



# Design Review Board



# DRB24-00796

## Extra Space Storage Building E

Emily Johnson, Planner I

October 8, 2024



# Request

- Design Review
- To allow an expansion of mini-storage

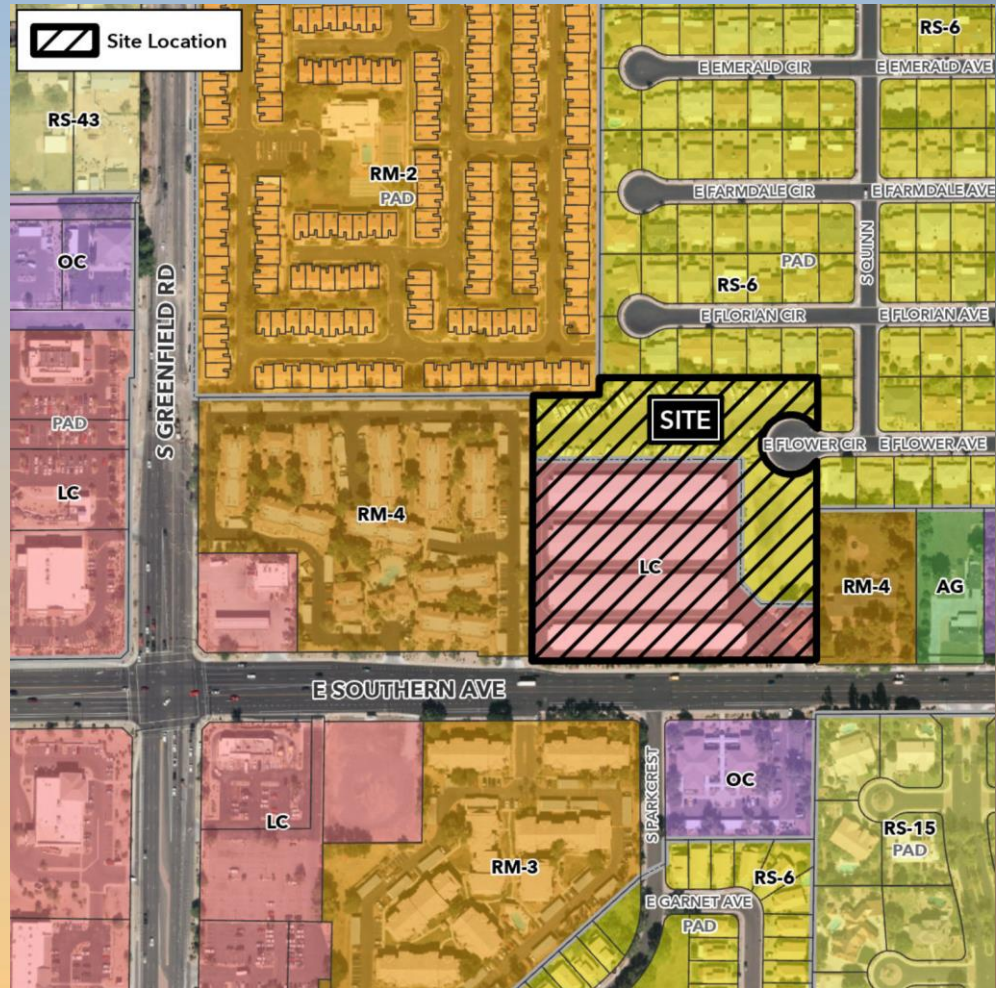






# Location

- North side of Southern Avenue
- East of Greenfield Rd







# Site Photo



Looking north from Southern Avenue



# Site Photo



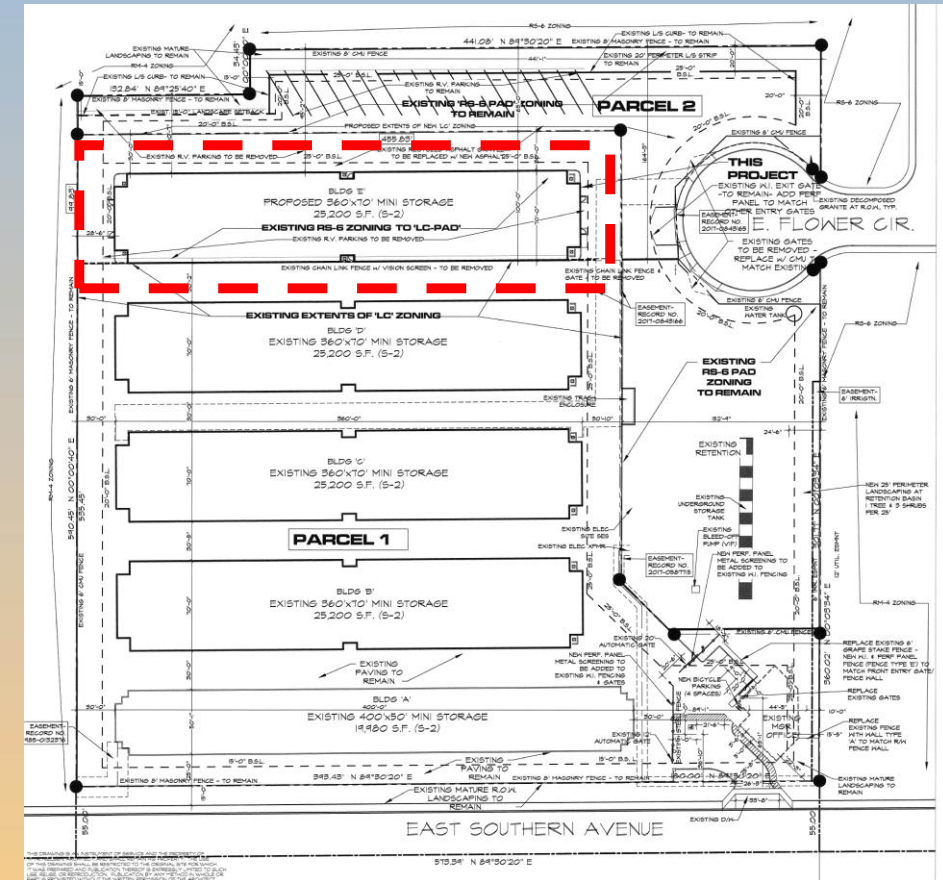
Looking west from Flower Circle





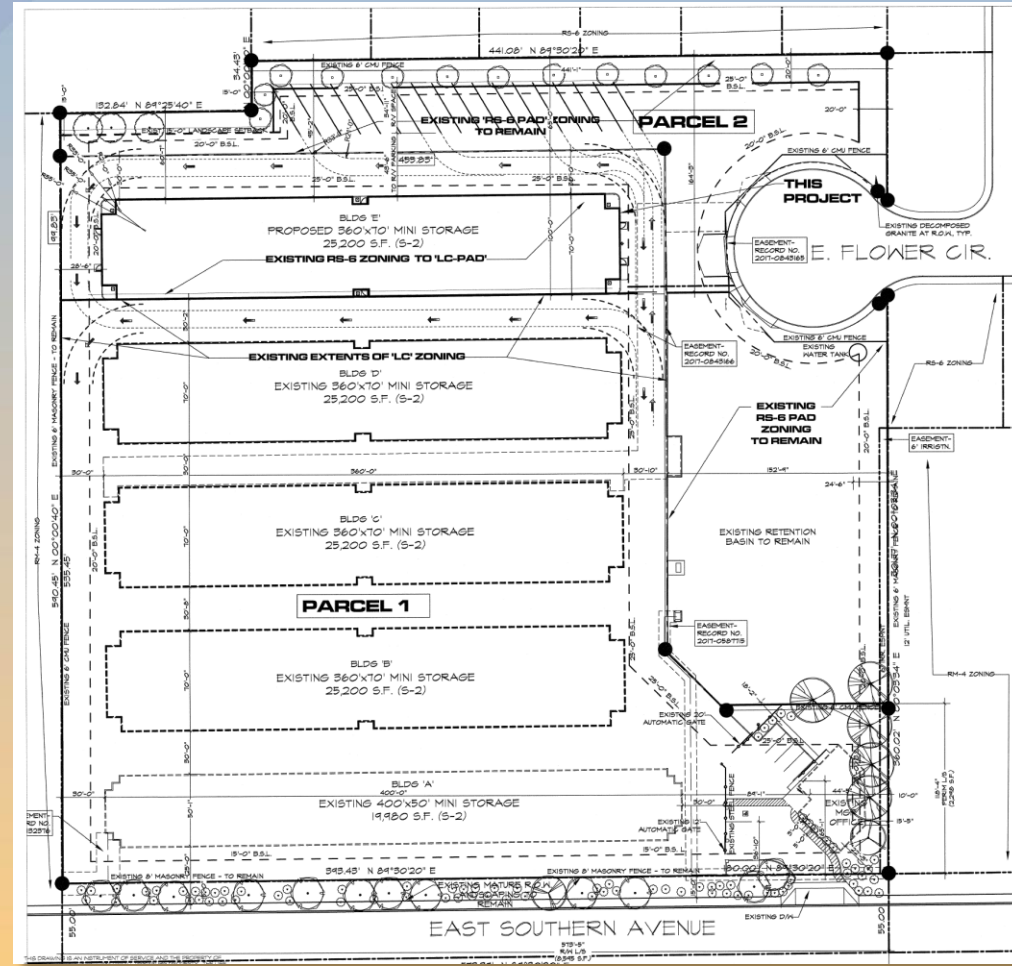
# Site Plan

- New 25,200 sq. ft. mini-storage building to match existing
- Primary access from Southern Avenue and gated access from Flower Circle
- RV Storage to the north (not part of project)





# LandscAPE Plan



### LandscAPE Data

**Site Area (Net) - Parcel 1:**  
281,446 S.F. (6.506 Acres)

**LandscAPE Area - Parcel 1:**  
22,070 S.F.

**LandscAPE Coverage:**  
4.5%

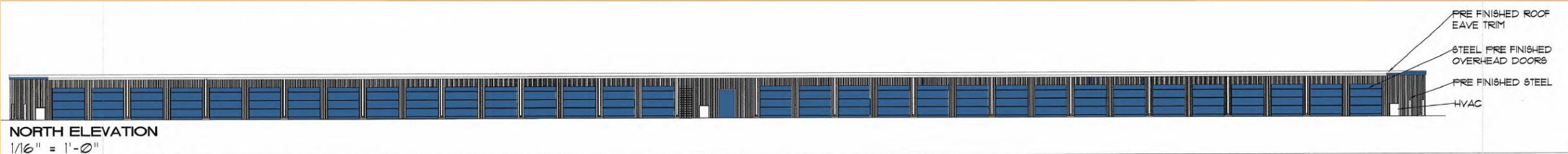
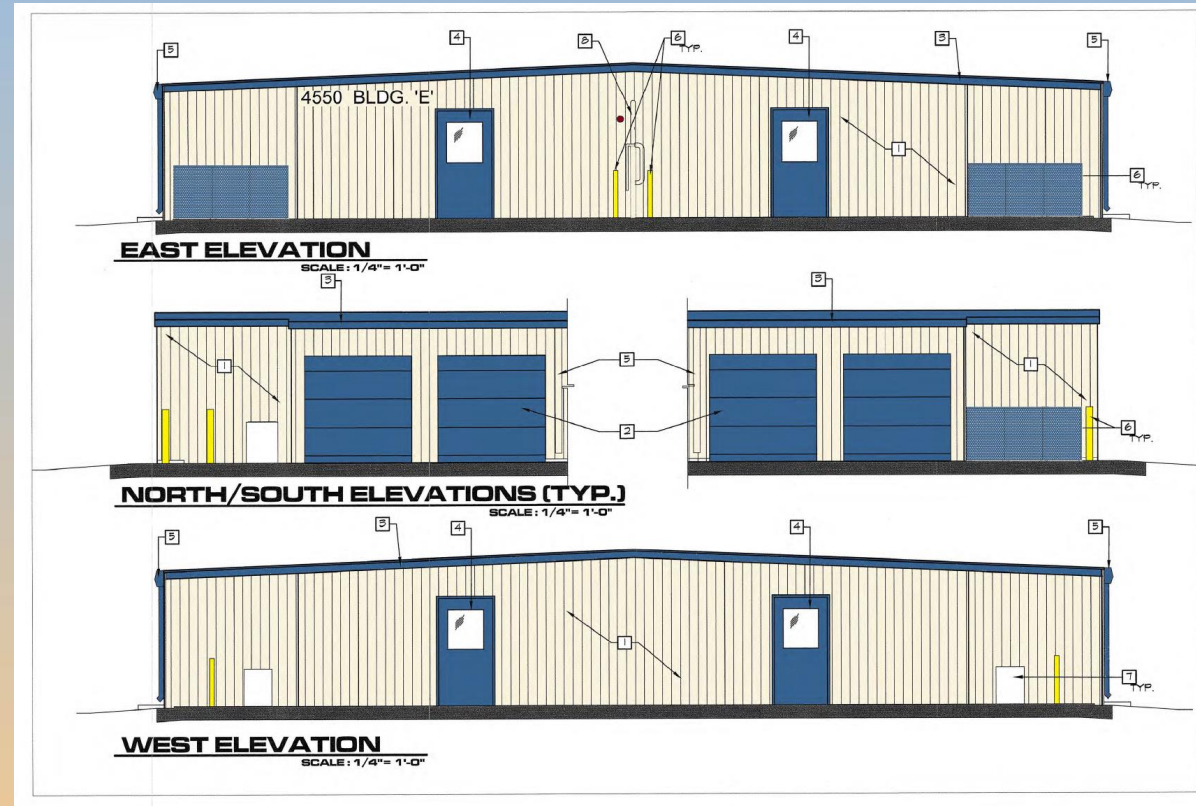
**Plant Quantities:**

Planting Location	Required	Provided
<b>Right of Way - Existing - Off Site</b> Southern Ave. Frontage (575 L.F.) 1 tree per 25 L.F., 6 shrubs per 25 L.F.	23 trees 96 shrubs	13 trees 64 shrubs
<b>Blgd Foundation - Mgr's Office</b> Foundation Planting (106 L.F.) 1 tree per 50 L.F. of ext. wall 10% of trees to be 36" box	2 trees 1 tree	2 trees Existing Mature
<b>Blgd Foundation - Building 'E'</b> Foundation Planting (140 L.F.) 1 tree per 50 L.F. of ext. wall 10% of trees to be 36" box	3 trees 1 tree	None - to match existing
<b>Perimeter</b> Adj. Property Line (118 L.F.) 3 Non-Deciduous Trees & 20 shrubs per 100 L.F. of adjacent property line	2 trees 24 shrubs	4 trees 3 shrubs
<b>Parking Lot</b> Parking Islands (2) 1 tree per 15' parking islands 3 shrubs per 15' parking islands	1 tree 10 shrubs	0 trees 4 shrubs
<b>Tree Sizes:</b>		
<b>Right of Way (24 Total)</b> 36" box (25% Min.) 24" box (50% Min.)	8 trees 15 trees	Existing Mature
<b>Perimeter (4 Total)</b> 36" box (25% Min.) 24" box (50% Min.)	1 tree 2 trees	Existing Mature
<b>Parking Lot (3 Total)</b> 36" box (10% Min.) 24" box (all others req'd)	1 tree 2 trees	Existing Mature





# Elevations





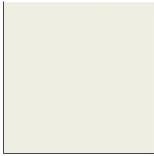
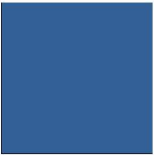


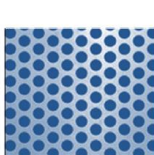
# Existing Elevations







# Colors and Materials

	1	<b>PRIMARY - PAINTED WALL PANELS</b> MFR: COLOR: "ASH GRAY"
	2	<b>ACCENT - PAINTED METAL ROOF PANELS / EAVES/ RIDGE</b> MFR: McELROY METAL COLOR: "REGAL BLUE"
	3	<b>ACCENT - DOORS</b> MFR: McELROY METAL COLOR: "REGAL BLUE"
	4	<b>ACCENT - PAINTED METAL GUTTERS/DOWNSPOUTS</b> MFR: McELROY METAL COLOR: "REGAL BLUE"
	5	<b>PERFORATED METAL SCREENING - PRE-FINISHED</b> MFR: <i>MCNICHOLS</i> COLOR: "REGAL BLUE" COLOR MATCH



# Alternative Compliance

## ✓ Roof Articulation

- Vary building height, providing at least 2 changes in height or roof forms
- Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation
- All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing





# Alternative Compliance

## ✓ Materials and Colors

- Pre-engineered metal buildings are not allowed to reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different materials
- No more than 50% of the total façade may be covered with 1 single material
- All facades shall have a recognizable “base” and “top” treatment



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed alternative compliance

*Staff welcomes any feedback*





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