



Design Review Board



DRB25-00765

Blue Sky Pest Control

Kwasi Abebrese, Planner II

February 10, 2026



Request

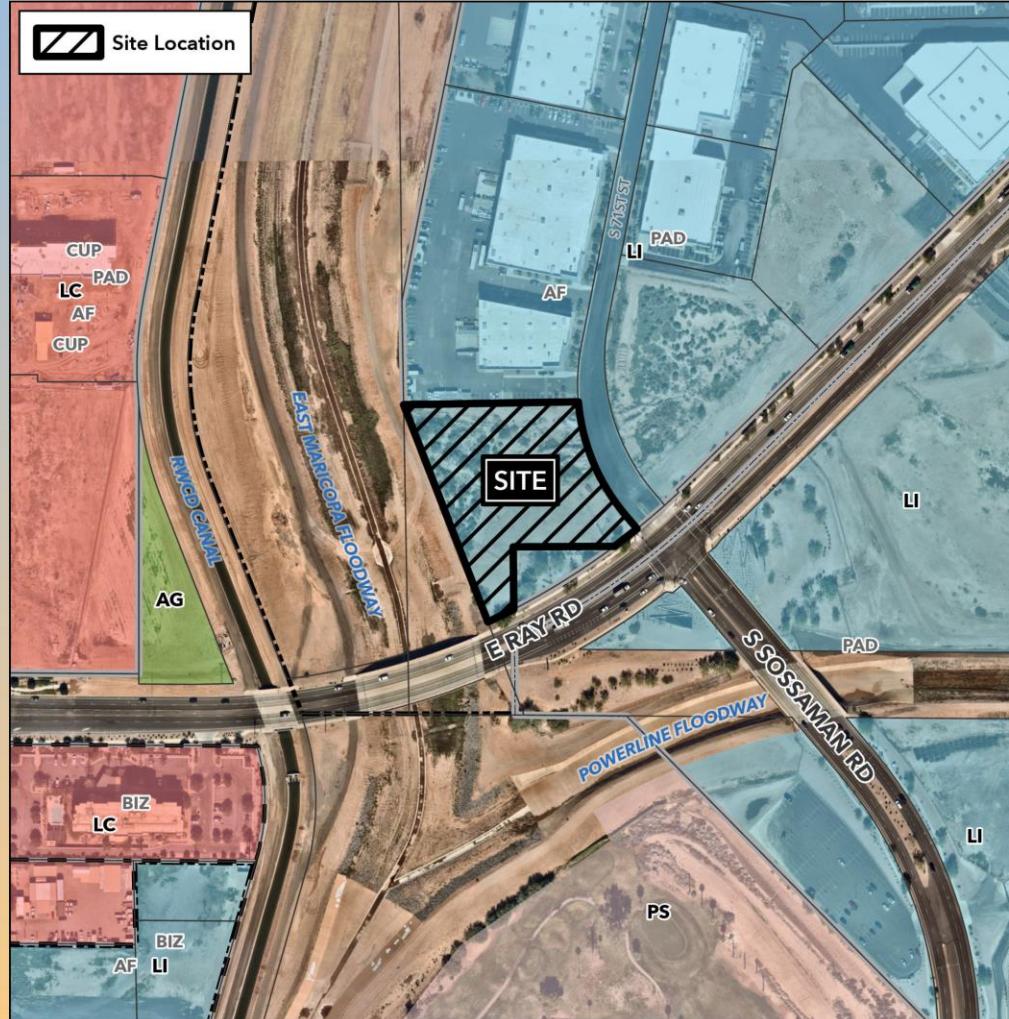
- Design Review
- To allow for an approximately 26,000 square foot office and warehouse building





Location

- North side of Ray Road
- West side of 71st Street





Site Photo

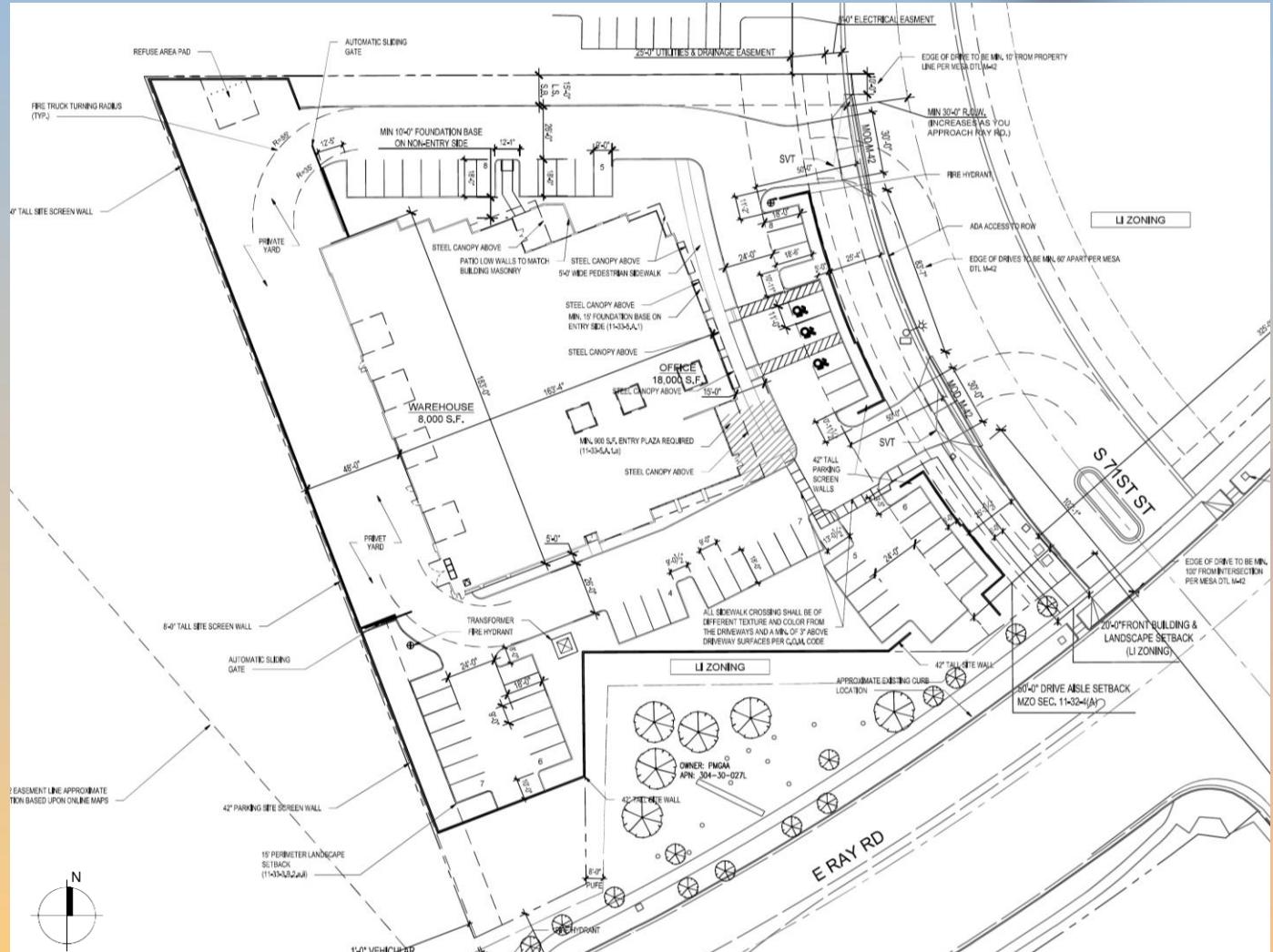


Looking west towards the site from 71st
Street



Site Plan

- Approx. 26,000 square foot office and warehouse building
- Access from South 71st Street
- Truck loading area at the rear of the building
- 57 parking spaces required: 57 spaces





Landscape Plan



LANDSCAPE LEGEND

TREES

- Sophora Secundiflora
Texas Mtn Laurel
24" Box (4)
- Caesalpinia mexicana
Mexican Bird of Paradise
36" Box Multi trunk (10)
- Ulmus Parvifolia
Chinese Elm
24" Box (38)
36" Box (2)
- Washingtonia Robusta
Mexican Fan Palm - 12 Tr Ft
Skinned, Straight and Matching (4)
- Pistacia atlantica x integerrima
Red Push
36" Box (22)

SHRUBS

- Nerium oleander 'Petite Pink'
Petite Pink Oleander
5 Gallon (83)
- Callistemon 'Little John'
Dwarf Callistemon
5 Gallon (36)
- Eremophila maculata 'Valentine'
Valentine Bush
5 Gallon (68)
- Agave Gemmiflora
Twin Flowered Agave
5 Gallon (59)
- Caesalpinia pulcherrima
Red Bird of Paradise
5 Gallon (22)
- Baccharis hybrid 'Starn'
Starn's Coyote Bush
5 Gallon (64)
- Tecoma stans
Orange Jubilee
5 Gallon (5)
- Hesperaloe Parviflora
Red Yucca
5 Gallon (56)
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (22)

NORTH PROPERTY LINE:
34' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 56 SHRUBS
SHRUBS PROVIDED: 56 SHRUBS

LANDSCAPE COVERAGE:
LANDSCAPE AREA: 29,661 SQ.FT.
LANDSCAPE COVERAGE: 18,389 SQ.FT. (62%)

SOUTH PROPERTY LINE:
350' LINEAR FEET
TREES REQUIRED: 14 TREES (7-24" BOX)
TREES PROVIDED: 14 TREES (14-24" BOX)
SHRUBS REQUIRED: 70 SHRUBS
SHRUBS PROVIDED: 71 SHRUBS

TREES PER BLDG. WALL
ENTIRE SITE BLD. PERIMETER: 690 L.F.
TREES REQUIRED: 690 / 50 = 14 TREES
TREES PROVIDED: 20 TREES

WEST PROPERTY LINE:
448' LINEAR FEET
TREES REQUIRED: 18 TREES (9-24" BOX)
TREES PROVIDED: 18 TREES (18-24" BOX)
SHRUBS REQUIRED: 72 SHRUBS
SHRUBS PROVIDED: 74 SHRUBS

EAST PROPERTY LINE:
273' LINEAR FEET
TREES REQUIRED: 11 TREES (6-24" BOX)
TREES PROVIDED: 11 TREES (11-24" BOX)
SHRUBS REQUIRED: 55 SHRUBS
SHRUBS PROVIDED: 58 SHRUBS

PARKING ISLANDS
TOTAL PARKING SPOTS: 57
TREES REQUIRED: 7 TREES
TREES PROVIDED: 6 TREES

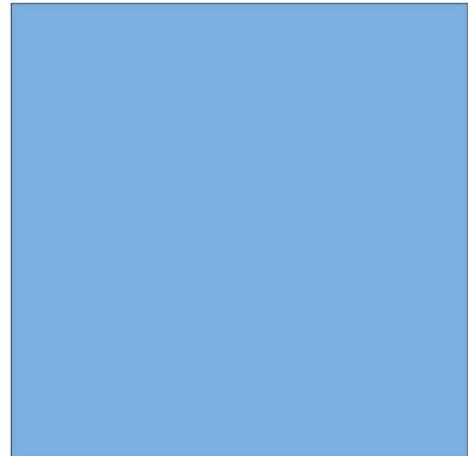
SHADE TREES

- Ulmus Parvifolia
Chinese Elm
SHADE: 316 x 40 = 12,640
- Pistacia atlantica x integerrima
Red Push
SHADE: 297 x 15 = 4,455
- Sophora Secundiflora
Texas Mtn Laurel
SHADE: 169 x 4 = 676
- Caesalpinia mexicana
Mexican Bird of Paradise
SHADE: 133 x 8 = 1,064

SHADE PROVIDED:
18,835 SQ.FT. OF SHADE
(18% OF TOTAL SITE)



Color & Material Board



GL
MFR: TBD
COLOR: REFLECTIVE "BLUE"



AL
MFR: TBD
COLOR: DARK ANODIZED BRONZE



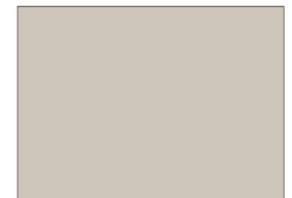
BK1
MFR: BLOCKLITE
FINISH: GROUND FACE
COLOR: "MOUNTAIN WHITE" (OR STAINED TO MATCH)



PT1
SHERWING WILLIAMS: FLAT FINISH
COLOR: SW 7636 "ORIGAMI WHITE"



BK2
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SAN DIEGO BUFF" (OR STAINED TO MATCH)



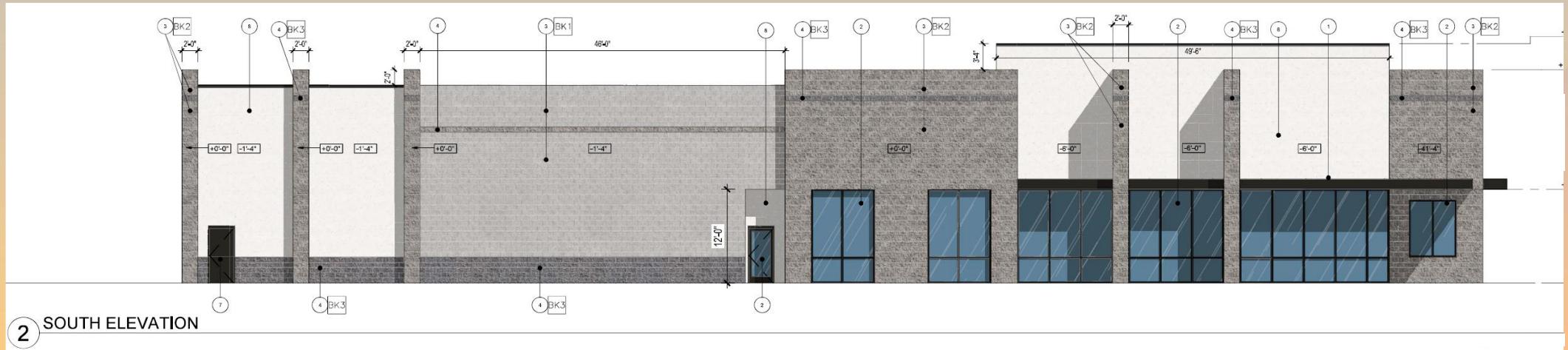
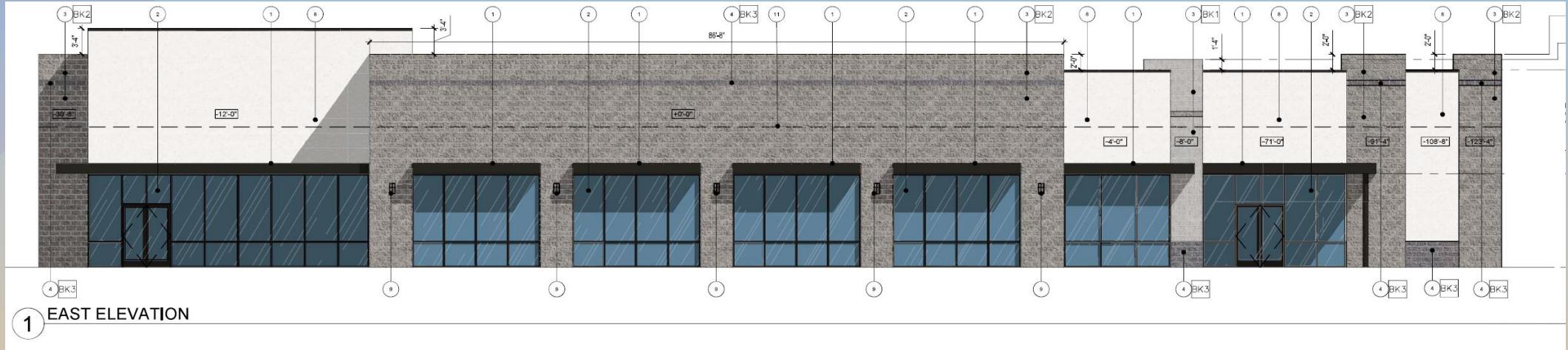
PT2
SHERWING WILLIAMS: SATIN FINISH
COLOR: SW 6006 "BLACK BEAN"



BK3
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SLATE" (OR STAINED TO MATCH)

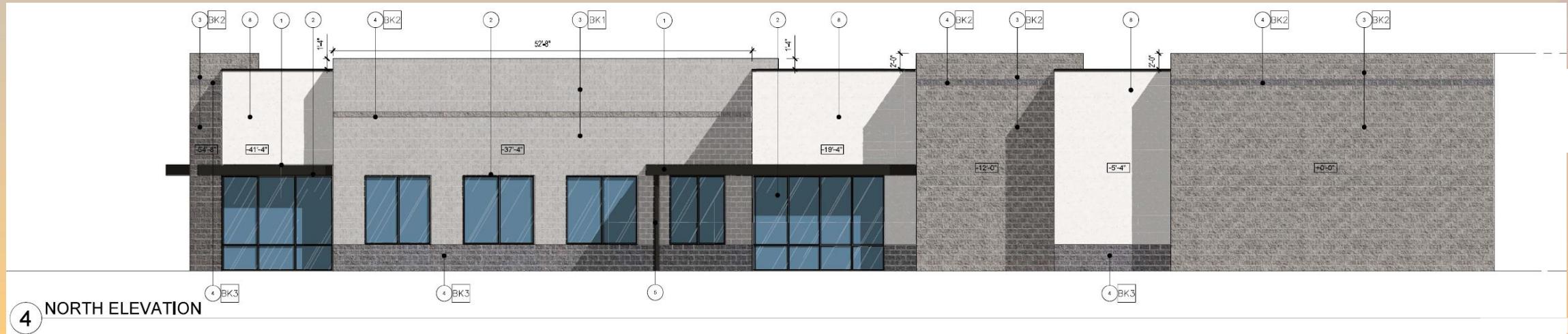
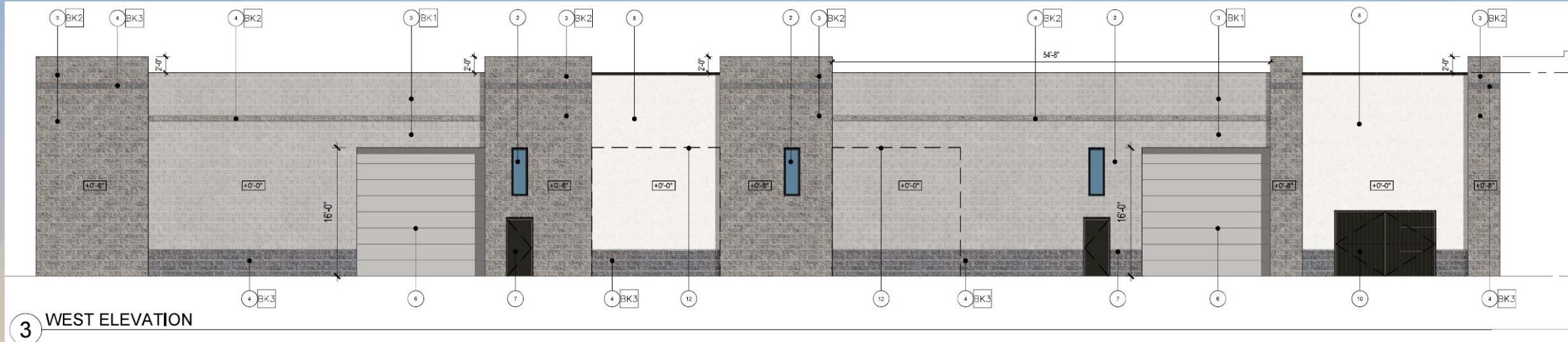


Elevations





Elevations





Renderings





Renderings





Renderings





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board