



# Design Review Board



# DRB22-01124

## Fore Green Development





# Request

- Design Review for a mixed-use development

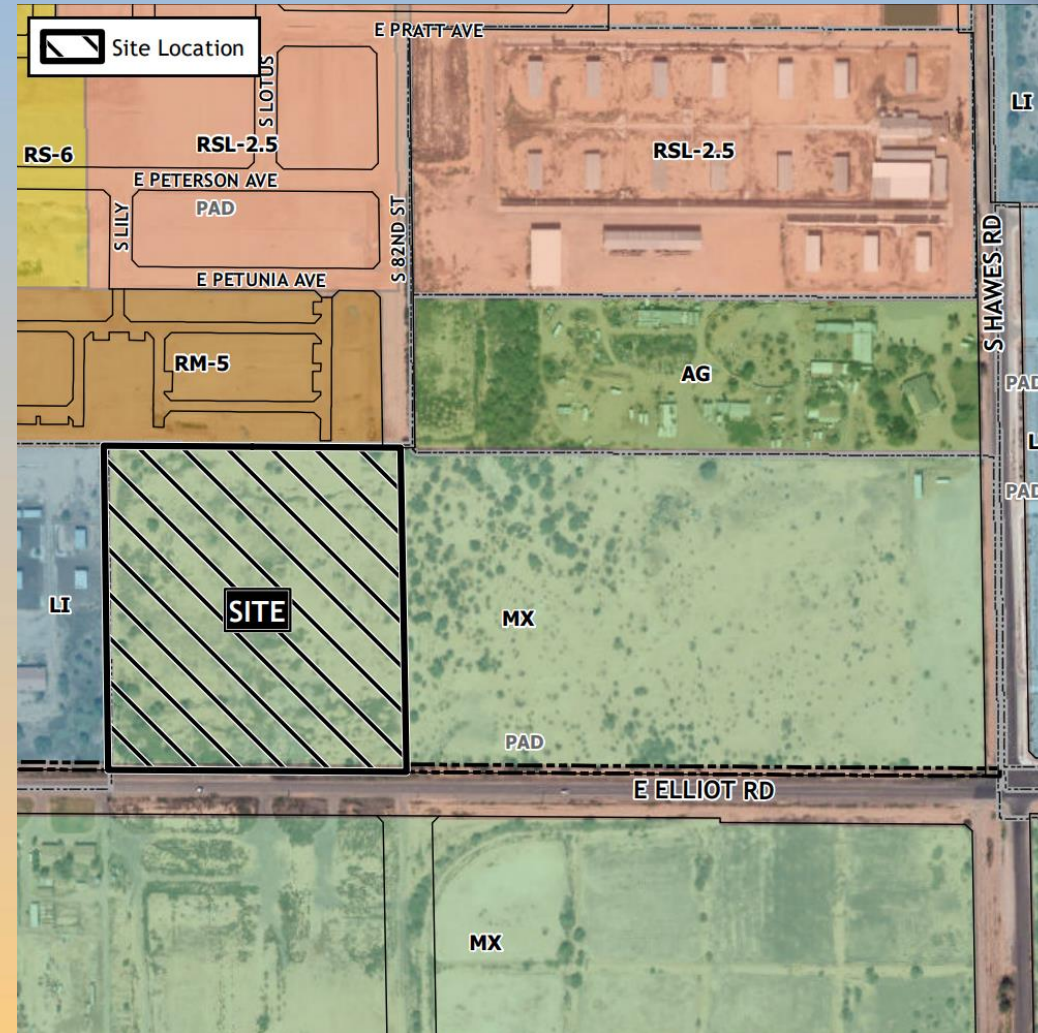






# Location

- North of Elliot Road
- West of 82<sup>nd</sup> Street alignment
- West of Hawes Road

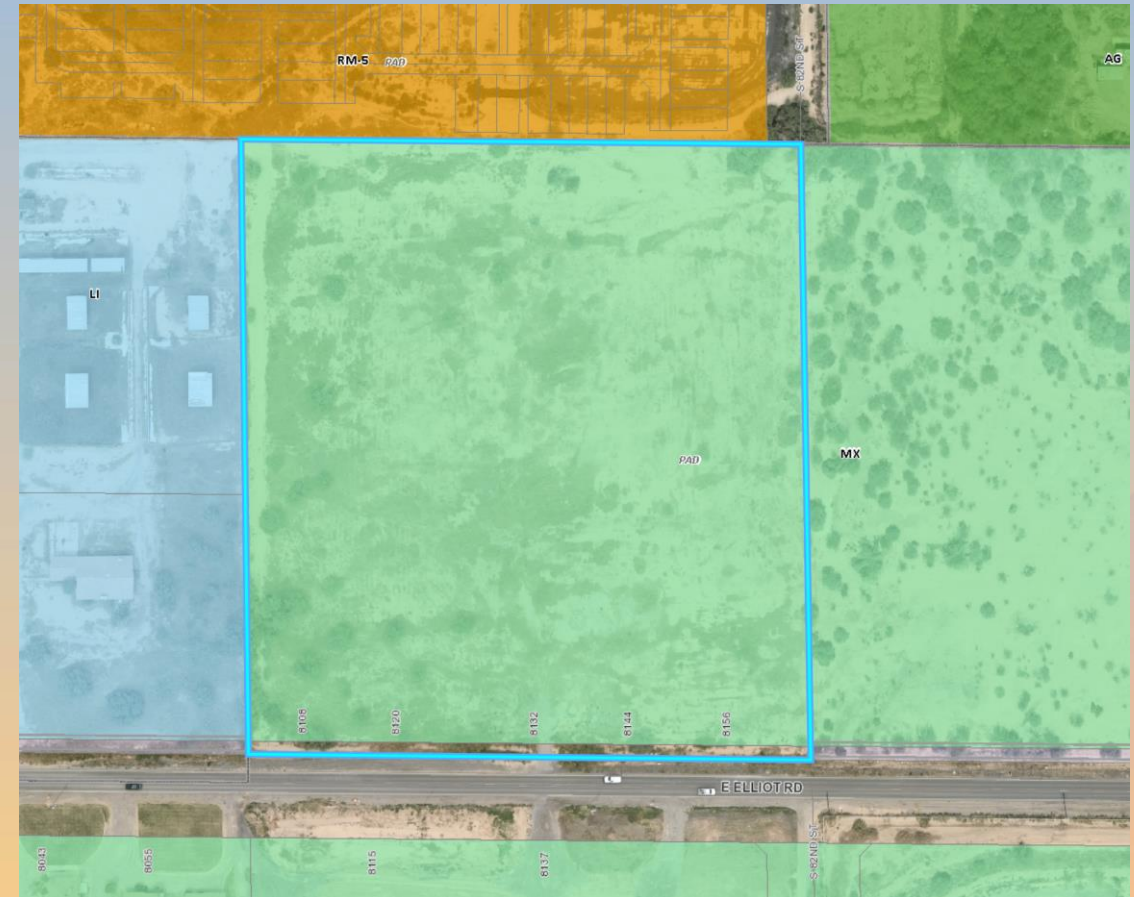






# Zoning

- Mixed-Use with a Planned Area Development overlay (MX-PAD)
- Hawes Crossing Village 1
- Restaurant, retail, and multiple residence are permitted uses





# Site Photo



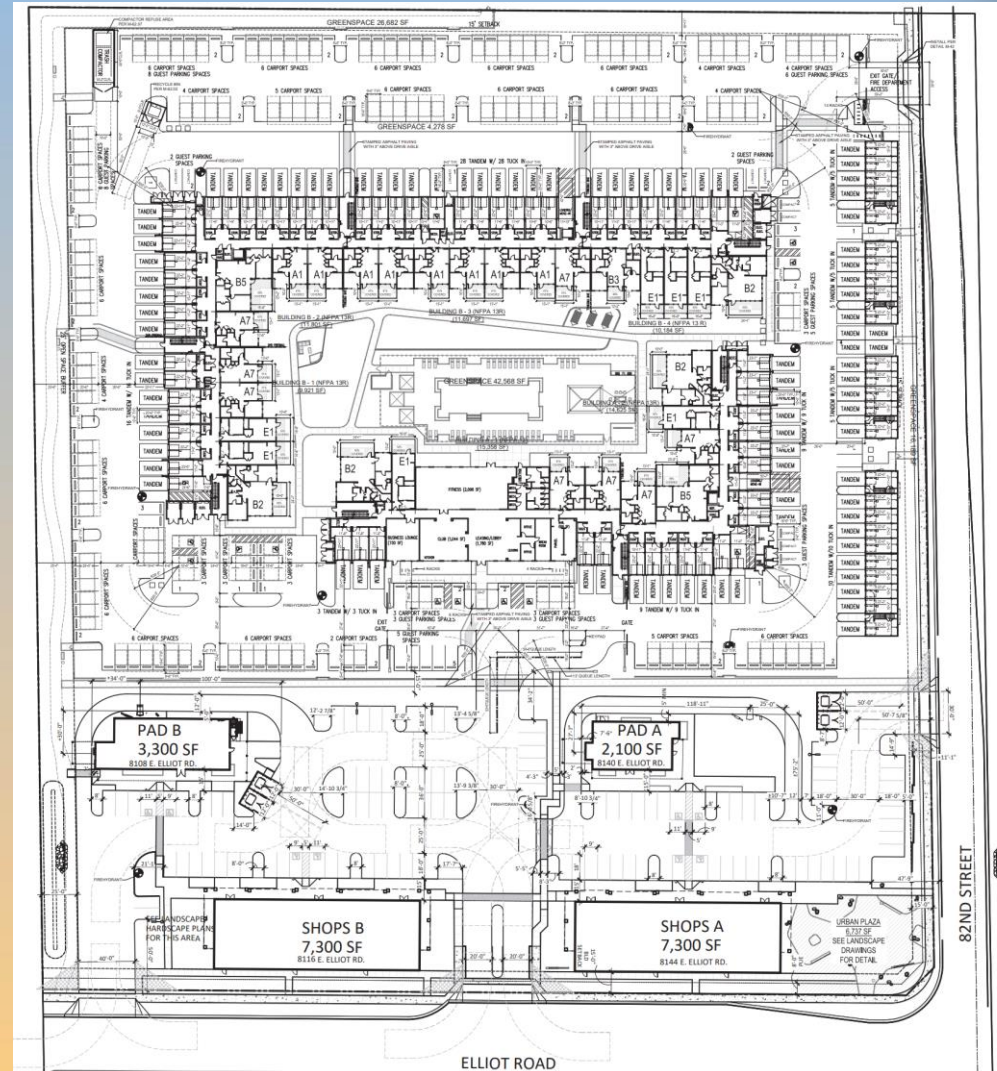
Looking north from Elliot Road





# Site Plan

- 233 units in the northern portion of the lot
- 4 commercial buildings in the southern portion
- Shared access from Elliot Rd
- Exit-only gate on 82<sup>nd</sup> Street
- 25' wide open space buffer along the west property line

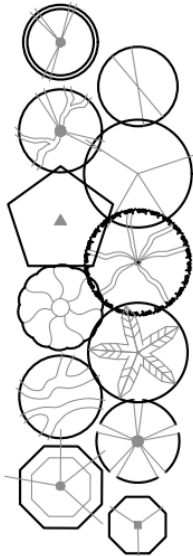




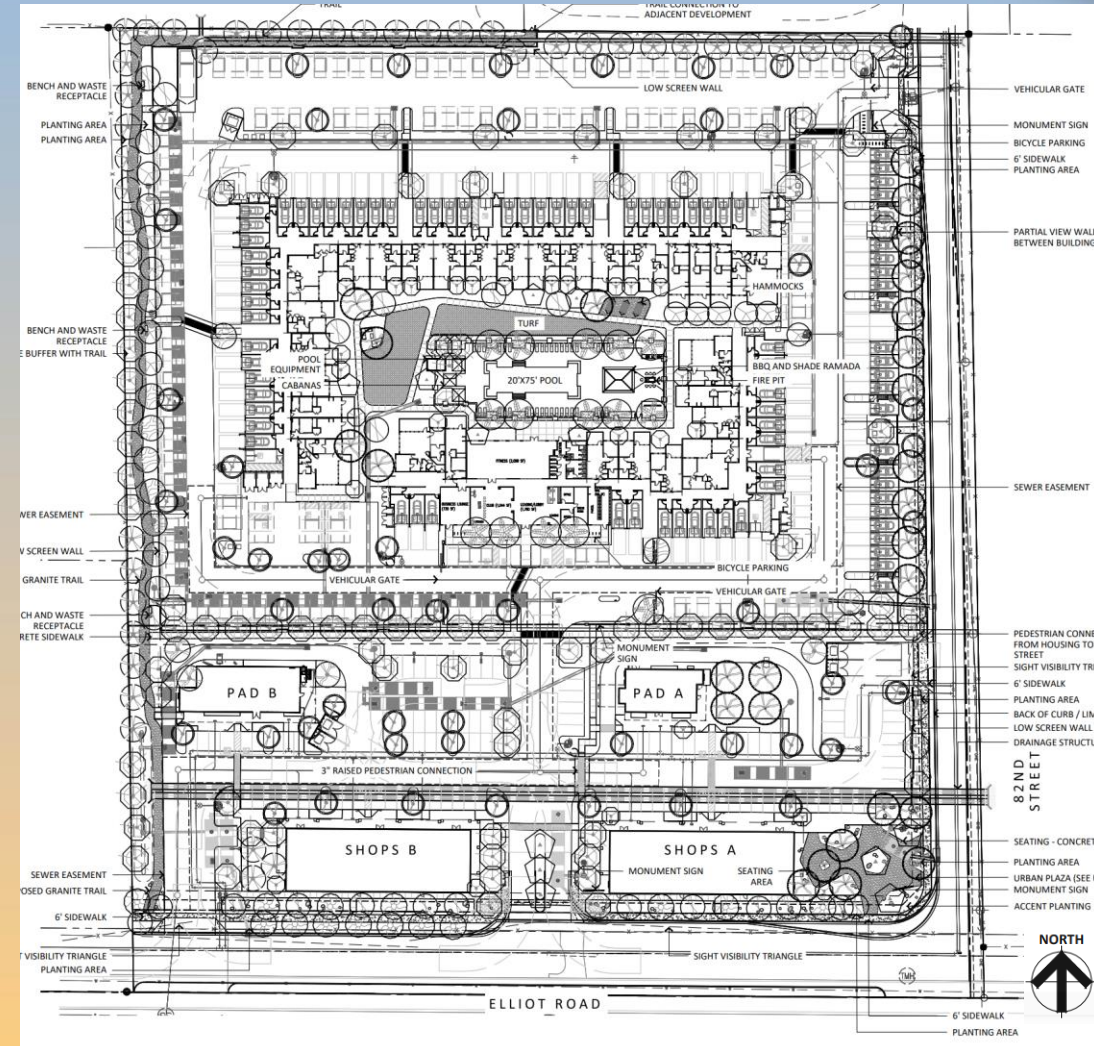


# Landscape Plan

## PLANT MATERIALS LEGEND



TREES	Size	Quantity	Coverage (sf)
Acacia aneura	24" Box	52	100 sf
Mulga Acacia			
Chilopsis linearis	24" Box	24	50 sf
Desert Willow	low breaking		
Pithecellobium flexicaule	36" Box	4	50 sf
Texas Ebony	low breaking		
Fraxinus velutina 'Fan-Tex'	24" Box	13	50 sf
Fan-Tex Ash			
Olneya tesota	48" Box	14	50 sf
Ironwood	low breaking		
Parkinsonia hyb.	24" Box	27	50 sf
'Desert Museum' Palo Verde	low breaking		
Parkinsonia microphylla	24" Box	14	50 sf
Foothills Palo Verde	low breaking		
Phoenix dactylifera	20'	15	25 sf
Date Palm	diamond cut		
Pistacia atlantica x intergerrima	24" Box	7	50 sf
Red Push Pistache			
Prosopis hybrid 'Phoenix'	24" Box	39	50 sf
Thornless Mesquite	low breaking		
Quercus virginiana	24" Box	90	100 sf
'Cathedral' Live Oak			
Sophora secundiflora	36" Box	26	25 sf
Texas Mountain Laurel	low breaking		







# Residential





# Residential



CARRIAGE HOME-BACK (OPTION 2) | 8



CARRIAGE HOME-RIGHT (OPTION 1) | 4



CARRIAGE HOME-BACK (OPTION 2) | 7



CARRIAGE HOME-BACK (OPTION 1) | 3



CARRIAGE HOME-LEFT (OPTION 2) | 6



CARRIAGE HOME-LEFT (OPTION 1) | 2



CARRIAGE HOME-FRONT (OPTION 2) | 5



CARRIAGE HOME-FRONT (OPTION 1) | 1

## Carriage Home Material Coverage

		Front	Left	Back	Right	Total
Cultured Stone Veneer	Sf	616	253	342	253	1464
	Percentage	51%	44%	28%	44%	41%
Vertical Board & Batten	Sf	158	76	273	53	560
	Percentage	13%	13%	22%	9%	16%
Horizontal Lap Siding	Sf	0	0	0	0	0
	Percentage	0%	0%	0%	0%	0%
Stucco (sf)	Sf	426	247	628	270	1571
	Percentage	36%	43%	51%	47%	44%
Total (sf)		1200	576	1243	576	3595

## Carriage Homes Facade Opening Percentage

	Front Elevation	Left Elevation	Back Elevation	Right Elevation	Total
Façade Area (sf)	1200	576	1243	576	3595
Opening Area (sf)	554	20	115	30	719
Opening Percentage	46.2%	3.5%	9.3%	5.2%	20.0%



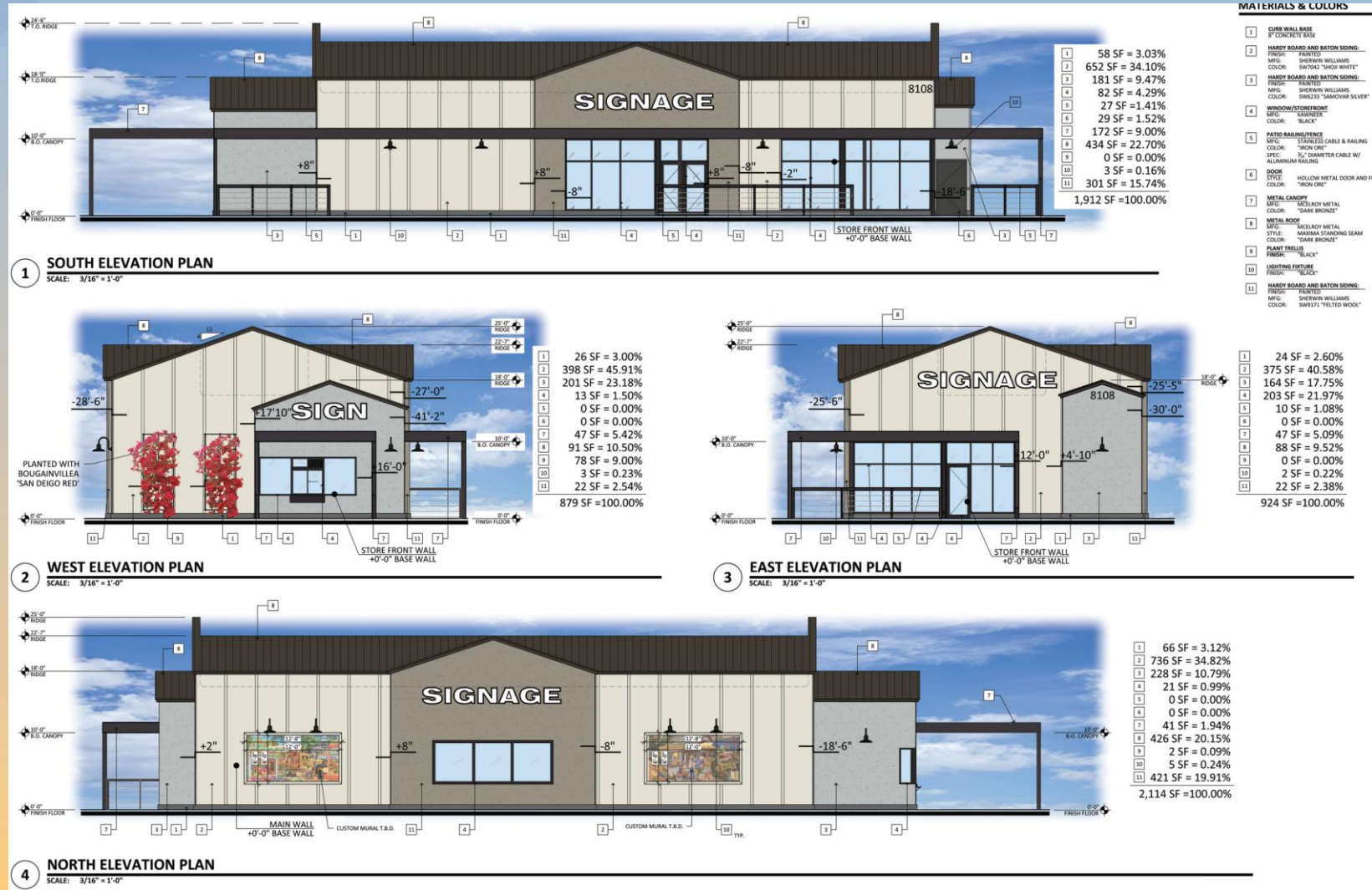


# PAD A





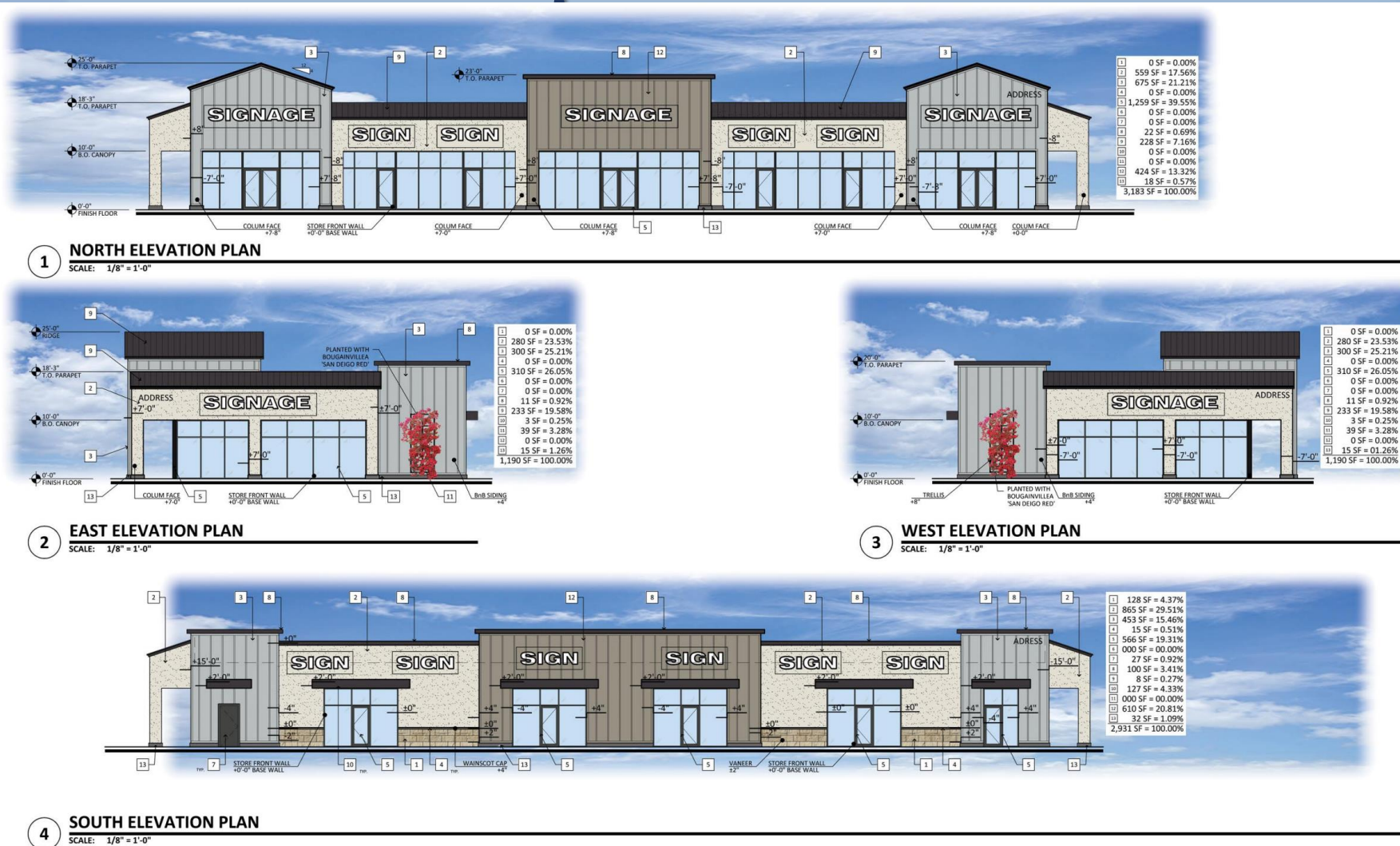
# PAD B







# Shops A and B







# Renderings







# Renderings







# Renderings







# Renderings







# Renderings







# Renderings

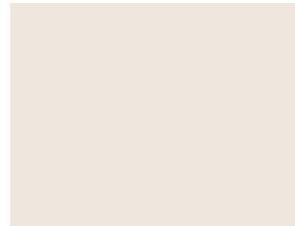




# Material Board



1 CULTURED STONE VENEER:  
COBBLEFIELD TEXAS CREAM



2 STUCCO COLOR #1: SW7042 SHOJI WHITE



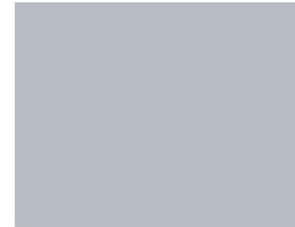
8 HORIZONTAL WALL BAND COLOR #4: SW7069 IRON ORE

9 WOOD BALCONY WITH FIBER CEMENT BOARD  
COLOR #4: SW7069 IRON ORE

10 WINDOW/DOOR TRIM COLOR #4: SW7069 IRON ORE

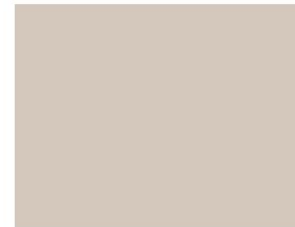
11 METAL RAILING COLOR #4: SW7069 IRON ORE

19 STUCCO COLOR #4: SW7069 IRON ORE

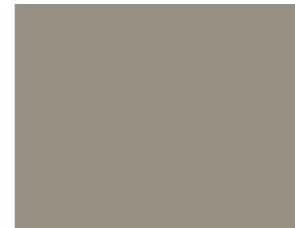


5 HORIZONTAL LAP SIDING COLOR  
#3: SW6233 SAMOVAR SILVER

6 VERTICAL BOARD & BATTEN #3:  
SW6233 SAMOVAR SILVER



7 HORIZONTAL LAP SIDING COLOR  
#5: SW7036 ACCESSIBLE BEIGE



3 HORIZONTAL LAP SIDING COLOR  
#2: SW9171 FELTED WOOL

4 VERTICAL BOARD & BATTEN  
COLOR #2: SW9171 FELTED WOOL





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

*Staff welcomes any feedback*



# Design Review Board