



# 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
- 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

proporty line

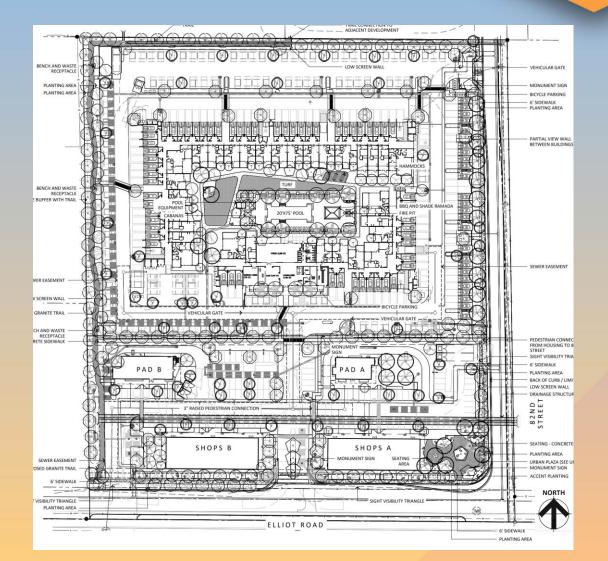






## Landscape Plan

	PLANT MATERIA	LS LEGE	ND	
	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			
A Vagrand	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		
The state of the s	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



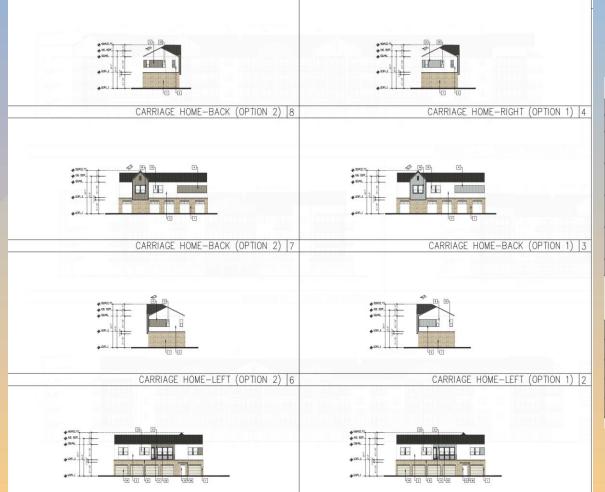
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CEUNE HOSH		-							7				-					-		THE STATE OF		Vertical Board & Batten	Sf Percentage	2420 97 16% 13		1154 15%	6959 15%
S		====											100				###		-		ш	Horizontal Lap Siding	Sf Percentage	3478 112 23% 150		1936 25%	9398 21%
100.4	THE RESERVE OF THE PARTY OF THE					THE RESERVE							mm		THE			_		ш	ш	Stucco (sf)	Sf Percentage	6191 353 41% 47		3406 44%	19564 43%
A 100 1			-														-				ш	Total (sf)		15090 751	5 15059	7807	45472
8 2 4003	The second second										-									ПП	ш						
2 3 4 100 3			$\mathbf{H}$			шн	WANGE	THE STATE OF				ш	, Ш.,			ш		ш,				Building A Facade Op					
2 100 2	COLUMN DE LA COLUM		M	Manmanill	-			- CHECK						ACCUPANT OF						63656		Façade Area (sf)	South Elevation 15090	n West Elevatio	North Elevation 15059	East Elevation	Total 45472
E 17					1							TT'T			1							Opening Area (sf)	5231	2183	4741	2489	14644



CARRIAGE HOME-FRONT (OPTION 1) 1



#### Residential



CARRIAGE HOME-FRONT (OPTION 2) 5

Carriage Home Material Coverage											
		Front	Left	Back	Right	Total					
Cultured Stone Venera	Sf	616	253	342	253	1464					
Cultured Stone Veneer	Percentage	51%	44%	28%	44%	41%					
Vertical Board & Batten	Sf	158	76	273	53	560					
	Percentage	13%	13%	22%	9%	16%					
	Sf	0	0	0	0	0					
Horizontal Lap Siding	Percentage	0%	0%	0%	0%	0%					
Chusen (sf)	Sf	426	247	628	270	1571					
Stucco (sf)	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



9

PARTED WITH

DOLGAMVYLIA

1 O SF = 0.00%

280 SF = 25.53%

DOLGAMVYLIA

O SF = 0.00%

3 30 SF = 25.21%

O SF = 0.00%

3 10 SF = 0.00%

1 15 F = 0.00%

| O SF = 0.00% | 1 280 SF = 23.53% | 300 SF = 25.21% | 0 SF = 0.00% | 1 310 SF = 25.21% | 1 300 SF = 25.21% | 1 300 SF = 25.21% | 1 300 SF = 25.21% | 1 310 SF = 0.00% | 1 310 SF = 26.05% | 1 310 SF = 25.25% | 1 300 SF = 25.25%

2 EAST ELEVATION PLAN
SCALE: 1/8" = 1'-0"

COLUM FACE 5 STORE FRONT WALL +0'-0" BASE WALL

3 WEST ELEVATION PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION PLAN

SCALE: 1/8" = 1'-0"









































#### 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

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





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