



Design Review Board



DRB24-00637

Red Mountain Storage

Expansion

Chloe Durfee Daniel, Planner II

November 12, 2024



Request

- Design Review
- To allow for an expansion to a self storage facility





Location

- 5612 E McDowell Road
- North of McDowell Road
- East of Higley Road





Site Photo

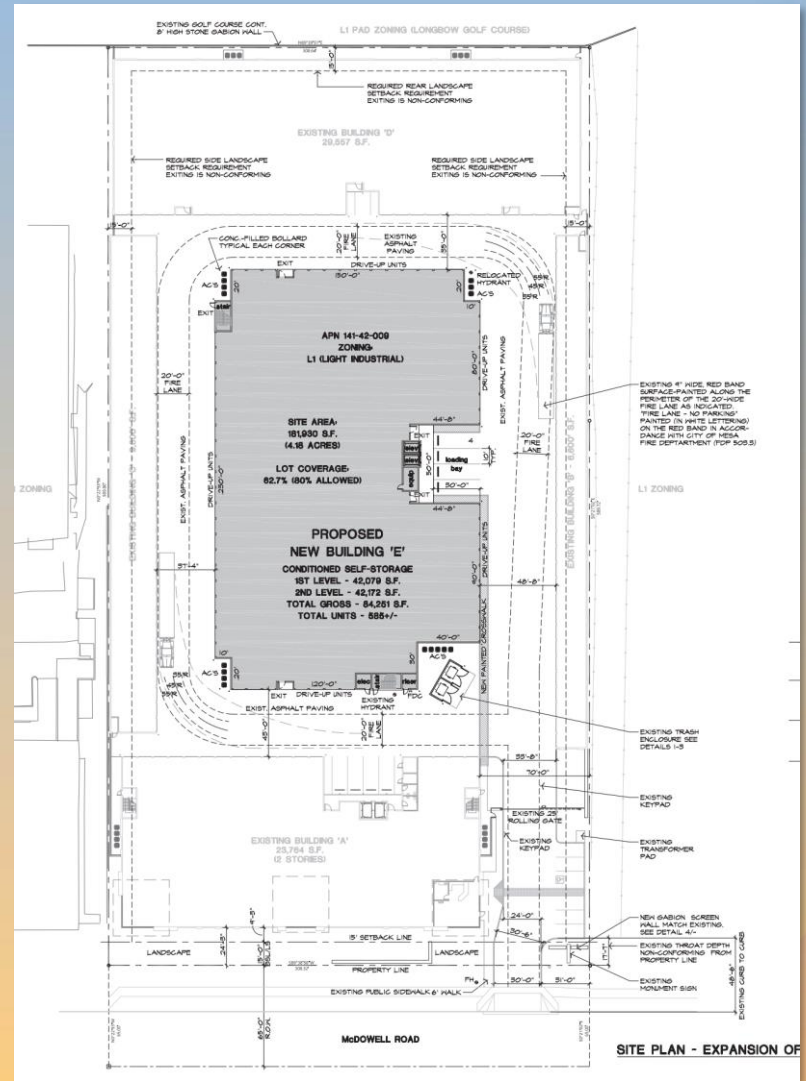


Looking North from McDowell Road



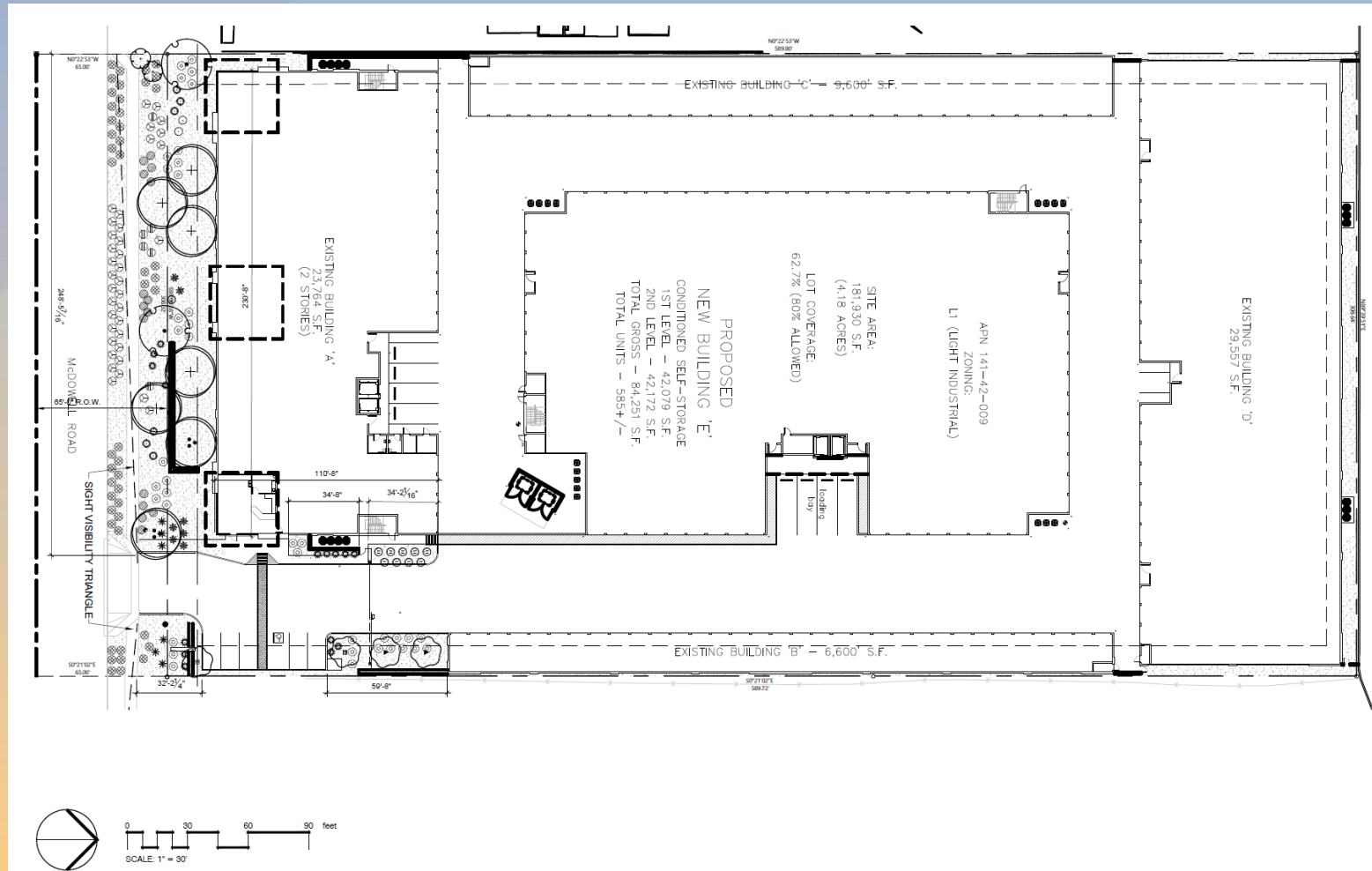
Site Plan

- Removed existing RV storage
- 2-story building for a gross of 84,251 sq. ft.
- 16 parking spaces provided





Landscape Plan

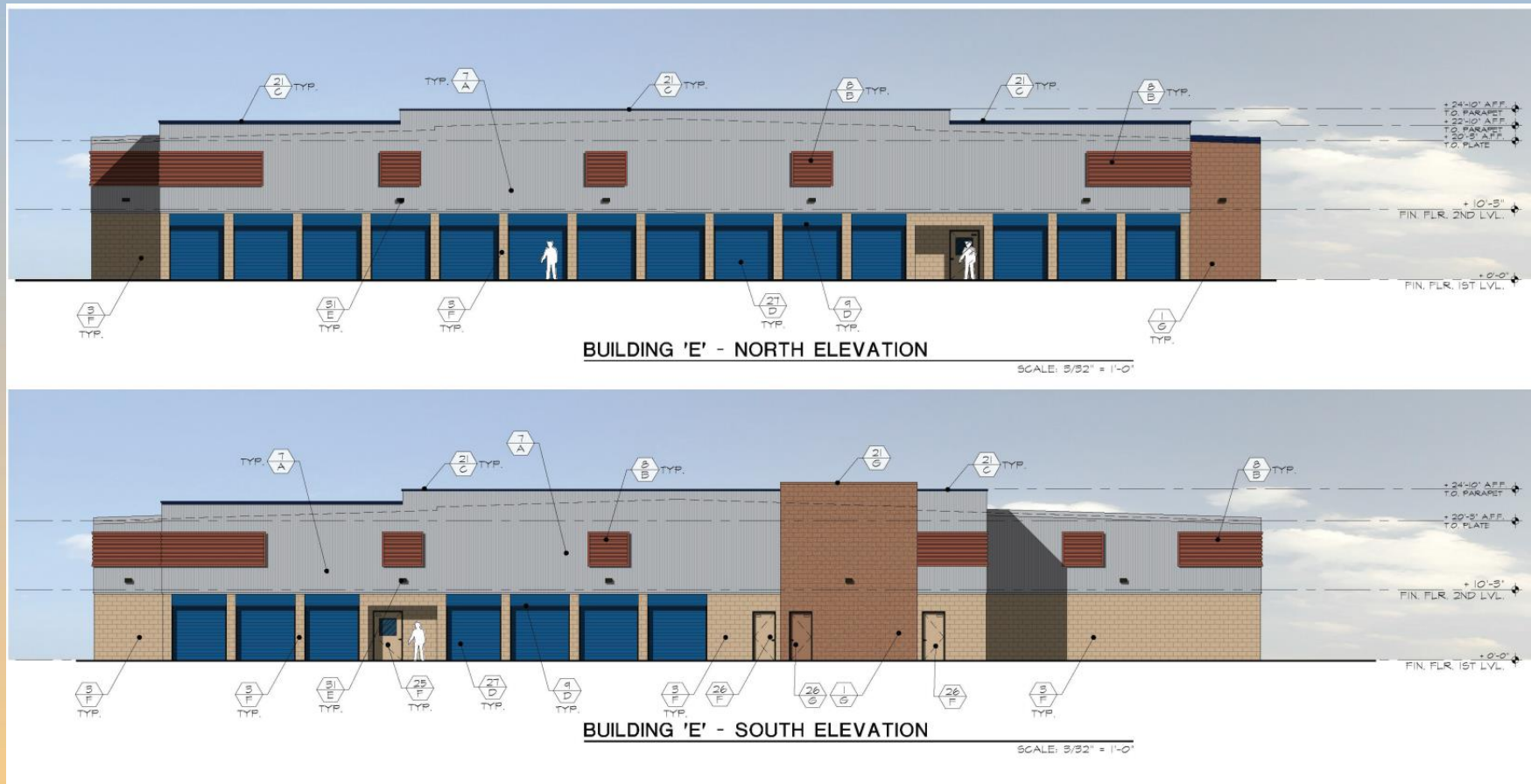


PLANT SCHEDULE SUPPLEMENTAL PLANTING

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Callia secundiflora Texas Mountain Laurel	24"box	2
	Chilopsis linearis Desert Willow	15 gal	2
	Chilopsis linearis Desert Willow	24"box	1
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Existing	24"box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
SHRUBS			
	Hesperaloe parviflora Red Yucca	5 gal	7
	Hesperaloe parviflora Red Yucca Existing	5 gal	6
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	3
	Lantana montevidensis 'New Gold' Trailing Lantana Existing	1 gal	15
	Muhlenbergia rigens Deer Grass	5 gal	6
	Muhlenbergia rigens Deer Grass Existing	5 gal	15
	Rosmarinus officinalis Dwarf Rosemary	1 gal	5
	Rosmarinus officinalis Dwarf Rosemary Existing	1 gal	6
	Ruellia penninsularis Wild Petunia	5 gal	19
	Russelia equisetiformis Firecracker Plant Existing	5 gal	10



Elevations





Elevations



BUILDING 'E' - EAST ELEVATION

SCALE: 3/32" = 1'-0"

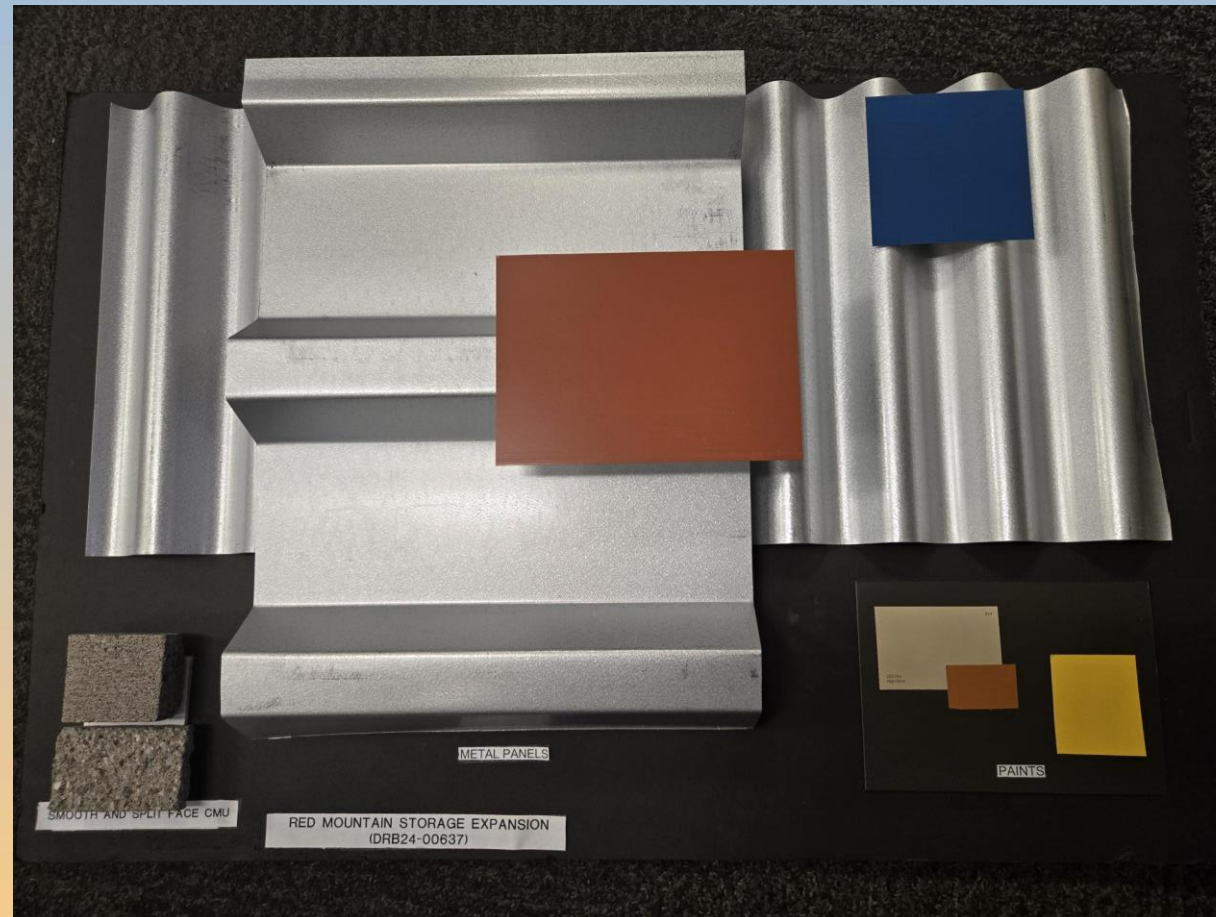


BUILDING 'E' - WEST ELEVATION

SCALE: 3/32" = 1'-0"



Color and Material Board





Rendering





Rendering





Alternative Compliance

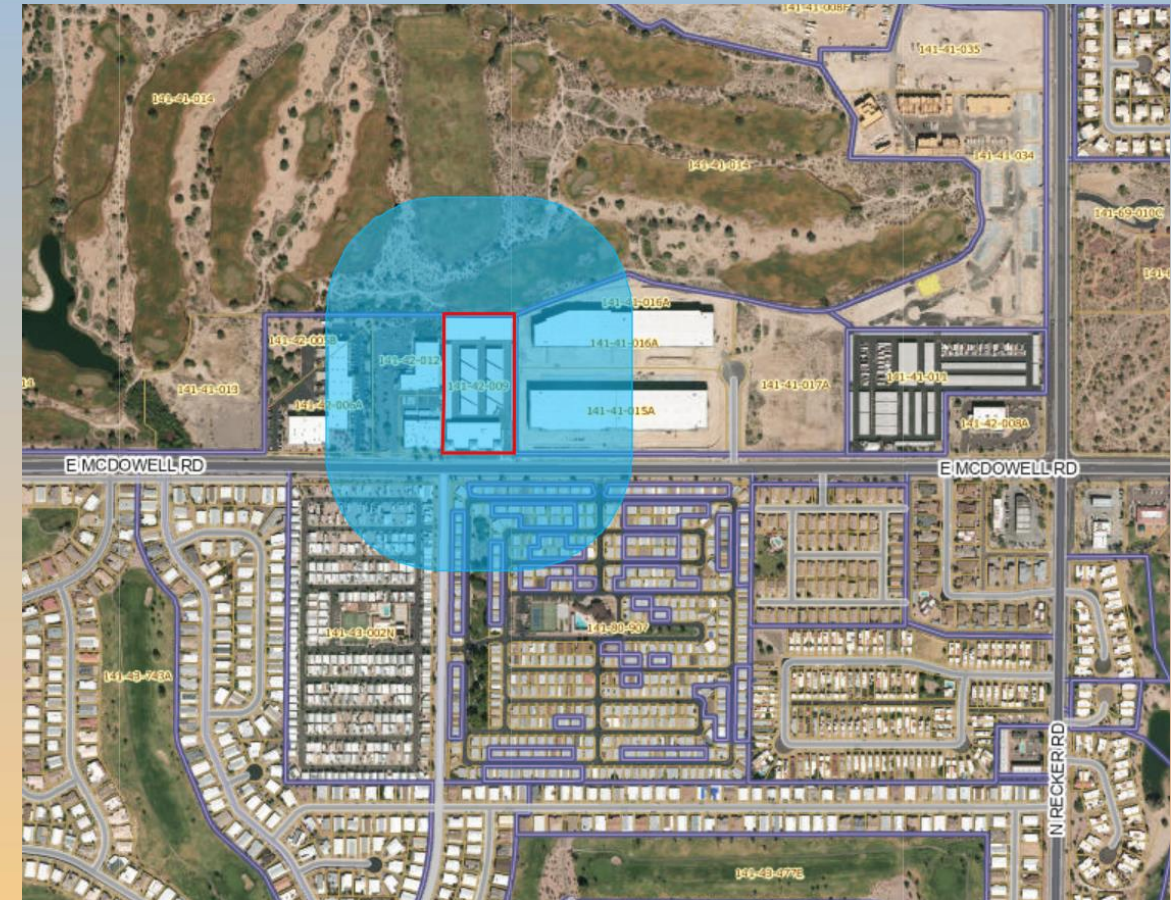
✓ Roof Articulation

- 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



Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- Staff has not received any comments





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



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