



Design Review Board



DRB24-00753

Banner Gateway Residences

Sean Pesek, Senior Planner

November 12, 2024



Request

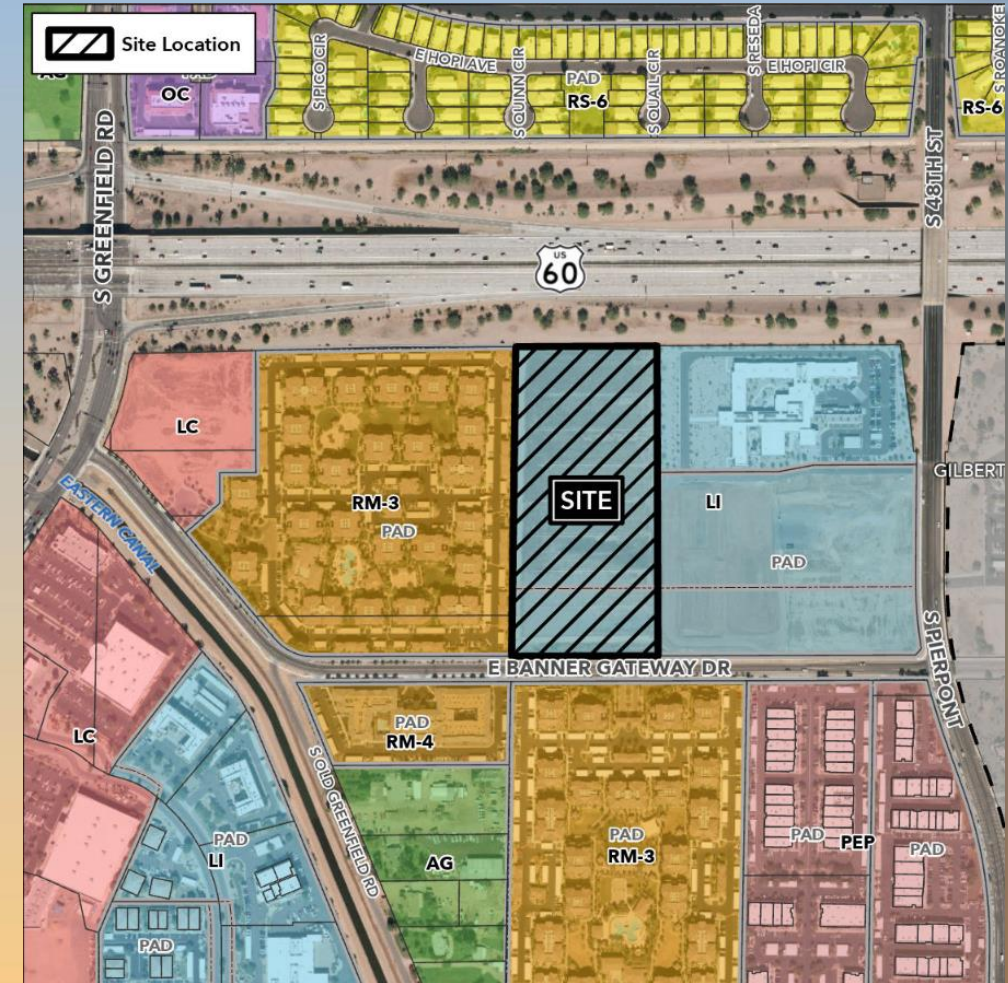
- Design Review
- For a multiple residence development





Location

- East of Greenfield Road
- West of Pierpont Street
- North side of Banner Gateway Drive





Site Photo

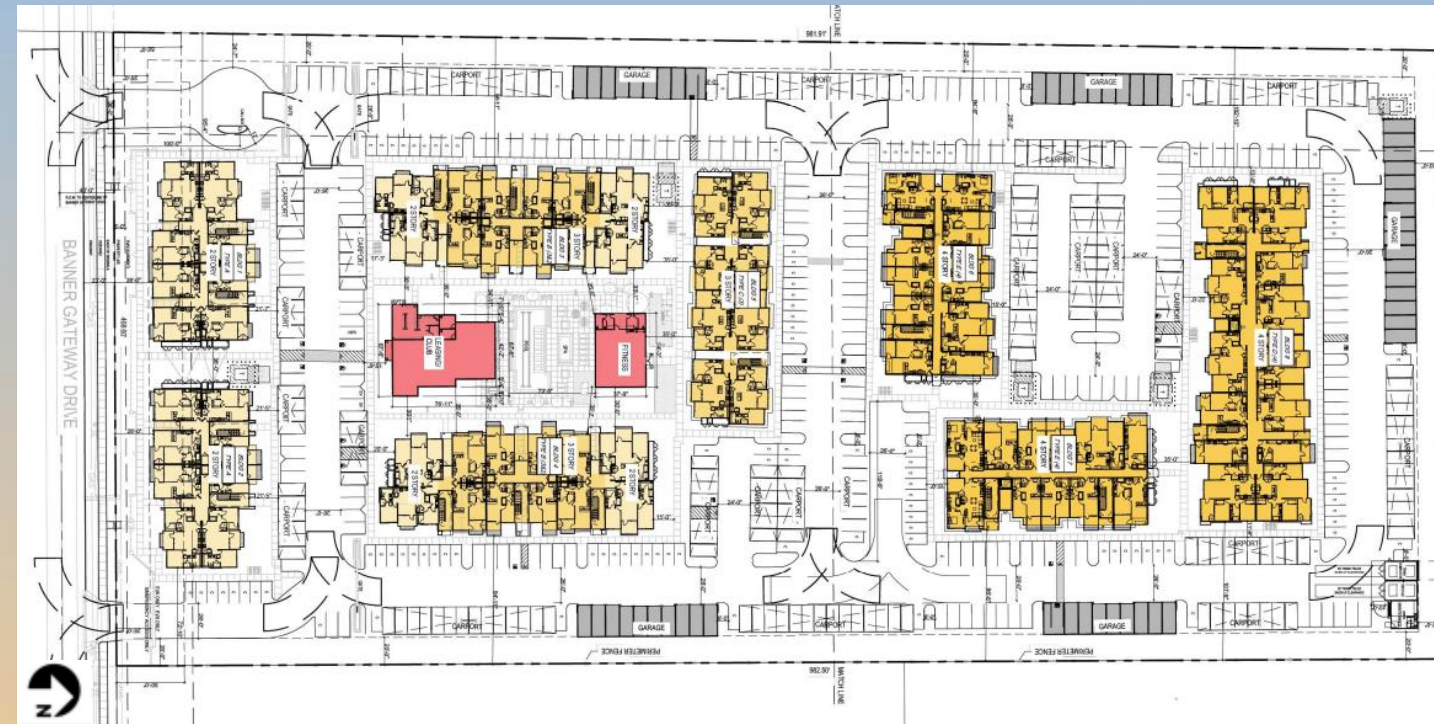


Looking north from Banner Gateway Drive



Site Plan

- 8 buildings – ranging from two stories to four stories
- 260 units (27.3 DU/AC)
- Central amenity area with a fitness center, pool, and clubhouse
- Primary access from Banner Gateway Drive (SWC)
- 546 parking spaces required; 548 spaces provided (261





Landscape Plan

PLANT PALETTE - OVERALL

CANOPY TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
Acacia salicina WEeping ACACIA	24	24" BOX	2" CAL. MIN.	10' - 15' HT. STANDARD
Ulmus parvifolius CHINESE ELM	09	24" BOX	2" CAL. MIN.	10' - 12' HT.
Acacia stenophylla SHEDDING ACACIA	62	36" BOX	2" CAL. MIN.	10' - 15' HT. STANDARD
Oliva europaea 'Queen Hill' SWAN HILL OLIVE	09	24" BOX	2" CAL. MIN.	8' - 10' HT. STANDARD
Parkinsonia x 'Desert Museum' DESERT MUSEUM PALO VERDE	05	36" BOX	2.5" CAL. MIN.	12' - 15' HT. MULTI-TRUNK
Quercus laevis SOUTHERN LIVE OAK	33	36" BOX	2.5" CAL. MIN.	12' HT. MULTI-TRUNK
Acacia saligna MULLEN WREATH WATTLE	53	36" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK
Acacia Willardiana PALO BLANCO	66	24" BOX	2" CAL. MIN.	10' HT. MULTI-TRUNK
Phoenix dactylopera DATE PALM	10	N/A	N/A	18' HT. DIAMOND CUT
Washingtonia robusta MEXICAN FAN PALM	07	N/A	N/A	18' HT. DIAMOND CUT
Pistacia chinensis CHINESE PISTACHE	11	24" BOX	2" CAL. MIN.	10' HT. STANDARD

SHRUBS				
NAME	QTY.	SIZE	HEIGHT	COMMENTS
Casahuate pulcherrima DEER ODF PALMROSE	236	5 GAL	30" HT.	HEAVY SPECIMENS
Calliandra eriophylla PINK FAIRY DUSTER	123	5 GAL	30" HT.	HEAVY SPECIMENS
Rougelivina 'Torch Glow' TORCH GLOW BOUTANAVILLEA	64	5 GAL	30" HT.	HEAVY SPECIMENS
Eremophila maculata 'Valentine' "VALENTINE" EMU BUSH	37	5 GAL	30" HT.	HEAVY SPECIMENS
Justicia spicigera MEXICAN HONEY SUCKLE	78	5 GAL	30" HT.	HEAVY SPECIMENS
Vauquelinia californica ARIZONA ROSEWOOD	71	5 GAL	30" HT.	HEAVY SPECIMENS
Adesmia subvata DESERT MILKWED	153	5 GAL	30" HT.	HEAVY SPECIMENS

ACCENTS				
NAME	QTY.	SIZE	SPACING	COMMENTS
Muhlenbergia capillaris REGAL MIST GRASS	340	5 GAL	30" O.C.	
Muhlenbergia rigens DEER GRASS	228	5 GAL	30" O.C.	
Hesperaloe parviflora RED YUCCA	392	5 GAL	30" O.C.	

GROUNDCOVERS				
NAME	QTY.	SIZE	SPACING	COMMENTS
Lantana 'New Gold' "NEW GOLD" LANTANA	197	1 GAL	12" O.C.	
Rosmarinus officinalis 'Prostratus' TRAILING ROSEMARY	28	1 GAL	12" O.C.	
Verbena peruviana PERUVIAN VERBENA	173	1 GAL	12" O.C.	
Lantana montevidensis PURPLE TRAILING LANTANA	97	1 GAL	12" O.C.	

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS	
500 SQ. FT. ARTIFICIAL TURF BY SYNTHETIC GRASS WAREHOUSE DIAMOND PRO SPRING SERIES - LIME	
WWW.SYNTHETICGRASSWAREHOUSE.COM - PH: (800) 730-2675	
STAMPED COLORED CONCRETE (BY DAVIS)	
COLOR: BRICK RED #160 PATTERN HERRINGBONE FINISH: BROOM RAISED 3" ABOVE VEHICLE LAKE	

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

PROJECT NAME
MESA GATEWAY

LANDSCAPE BUFFERS	LINEAR FOOTAGE	BUFFER TREE REQ. PROV. (1/2")
NORTH PROP. LINE	450'	18/19
EAST PROP. LINE	962'	40/40
SOUTH PROP. LINE	384'	15/17
WEST PROP. LINE	960'	39/42

PARKING LOT TREE CALCULATION (548 SPACES)			
PARKING TREES REQUIRED	PARKING TREES PROVIDED	PARKING TREE MIN. 36" REQ. (10%)	PARKING TREE MIN. 36" PROV.
68	68	5	48
PARKING SHRUBS REQUIRED	PARKING SHRUBS PROVIDED	TOTAL TREE CANOPY CALCULATION	
408	421	158,923 S.F. (35%)	

FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.)

FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.)			
BUILDING LENGTH:	3,954 L.F.		
LANDSCAPE LENGTH:	3,124 L.F. (79%)		
FOUNDATION TREES REQUIRED (1 TREE/ 50 L.F.)	FOUNDATION TREES PROVIDED	FOUNDATION TREE (24" BOX) PROV.	FOUNDATION TREE (36" BOX) PROV.
62	74	40	34
FOUNDATION SHRUBS REQUIRED (6 SHRUBS/ 50 L.F.)	FOUNDATION SHRUBS PROVIDED		
372	488		

PERIMETER YARD CALCULATIONS (2,412 L.F.)

PERIMETER TREES REQUIRED (1 TREE/ 25 L.F.)	PERIMETER TREES PROVIDED	PERIMETER TREE (24" BOX) PROV.	PERIMETER TREE (36" BOX) PROV.
96	101	28	73
PERIMETER SHRUBS REQUIRED (6 SHRUBS/ 25 L.F.)	PERIMETER SHRUBS PROVIDED		
576	576		

OPEN SPACE CALCULATIONS (129,478 S.F.)

TOTAL OPEN SPACE REQ. (50% LIVE MATERIAL)	TOTAL OPEN SPACE PROVIDED (LIVE MATERIAL)	ACCENTS PROVIDED	EVERGREEN GROUNDCOVER PROVIDED (448)
64,739 S.F.	65,880 S.F. (50.8%)	(783)	11,200 S.F.
TREES PROVIDED (288)	SHRUBS PROVIDED (722)		
28,800 S.F.	18,050 S.F.	7,830 S.F.	11,200 S.F.

City Code:
Trees - I A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees. E.A minimum of 50 percent of the total required trees shall be 24-inch box trees. II No trees shall be smaller than 15-gallon size.

LIGHTING		
FIXTURE TYPE	DESCRIPTION	QUANTITY
	15' TALL PEDESTRIAN POLE LIGHT GALAXY 100 (BY: WWW.USALTO.COM) WPHOTOCELL PRODUCT: GLX-VLED-IV-100LED-350MA-120-1 COLOR: BLACK	QTY: 11
	OVERHEAD STRING LIGHTS SET ON PHOTOCELL (BY: TOKISTAR.COM) 115 L.F. PRODUCT # EXBK-24-2H-S14-C	





Elevations – Building A

BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%

BUILDING A		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	72%	28%
REAR	70%	30%
LEFT	73%	27%
RIGHT	73%	27%



Elevations – Building B





Elevations – Building C



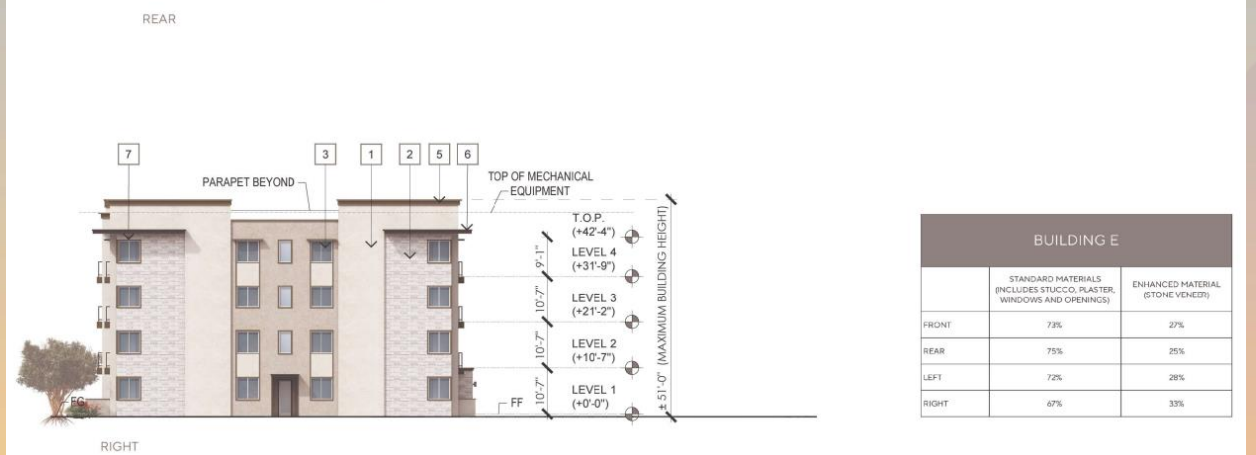
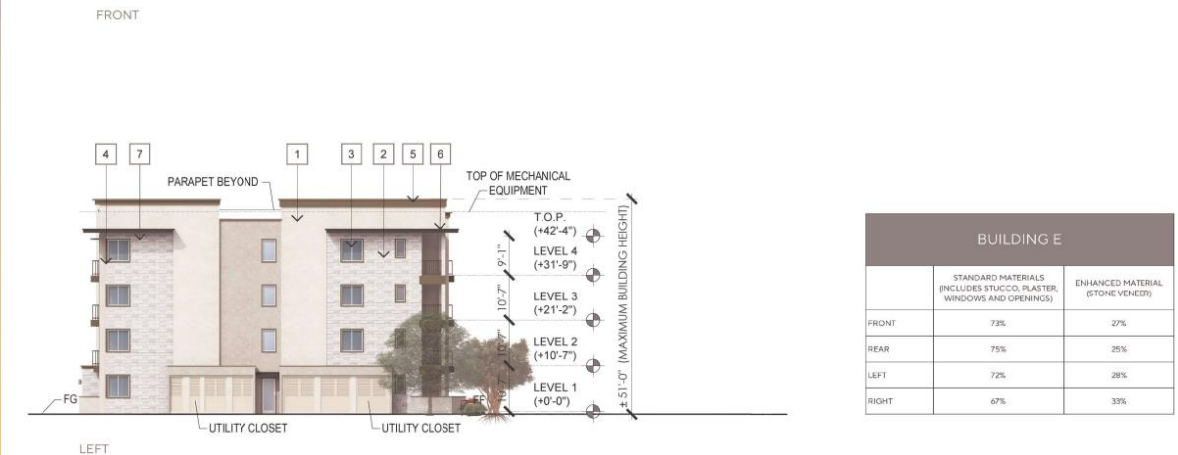


Elevations – Building D





Elevations – Building E



BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	78%	22%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%

BUILDING E		
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	78%	22%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



Elevations – Clubhouse



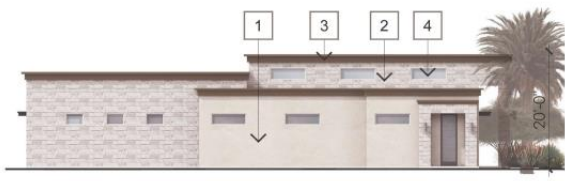
FRONT

MATERIAL / COLOR LEGEND

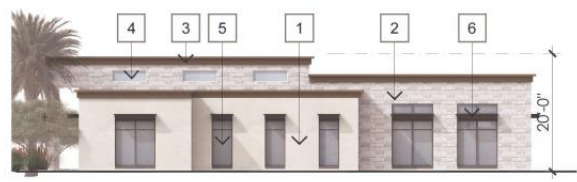
- 1 EXTERIOR STUCCO
 - 2 STONE VENEER
 - 3 CORNICE CAP
 - 4 VINYL WINDOWS
 - 5 ALUMINUM STOREFRONT GLAZING SYSTEM
 - 6 ARCHITECTURAL OVERHANG
- FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



REAR

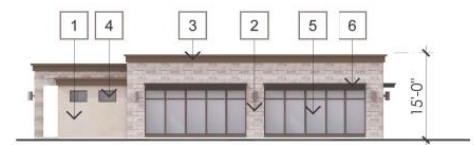


LEFT



RIGHT

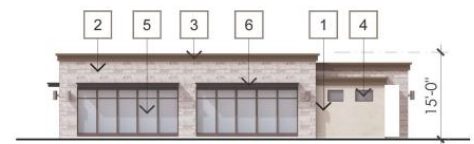
	LEASING	
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	75%	25%
LEFT	72%	28%
RIGHT	67%	33%



RIGHT

MATERIAL / COLOR LEGEND

- 1 EXTERIOR STUCCO
 - 2 STONE VENEER
 - 3 CORNICE CAP
 - 4 VINYL WINDOWS
 - 5 ALUMINUM STOREFRONT GLAZING SYSTEM
 - 6 ARCHITECTURAL OVERHANG
- FOR FURTHER INFORMATION, REFER TO THE COLOR AND MATERIAL BOARD



LEFT



FRONT



REAR

	FITNESS	
	STANDARD MATERIALS (INCLUDES STUCCO, PLASTER, WINDOWS AND OPENINGS)	ENHANCED MATERIAL (STONE VENEER)
FRONT	75%	25%
REAR	48%	52%
LEFT	68%	32%
RIGHT	65%	35%



Rendering





Colors and Materials



BUILDING E
REAR ELEVATION

LEASING BUILDING
FRONT ELEVATION



1. PAINTED STUCCO 20/30 FINISH



2. STONE VENEER SPLIT LIMESTONE WHITE



3. VINYL WINDOWS WHITE



4. ALUMINUM STOREFRONT TO MATCH PAINT SPEC E OR EQUIVALENT



5. METAL RAILING & STAIRS TO MATCH PAINT SPEC D



6. AWNINGS TO MATCH PAINT SPEC C



7. METAL AWNING TO MATCH PAINT SPEC D



8. ARCHITECTURAL OVERHANG TO MATCH PAINT SPEC D



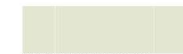
9. ARCHITECTURAL TRIMS TO MATCH PAINT SPEC E



10. DECORATIVE TRIM BANDS TO MATCH PAINT SPEC C



11. CORNICE CAPS TO MATCH PAINT SPEC C



A. SW 7011 NATURAL CHOICE



B. SW 7024 FUNCTIONAL GRAY



C. SW 7034 STATUS BRONZE



D. SW 6258 TRICORN BLACK



E. SW 7059 IRON ORE



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board