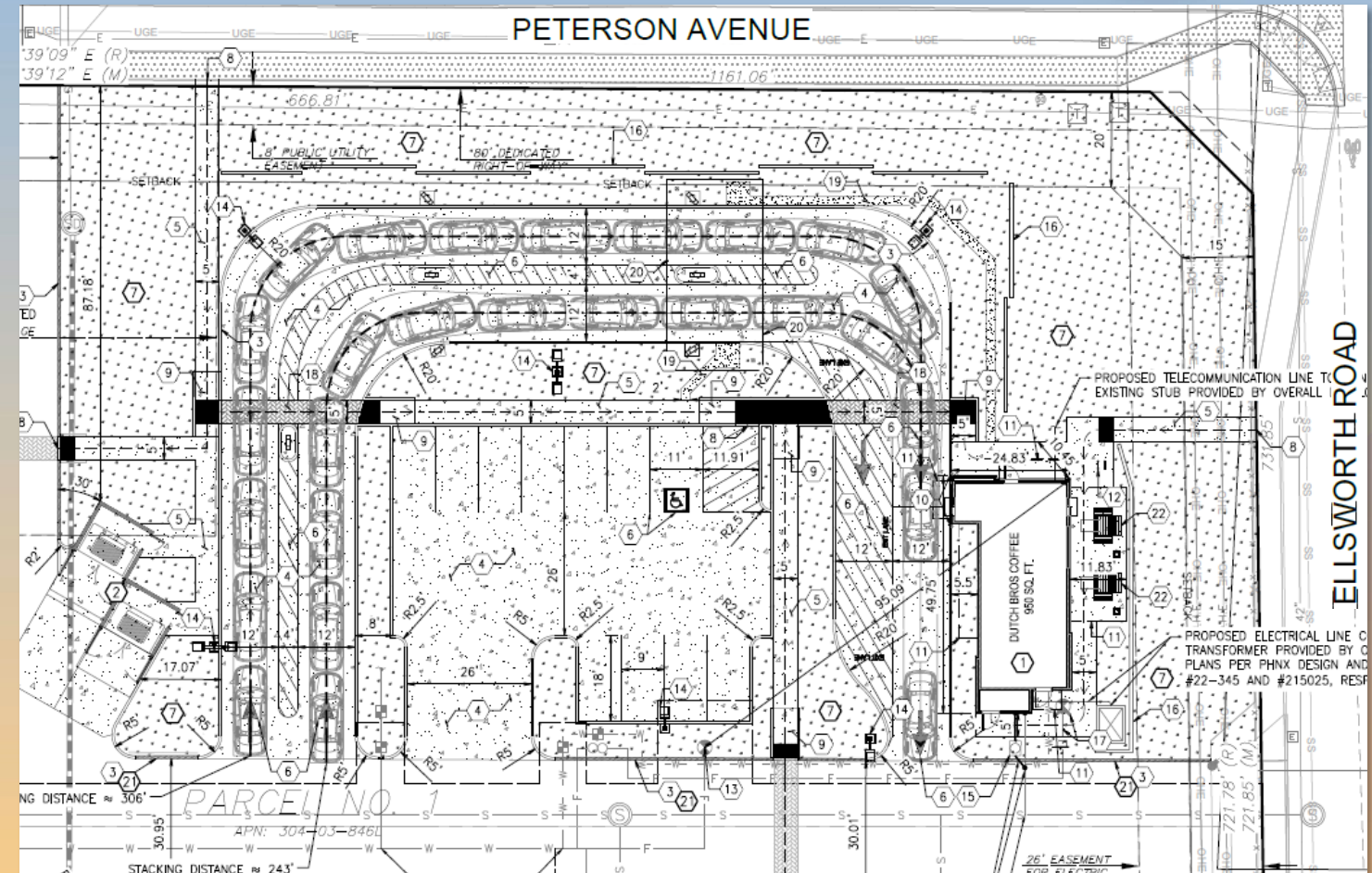


Looking southwest from Peterson Ave and Ellsworth Road



Site Plan

- 950 square foot building
- Two-lane drive-thru with shade structure
- Walk-up window with outdoor seating area
- Walkways to Peterson and Ellsworth





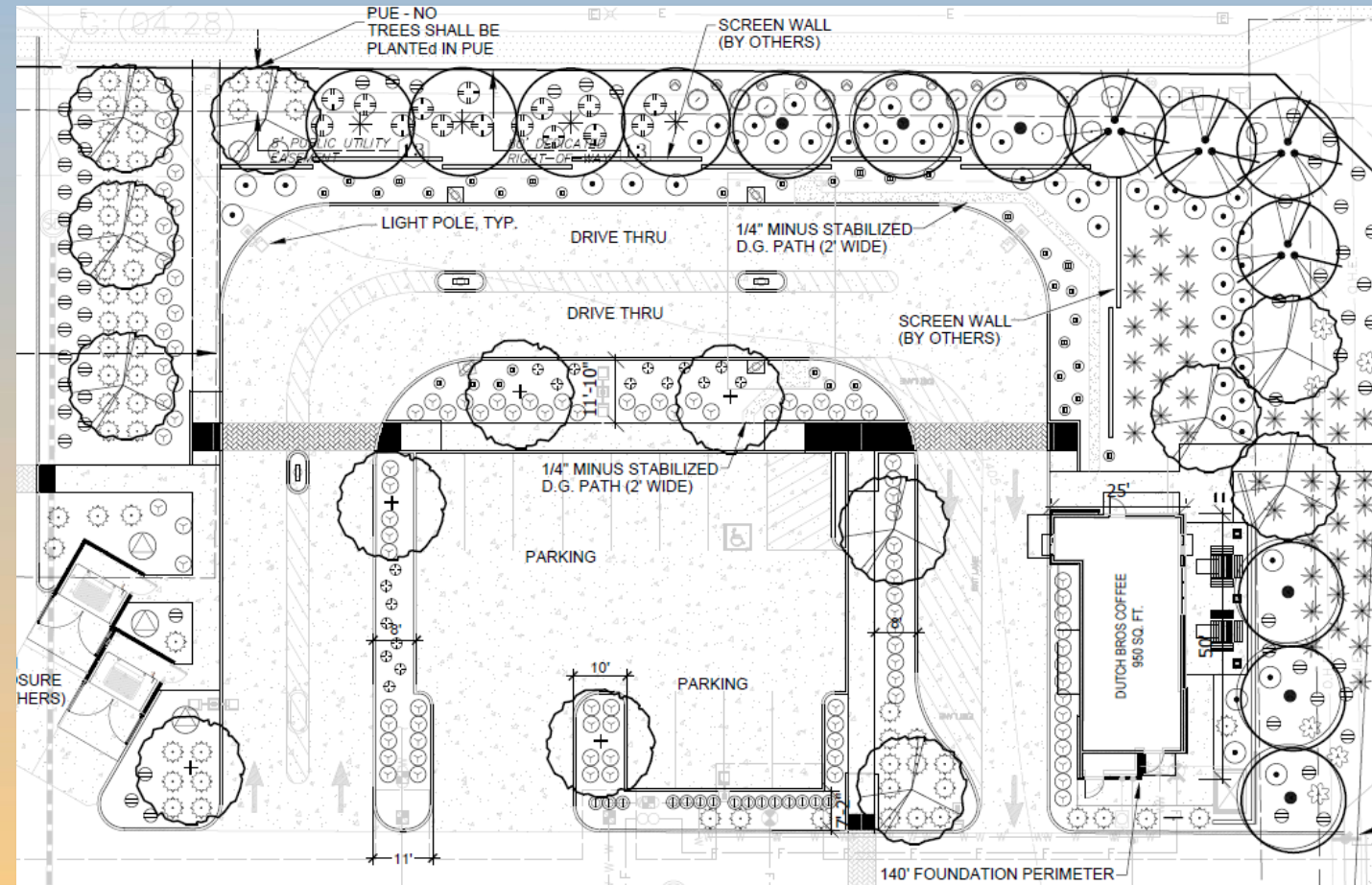
Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	GAL
	ACACIA ANEURA MULGA	36" BOX	2" CAL
	CASALPINEA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL	.75" CAL
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX	1.5" CAL
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	2" CAL
	ULMUS PARVIFOLIA LACEBARK ELM	24" BOX	2" CAL

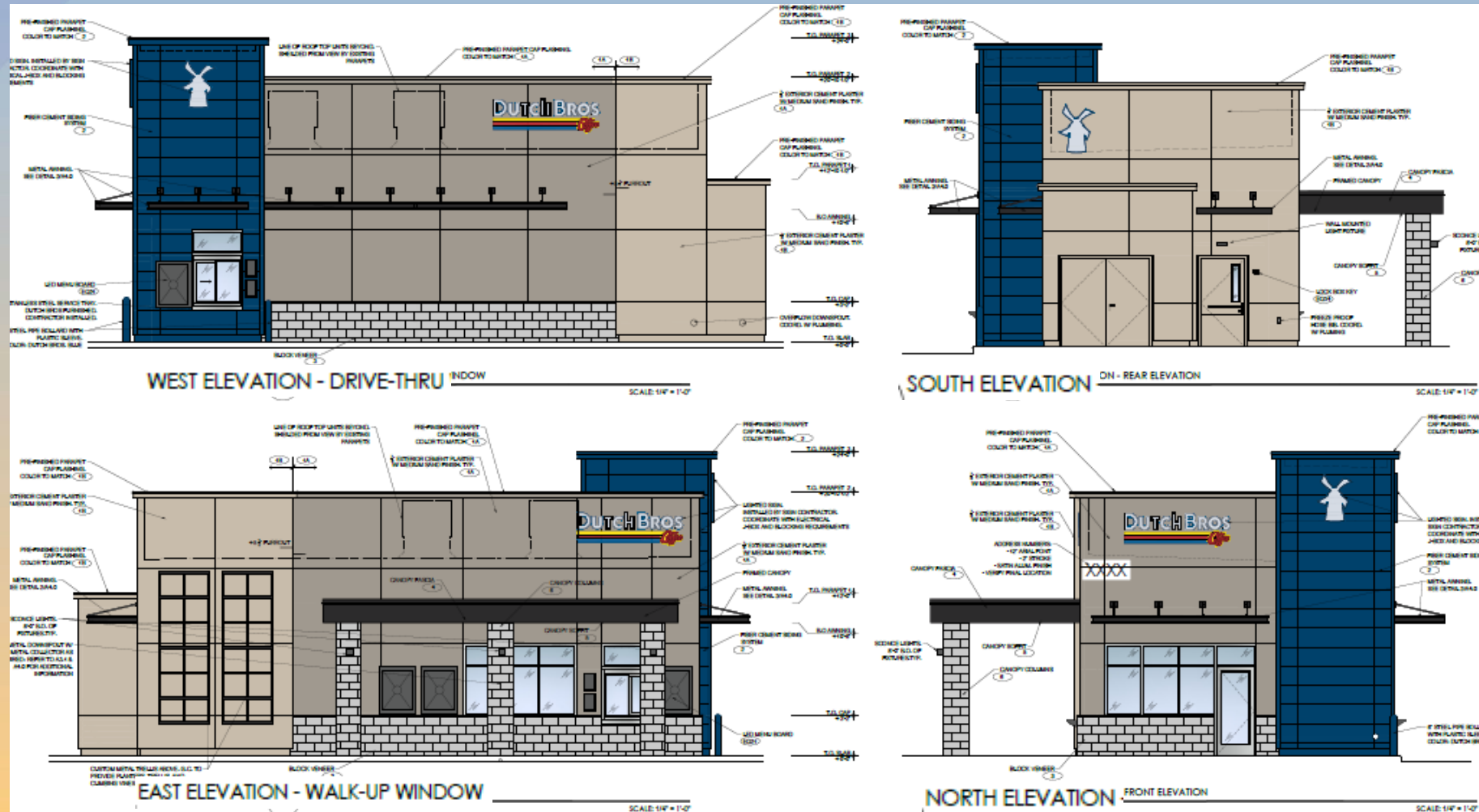
SHRUBS AND GROUNDCOVER

	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL
	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GAL
	DASYLIRION LONGIFOLIUM TOOTHLESS DESERT SPOON	5 GAL
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL
	EREMOPHILA MACULATA 'OUTBACK SUNRISE' OUTBACK SUNRISE EMU BUSH	1 GAL
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHT® RED YUCCA	5 GAL
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO LANGMAN'S SAGE	5 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE PURPLE MUHLY	5 GAL
	OLEA EUROPAEA 'MONTRA' LITTLE OLIVE® OLIVE	5 GAL
	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL
	RUELIIA PENINSULARIS DESERT RUELIIA	5 GAL





Elevations





Colors and Materials



FIBER CEMENT SIDING AT TOWER
NICHHA - ILLUMINATION AWP-1818
COLOR: DUTCH BROS BLUE



BLOCK VENEER AT WAINSCOT & COLUMNS
ECHELON STANDARD MASONRY 8" X 4" X 16"
COLOR: SALT AND PEPPER



EXTERIOR CEMENT PLASTER
SHERWIN WILLIAMS- SW7642
COLOR: PAVESTONE



EXTERIOR CEMENT PLASTER
SHERWIN WILLIAMS- SW9173
COLOR: SHIITAKE



CANOPY FASCIA & AWNINGS
SHERWIN WILLIAMS - SW 6258
COLOR: TRICORN BLACK



Renderings



Northeast elevation



North elevation



Renderings



Southwest elevation



Renderings



Southeast elevation



Findings

Staff is seeking your review and recommendation on the following:

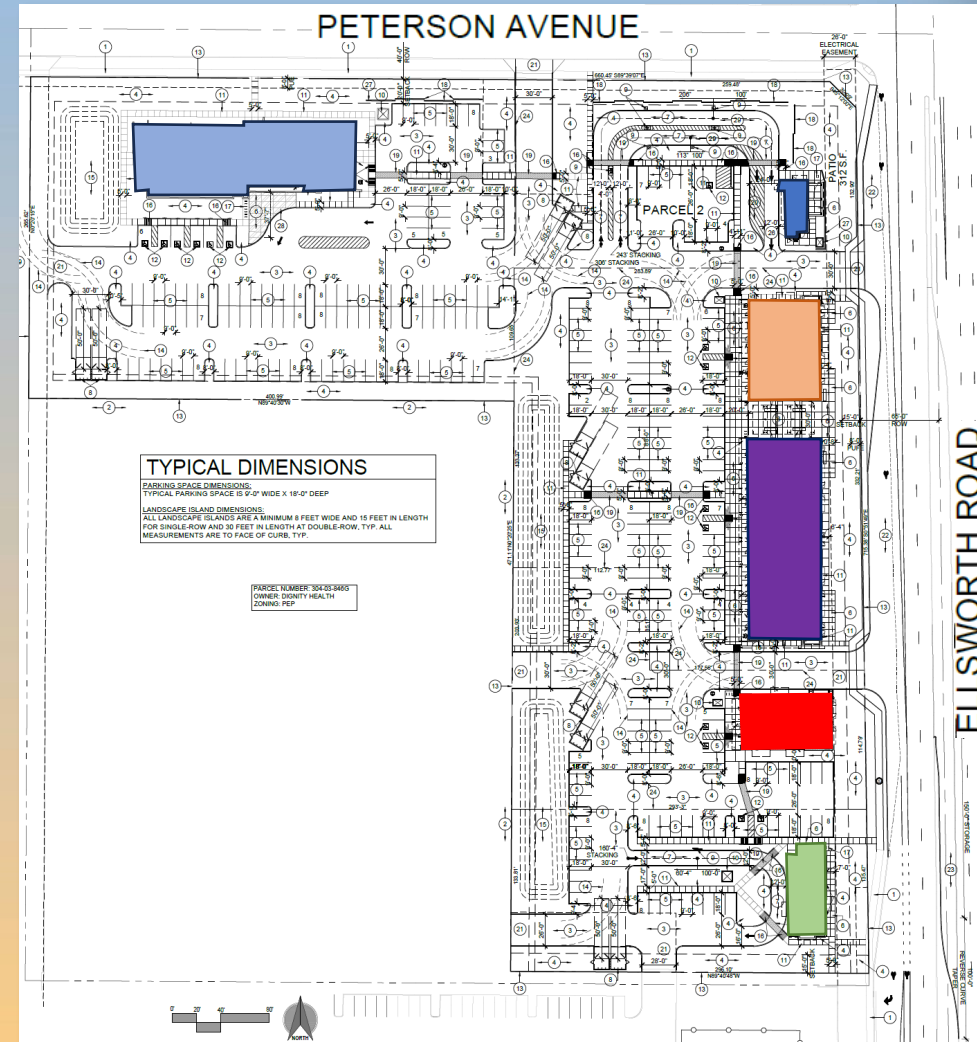
- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



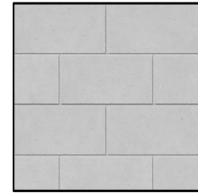
Site Plan – overall center

- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating areas
- 6 total access points (3 internal)

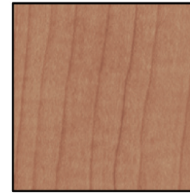




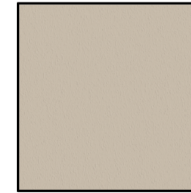
Colors and Materials (center)



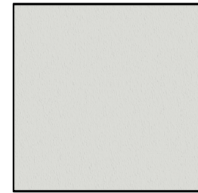
BLOCK VENEER 8" X 4" X 16"
ECHELON STANDARD MASONRY
COLOR: SALT AND PEPPER



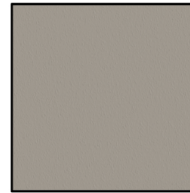
WOOD SIDING
ALPOLIC
COLOR: MPL MAPLE



SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 9173 "SHIITAKE"



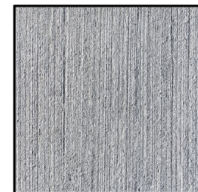
SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 7666 "FLEUR DE SEL"



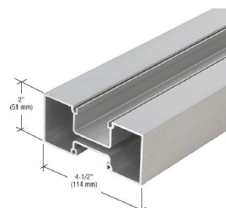
SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS
SW 7642 "PAVESTONE"



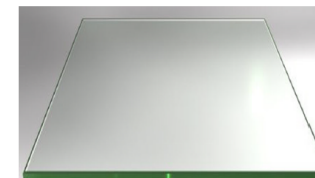
METAL CANOPY AND COLUMN
COLOR: SHERWIN WILLIAMS
SW 6258 "TRICORN BLACK"



HARDSCAPE
COLOR: GRAY CONCRETE
BROOM FINISH



ALUMINUM STOREFRONT
MANUFACT: KAWNEER
COLOR: CLEAR ANODIZED

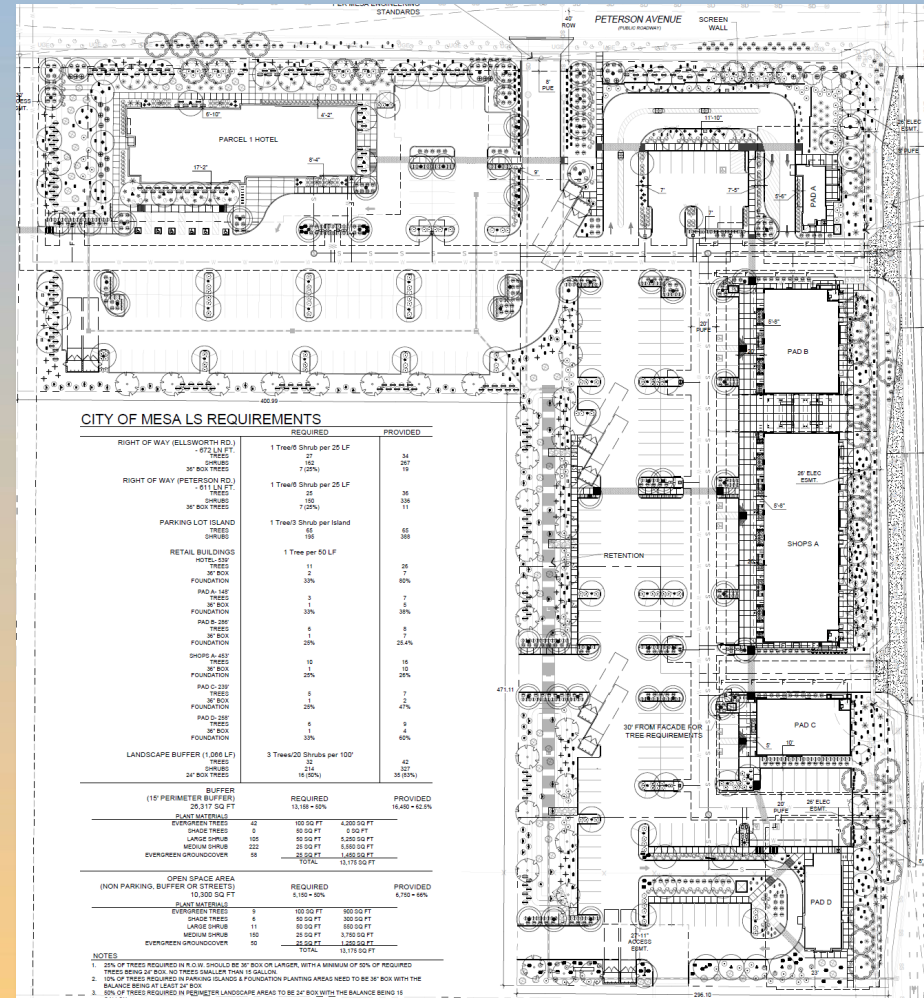


1" INSULATED GLAZING
VALUE: (U=0.29. SHGC=0.28)



Landscape Plan

PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES/PALMS			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
ACCENTS			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasyliro longissimum	Toothless Spoon	5-Gal
	Dasyliro wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakelights Red Yucoa	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
SHRUBS			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal.
	*Dodonaea viscosa	Hopseed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp	'Lynns Legacy' Sage	5-Gal
	'Lynns legacy'		
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	'Rio Bravo'		
	Myrtus communis	Dwarf Myrtle	5-Gal
	'Compacta'		
	Olea europaea	'Little Ollie'	5-Gal
	'Little Ollie'		
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
GROUND COVERS			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	*Lantana montevidensis	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis	Upright Rosemary	1-Gal
	'Pyramidalis'		





DRB23-00942

EOS at Avalon Ranch



Request

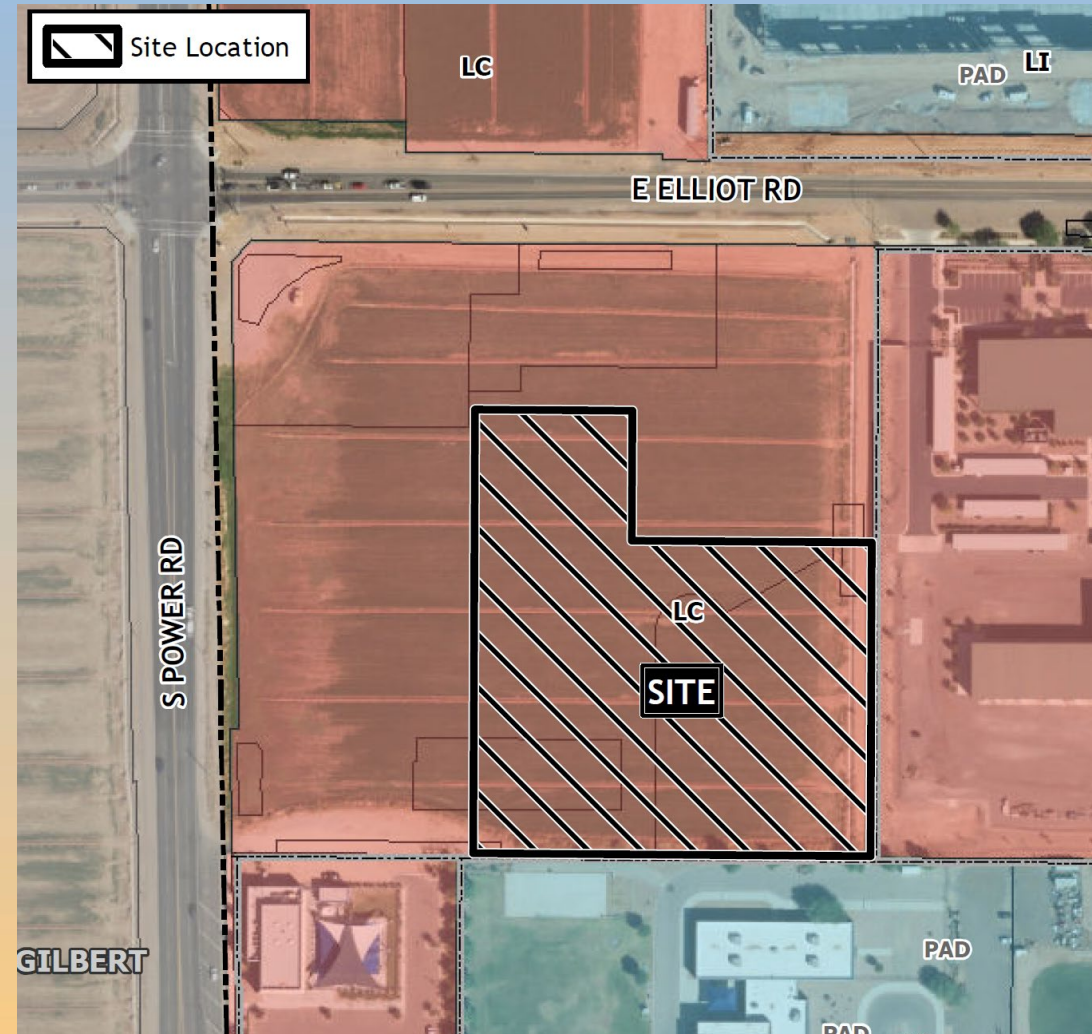
- Design Review
- To allow for a small-scale commercial recreation facility





Location

- South of Elliot Road
- East of Power Road





Site Photos

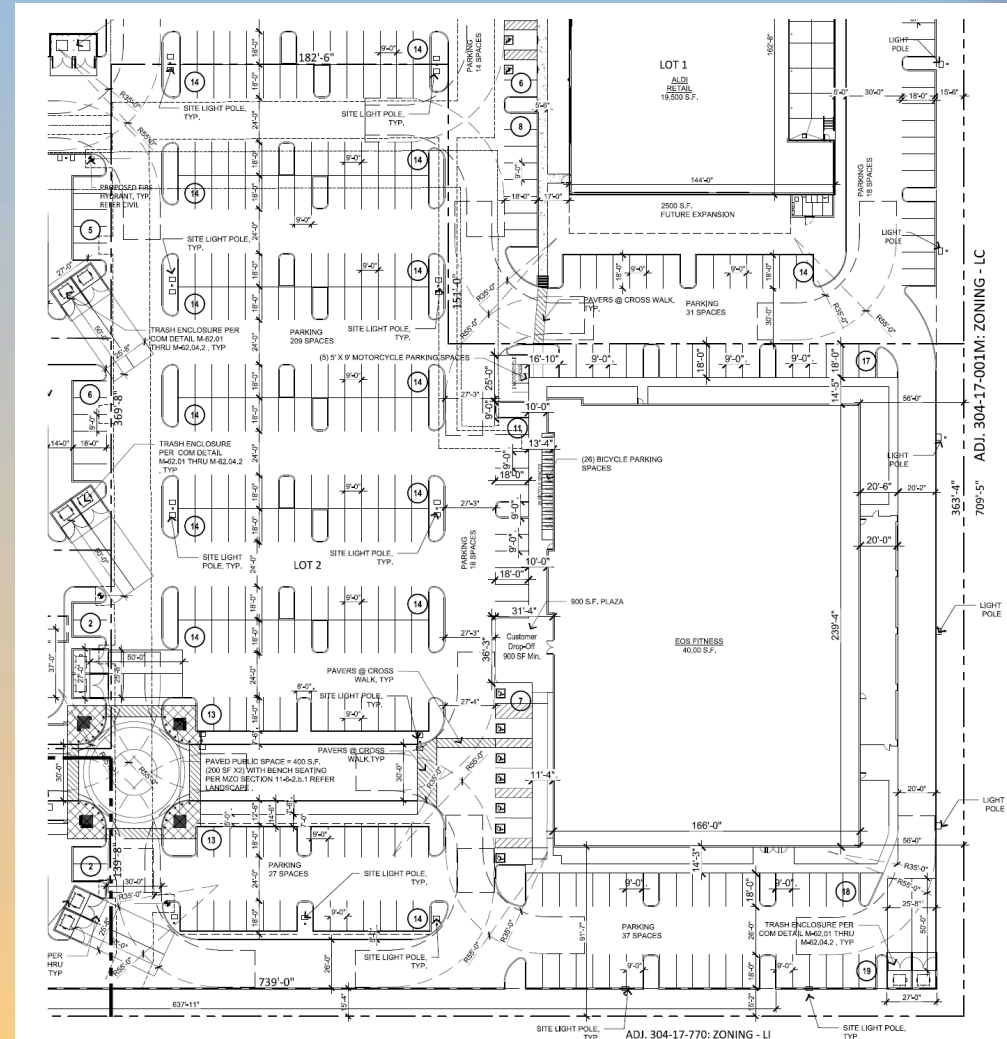


Looking south towards the site



Site Plan











- 40,000 sq. ft. gym
- Within proposed Large Commercial Development
- Access from shared drive aisle from Elliot Road & Power Road

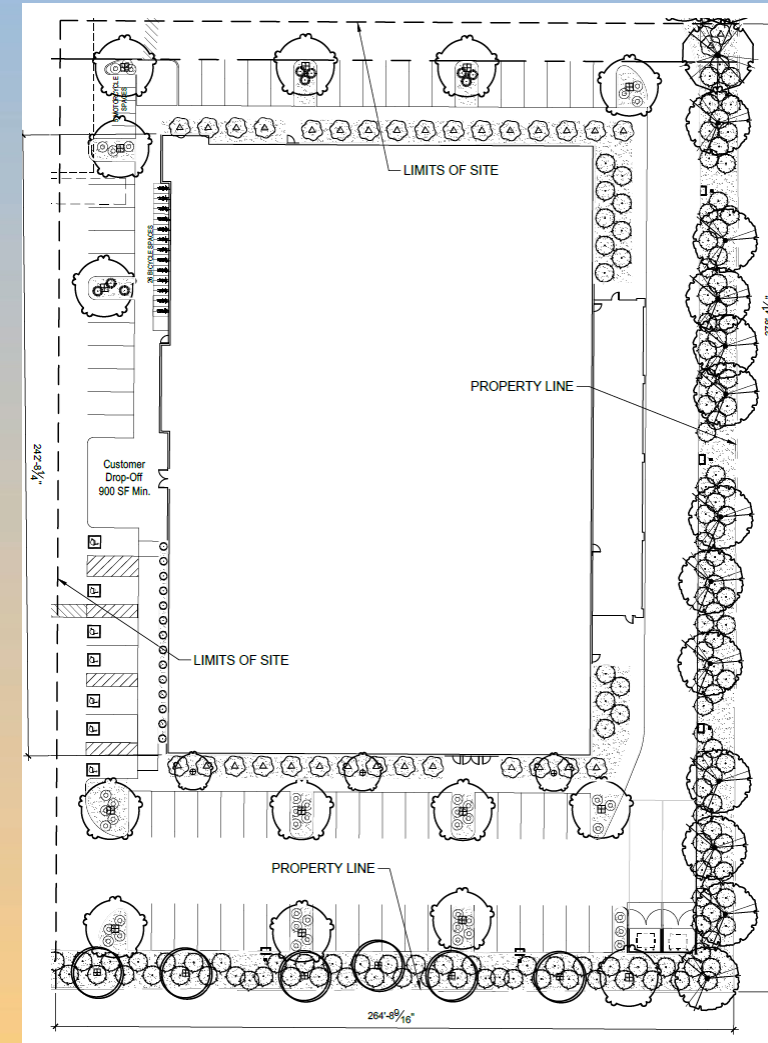




Landscape Plan

PLANT SCHEDULE EOS

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	3
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	12
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	6
	Pistacia x 'Red Push' Pistache	24"box	1
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	14
SHRUBS			
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	32
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	142
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	9
	Ruellia penninsularis Wild Petunia	5 gal.	44
	Russelia equisetiformis Firecracker Plant	5 gal.	14





Renderings



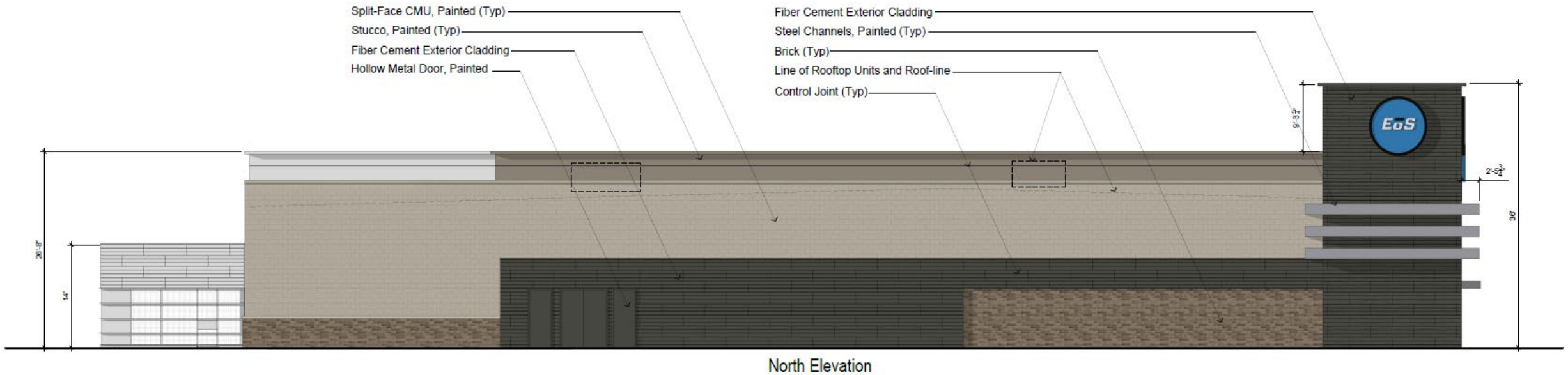


Renderings





Elevations

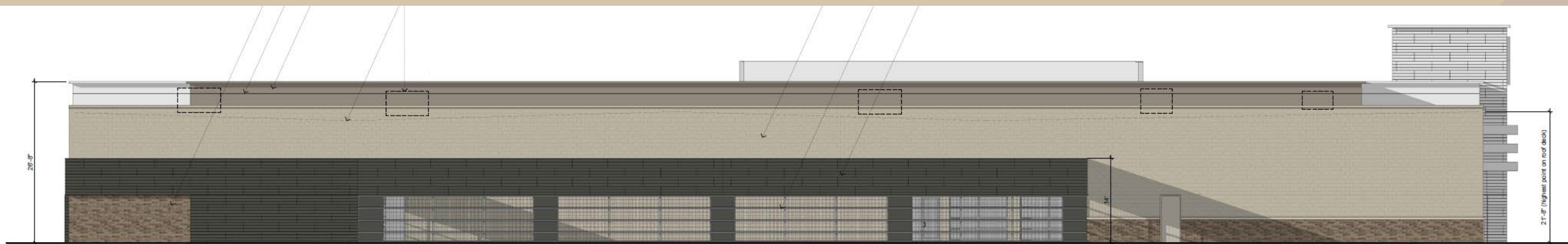




Elevations



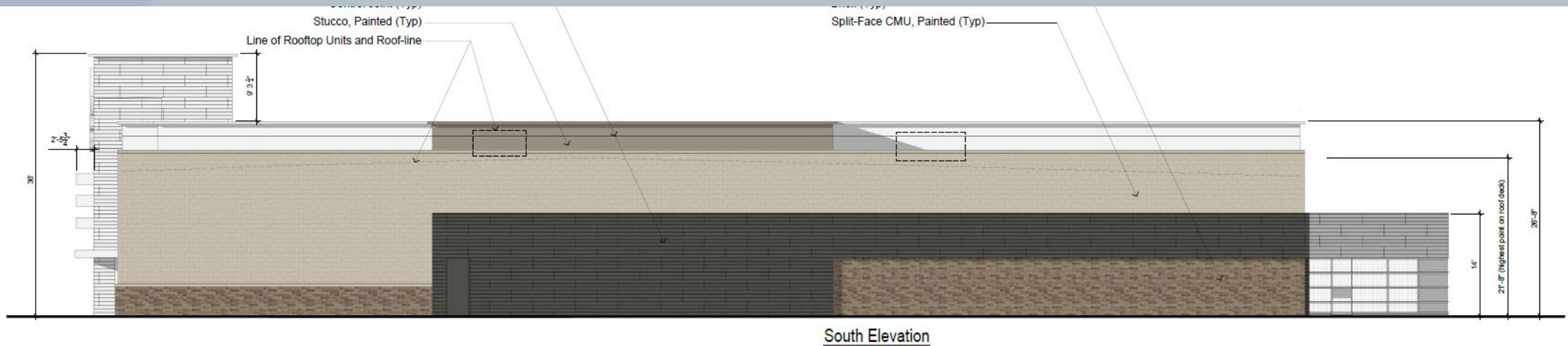
West (Front) Elevation



East (Rear) Elevation



Elevations

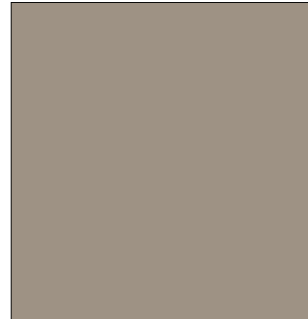




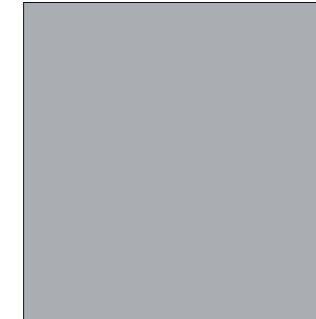
Material Board



CMU-01
SPLIT-FACE CMU, PAINTED
DUNN-EDWARDS DE6213
"FINE GRAIN"



P-01:
NEW CEMENT PLASTER SYSTEM
SHERWIN-WILLIAMS SW 7504
"KEystone GRAY"

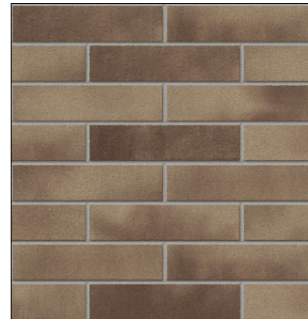


P-02:
STEEL ACCENT
BENJAMIN MOORE 2133-50
"PIGEON GRAY"



AL-01:
KAWNEER NORTH
AMERICA ALUMINUM
STOREFRONT "CLEAR
ANODIZED FINISH" TO
MATCH ADJACENT
SUPERMARKET

GL-01:
GUARDIAN CRYSTALGRAY
SNX 62/27 LOW-E GLAZING
TO MATCH ADJACENT
SUPERMARKET



BR-01:
CONCRETE MASONRY VENEER
SPEC-BRIK "GARDNER BLEND"
TO MATCH ADJACENT
SUPERMARKET



SD-01:
NICHIA FIBER CEMENT
EXTERIOR CLADDING
"VINTAGEWOOD - BARK"



Findings

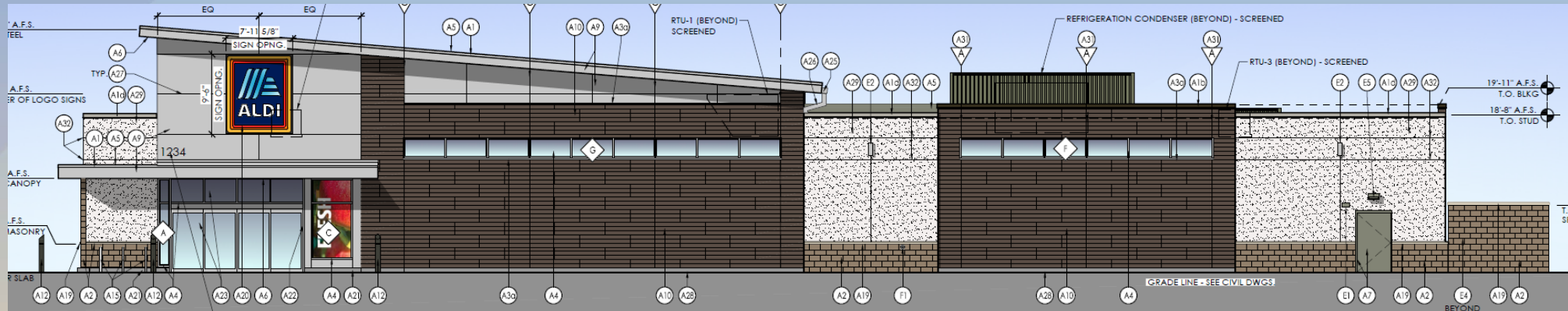
Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



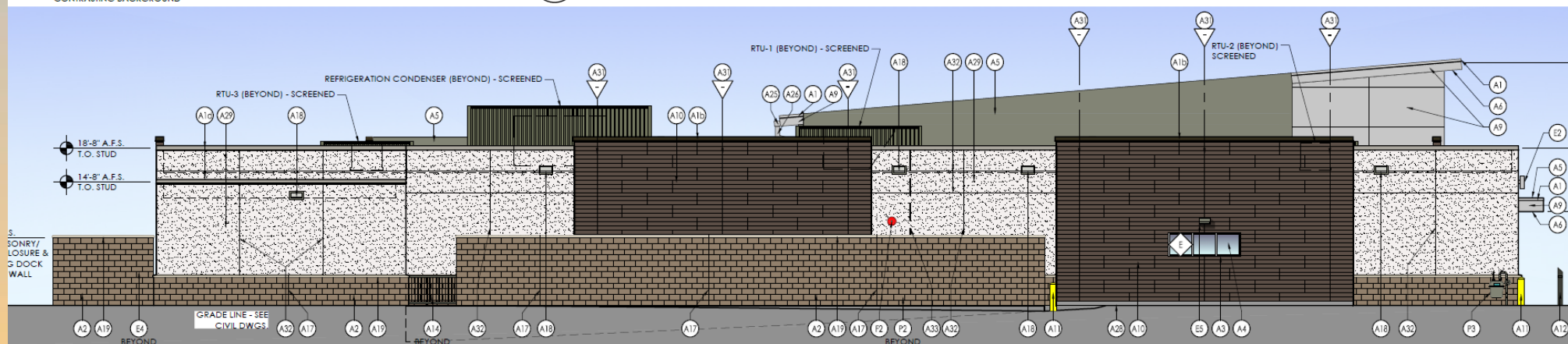
Aldi's Elevations



4 Front Elevation (West)

SCALE: 1/8" = 1'-0"

BUILDING ADDRESS IDENTIFICATION:
 12" HIGH ARABIC NUMERALS WITH A
 MINIMUM 2-INCH BRUSH STROKE ON A
 CONTRASTING BACKGROUND



3 Rear Elevation (East)



Aldi's Elevations





DRB23-000981

Dave Downing and Associates Warehouse



Request

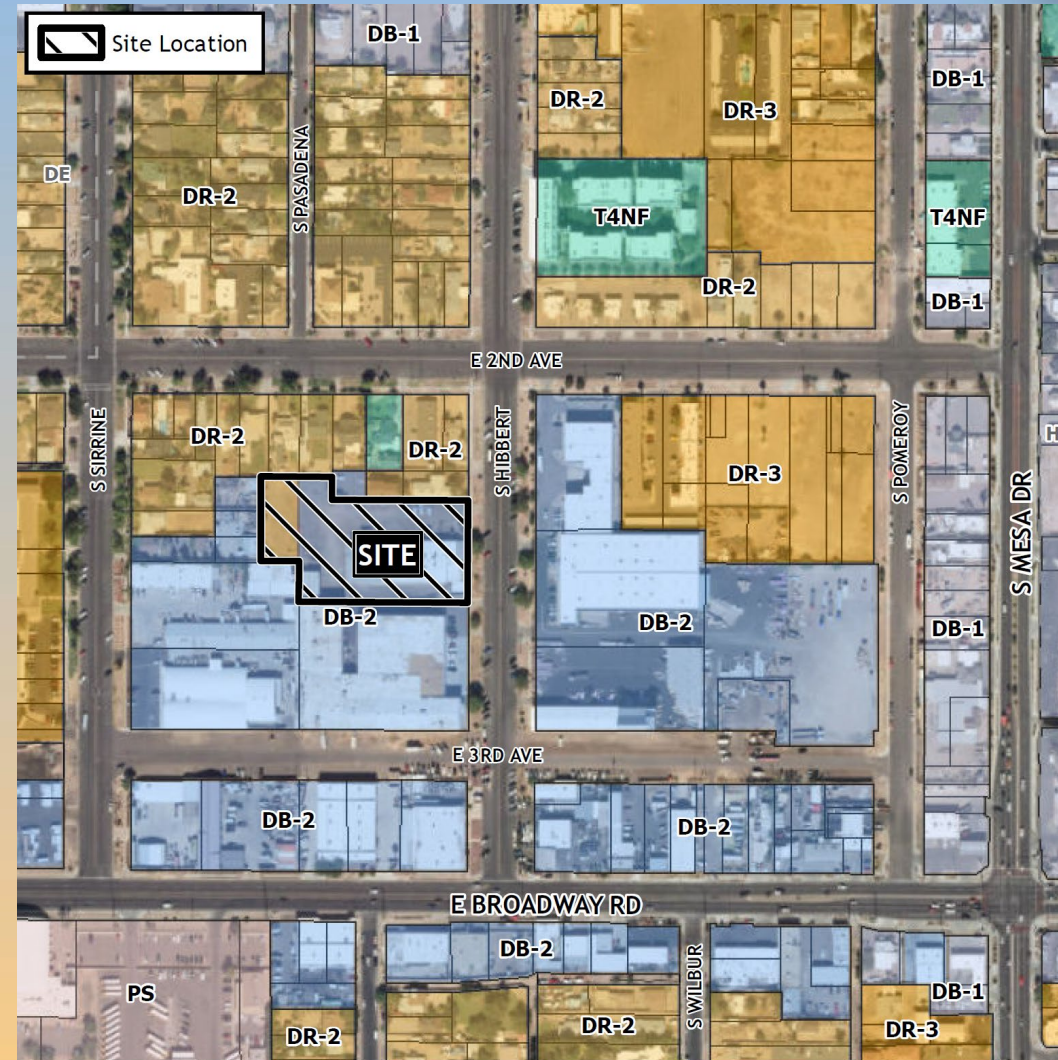
- Design Review
- To allow for a warehouse development





Location

- North of Broadway Road
- West of Mesa Drive





Site Photo

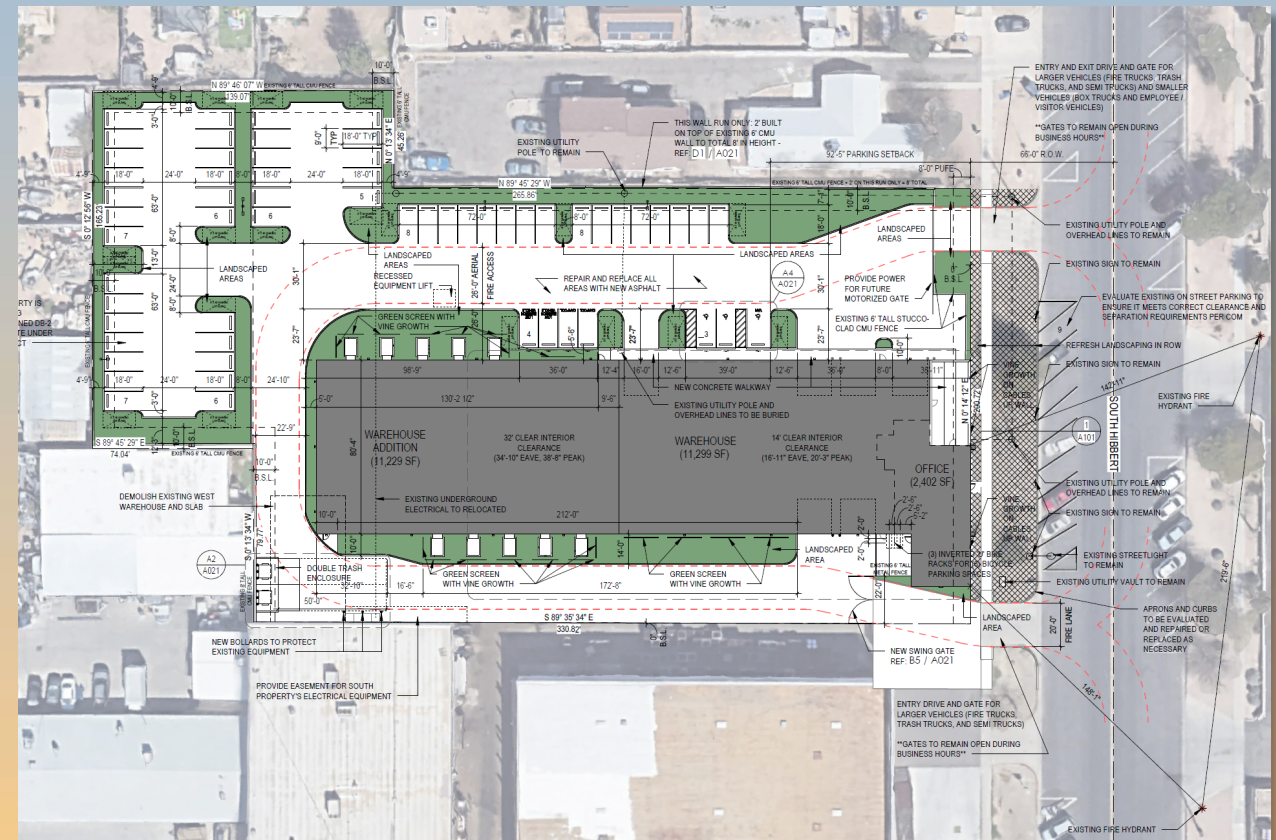


Looking southwest on Hibbert



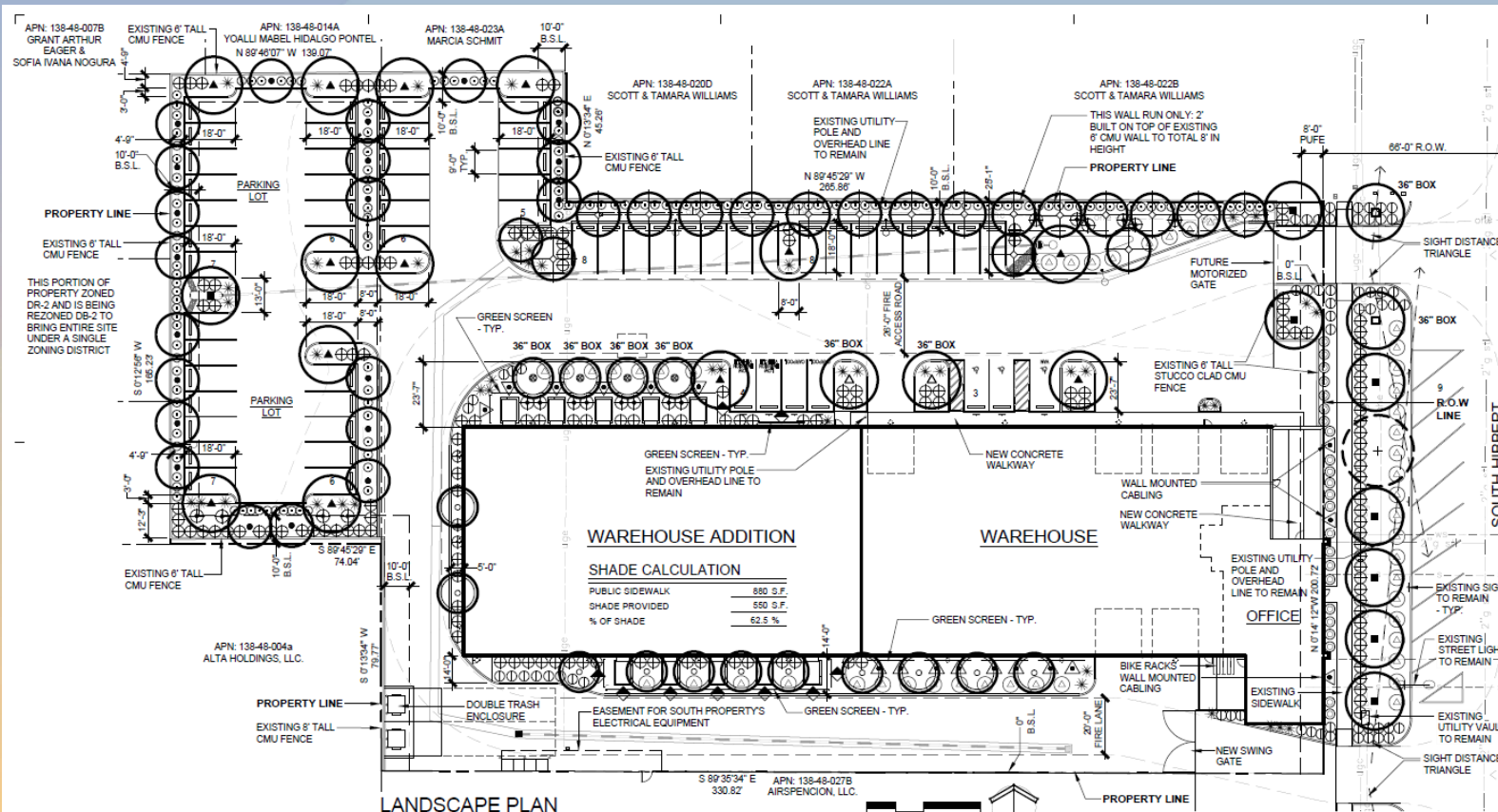
Site Plan

- 11,229 sq. ft. addition to existing warehouse totaling 22,528 sq. ft. of warehouse and 2,402 sq. ft. of office
- 33 parking spaces required; 53 proposed
- Access from Hibbert





Landscape Plan

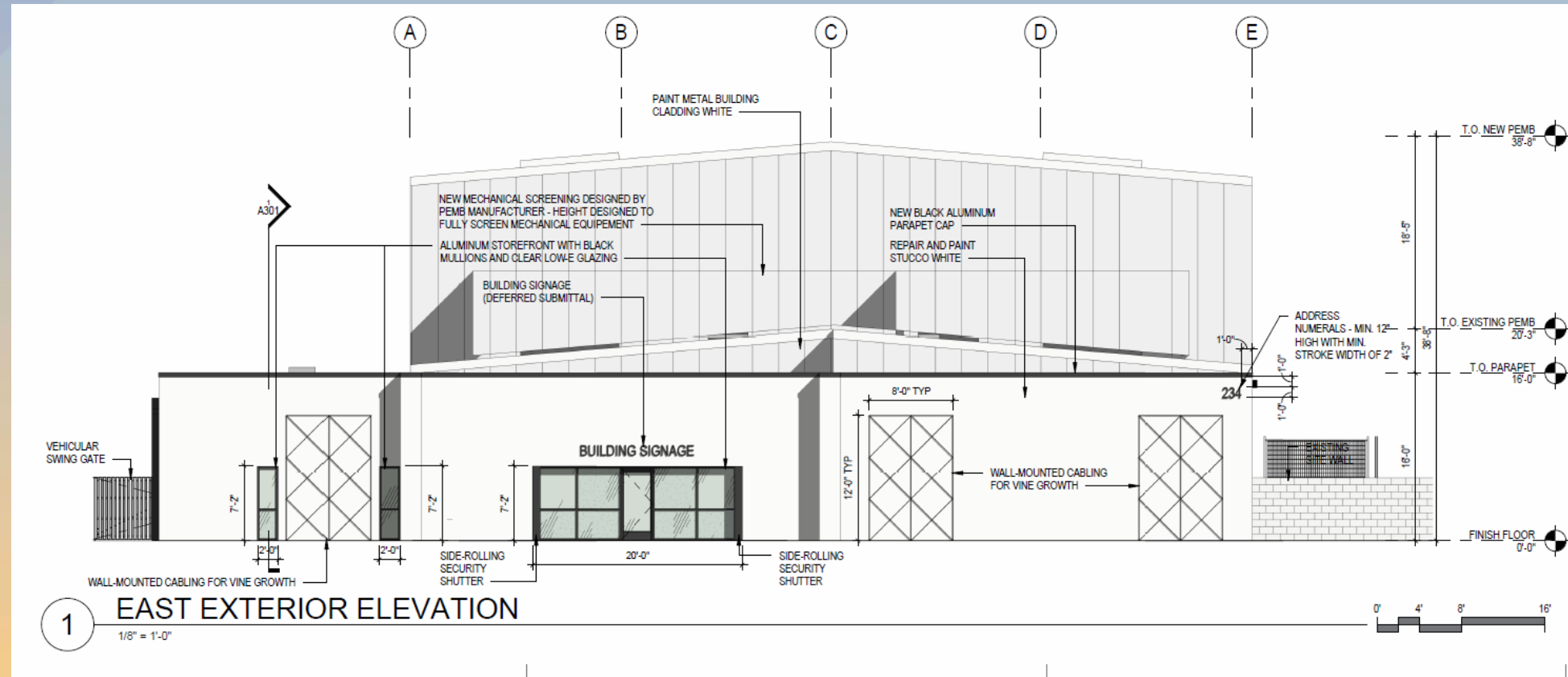


PLANT LIST				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
TREES:				
	EXISTING MESQUITE TREE TO REMAIN		1	PROTECT FROM DAMAGE DURING CONSTRUCTION
	ACACIA ANEURA	24" BOX	18	6'-7"X10'-3"X10'-1.25" CAL.
	MULGA	24" BOX	21	7'-8"X12'-5"X10'-1.25" CAL.
	ACACIA SALICINA	36" BOX	4	9'-11"X13'-7"X12'-2.5" CAL.
	WILLOW ACACIA	36" BOX	4	9'-11"X13'-7"X12'-2.5" CAL.
	ACACIA WILLARDIANA	24" BOX	11	5'-8"X12'-5"X10'-1.5" CAL.
	PALO BLANCO	24" BOX	11	5'-8"X12'-5"X10'-1.5" CAL.
	ACACIA WILLARDIANA	36" BOX	2	9'-11"X13'-7"X12'-2.5" CAL.
	PALO BLANCO	36" BOX	2	9'-11"X13'-7"X12'-2.5" CAL.
	PISTACIA LENTISCUS	24" BOX	8	7'-8"X12'-5"X10'-1.5" CAL.
	MASTIC TREE	36" BOX	2	9'-11"X13'-7"X12'-2.5" CAL.
	PISTACIA LENTISCUS	24" BOX	8	7'-8"X12'-5"X10'-1.5" CAL.
	MASTIC TREE	36" BOX	2	9'-11"X13'-7"X12'-2.5" CAL.
	PROSOPIS X PHOENIX	24" BOX	13	6'-7"X12'-5"X10'-1.5" CAL.
	THORNLESS SOUTH AMERICAN MESQUITE			
	PROSOPIS X PHOENIX			
	THORNLESS SOUTH AMERICAN MESQUITE			
SHRUBS:				
	CASUALPINA PULCHERRIMA	5 GALLON	18	
	RED BIRD OF PARADISE	5 GALLON	156	
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GALLON	156	
	THUNDER CLOUD SHAG	5 GALLON	156	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GALLON	156	
	RIO BRAVO SHAG			
ACCENTS:				
	HEPERALOE PARVIFLORA	5 GALLON	45	
	RED YUCCA	5 GALLON	23	
	RUSSELLIA EQUESTIFORMIS	5 GALLON	23	
	CORAL FOUNTAIN			

PLANT LIST - CONT.				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
VINES:				
	BOUGAINVILLEA BARBARA KARST	5 GALLON	17	
	BARBARA KARST BOUGAINVILLEA			
	MACADAMEA LIGULIS-CATI	5 GALLON	9	
	CATY CLAY VINE			
GROUND COVER:				
	EREMOPHILA GLABRA VINGENWOLD	5 GALLON	47	
	OUTBACK SUNSHINE ERM	5 GALLON	47	
	LANTANA X 'NEW GOLD'	5 GALLON	59	
	YELLOW TRAILING LANTANA			
DECOMPOSED GRANITE:				
	TAN COLOR	10' MINUS		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLANS.
LANDSCAPE CALCULATIONS				
			51,454 S.F.	
TOTAL AREA OF PROPERTY			51,454 S.F.	
TOTAL BUILDING AREA			25,644 S.F.	
TOTAL PARKING AREA			41,786 S.F.	
TOTAL LANDSCAPE AREA			17,686 S.F.	
TOTAL SITE TREES			423	
TOTAL SITE SHRUBS, ACCENTS, VINES (5 GALLON)			156	
TOTAL GROUND COVER (5 GALLON)			156	
TOTAL TURF AREA			5 S.F.	
TOTAL LANDSCAPE INORGANIC MATERIAL (DECOMPOSED GRANITE)			17,686 S.F.	
STREET FRONTAGE				
TREES: 1 PER 25 L.F. OF STREET FRONTAGE			0	# 8
SHRUBS: 6 PER 25 L.F. OF STREET FRONTAGE (5 GALLON MIN.)			45	# 1
TREES: 36" BOX (25% STREET FRONTAGE TREES)			2	# 3
TREES: 24" BOX (50% REQUIRED TREES)			4	# 5
* COUNT INCLUDES (1) EXISTING TREE TO REMAIN				

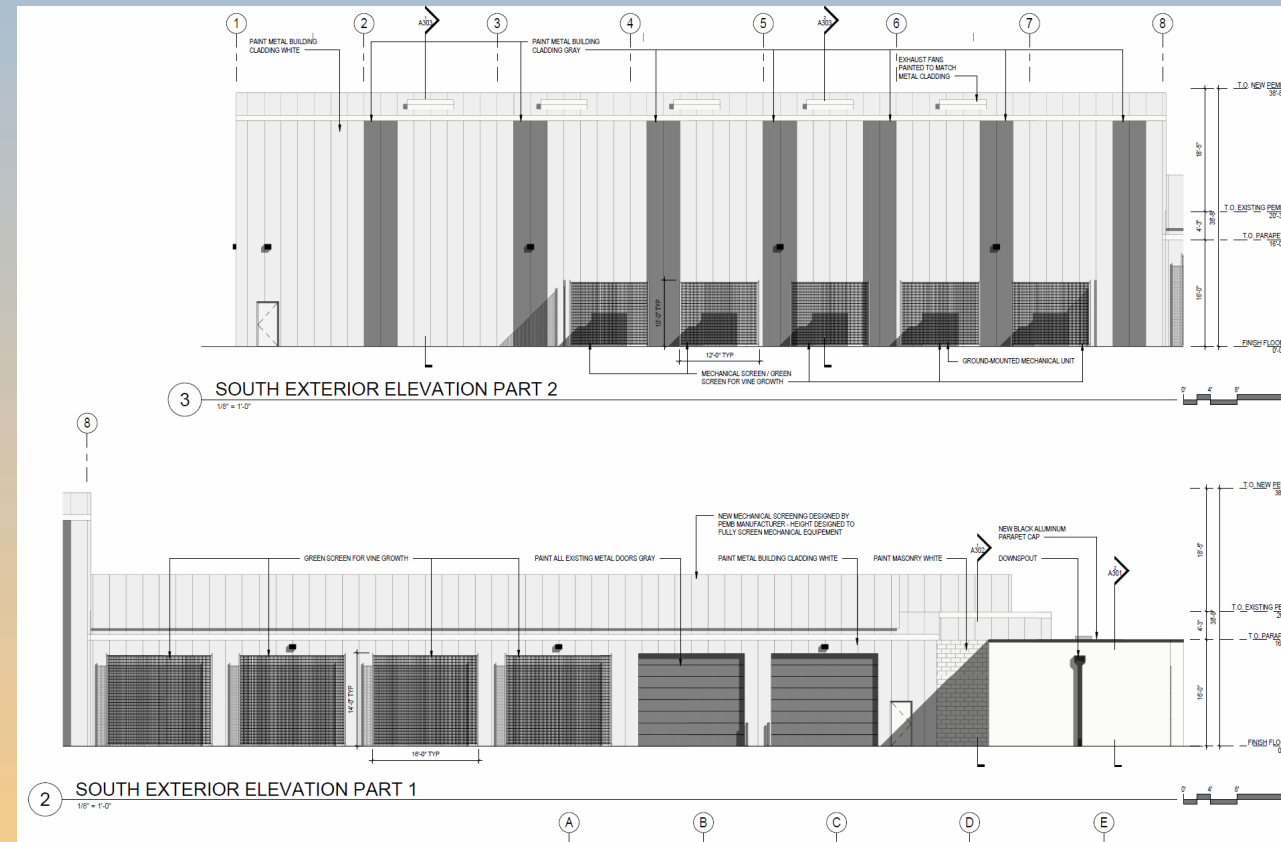


Elevations



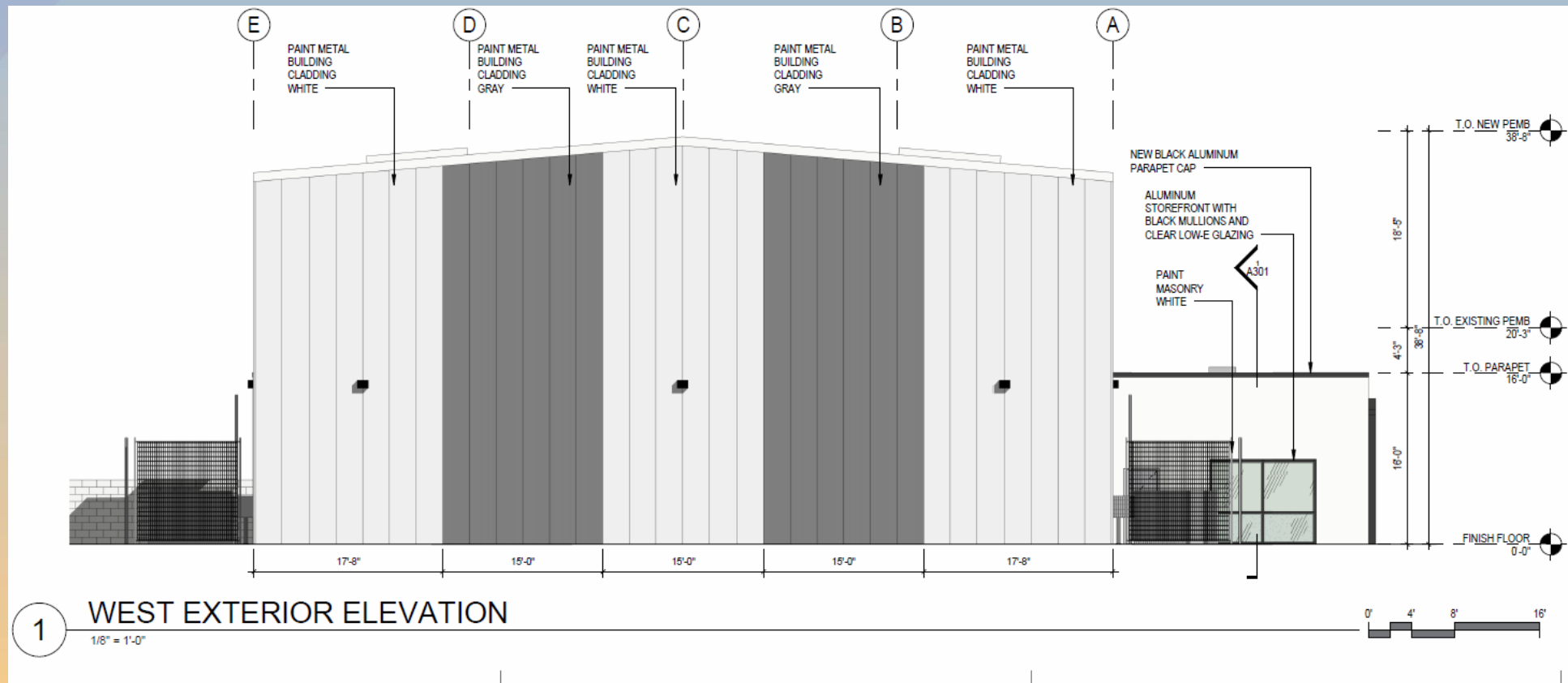


Elevations



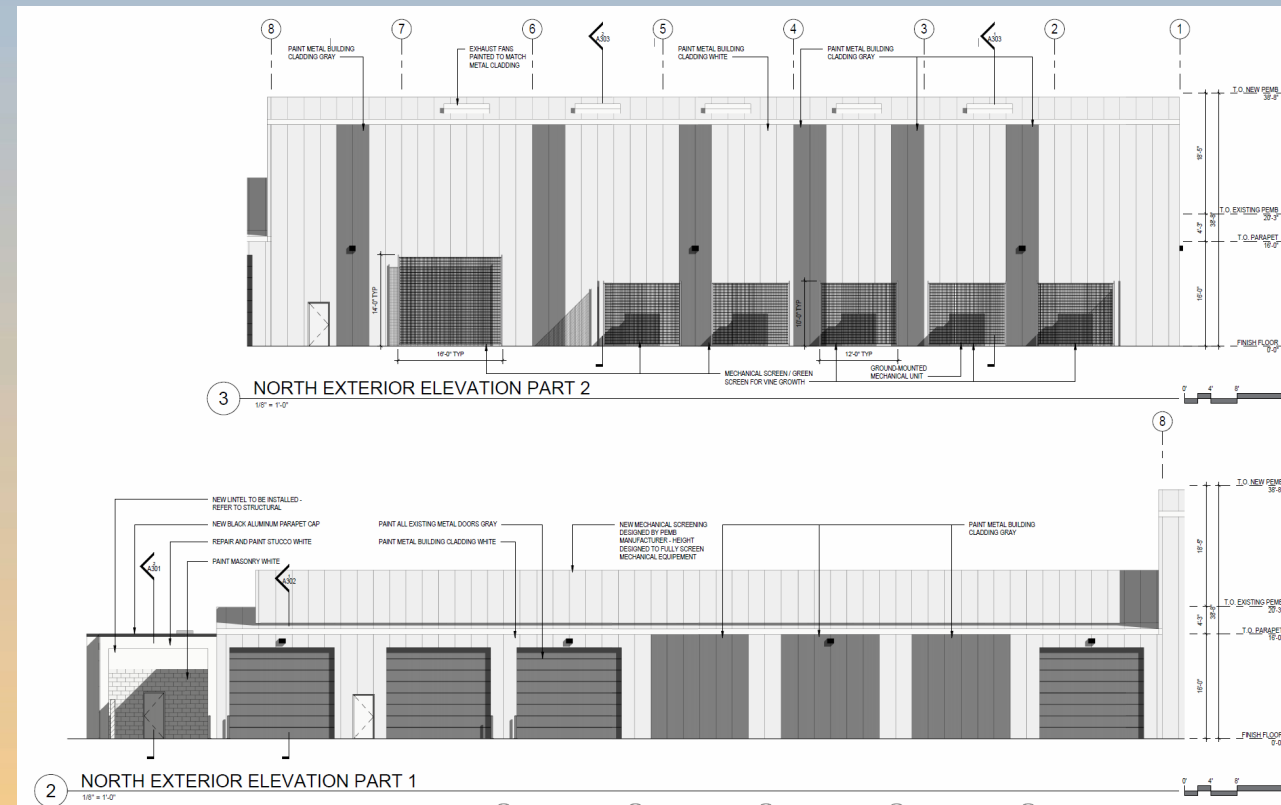


Elevations





Elevations





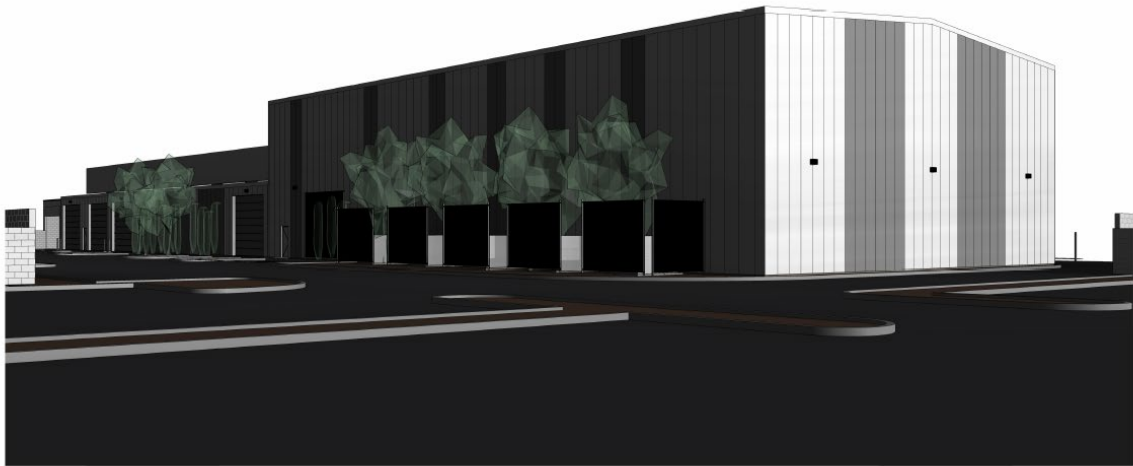
Rendering



3 NORTHEAST PERSPECTIVE



Rendering



2 NORTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE



Material Board





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB23-01001

7-11 at Avalon Ranch



Request

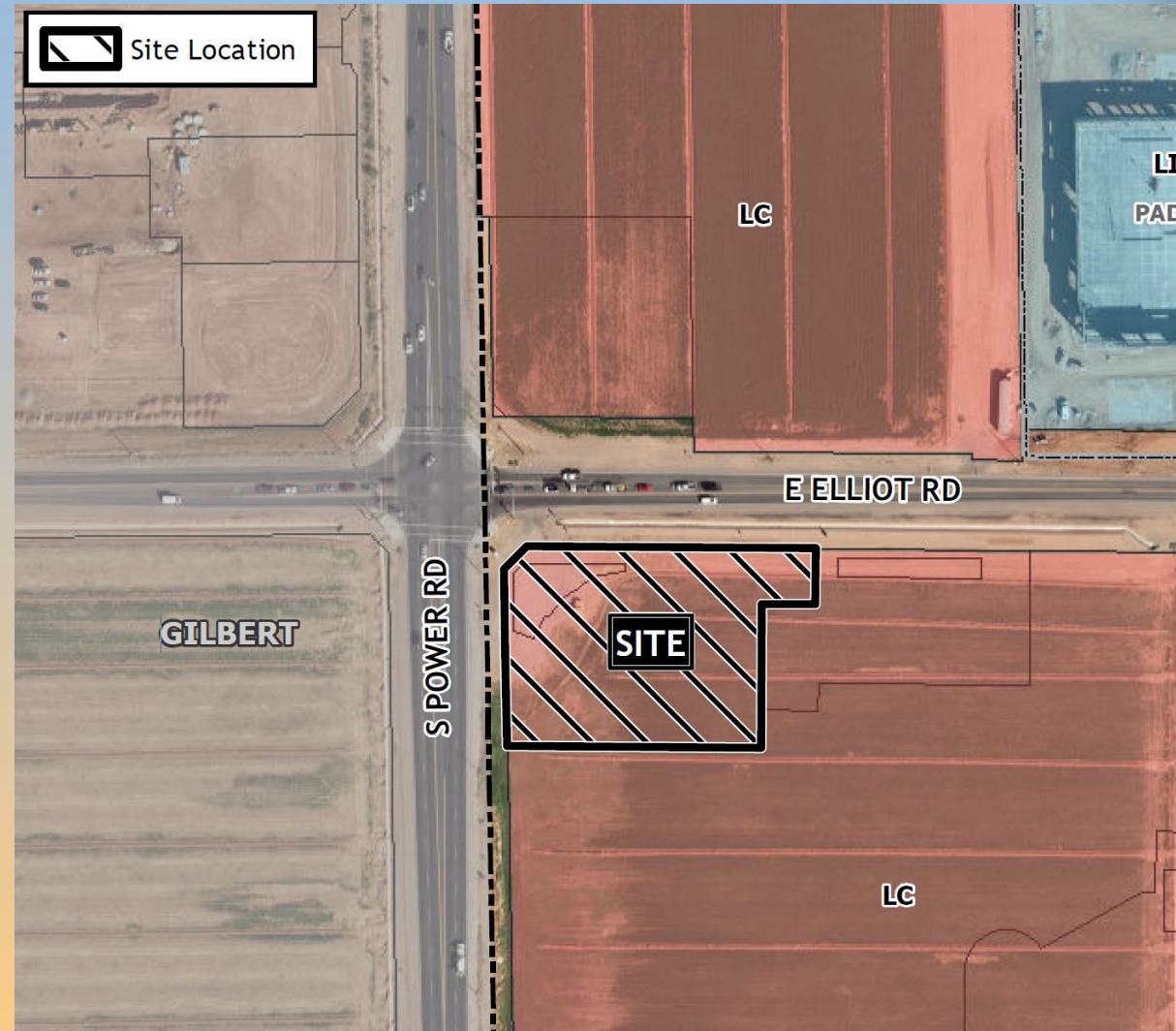
- Design Review
- To allow for a service station and convenience store





Location

- South of Elliot Road
- East of Power Road





Site Photos

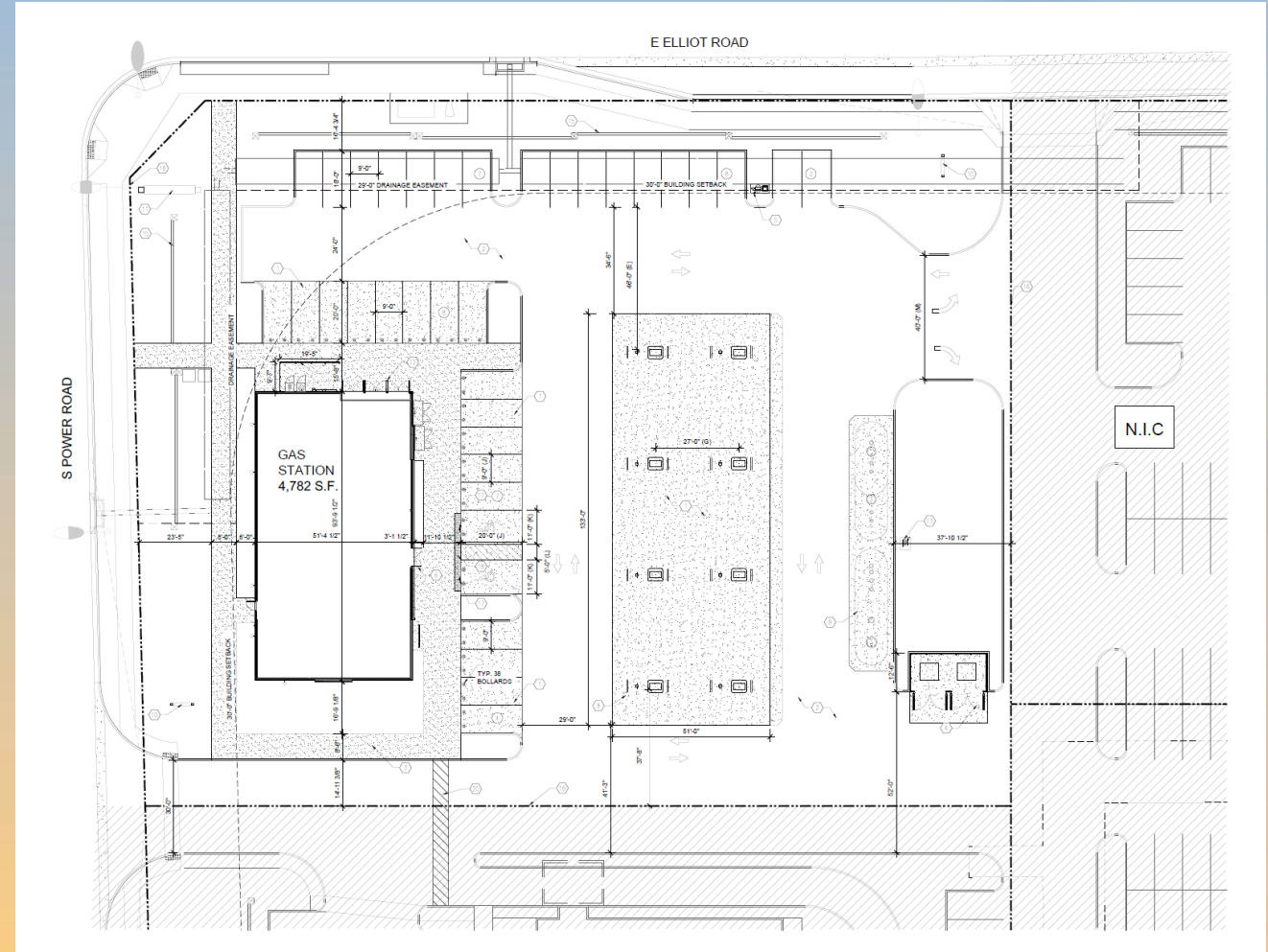


Looking south towards the site



Site Plan

- 4,782 sq. ft. convenience store and gas canopy
- Within proposed Large Commercial Development
- Access from shared drive aisle from Elliot Road & Power Road

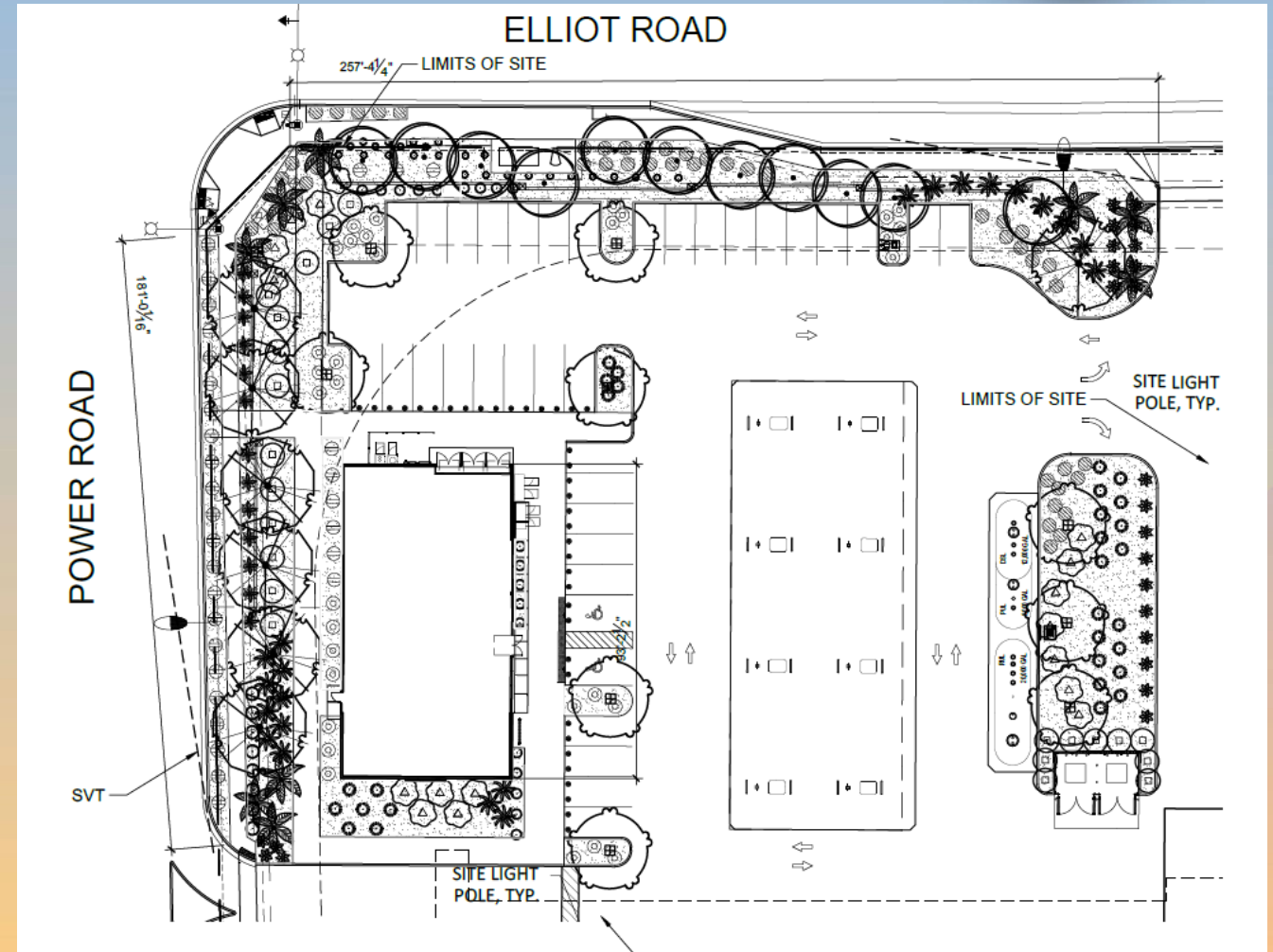




Landscape Plan

PLANT SCHEDULE 7-11

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	11
	Phoenix dactylifera Date Palm	15' Ht.	9
	Pistacia x 'Red Push' Pistache	24"box	7
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	9
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	30
	Agave geminiflora Century Plant	5 gal.	28
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	16
	Dasylirion longissimum Toothless Desert Spoon	5 gal.	22
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	23
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	13
	Lantana x 'New Gold' New Gold Lantana	1 gal.	55
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	36
	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	53
	Ruellia penninsularis Wild Petunia	5 gal.	29
	Russelia equisetiformis Firecracker Plant	5 gal.	17





Renderings



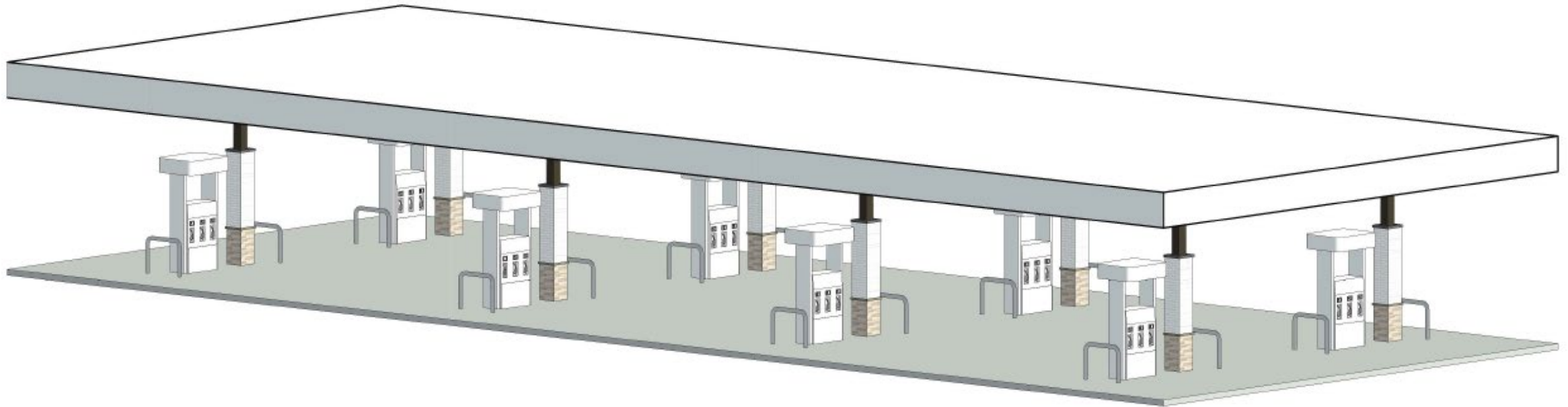


Renderings



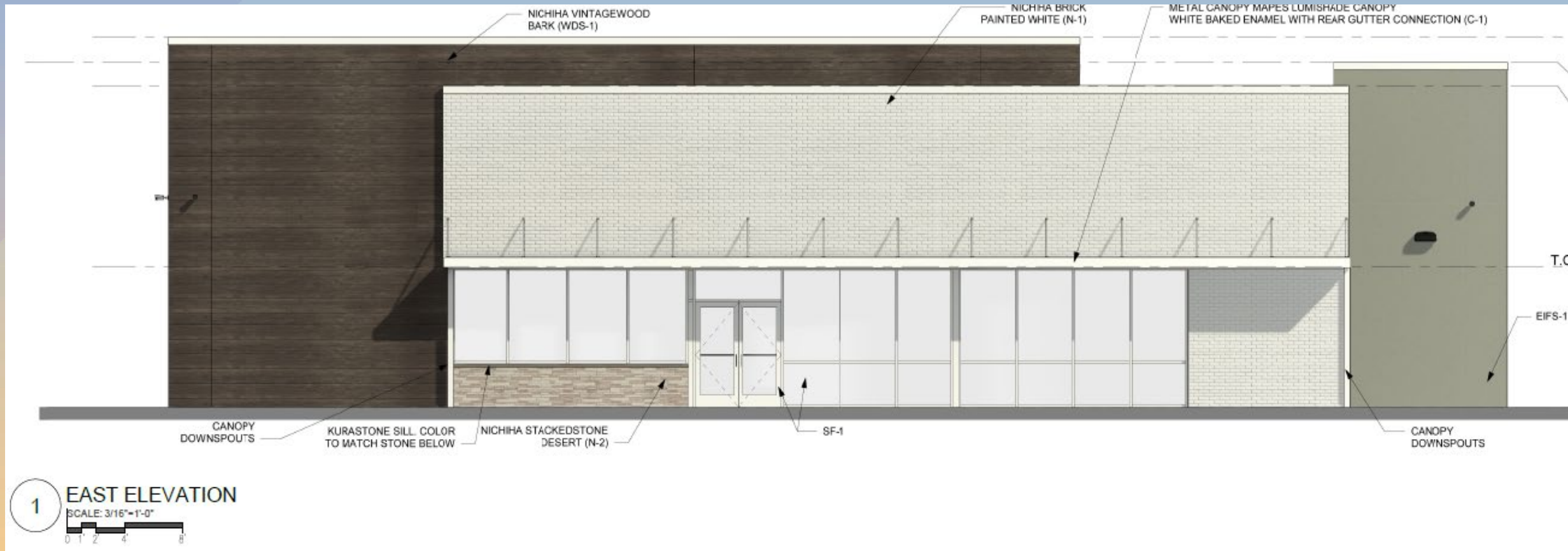


Renderings



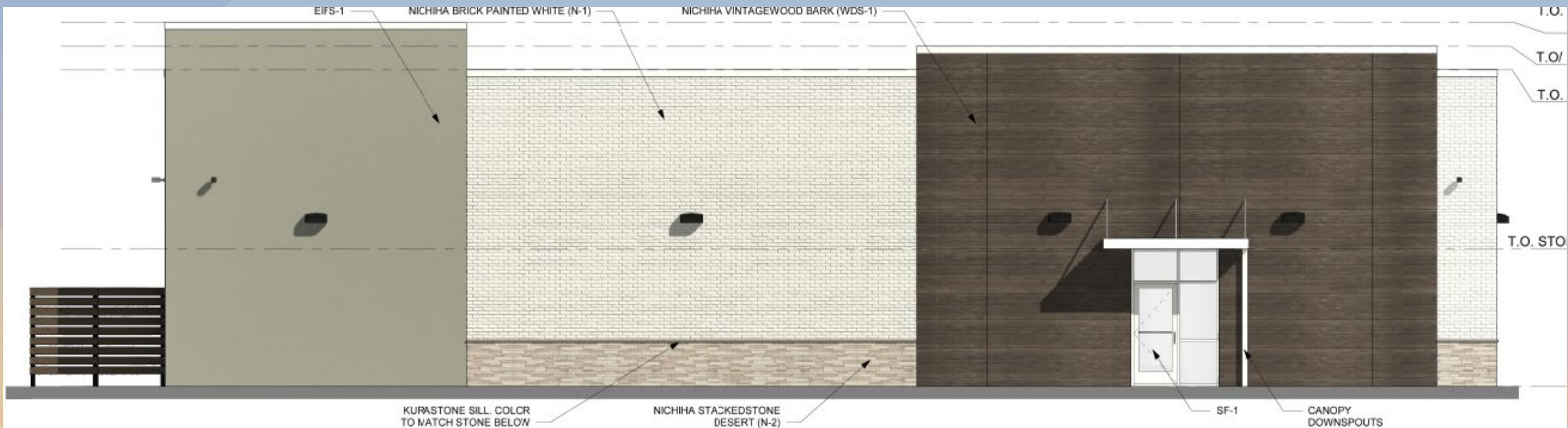


Elevations





Elevations



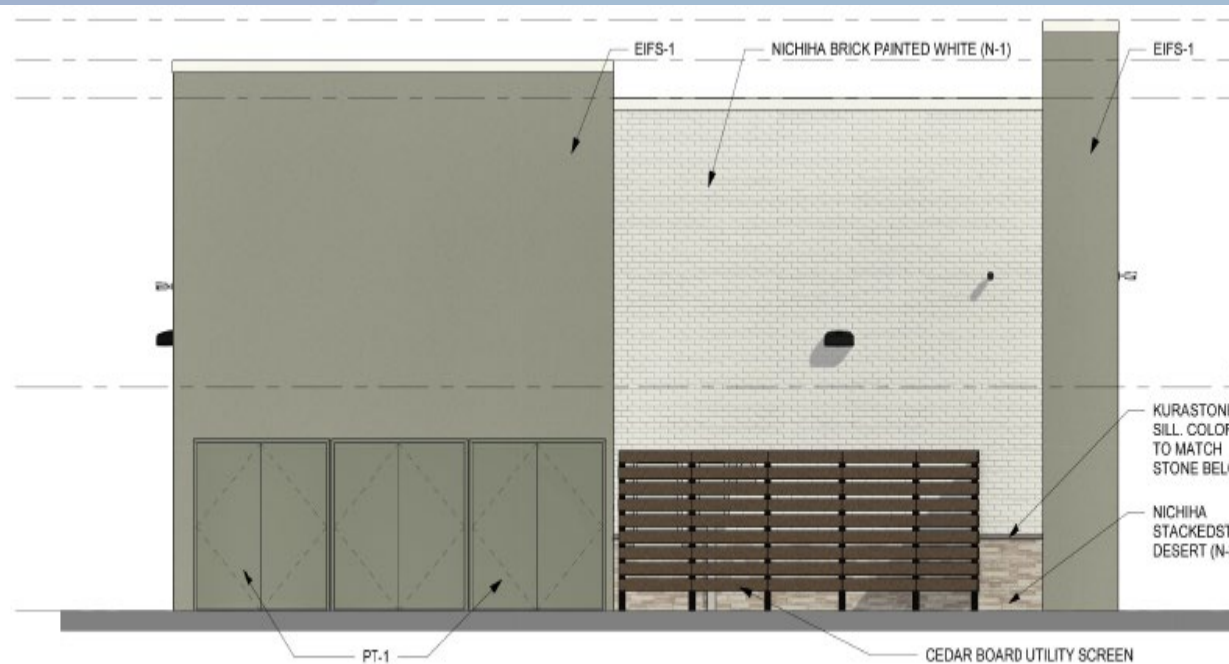
2

WEST ELEVATION

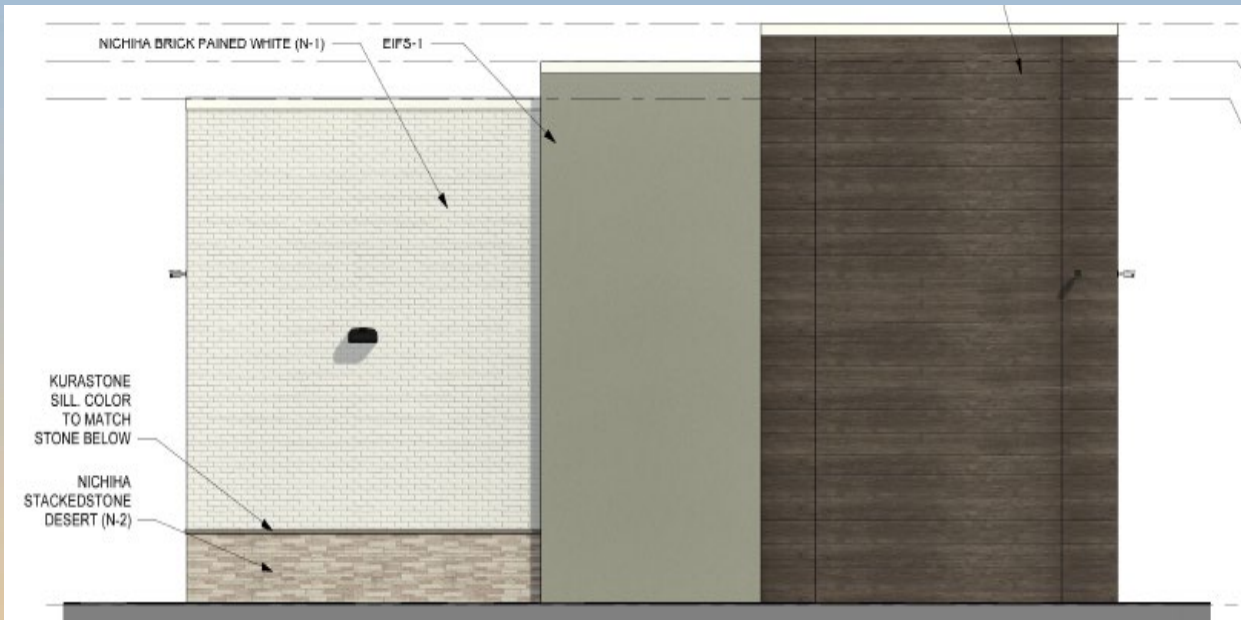
SCALE: 3/16"=1'-0"



Elevations



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/16"=1'-0"







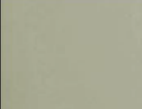
Elevations





Material Board

EXTERIOR MATERIAL SCHEDULE

	SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
	N-1	FIBER CEMENT PANEL	NICHIHA	VINTAGEBRICK PAINTED WHITE	EXTERIOR WALL
	N-2	FIBER CEMENT PANEL	NICHIHA	STACKEDSTONE DESERT	EXTERIOR WALL
	WDS-1	FIBER CEMENT PANEL	NICHIHA	VINTAGEWOOD BARK	EXTERIOR WALL
	EIFS-1	EIFS	DRYVIT	MATCH SW 9128 GREEN ONYX	EXTERIOR WALL
	P-1	PAINT	SHERWIN WILLIAMS	GREEN ONYX	EXTERIOR HM DOORS, FRAMES
	SF-1	ALUMINUM GLAZING		WHITE	STOREFRONT
	C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	WHITE WITH REAR GUTTER CONNECTION	BUILDING CANOPY



Findings

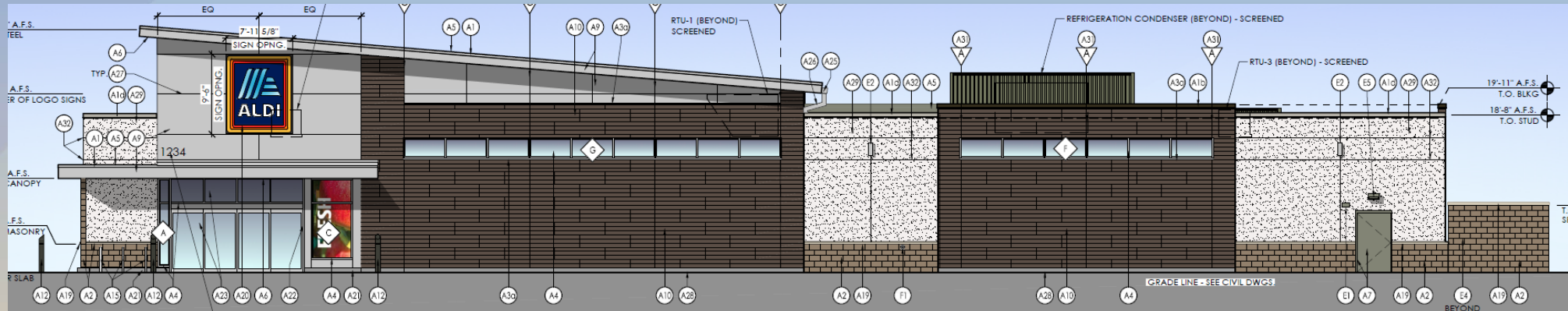
Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback

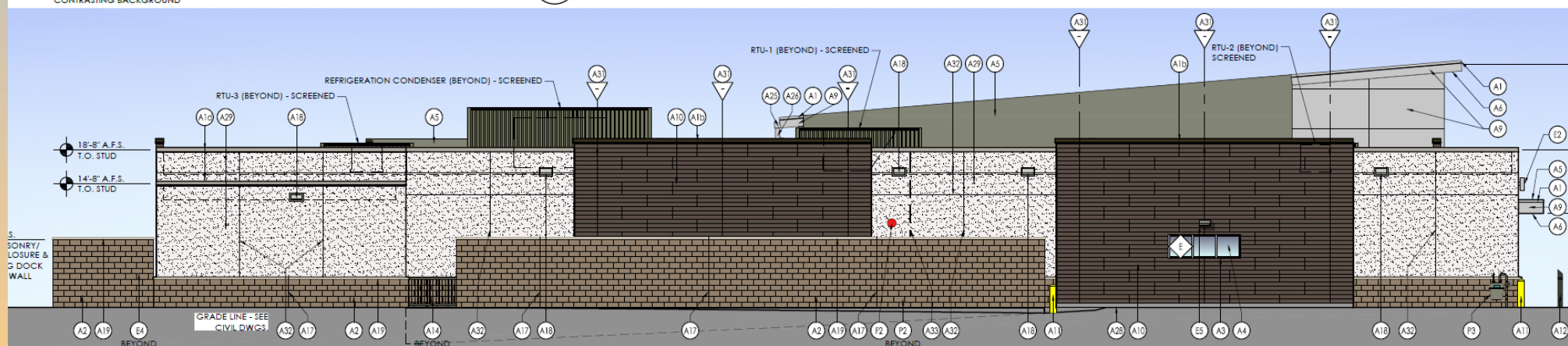


Aldi's Elevations



4 Front Elevation (West)

SCALE: 1/8" = 1'-0"



3 Rear Elevation (East)



Aldi's Elevations





DRB24-00008

The Landing at Falcon Field



Request

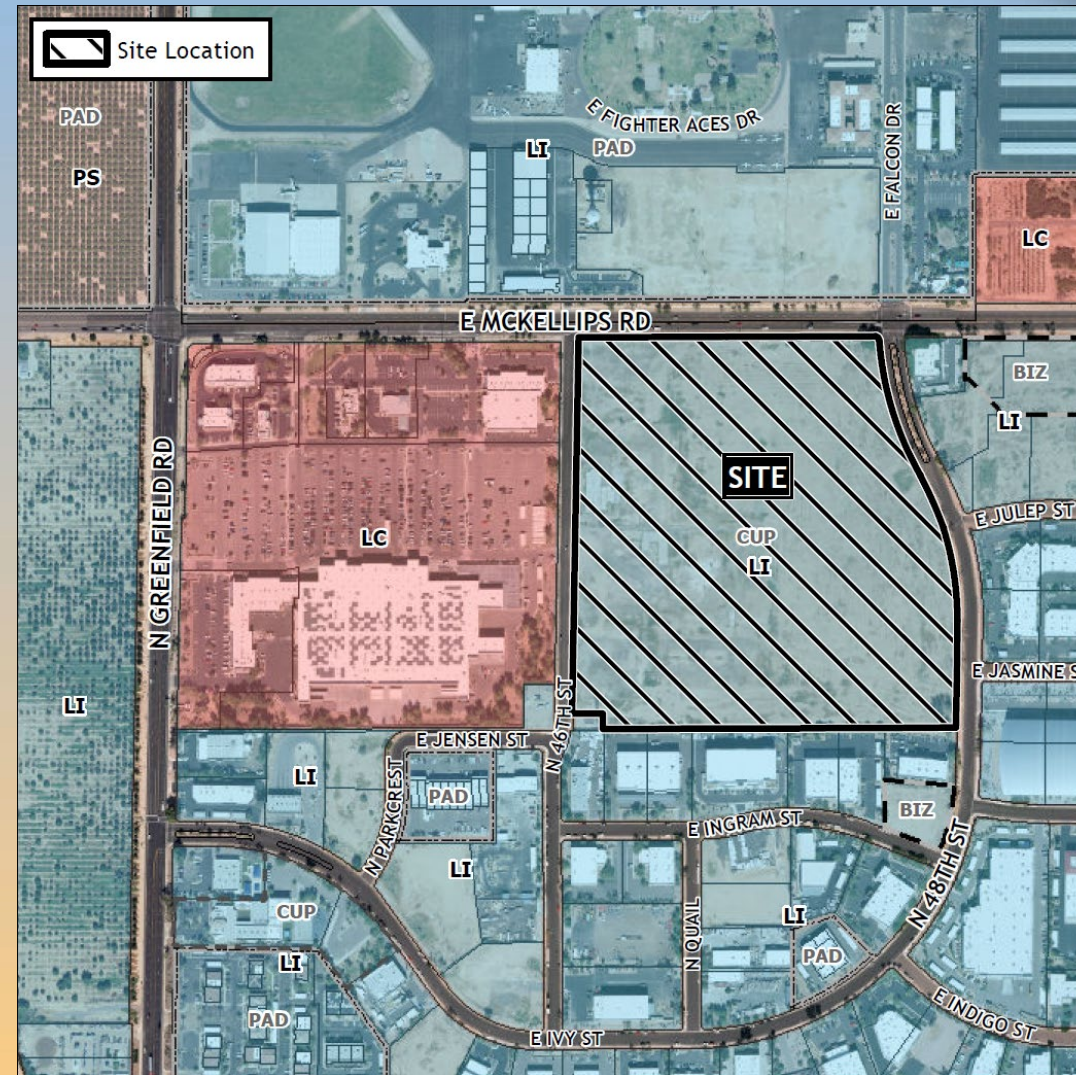
- Design Review
- To allow for an industrial business park





Location

- East of Greenfield Road
- South of McKellips Road





Site Photo



Looking south from McKellips Road



The site plan for the proposed 141-34-000A U parcel shows four main building footprints labeled A, B, C, and D. Building A is 159,300 S.F. with 222 spaces. Building B is 98,000 S.F. with 171 spaces. Building C is 186,500 S.F. with 200 spaces. Building D is 161,540 S.F. with 222 spaces. The plan includes surrounding streets (McKellips Road, 48th Street, Jensen Street, Julie Street, Jasmine Street), adjacent parcels (141-34-002G, 141-34-481B, 141-34-482, 141-34-002E, 141-34-368A, 141-34-367, 141-34-372), and various engineering notes and dimensions.



Landscape Plan

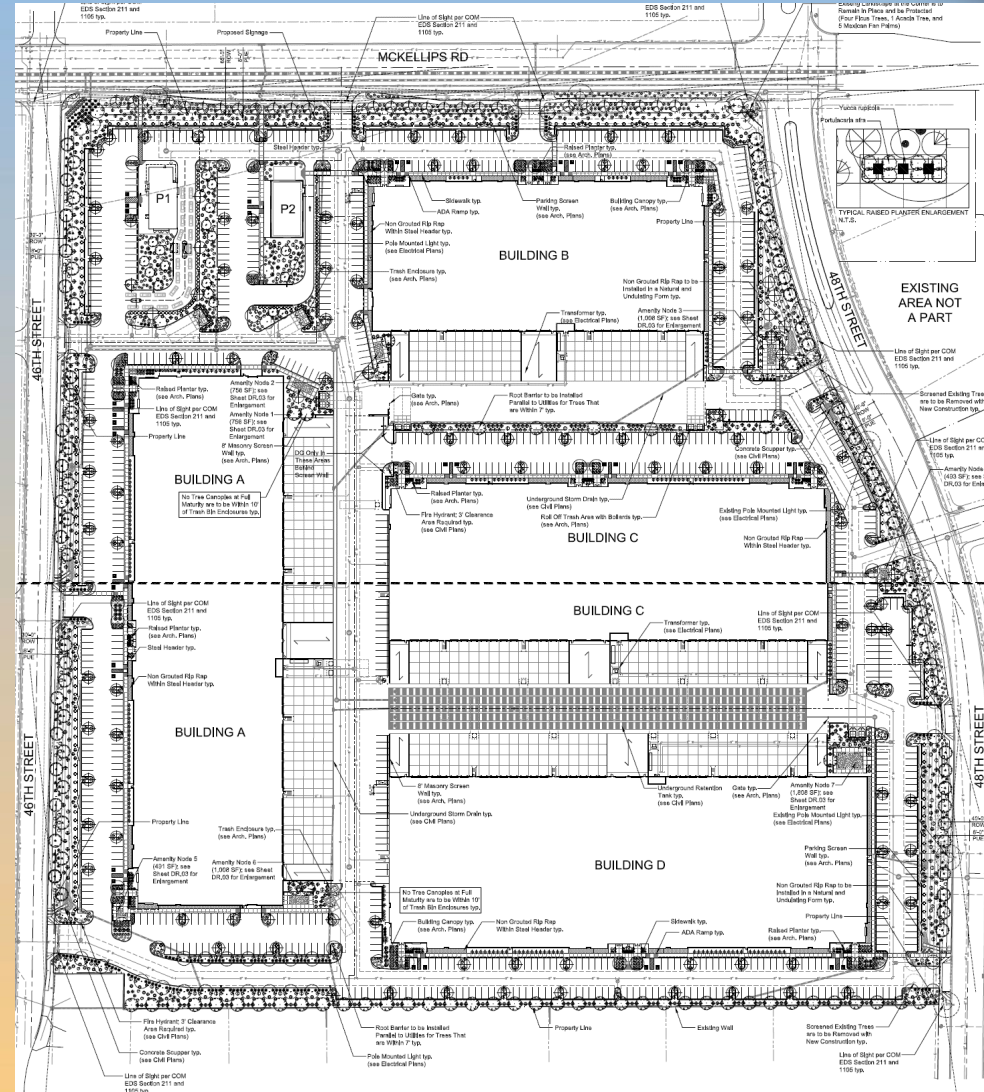
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY
Chilopsis linearis 'Art'	24" box	21
Seedless Desert Willow	Multi-Trunk	
Ulmus parviflora 'Sempervirens'	24" Box	26
Chinese Evergreen Elm	Standard, Matching	
Parkinsonia hybrid 'Desert Museum'	36" Box	106
Desert Museum Palo Verde	Multi-Trunk, Breaker, Matching	
Prosopis alba 'Hybrid Cooperi'	24" Box	115
Cooper's Thornless Mesquite	Standard, Matching	
Caesalpinia mexicana	36" Box	03
Mexican Bird of Paradise	Standard, Matching	
Acacia salicina	24" Box	53
Willow Acacia	Standard, Matching	
Fouquieria splendens	6' Tall - 6 Cane Minimum	02
Ocotillo		
Quercus virginiana 'Heritage'	24" Box	73
Heritage Live Oak	Standard, Matching	
Existing Trees to Remain in Place and be Protected		05
Existing Mexican Fan Palm to Remain in Place and be Protected		5
Existing Trees to be Removed with New Construction		29

SHRUBS / ACCENTS / VINES	SIZE	QTY
Daylily white/Red	5 Gallon	57
Desert Spoon	5 Gallon	59
Hesperaloe funifera	5 Gallon	59
Giant Yucca	5 Gallon	59
Leucophyllum frutescens 'Compacta'	5 Gallon	351
Compact Texas Sage	5 Gallon	124
Hesperaloe parviflora 'Yellow'	5 Gallon	115
Yellow Yucca	5 Gallon	284
Bouteloua gracilis	5 Gallon	105
Blonde Ambition Grass	5 Gallon	139
Agave desertiana	5 Gallon	282
Smooth Agave	5 Gallon	339
Caesalpinia mexicana	5 Gallon	266
Mexican Bird of Paradise	5 Gallon	217
Senna artemisioides	5 Gallon	82
Feathery Cassia	5 Gallon	66
Eremophila hygrophana	5 Gallon	267
Bellis	5 Gallon	114
Tecoma x 'Sparky'	5 Gallon	97
Sparky Tecoma	5 Gallon	100
Aloe x 'Blue Elf'	5 Gallon	36
Blue Elf Aloe	5 Gallon	67
Ruellia peninsularis	5 Gallon	553
Desert Ruellia	5 Gallon	96
Justicia californica	5 Gallon	
Red Chuparosa	5 Gallon	
Encelia farinosa	5 Gallon	
Brittlebush	5 Gallon	
Nerium oleander 'Pette Pink'	5 Gallon	
Petite Pink Oleander	5 Gallon	
Leucophyllum x Heavenly Cloud	5 Gallon	
Heavenly Cloud Sage	5 Gallon	
Calliandra californica	5 Gallon	
Baja Fairy Duster	5 Gallon	
Hesperaloe parviflora 'Red'	5 Gallon	
Red Yucca	5 Gallon	
Yucca rupicola	5 Gallon	
Twisted Leaf Yucca	5 Gallon	
GROUNDCOVERS	SIZE	QTY
Lantana x 'White Lightning'	5 Gallon	67
Trailing White Lantana	5 Gallon	553
Lantana montevidensis	5 Gallon	96
Trailing Lantana 'Purple & Gold Mound'	5 Gallon	
Portulacaria afra	5 Gallon	
Elephant's Food	5 Gallon	
Decomposed Granite - 1/2" Screened Rock Pros Rose	2" min thickness in all landscape areas	
Rip-Rap - 3" - 8" Rock Pros Rose	3" min thickness in all landscape areas; bury 2" into grade	
Stabilized Decomposed Granite - 1/4" Minus Madison Gold	3" min thickness with 95% compaction in noted areas	
3/16" x 6" Steel Header	Secure Every 45' with a Metal Stake	

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL





Building A Elevations



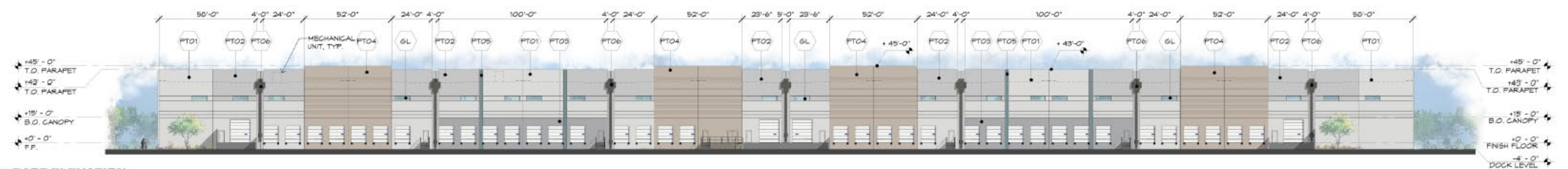
1 WEST ELEVATION
SCALE: 1" = 30'-0"



2 SOUTH ELEVATION
SCALE: 1" = 30'-0"



3 NORTH ELEVATION
SCALE: 1" = 30'-0"



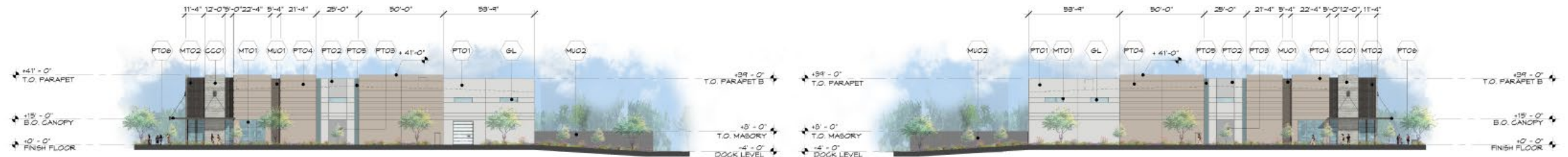
4 EAST ELEVATION
SCALE: 1" = 30'-0"



Building B Elevations

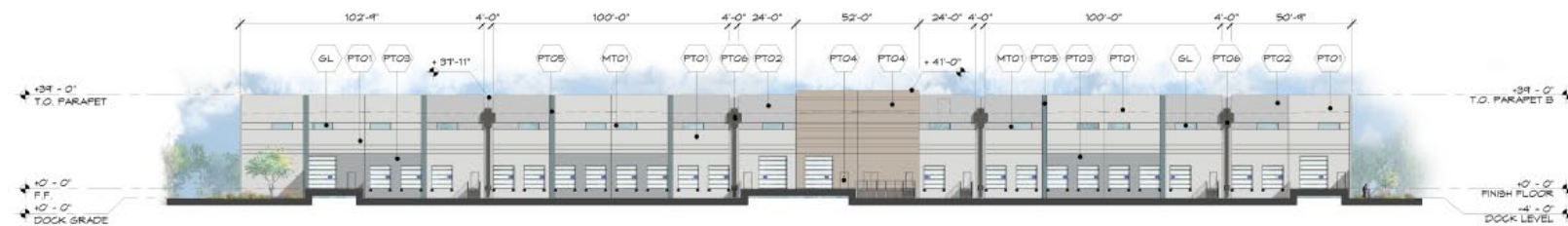


1 NORTH ELEVATION
SCALE: 1" = 30'-0"



2 WEST ELEVATION
SCALE: 1" = 30'-0"

3 EAST ELEVATION
SCALE: 1" = 30'-0"



4 SOUTH ELEVATION
SCALE: 1" = 30'-0"



Building C Elevations

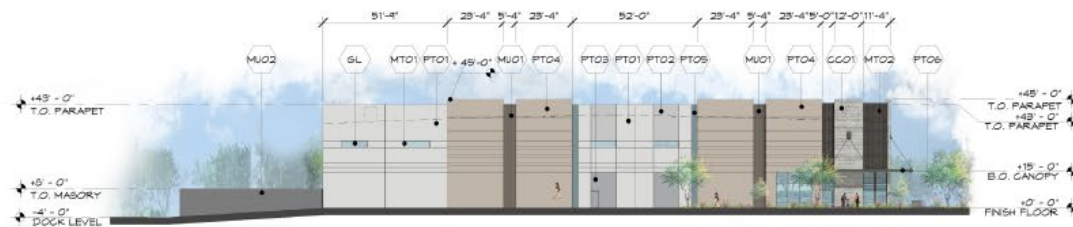




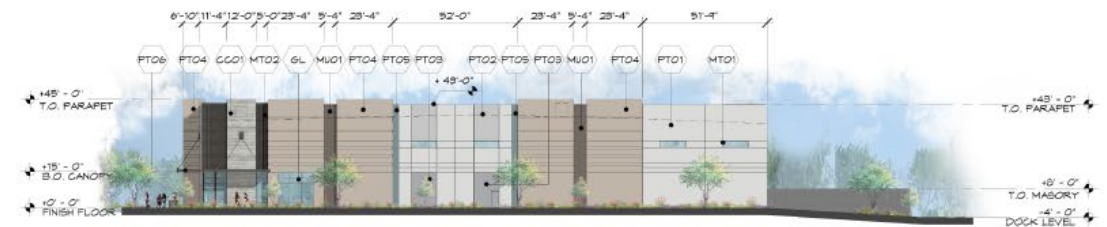
Building D Elevations



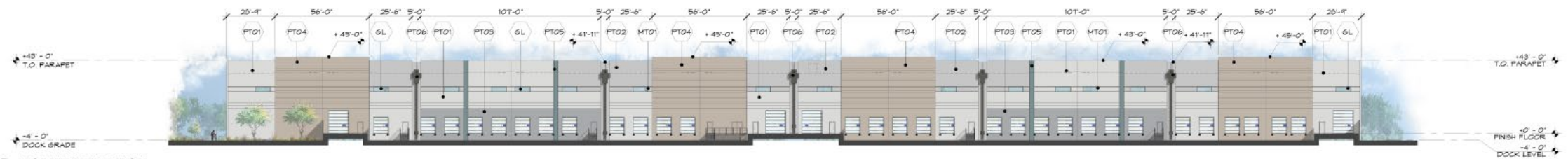
1 SOUTH ELEVATION
SCALE: 1" = 30'-0"



2 WEST ELEVATION
SCALE: 1" = 30'-0"



3 EAST ELEVATION
SCALE: 1" = 30'-0"



4 NORTH ELEVATION
SCALE: 1" = 30'-0"



Site Rendering





Site Rendering





Colors and Materials

CONCRETE



BOARD FORM CONCRETE
CC01

GLAZING by ARCADIA



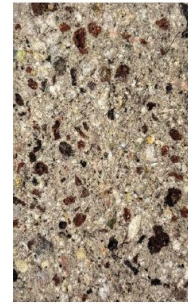
CLEAR GLAZING
GL

MASONRY by TRENWYTH



MOJAVE BROWN
PRECISION
MU01

by ECHELON MASONRY



HUNTINGTON GRAY
MESASTONE
MU02

METAL by ARCADIA



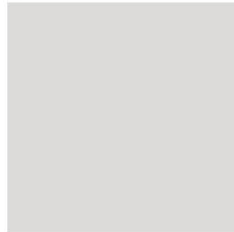
CLEAR
ANODIZED
MT01

by WESTERN STATES METAL ROOFING



BLACK ZINC MATTE
MT02

PAINT COLOR PALETTE by DUNN EDWARDS



PORPOISE
DE6373
PT01



SILVER POLISH
DE6374
PT02



CASTLEROCK
DE6375
PT03



ASH GRAY
DEC751
PT04



WEATHERED BLUE
DET560
PT05



CHARCOAL SKETCH
DET628
PT06

COLOR AND MATERIAL PALETTE

18 DECEMBER 2023
20083



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



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



DRB24-00018 PHX065



Request

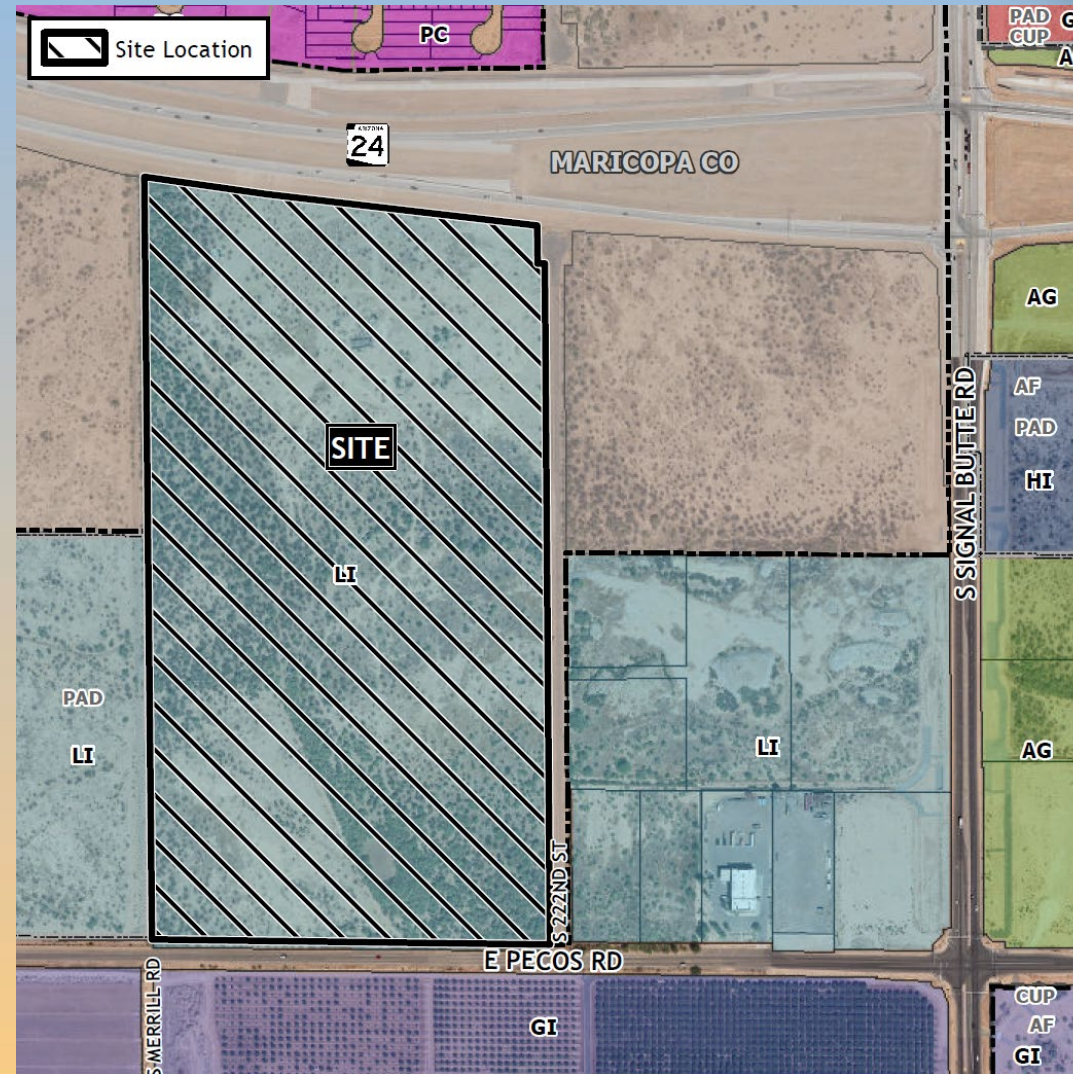
- Design Review
- To allow for an industrial development





Location

- West of Signal Butte Road
- North of Pecos Road





Site Photo

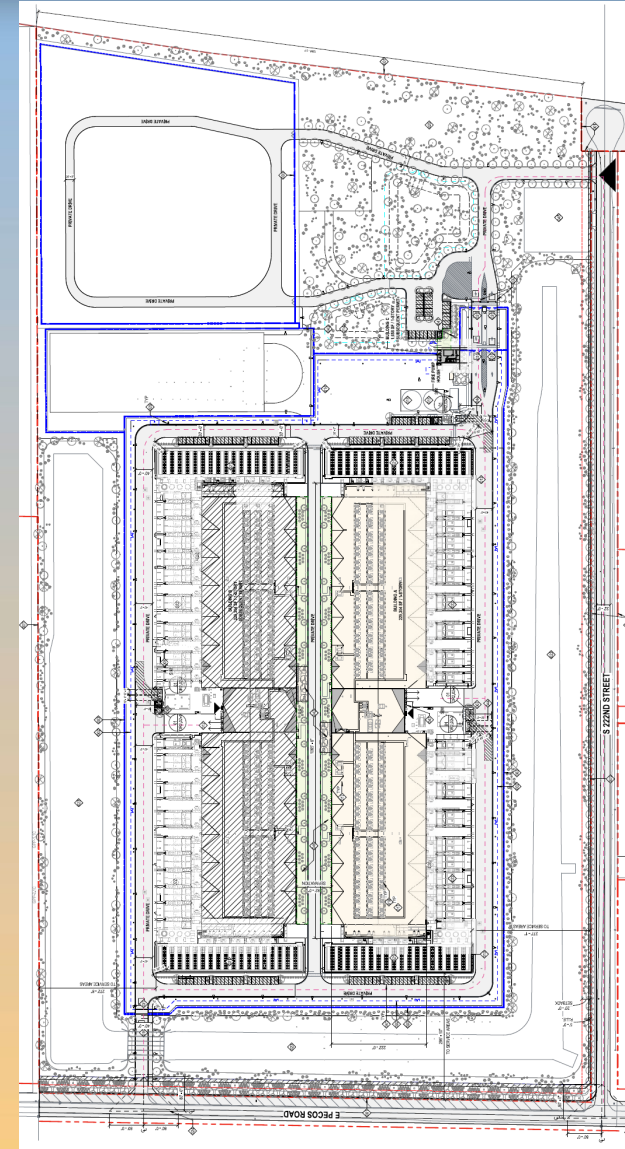


Looking northeast from Pecos Road



Site Plan

- 2 separate Data Center structures proposed
- One Security Building at northern entrance of the site
- Vehicular access to the site is provided from Pecos Road and S 222nd St
- 264 parking spaces provided











Landscape Plan

PLANTING LEGEND








TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
 <i>Sophora secundiflorum</i> Texas Mountain Laurel	24" Box. Min., 4' Ht. Min., 1" Cal.	32
 <i>Olneya tesota</i> Ironwood	24" Box. Min., 5' Ht. Min., 1 1/2" Cal.	132
 <i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	58
 <i>Pistacia x 'Red Push'</i> Red Push Pistache	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	95
 <i>Prosopis velutina</i> Mesquite	36" Box. Min., 9' Ht. Min., 2" Cal.	26
 <i>Quercus virginia</i> Live Oak	24" Box. Min., 6' Ht. Min., 1 1/2" Cal.	65
 <i>Quercus virginia</i> Live Oak	24" Box. Min., 7' Ht. Min., 1 1/2" Cal.	90
 <i>Quercus virginia</i> Live Oak	36" Box. Min., 10' Ht. Min., 2" Cal.	24

SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
 <i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gal	368
 <i>Dodonaea viscosa</i> Green Hopseed	5 Gal	126
 <i>Larrea tridentata</i> Creosote	5 Gal	374
 <i>Leucophyllum zygomorphum</i> 'Cimarron' Cimarron Sage	5 Gal	522
 <i>Ruellia peninsularis</i> Baja Ruellia	5 Gal	457
 <i>Tecoma stans</i> 'Gold Star' Yellow Bells	5 Gal	650



ACCENTS

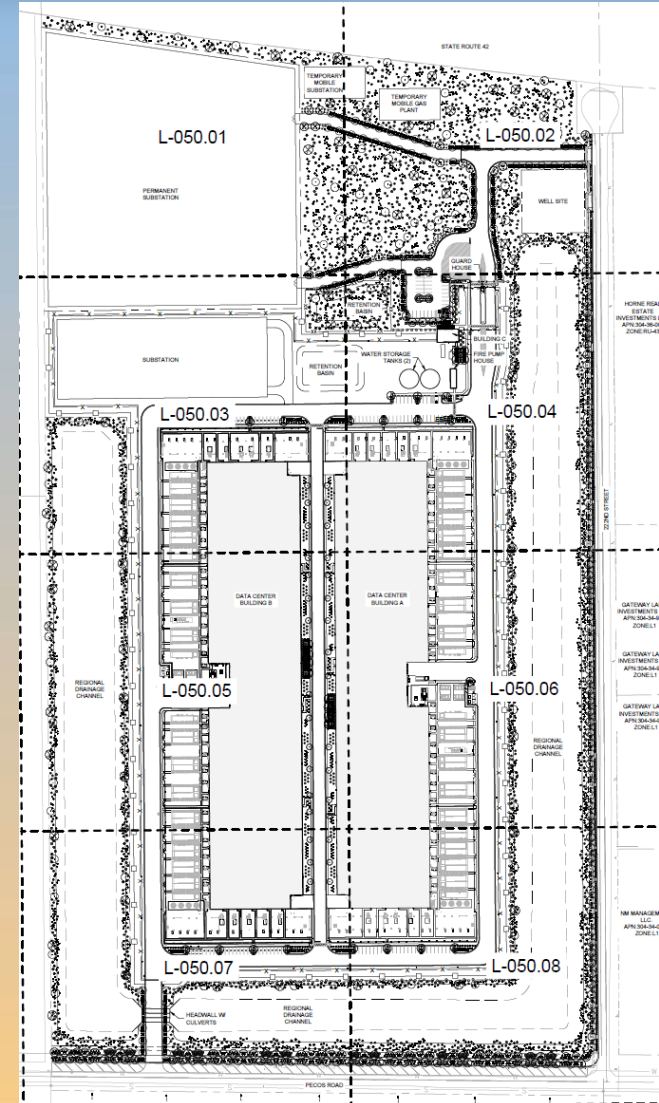
BOTANICAL NAME / COMMON NAME	SIZE	QTY
 <i>Agave bovicornuta</i> Cow's Horn Agave	5 Gal	176
 <i>Dasyliion wheeleri</i> Desert Spoon	5 Gal	598
 <i>Fouquieria splendens</i> Ocotillo	6' Ht. Min. 10 Canes Min.	71
 <i>Hesperaloe funifera</i> Giant Yucca	5 Gal	517
 <i>Hesperaloe parviflora</i> 'MSWNP/PERMA' Desert Dusk Red Yucca	5 Gal	526
 <i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist Muhly	5 Gal	122
 <i>Pachycereus marginatus</i> Mexican Fencepost Cactus	3' Ht. Min.	28

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
 <i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	1 Gal	2,599
 <i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gal	508

MATERIALS

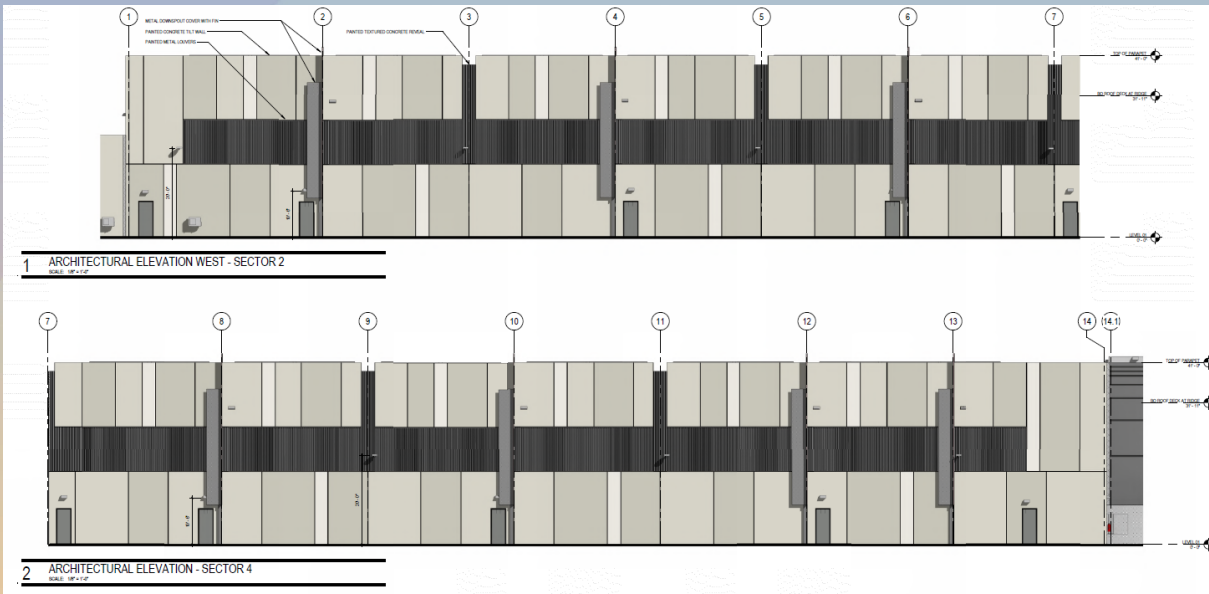
BOTANICAL NAME / COMMON NAME	SIZE	QTY
 Decomposed Granite		1,483,225 SF
 1/2" Screened, Carmel, 2" Depth Min. Crash-Rated Site Boulder Carmel, 5 Ton Min.		485



[illegible]

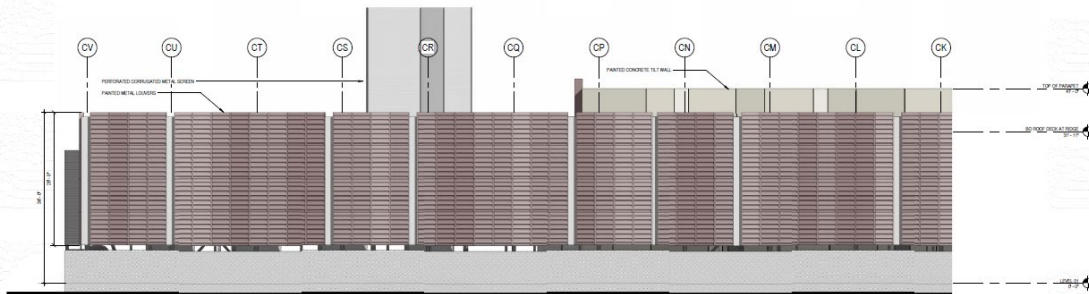


Building Elevations

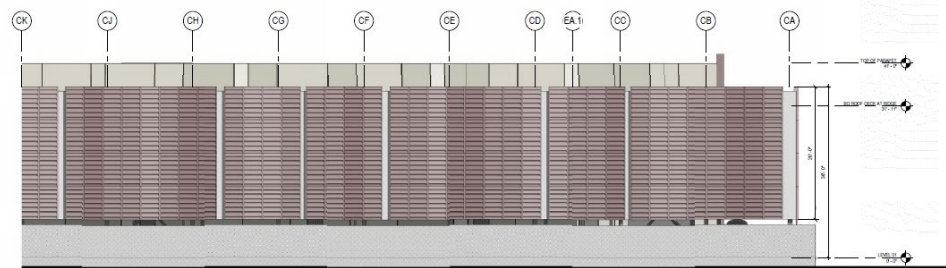




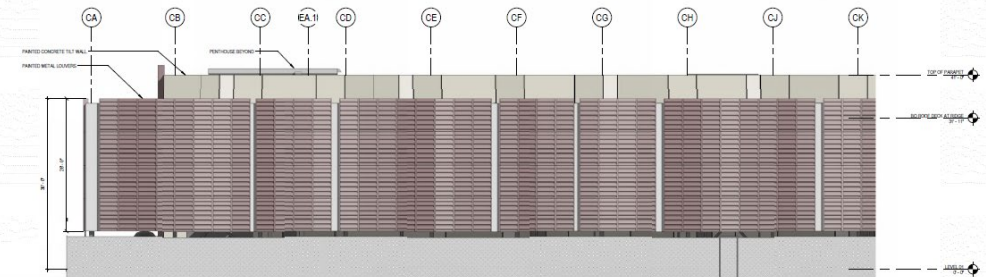
Chiller Elevations



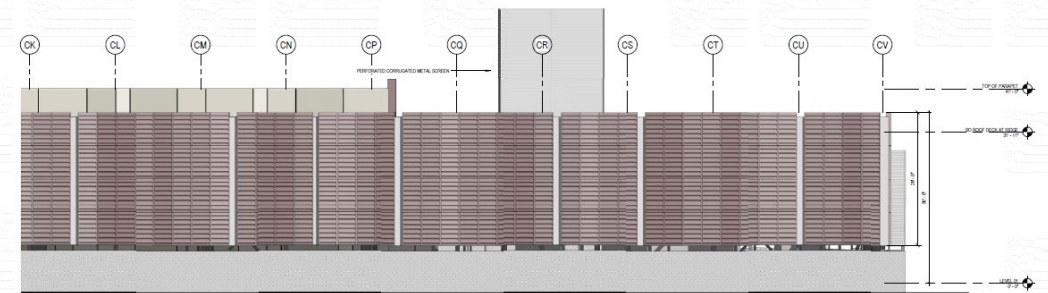
1 ARCHITECTURAL ELEVATION - SECTOR 14 CHILLER COMPOUND
SCALE: 1/8" = 1'-0"



2 ARCHITECTURAL ELEVATION - SECTOR 13 CHILLER COMPOUND
SCALE: 1/8" = 1'-0"



1 ARCHITECTURAL ELEVATION - SECTOR 11 CHILLER COMPOUND
SCALE: 1/8" = 1'-0"



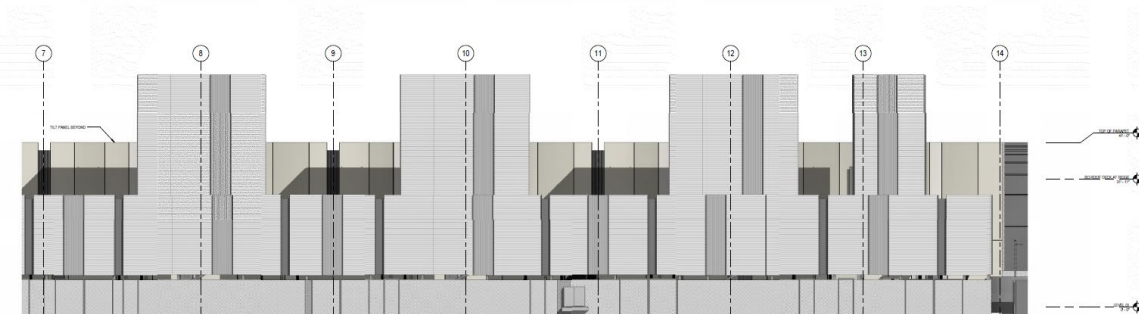
2 ARCHITECTURAL ELEVATION - SECTOR 12 CHILLER COMPOUND
SCALE: 1/8" = 1'-0"



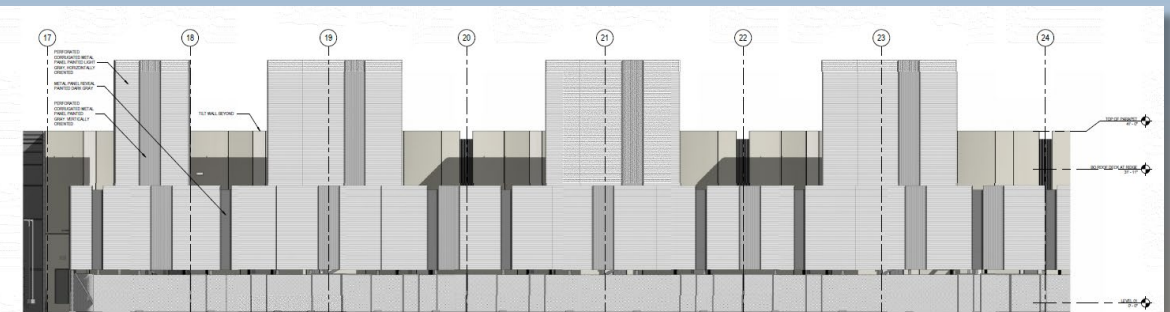
Generator Elevations



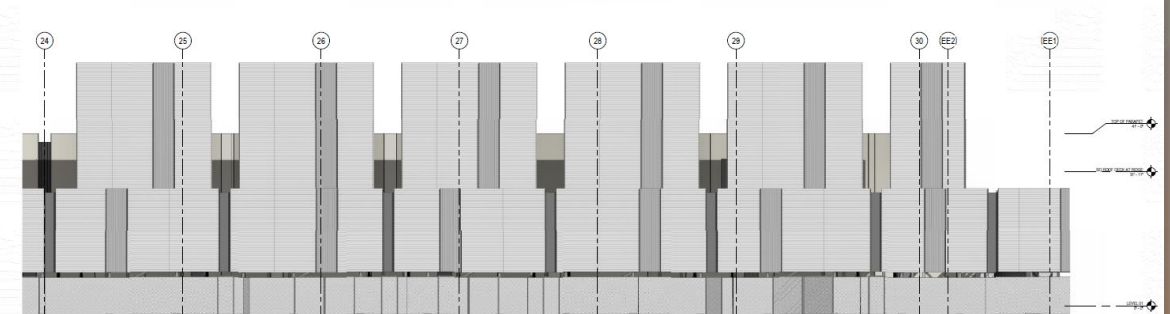
1 ARCHITECTURAL ELEVATION AT GENERATOR SCREEN - SECTOR 02
DATE: 07/12/2020



2 ARCHITECTURAL ELEVATION AT GENERATOR SCREEN - SECTOR 04
DATE: 07/12/2020



1 ARCHITECTURAL ELEVATION AT GENERATOR SCREEN - SECTOR 08
DATE: 07/12/2020



2 ARCHITECTURAL ELEVATION AT GENERATOR SCREEN - SECTOR 10
DATE: 07/12/2020



Security Building Elevation





Site Rendering





Site Rendering





Colors and Materials

CO-01
PAINTED CONCRETE
SW 6084 - MODEST WHITE

MP-01
PAINTED METAL
DARK GRAY

MP-05
METAL
SILVER

CM-01
CMU
NW BONE

CO-02
PAINTED CONCRETE
SW 6071 - POPULAR GRAY

MP-02
PAINTED METAL
SW 6024 - DRESSY ROSE

MP-06
PERFORATED
CORRUGATED METAL
SMALL

CM-02
CMU
COCOA BROWN

CO-03
PAINTED CONCRETE
SW 6072 - VERSATILE GRAY

MP-03
PAINTED METAL
SW 9077 - ROSALINE PEARL

MP-07
PERFORATED
CORRUGATED METAL
LARGE

CM-03
CMU
PLUM

CO-04
PAINTED CONCRETE
SW 6075 GARRET GRAY

MP-04
PAINTED METAL
SW 6025 - SOCIALITE

GL-01
CLEAR 1" INSULATED
LOW-E GLAZING



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB24-00037

Mesa AZ Eastmark Stake Center



Request

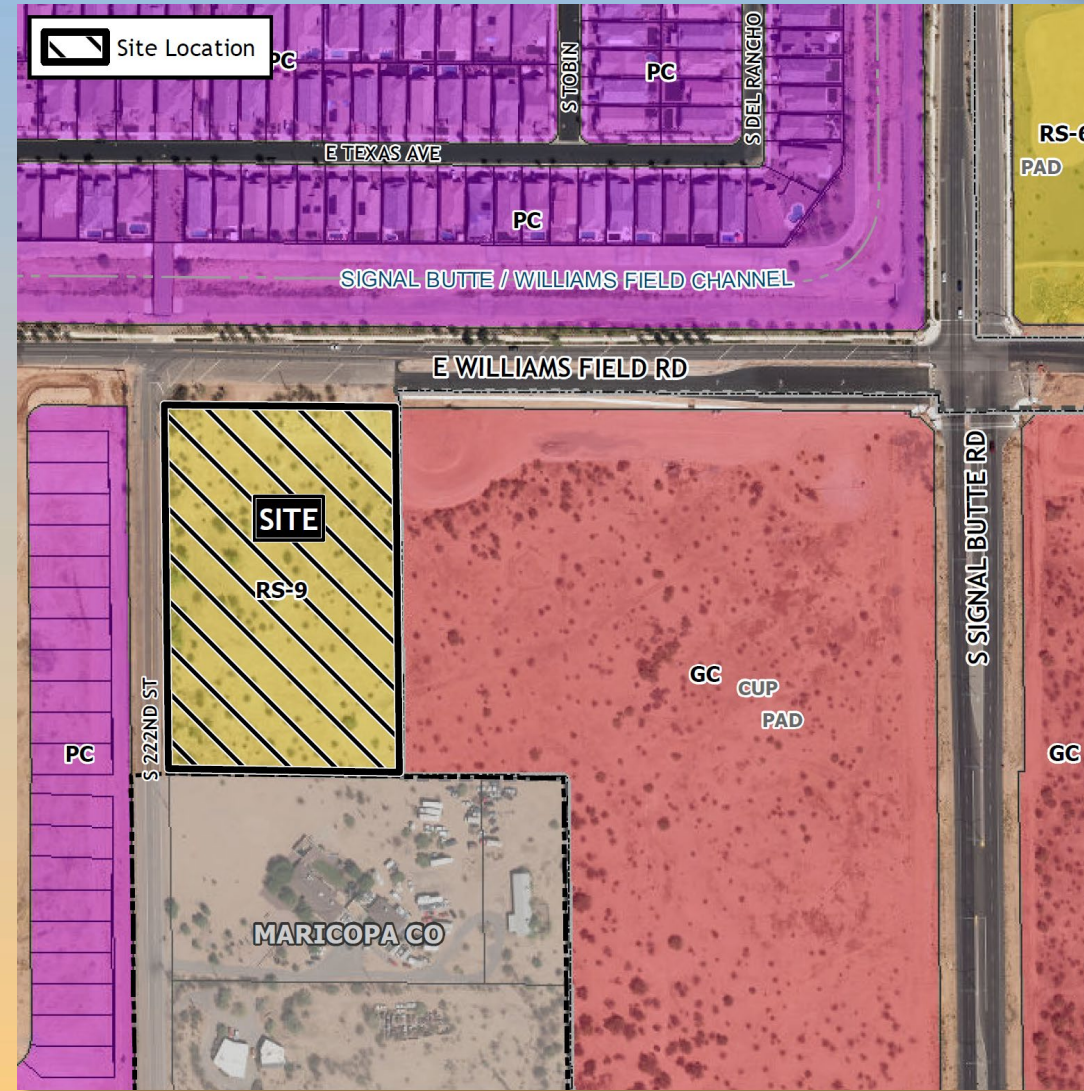
- Design Review
- To allow for a place of worship





Location

- South of Williams Field Road
- West of Signal Butte Road





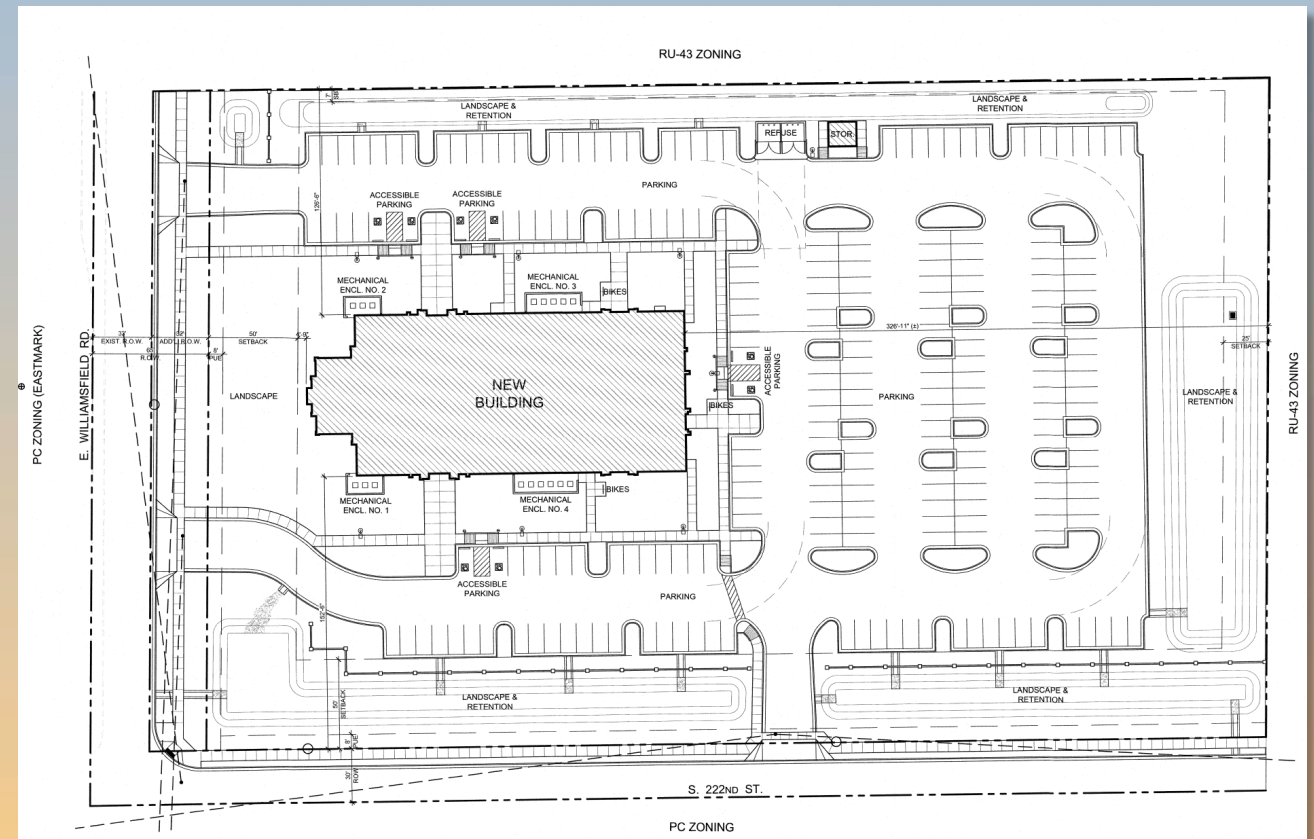
Site Photos



Looking southeast at the corner of Williams Field Rd and 222nd St

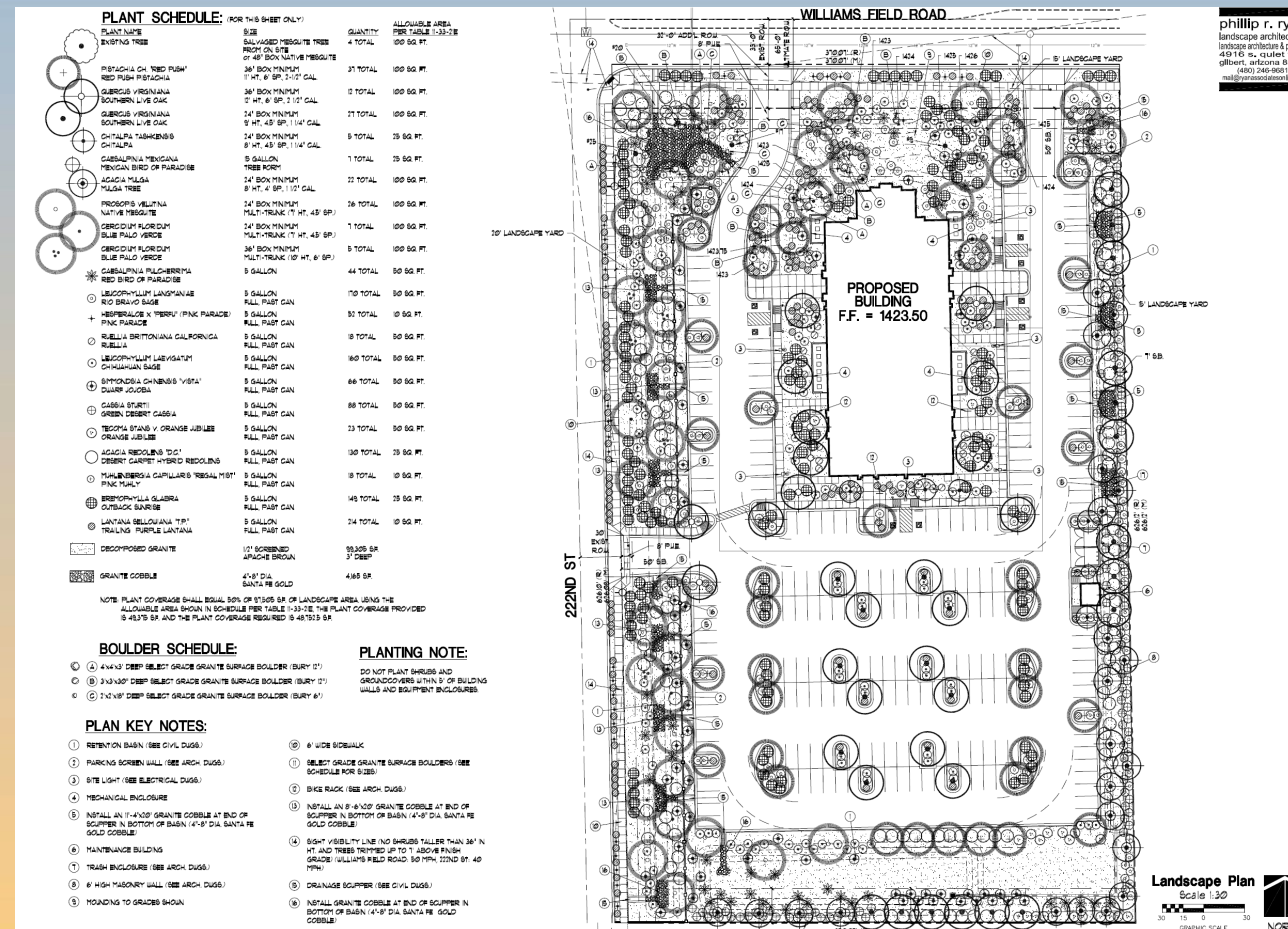


Site Plan



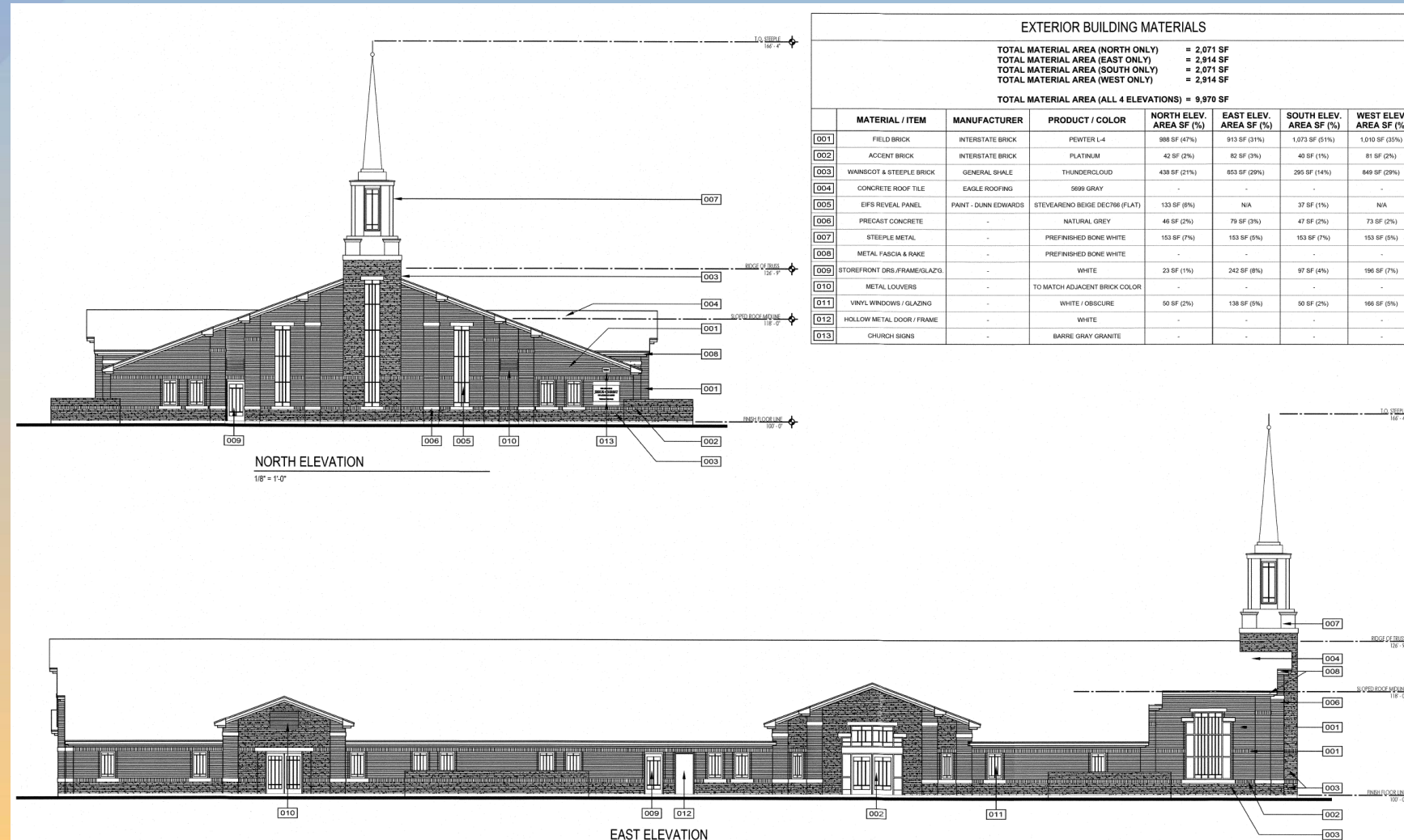


Landscape Plan



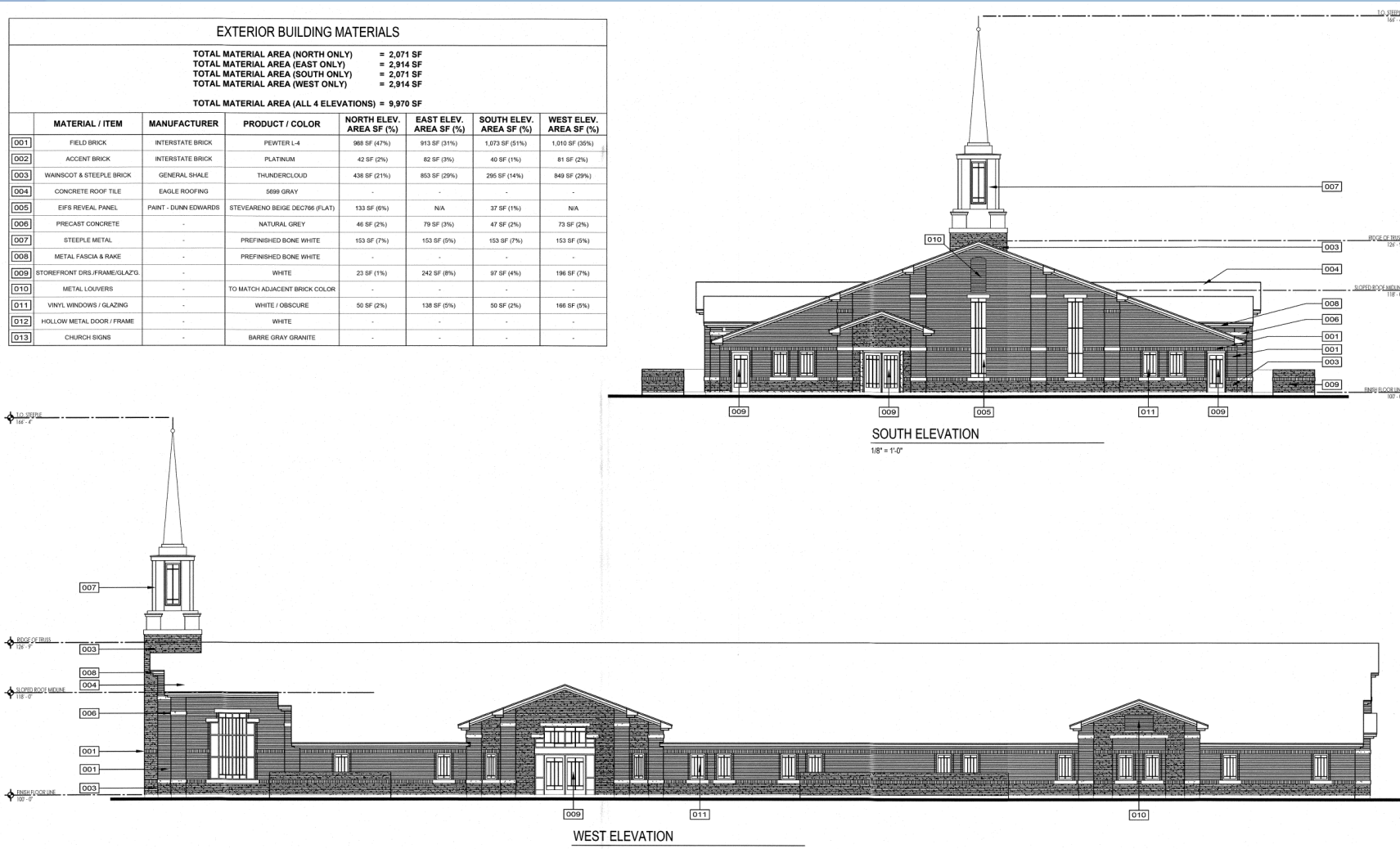


Elevations





Elevations





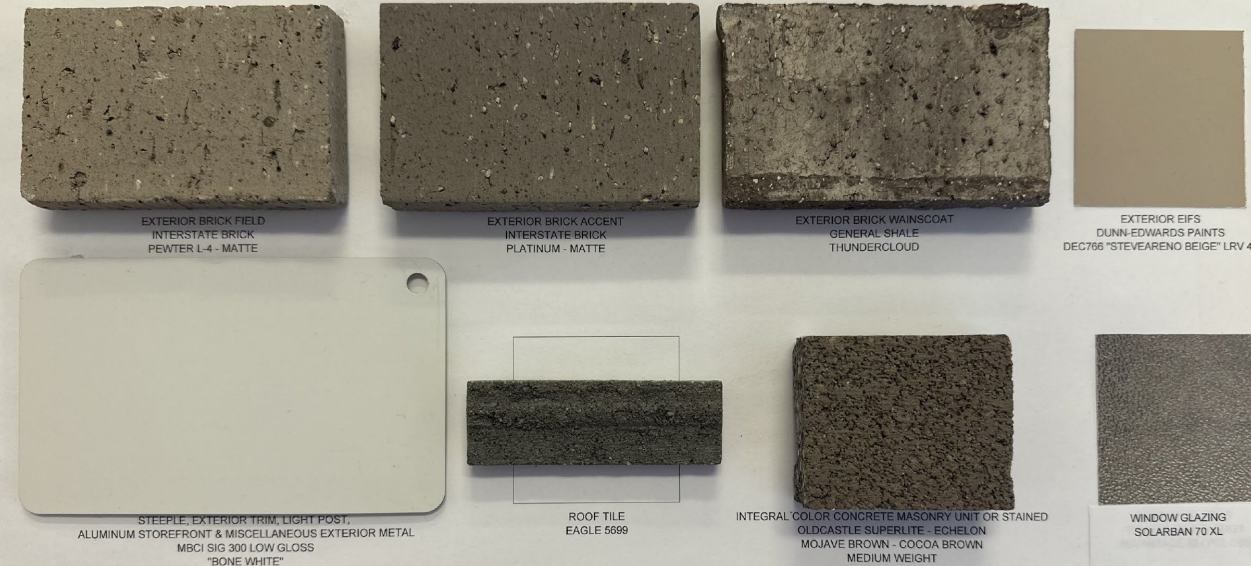
Rendering



View from the corner of Williams Field Rd and 222nd St



Material Board



EXTERIOR COLOR & MATERIAL BOARD

MESA ARIZONA EASTMARK GRANGER 250-4SC
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 MESA AZ EASTMARK STAKE
 10621 E. WILLIAMSFIELD RD, MESA, AZ 85212

Sketch
 Architecture Company
 2454 EAST SOUTHERN AVENUE #110, MESA, ARIZONA 85204
 PH 480.668.8015 FAX 480.668.8022



Alternative Compliance

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



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building material percentages

Staff welcomes any feedback



DRB24-00105

Agritainment District at Pioneer Crossing



Request

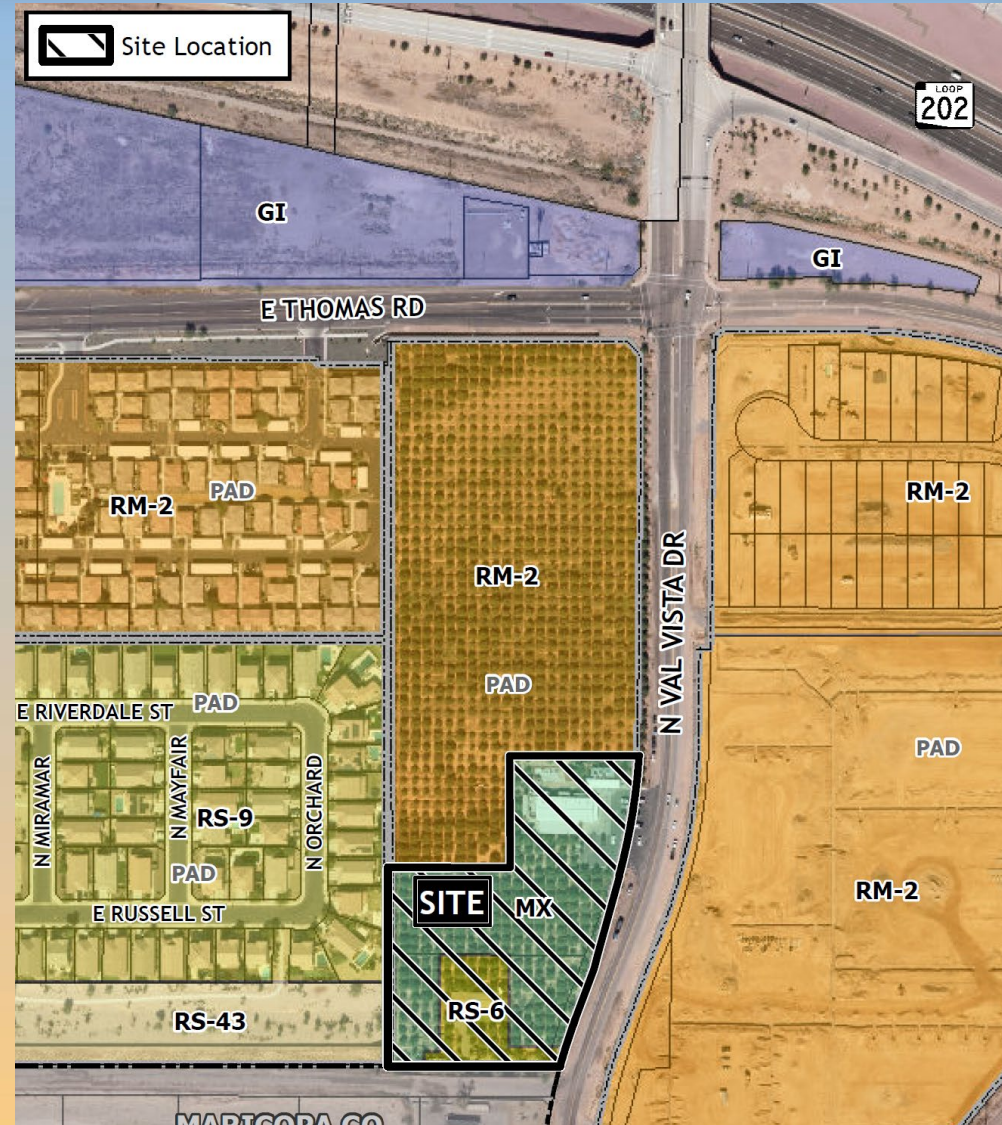
- Design Review
- To allow for an outdoor entertainment center





Location

- South of Thomas Road
- West of Val Vista Drive





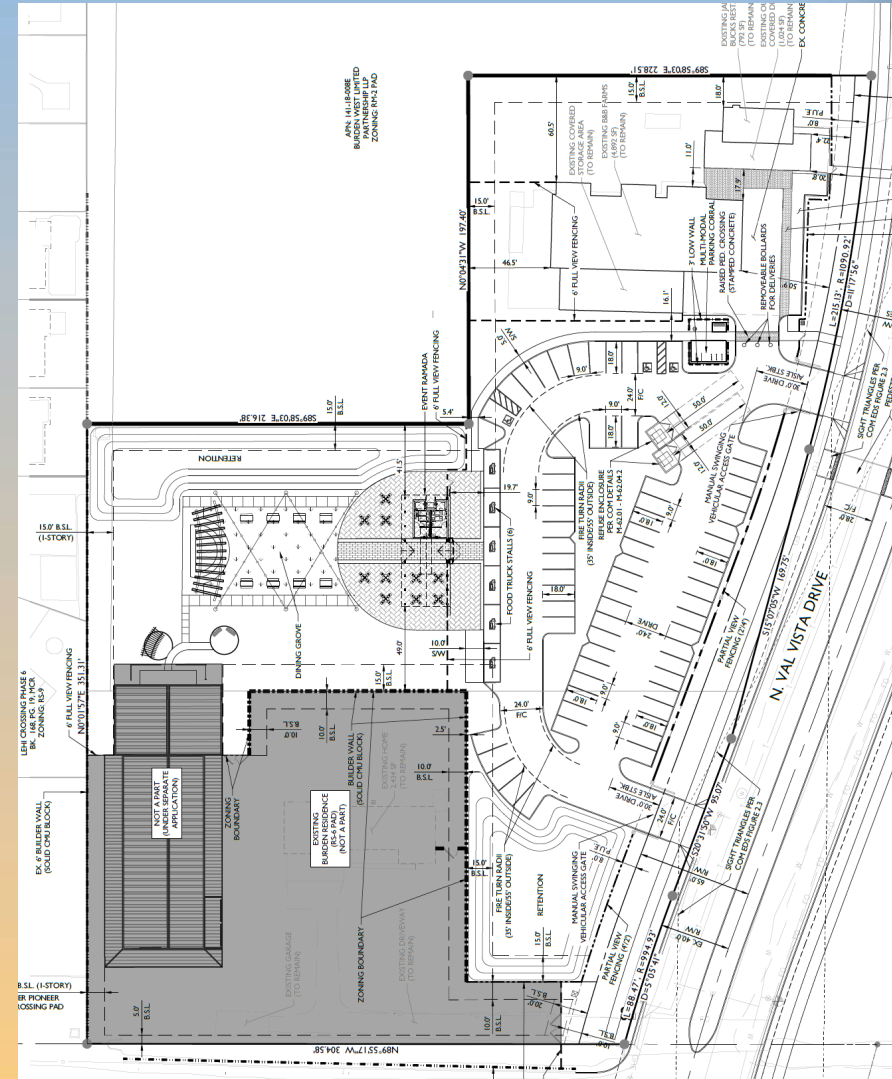
Site Photos



Looking west towards the site











- New event ramada and outdoor dining grove
- Adjacent to Jalapeno Bucks and B&B Farms
- Access from Val Vista Drive



























Landscape Plan


PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" / 36" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" / 36" Box
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde	24" / 36" Box
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" / 36" Box
	<i>Prosopis</i> hybrid 'Phoenix'	Thornless Mesquite	24" / 36" Box
	<i>Sophora</i> secundiflora	Texas Mountain Laurel	24" / 36" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" / 36" Box
	Existing Citrus Tree	Remain in Place	-

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	<i>Agave americana</i>	Century Plant
	<i>Agave geminiflora</i>	Twin Flowered Agave
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
	<i>Calliandra californica</i>	Baja Fairy Duster
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon
	<i>Dasylirotr quadrangulatum</i>	Mexican Grass Tree
	<i>Dodonea viscosa</i>	Hop Bush
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells
	<i>Euphorbia rigida</i>	Gopher Plant
	<i>Hesperaloe funifera</i>	Giant Hesperaloe
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly
	<i>Pedicularis macrocarpus</i>	Lady's Slipper
	<i>Ruella peninsularis</i>	Desert Ruella
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells

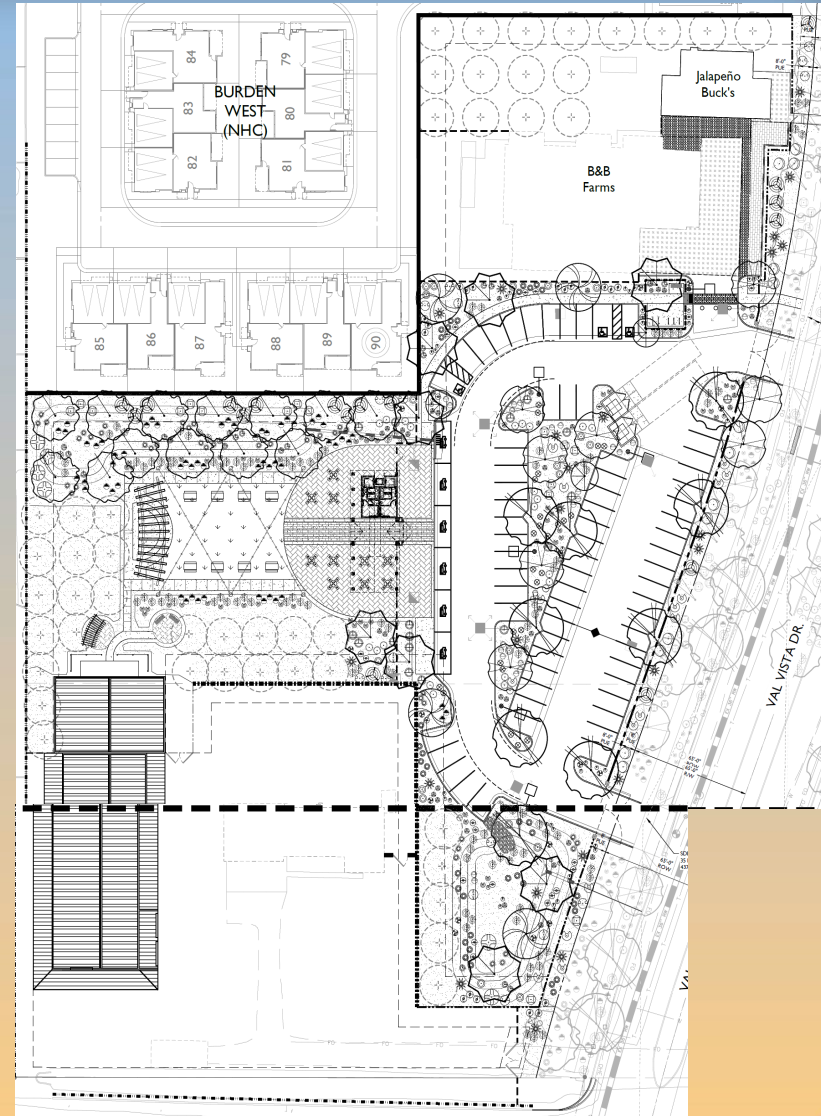
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	<i>Eremophila prostrata</i> 'Outback Sunrise'	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana
	<i>Lantana montevidensis</i>	Trailing Purple Lantana
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary

MATERIAL

 *Cynodon dactylon* 'Midiron' Turf

 Decomposed Granite
Color: Desert Brown CAE

1/2" Screened, 2" Depth





Renderings





Renderings





Renderings





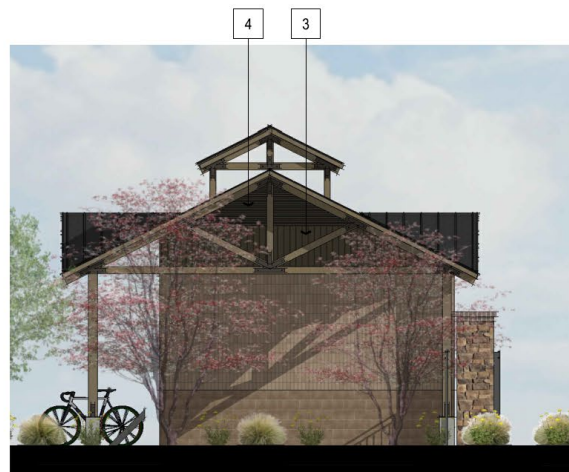
Elevations



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



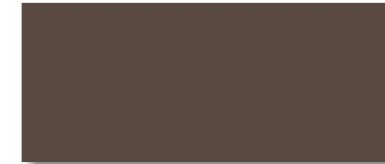
Material Board



POSTS, BEAMS, TRUSSES, & TRELLIS
SUPERIOR BRONZE (SW6152)



STANDING SEAM METAL ROOF
COATED METALS GROUP - DARK BRONZE | STANDING SEAMS AT 16" O.C. | SMOOTH FINISH



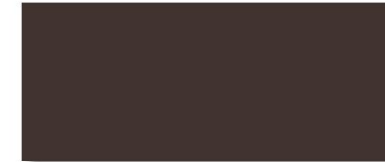
VERTICAL SIDING - WOOD GRAIN CEMENTITIOUS
OTTER (SW6041)



METAL HARDWARE
IRON ORE (SW7069)



METAL DOORS
URBANE BRONZE (SW7048)



VENTS
BLACK BEAN (SW6006)



CMU BLOCK | 8X8X816
ORCO - VARIEGATED SPLIT FACE BLOCK - TUSCANY, OR SIMILAR



CMU FLUTED BLOCK | 8X8X816
ORCO - SHOTBLAST BLOCK - LA PAZ, OR SIMILAR



BRICK
SUMMIT BRICK COMPANY - GRAPHITE, OR SIMILAR



STONE
ELDORADO STONE - FIELDEDGE - VENERO, OR SIMILAR



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback