



Design Review Board



DRB21-00065

Greenfield Multifamily

Jennifer Merrill, Senior Planner

April 14, 2026



Request

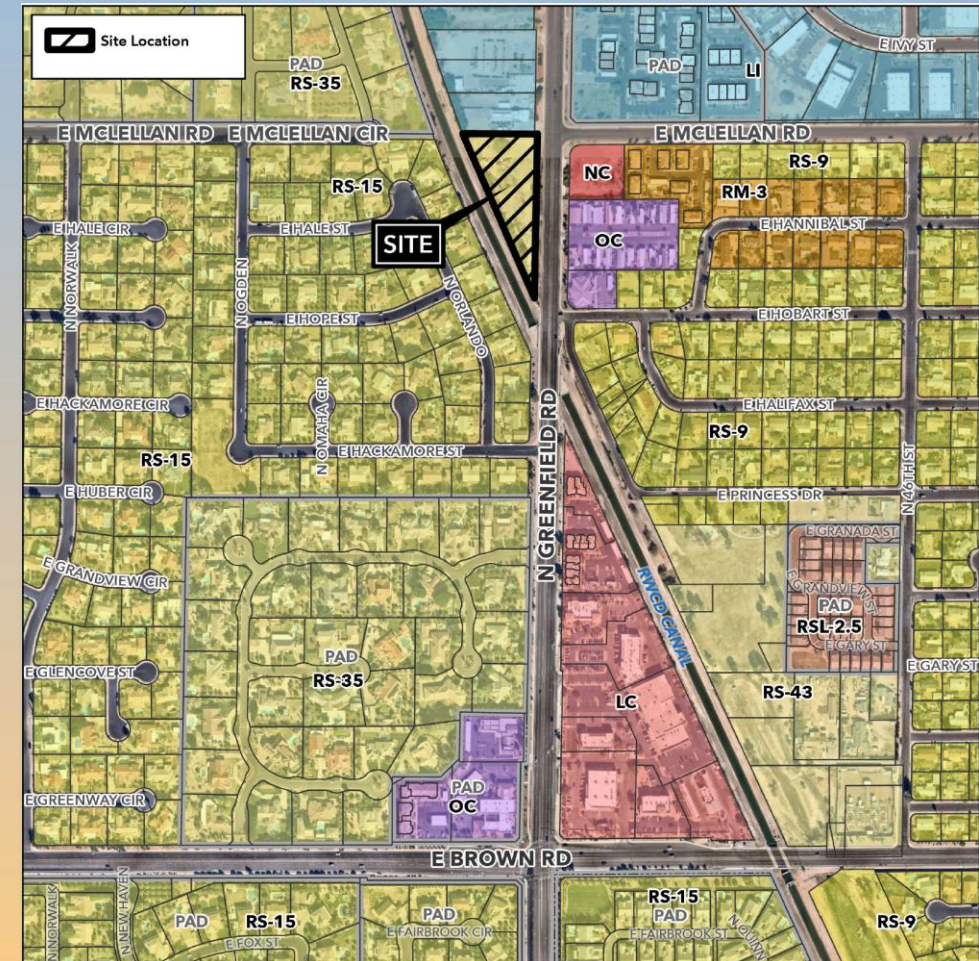
- Design Review
- 30-unit multiple residence development





Location

- North of Brown Road
- West side of Greenfield Road





Site Photo

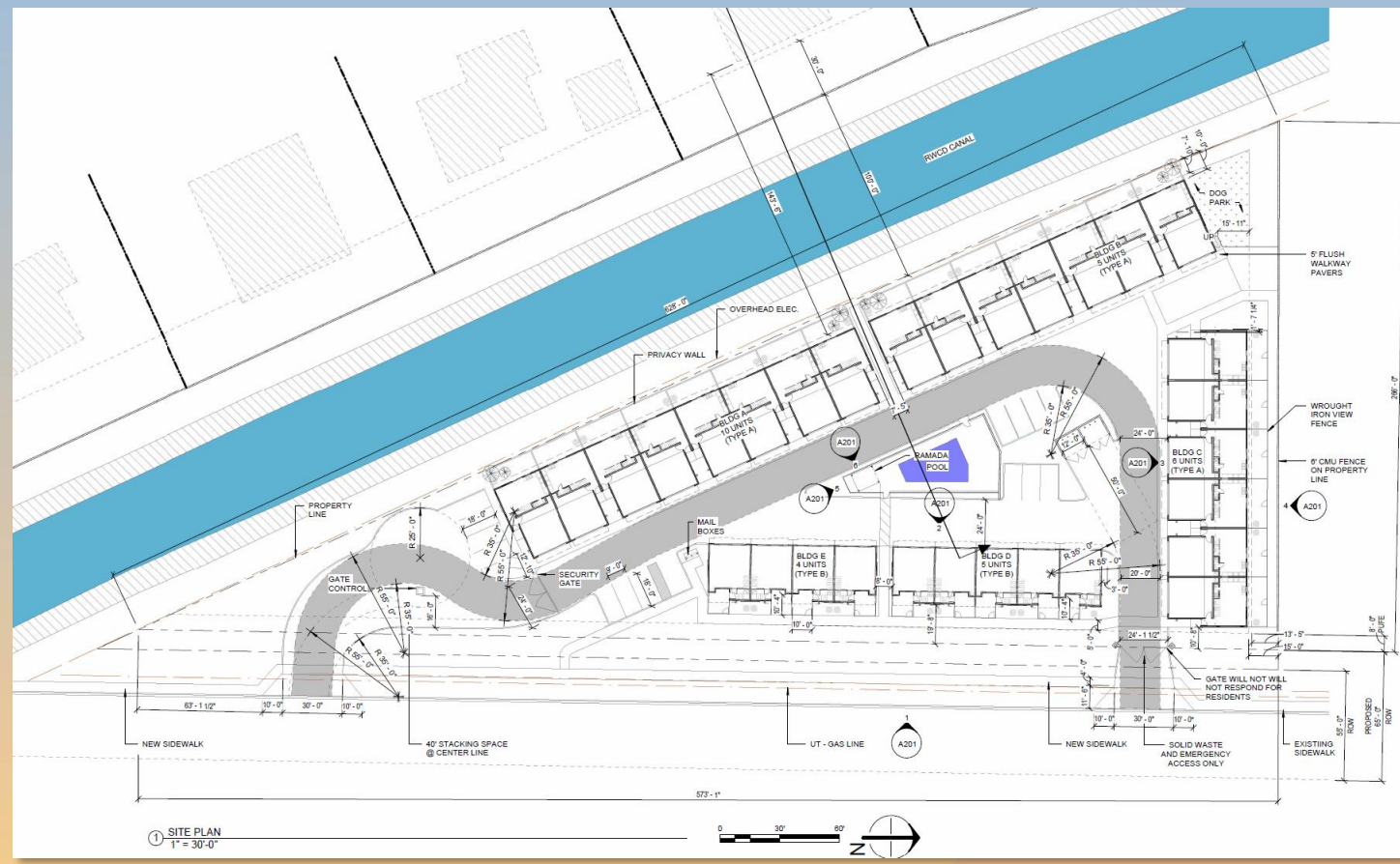


Looking west towards the site



Site Plan

- 30 units in 4 buildings
Two to three story units
- Parking –
Required: 63
Provided: 75
Attached 2-car garage per unit
15 visitor spaces
- Open Space –
Private yards per unit
Central common

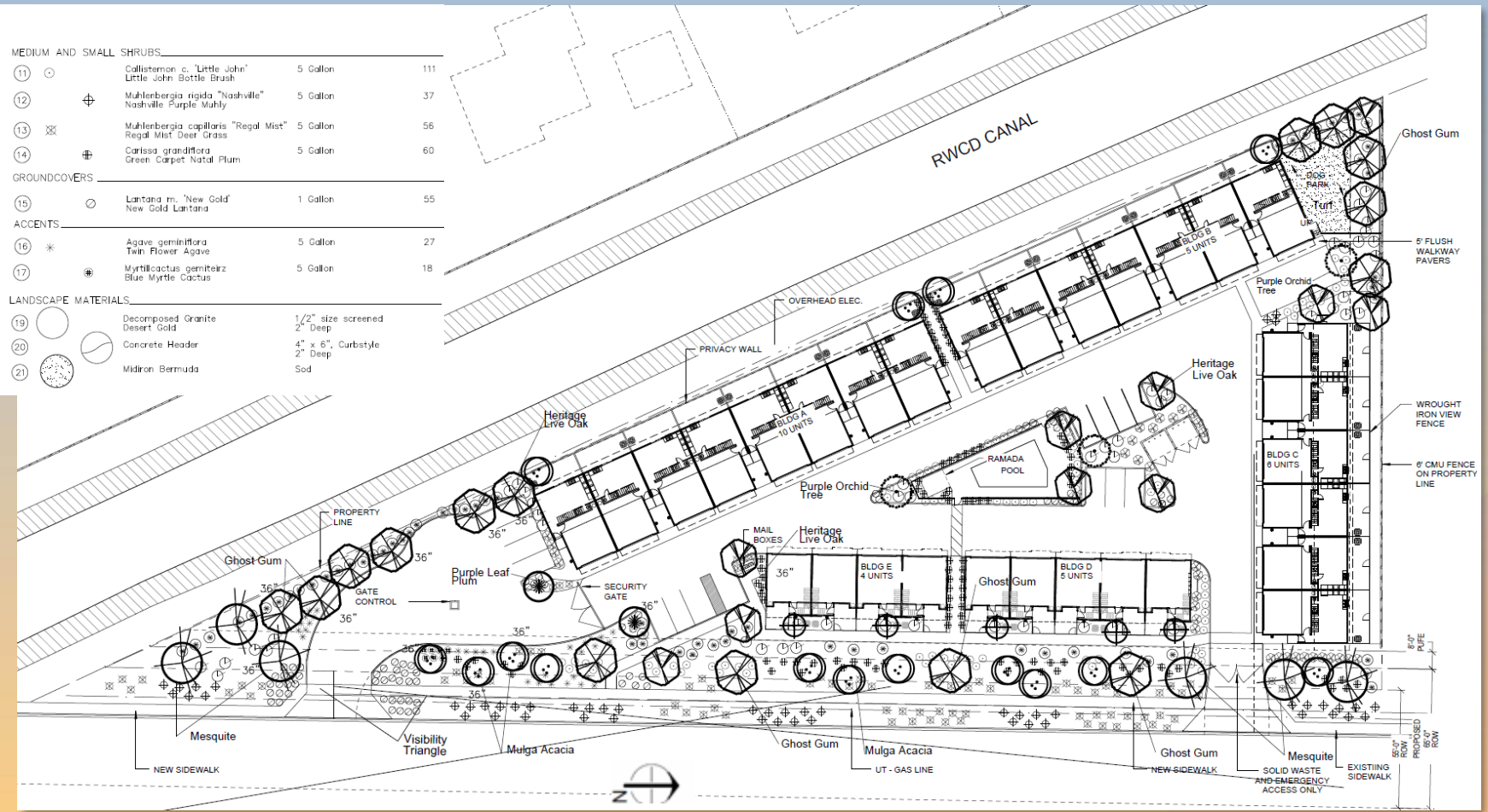




Landscape Plan

PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)	QUANT.
TREES				
1		Acacia aneura Mulga Acacia	24" Box 7' 4" 1.0" 36" Box 9' 8" 2.0" Double-Staked Typ.	7 4
2		Sophora secundiflora Texas Mountain Laurel	24" Box 6' 3" 1.0" Double-Staked Typ.	5
3		Eucalyptus papuana Ghost Gum	24" Box 9' 4" 1.5" 36" Box 11' 8" 2.5" Double-Staked Typ.	8 6
4		Prosopis hybrid "Phoenix" Thornless Hybrid Mesquite	24" Box 8' 4" 1.0" 36" Box 9' 8" 2.0" Double-Staked Typ.	5 1
5		Prunus caroliniana "atropurpurea" Purple Leaf Plum	24" Box 9' 4" 1.25" Double-Staked Typ.	2
6		Bauhinia variegata "Papayra" Purple Orchid Tree	24" Box 9' 4" 1.25" Double-Staked Typ.	4
7		Quercus virginiana Heritage Live Oak	24" Box 9' 4" 1.25" 36" Box 12' 6" 2.5" Double-Staked Typ.	3 5
LARGE SHRUBS				
8		Dodonaea viscosa "purpurea" Hopseed Bush	5 Gallon	71
9		Eremophila "Valentine" Valentine Bush	5 Gallon	106
10		Leucophyllum longimanis Rio Bravo Texas Ranger	5 Gallon	66

MEDIUM AND SMALL SHRUBS				
11		Callistemon c. "Little John" Little John Bottle Brush	5 Gallon	111
12		Muhlenbergia rigida "Nashville" Nashville Purple Muhly	5 Gallon	37
13		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	56
14		Carissa grandiflora Green Carpet Natal Plum	5 Gallon	60
GROUNDCOVERS				
15		Lantana m. "New Gold" New Gold Lantana	1 Gallon	55
ACCENTS				
16		Agave geminiflora Twin Flower Agave	5 Gallon	27
17		Myrtillocactus gemiteiz Blue Myrtle Cactus	5 Gallon	18
LANDSCAPE MATERIALS				
19		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
20		Concrete Header	4" x 6", Curbstyle 2" Deep	
21		Midiron Bermuda	Sod	



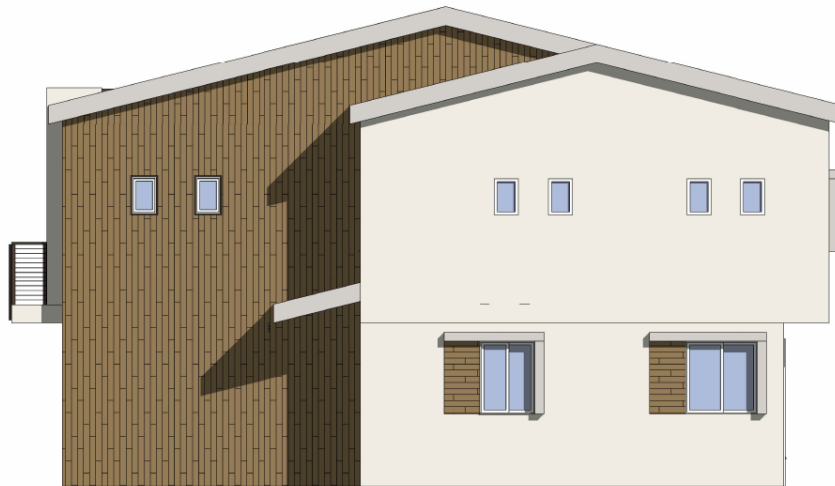


Elevations – two-story units

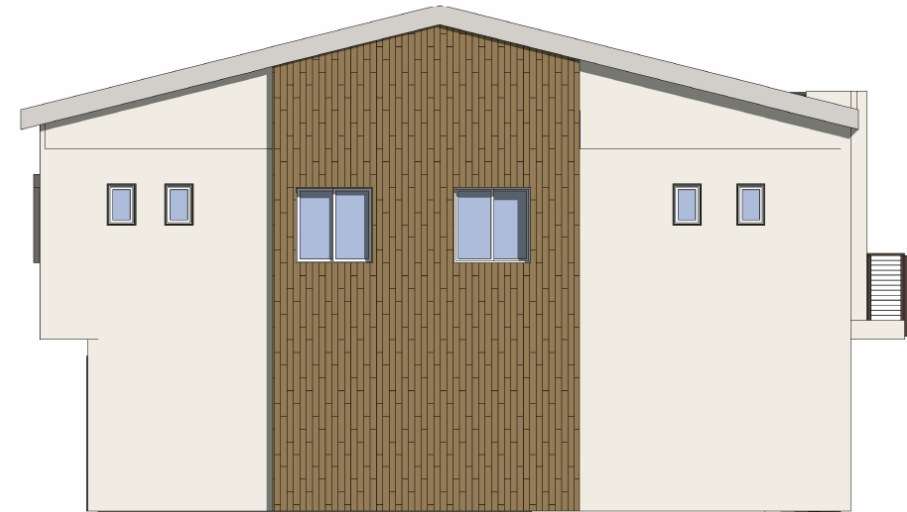




Elevations – two-story units



3 SIDE END ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"

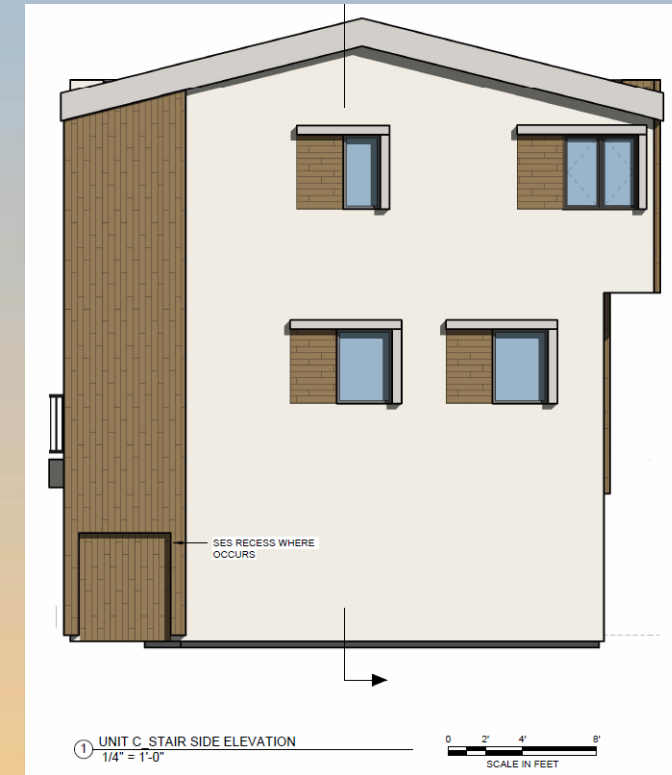
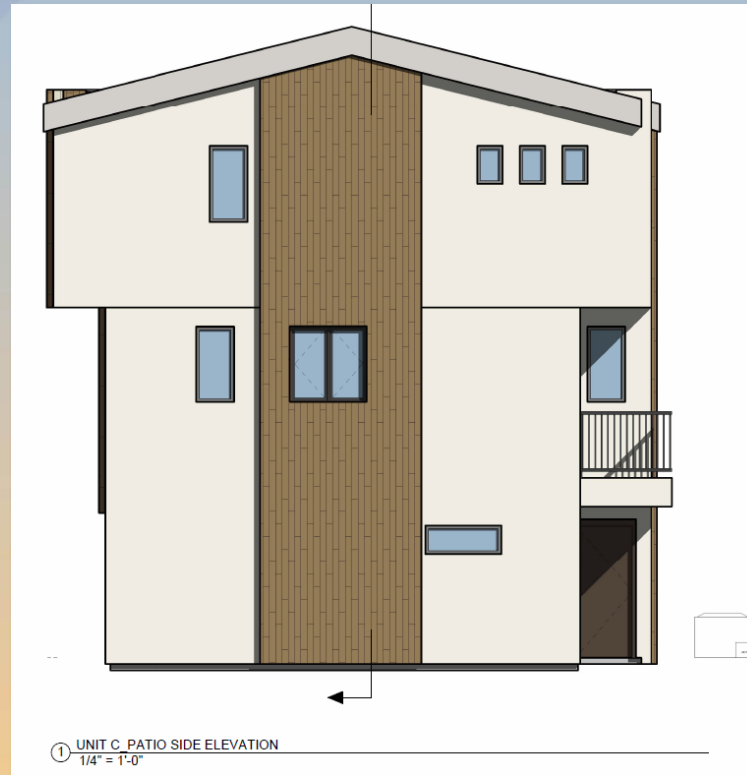


Elevations – three-story units





Elevations – three-story units





Renderings





Renderings





Colors and Materials

COLORS & MATERIALS



BENJAMIN MOORE
SWISS COFFEE
OC 45



BENJAMIN MOORE
ANGELICA
AF-665



CMU PATIO WALLS



ASPHALT SHINGLE



VERTICAL WOOD SIDING



STUCCO - SMOOTH FINISH



Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

Staff welcomes any feedback



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