



# Design Review Board



# DRB25-00647

## Aldi at Greenfield and Main



# Request

- Review of an exterior remodel of a 35,705 square foot major tenant space and associated landscape plan
- Approval of a height exception to allow a 35-foot two-inch entry feature

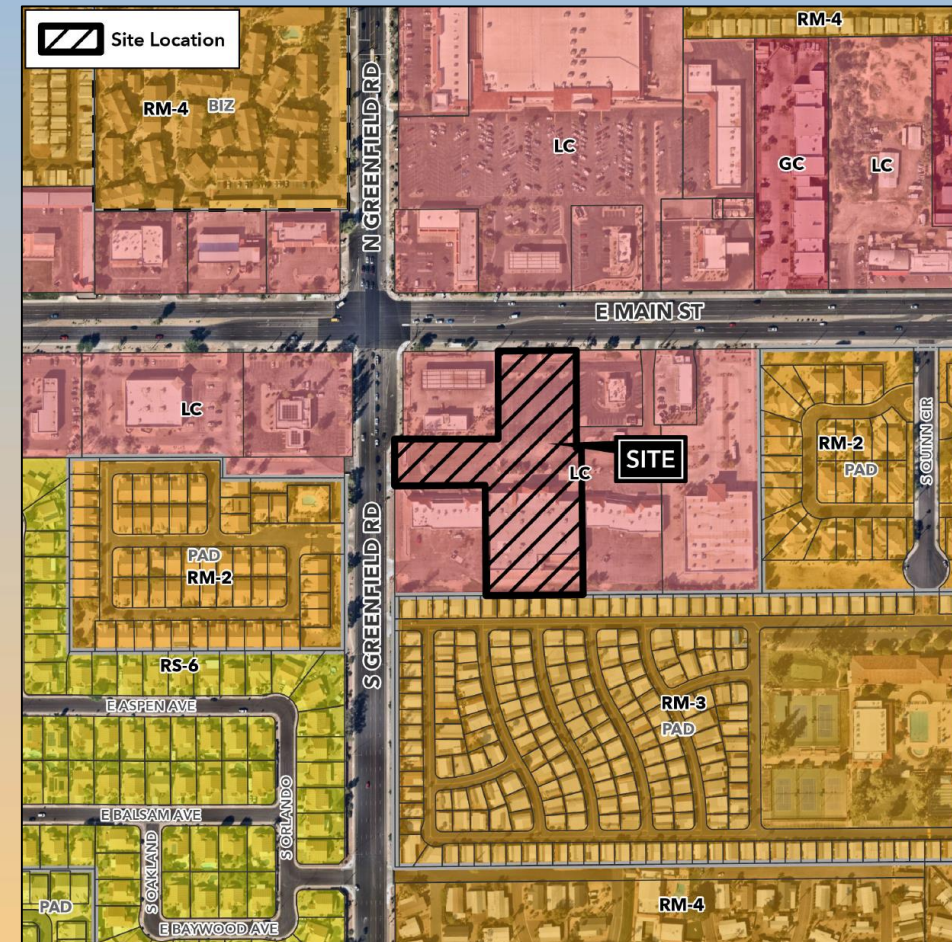






# Location

- 4433 East Main Street
- Major tenant within the commercial center at the southeast corner Greenfield Road and Main Street







# Site Photo



Looking south from Main Street



# Site Photo



Looking east from Greenfield Road





# Photos of Commercial Center

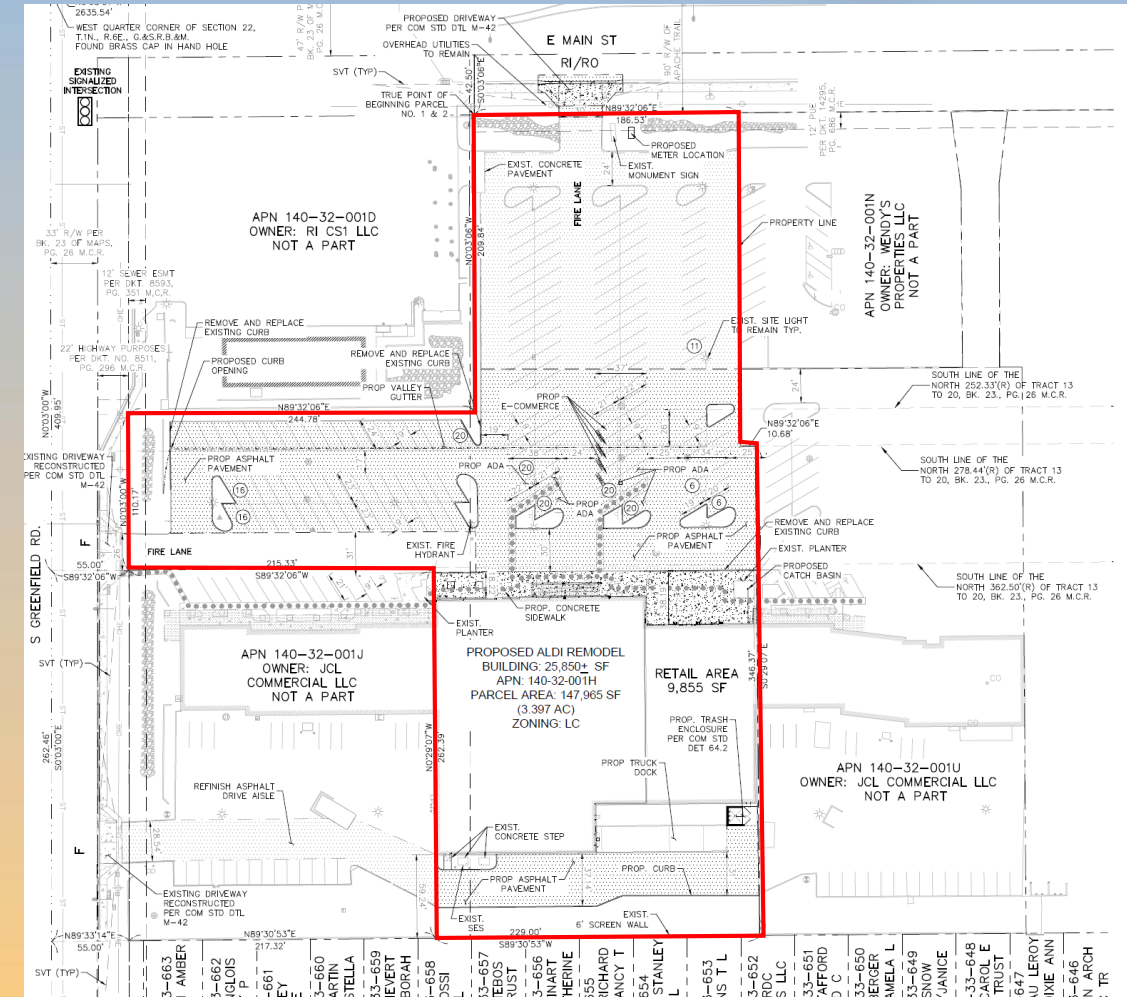






# Site Plan

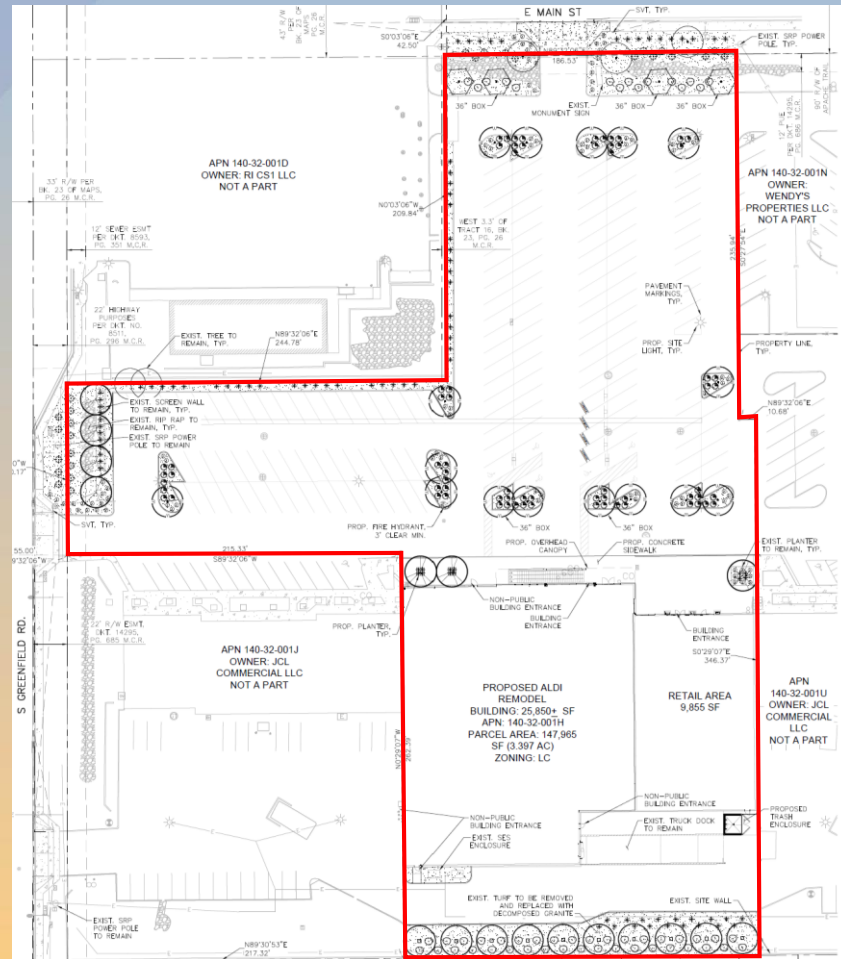
- Existing 35,705± square foot building including
  - 25,850± square foot major tenant
  - 9,855± square foot tenant
- Existing access is provided via four shared drives from Main Street and three shared drives from Greenfield Road
- 96 parking spaces are required; 155 parking spaces are provided on-site







# Landscape Plan



## PLANTING LEGEND

### TREES (\*LARGER SPECIES LABELED ON PLAN)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Existing Tree to Remain	Size Varies	-
Species Vary		
Acacia aneura	1½" Cal. Min., 7' Ht. Min., 3' Sp. Min., 24" Box Min.	14
Mulga	*2" Cal. Min., 9' Ht. Min., 6' Sp. Min., 36" Box Min.	2
Olea europaea 'Wilsonii'	1½" Cal. Min., 8' Ht. Min., 5' Sp. Min., 24" Box Min.	1
Fruitless Olive	*2" Cal. Min., 10' Ht. Min., 7' Sp. Min., 36" Box Min.	3
Pistacia x 'Red Push'	1½" Cal. Min., 7' Ht. Min., 3' Sp. Min., 24" Box Min.	7
Red Push Pistache		
Quercus virginiana	1½" Cal. Min., 7' Ht. Min., 4' Sp. Min., 24" Box Min.	10
Live Oak		

### SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Leucophyllum zygomphillum 'Cimarron'	5 Gal.	26
Cimarron Sage		
Hesperaloe parviflora 'Perpa'	5 Gal.	93
Brakelights Red Yucca		
Ruellia peninsularis	5 Gal.	69
Baja Ruellia		
Tecomaria stans 'Gold Star'	5 Gal.	52
Yellow Bells		

### GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Lantana montevidensis	1 Gal.	87
Purple Trailing Lantana		

### MATERIALS

DESCRIPTION	QTY
Decomposed Granite	20,105 SF
½" Screened, Madison Gold, Color to Match Existing, 2" Depth Min.	



# Elevations



IN COMPLIANCE WITH SECTION 11-6-3(B)(5) OF THE MZO - REASONING FOR THE ELEVATIONS - MATERIAL & COLOR		
ITEM	SQUARE FOOTAGE	PERCENTAGE
FRONT OVERALL FACADE	6,248	100%
PAINTED CMU	2,603	42%
NICHHA COMPOSITE SIDING	1,198	19%
ALUMINUM COMPOSITE PANELS	1,181	18%
GLAZING	971	16%
PAINT PLASTER CORNICE	248	4%
TRELLIS	47	1%





# Elevations



2 Rear Elevation (South)

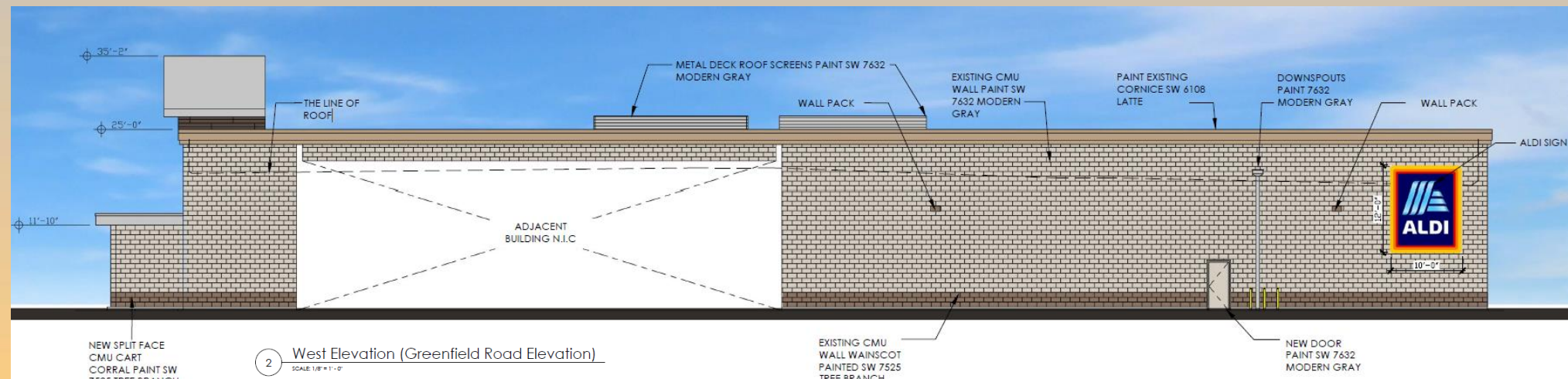
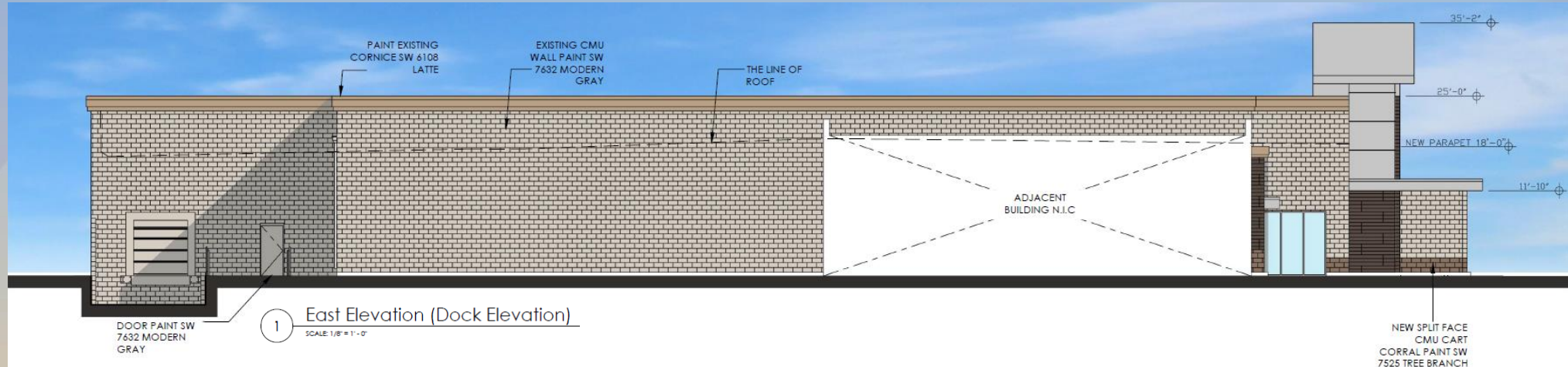
SCALE: 1/8" = 1'-0"

IN COMPLIANCE WITH SECTION 11-6-3(B)(5) OF THE MZO - REASONING FOR THE ELEVATIONS - MATERIAL & COLOR		
ITEM	SQUARE FOOTAGE	PERCENTAGE
REAR OVERALL FACADE	5,674	100%
PAINTED CMU	5,332	94%
PAINT PLASTER CORNICE	342	6%





# Elevations







# Site Rendering







# Site Rendering







# Color and Material Board

PAINT TO MATCH  
SHERWIN WILLIAMS PAINTS  
SW7632 "MODERN GRAY"

PAINT TO MATCH  
SHERWIN WILLIAMS PAINTS  
SW7252 "TREE BRANCH"

PAINT TO MATCH  
SHERWIN WILLIAMS PAINTS  
SW6018 "LATTE"

NICHIHA FIBER CEMENT PANELS  
"BARK"  
VINTAGE WOOD COLLECTION

ALUMINUM COMPOSITE PANELS  
"BRIGHT SILVER"

ALUMINUM STOREFRONT  
TO MATCH ARCADIA AC-2  
"CLEAR ANODIZED ALUMINUM"



SOLARBAN® 70XL, 0.1 Clear + Clear Glass Insulating Glass Unit		U-Value Insulation (Winter)		SOLARBAN® 70XL, 0.1 Clear + Clear Glass Insulating Glass Unit	
U-Value	SHGC	U-Value	SHGC	U-Value	SHGC
0.17	0.27	0.17	0.27	0.17	0.27

SOLARBAN® 70XL glass (2") can be used in a 1" (24.7 mm) insulating glass unit with Aluminex® Aluxor®, Solartite®, Solargray®, Solartec®, Solartex®, Solartex® 6, Solargray® and Solartex® glasses, as well as Vitrocoat® and Solarcoat® reflective glasses.

STOREFRONT GLASS TO MATCH  
PPG / VITRO SOLARBAN  
70XL INSULATED GLAZING UNIT

ALDI MARKET #196  
4433 East Main Street  
Mesa, Arizona

Color & Materials




01/18  
07/20/21



# Alternative Compliance

- ✓ Character and Image: In multiple building developments, each individual building shall include predominant characteristics shared by each building so that the buildings within the development appear to be part of a cohesive, planned area, yet are not monotonous in design.
- ✓ Roof Articulation – Existing South Elevation: 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.





# Alternative Compliance

## Materials and Colors:

- ✓ Existing East, West and South Elevations: Shall incorporate at least three (3) different and distinct materials and no more than 50% of the total facade may be covered with one material.
- ✓ Existing East and South Elevations: Provide a recognizable “base”.



# Height Exception

- ✓ Maximum height allowed in the LC district is 30 feet
- ✓ Requesting a 35-foot two-inch top height (mid-point height of 31 feet, six-inches) for a shed roof entry feature





# Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

Staff is seeking review and approval of the:

- ✓ Exception to the height limit in the LC District

*Staff welcomes any feedback*



# Design Review Board