



# Design Review Board



# DRB24-00852

# Gateway Auto Mall

# Design Guidelines



# Request

- Design Review
- Gateway Auto Mall Design Guidelines





# Background

## Zoning Entitlements

- Rezoned to GC-PAD as a part of ZON22-00435

## Development Agreement

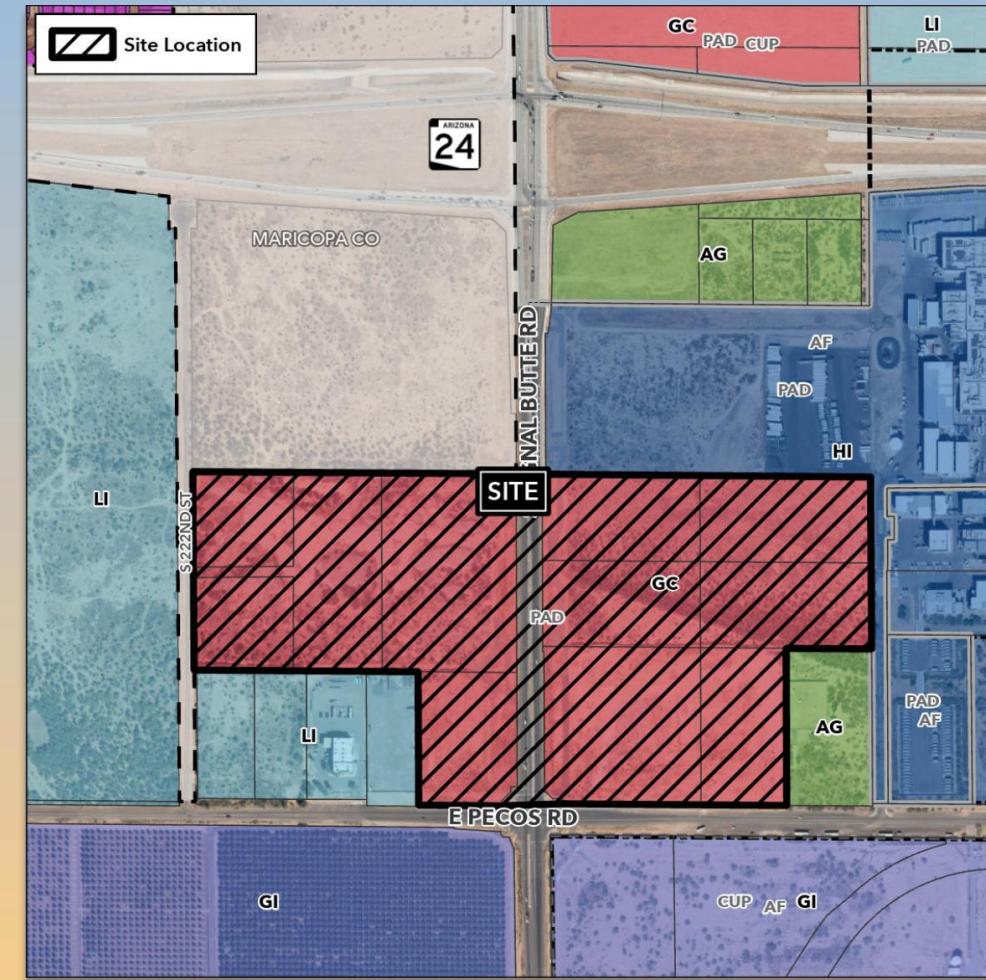
- Requires Comprehensive Design Guidelines
- Subject to review and recommendation of approval by the DRB
- Final review and approval by Planning Director





# Location

- South of SR 24
- East and west sides of Signal Butte Road
- North side of Pecos Road





# Site Photos



Looking east towards the eastern side of the site



# Site Photos



Looking west towards the western side of the site



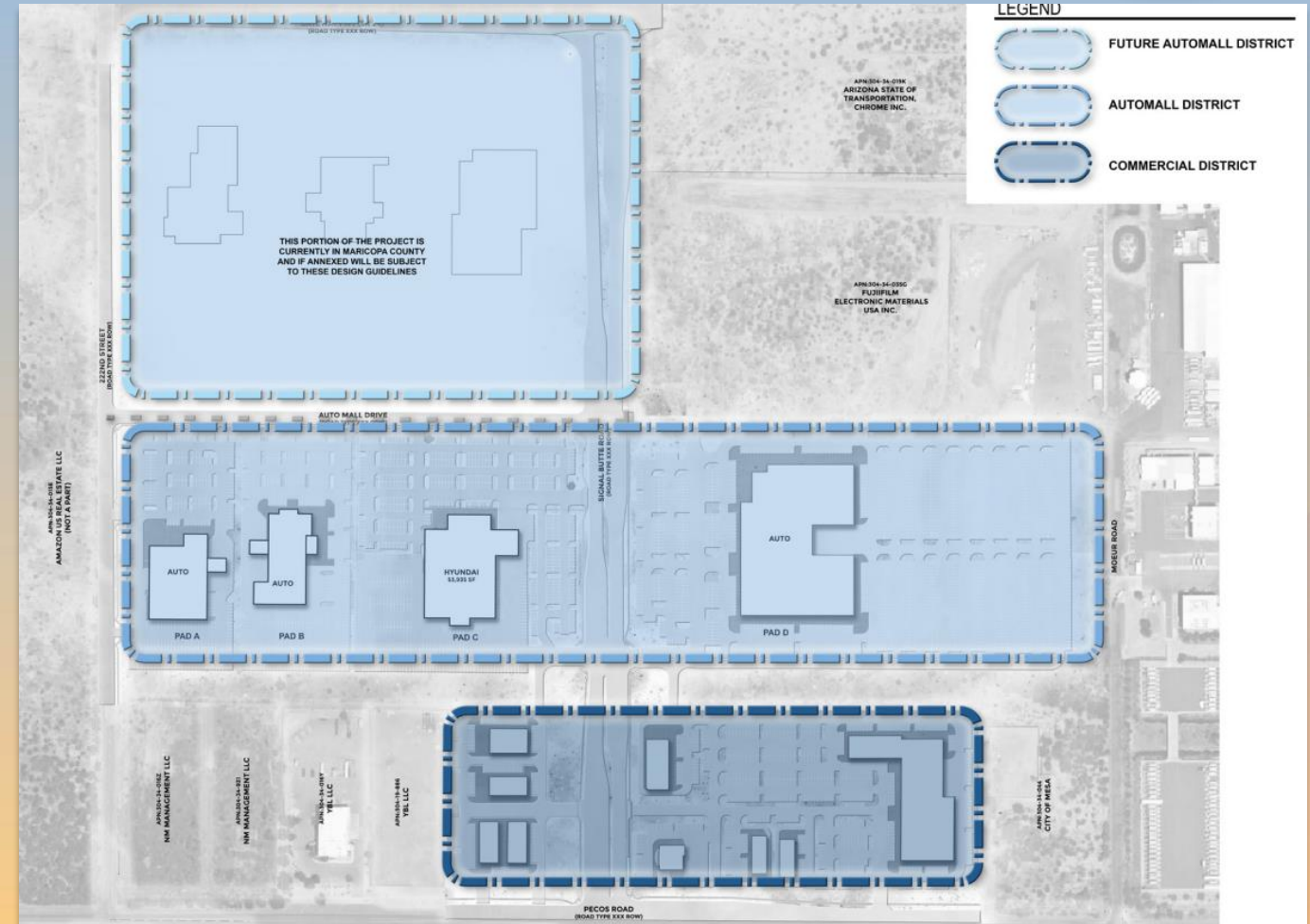




# District Plan

## 3 Distinct Districts

- Automall District
- Commercial District
- Future Automall District based on any future annexation areas







# Design Guidelines

## Building Style

- Contemporary and Modern

## Pedestrian Circulation

- Primary and secondary connections, materials, landscaping, width

## Colors and Materials

- Primary, secondary & accents
- Material minimums per





# Design Guidelines

## Architectural Features

- Minimum requirements per building type
- Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, and glazing

## Landscape Design

- Palette, hardscaping, outdoor amenity areas

## Wall Design & Plan

- Consistent perimeter wall designs



# Findings

Staff is seeking recommendation to the Planning Director on the following:

- ✓ Proposed architectural elements and landscape design
- ✓ Proposed building materials and overall project vision and design style

***Staff welcomes any feedback***



# Design Review Board



# Zoning

- General Commercial with a Planned Area Development (GC-PAD)

