



# Design Review Board



# DRB24-00276

# Atwood and Winnston

Emily Johnson, Planner I

July 9, 2024



# Request

- Design Review
- To allow an industrial development

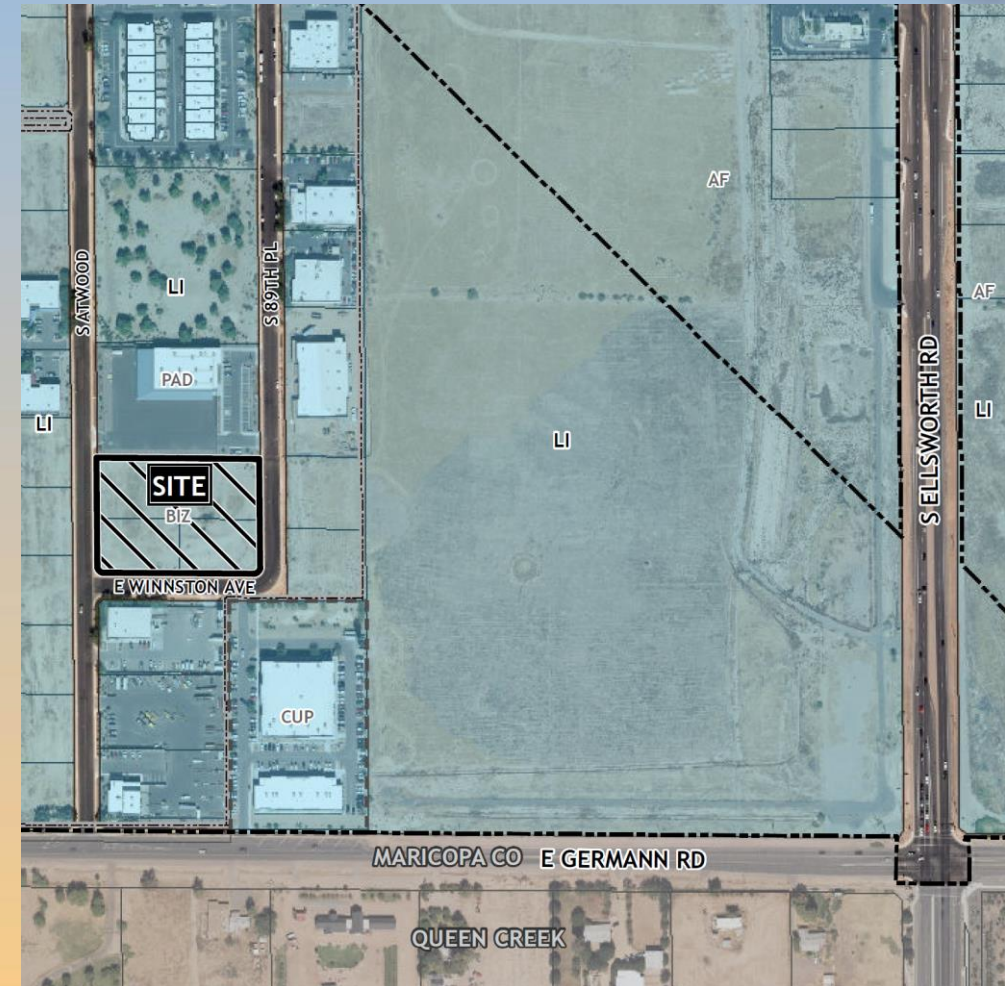






# Location

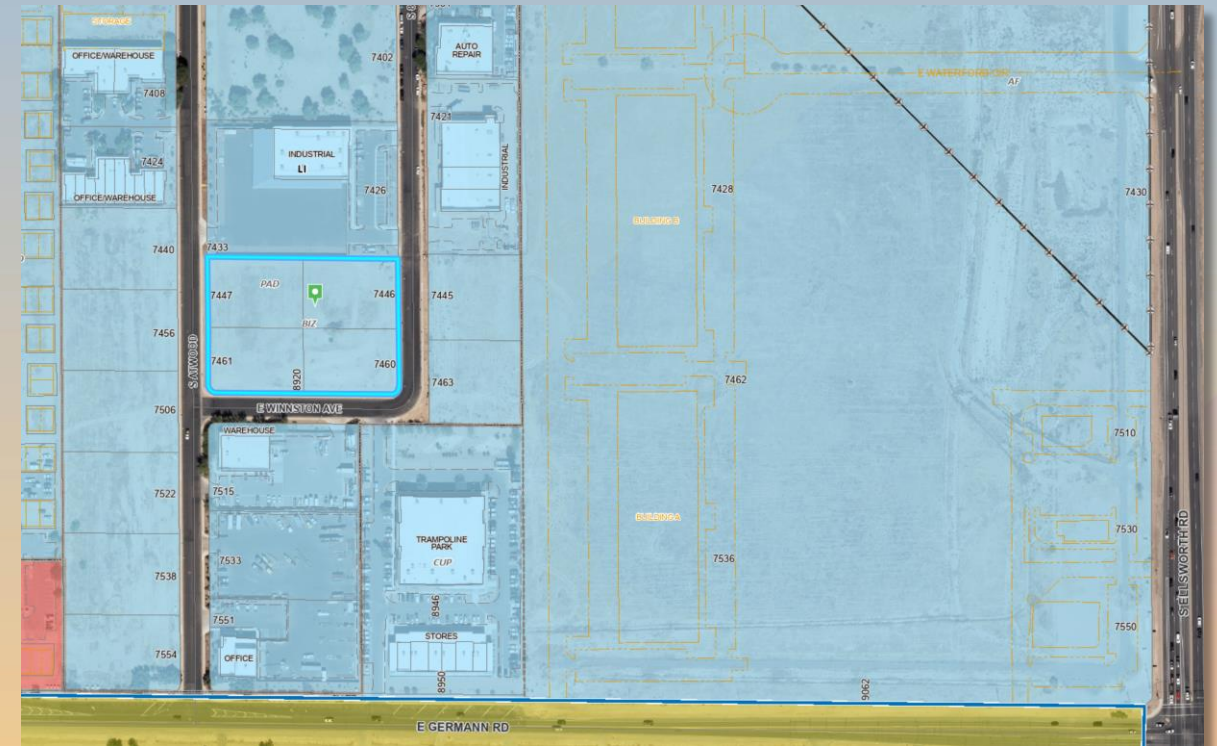
- North of Germann Road
- West of Ellsworth Road
- Within Gateway Airport Commerce Park





# Zoning

- Currently zoned LI-PAD-BIZ
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to rear one-half of the lot







# Site Photo

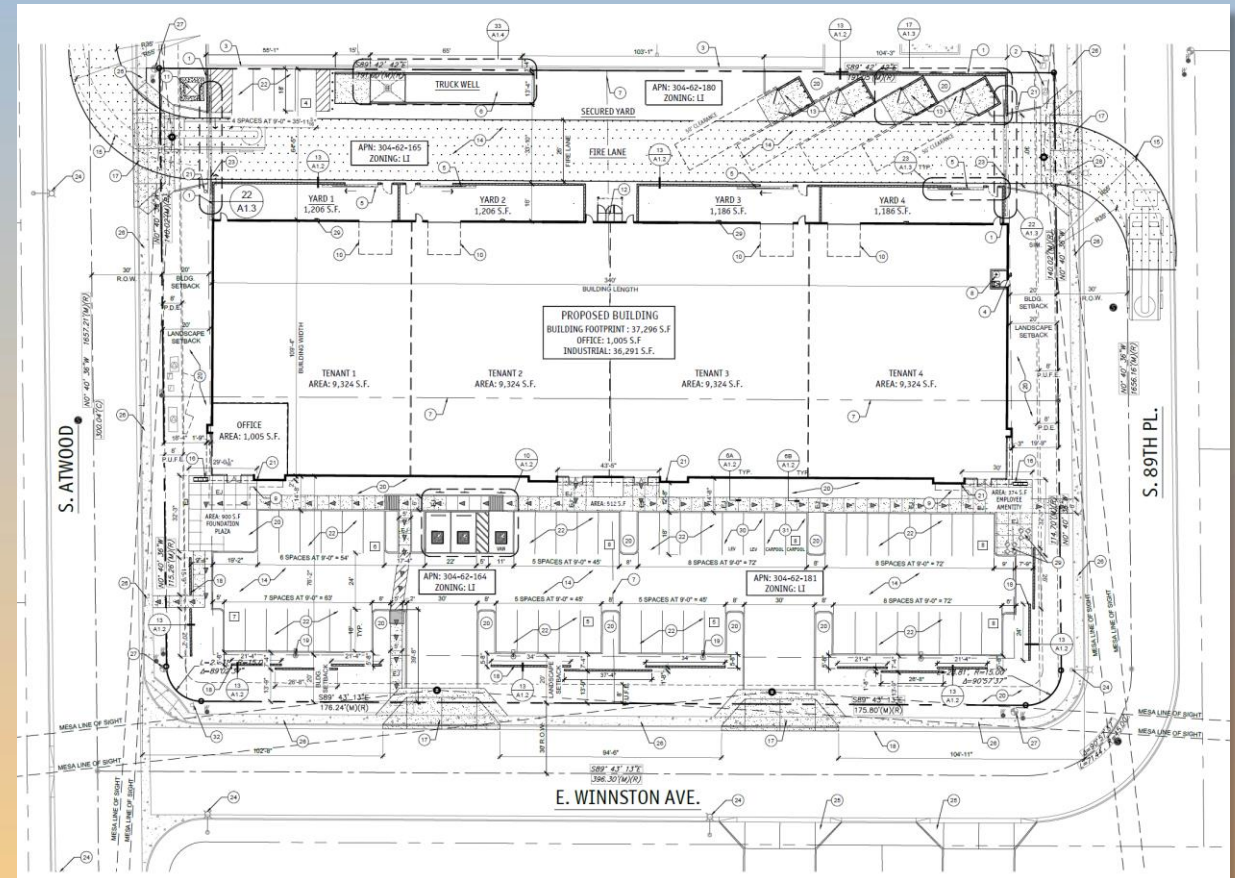


Looking northeast from Atwood and Winnston



# Site Plan

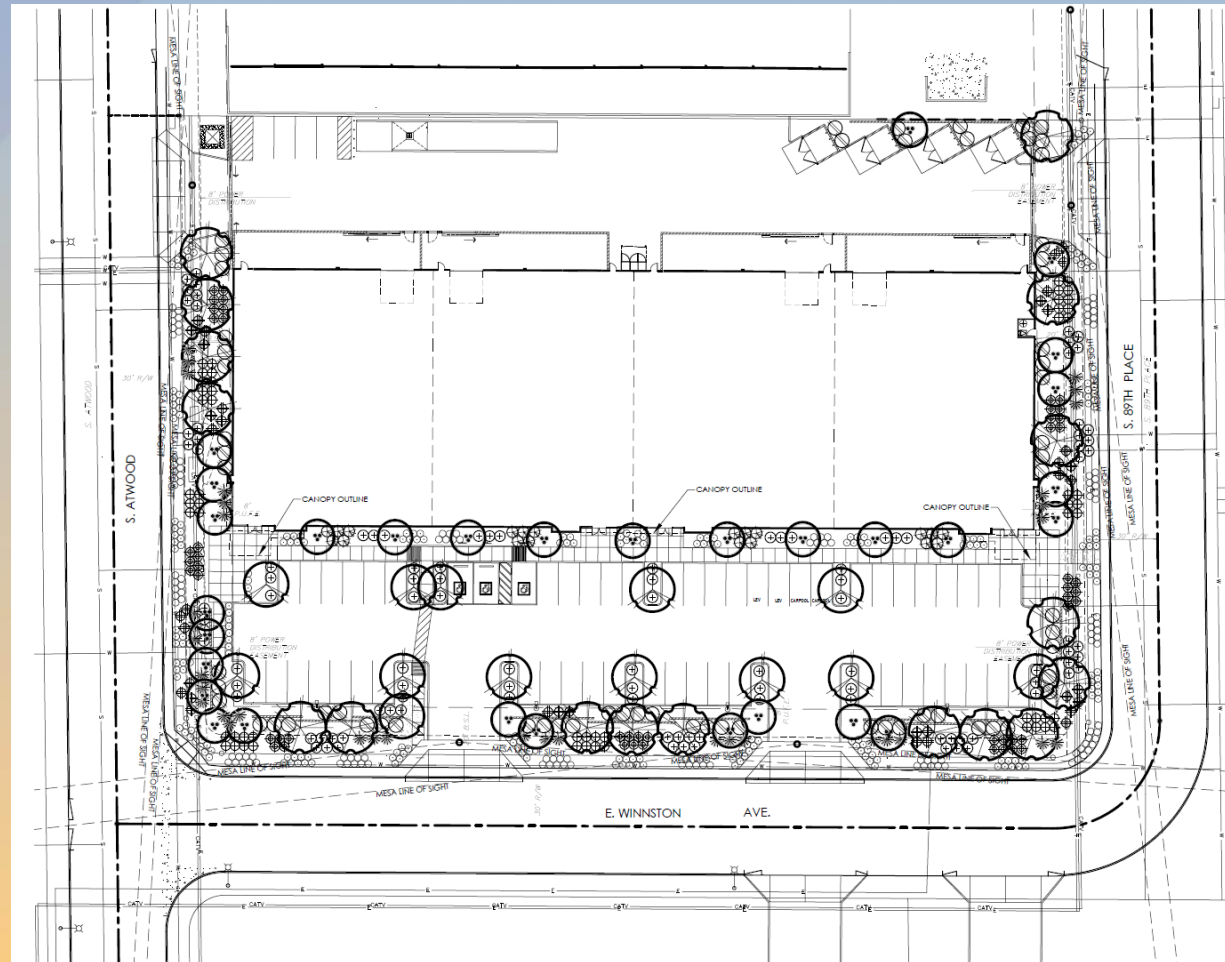
- New 37,296 sq. ft. building
- Primary access from Winnston and secondary gated access to outdoor storage yards from Atwood and 89<sup>th</sup>
- Screened storage yard in rear half of property




















# Landscape Plan



## LANDSCAPE LEGEND

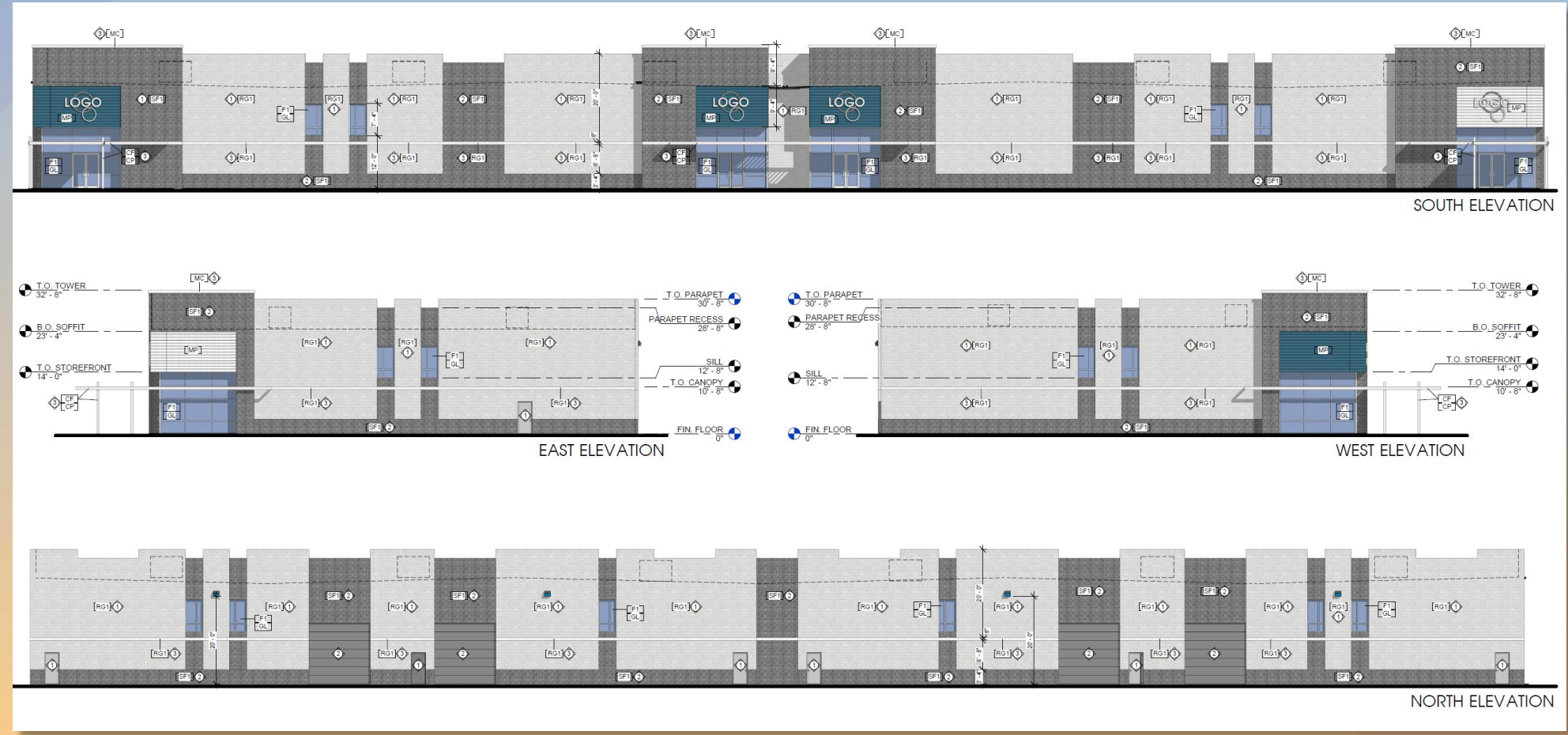
### TREES

-  TIPUANA TIPU  
TIPU TREE  
36" BOX (17)
-  QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX (15)
-  CAESALPINIA CACALACO  
CASALOTE  
36" BOX (31)
- LARGE SHRUBS
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (61)
- MEDIUM SHRUBS
-  EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (109)
-  LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (20)
- ACCENTS
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (56)
-  HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (50)
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (38)
-  AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON (35)
- GROUND COVER
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (237)
-  LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON (126)
-  1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



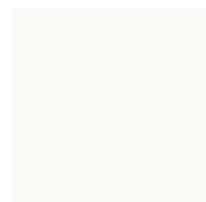


# Elevations

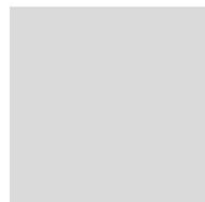




# Colors and Materials



① Material: Paint  
 Manufacturer: Dunn Edwards  
 Color: 'Cool December'  
 Color Number: DEW383



② Material: Paint  
 Manufacturer: Dunn Edwards  
 Color: 'Porpoise'  
 Color Number: DE6373



③ Material: Paint  
 Manufacturer: Dunn Edwards  
 Color: 'Looking Glass'  
 Color Number: DE6376



MP Material: Pre-finished Metal Panel  
 Manufacturer: Berridge  
 Color: 'Bristol Blue'



F1 Material: Pre-Finished Storefront  
 Manufacturer: Arcadia  
 Color: 'Clear Anodized'  
 Color Number: AC-2



- ① MC
- MP
- ① CF
- ② CMU
- ③ SFU
- ① CMU
- GL
- F1

ADDITIONAL MATERIALS

- GL Material: Insulated Glazing  
 Manufacturer: PPG  
 Color: 'Gray Reflective'  
 Refer to A7 Building Elevation  
 Sheets for Glass specification  
 and 12' x 12' sample
- CMU 8x16 CMU Block - Smooth  
 Manufacturer : Superlite
- SFU 8x16 CMU Block - Split-face  
 Manufacturer : Superlite
- CF Canopy Frame
- MC Metal Cap





# Alternative Compliance

- ✓ Roof Articulation. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing
- ✓ Materials and Colors. Facades shall incorporate at least 3 different and distinct materials
- ✓ Materials and Colors. No more than 50% of the façade may be covered with one single material



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Chapter 71 of the MZO for Design Review

*Staff recommend Approval with Conditions*





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