

City of Mesa

Design Review Board

ZON26-00411
ER2

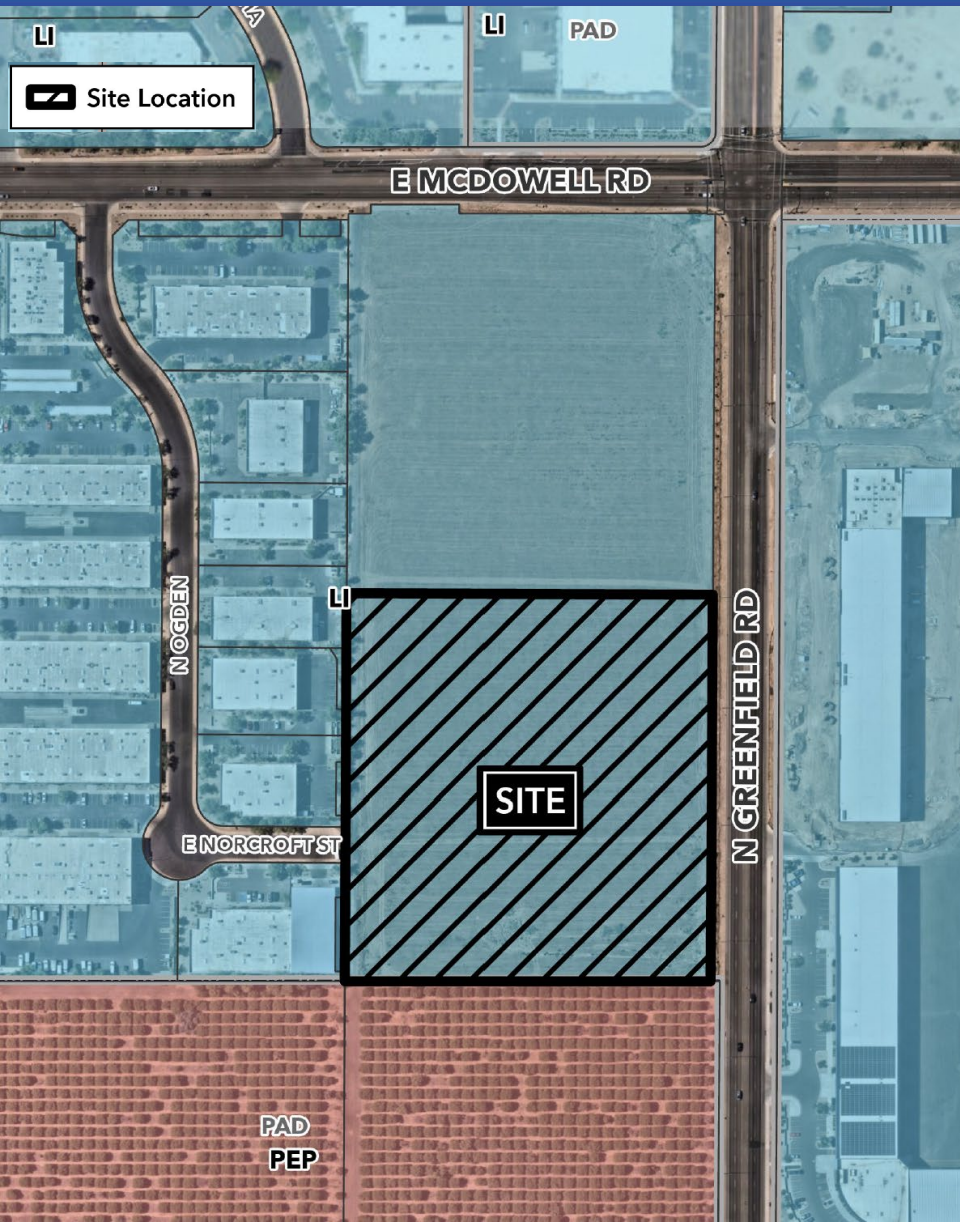
Charlotte Bridges, Planner II



Request

- Alternative Compliance
- To allow for an approximately 155,597 square foot industrial development





Location

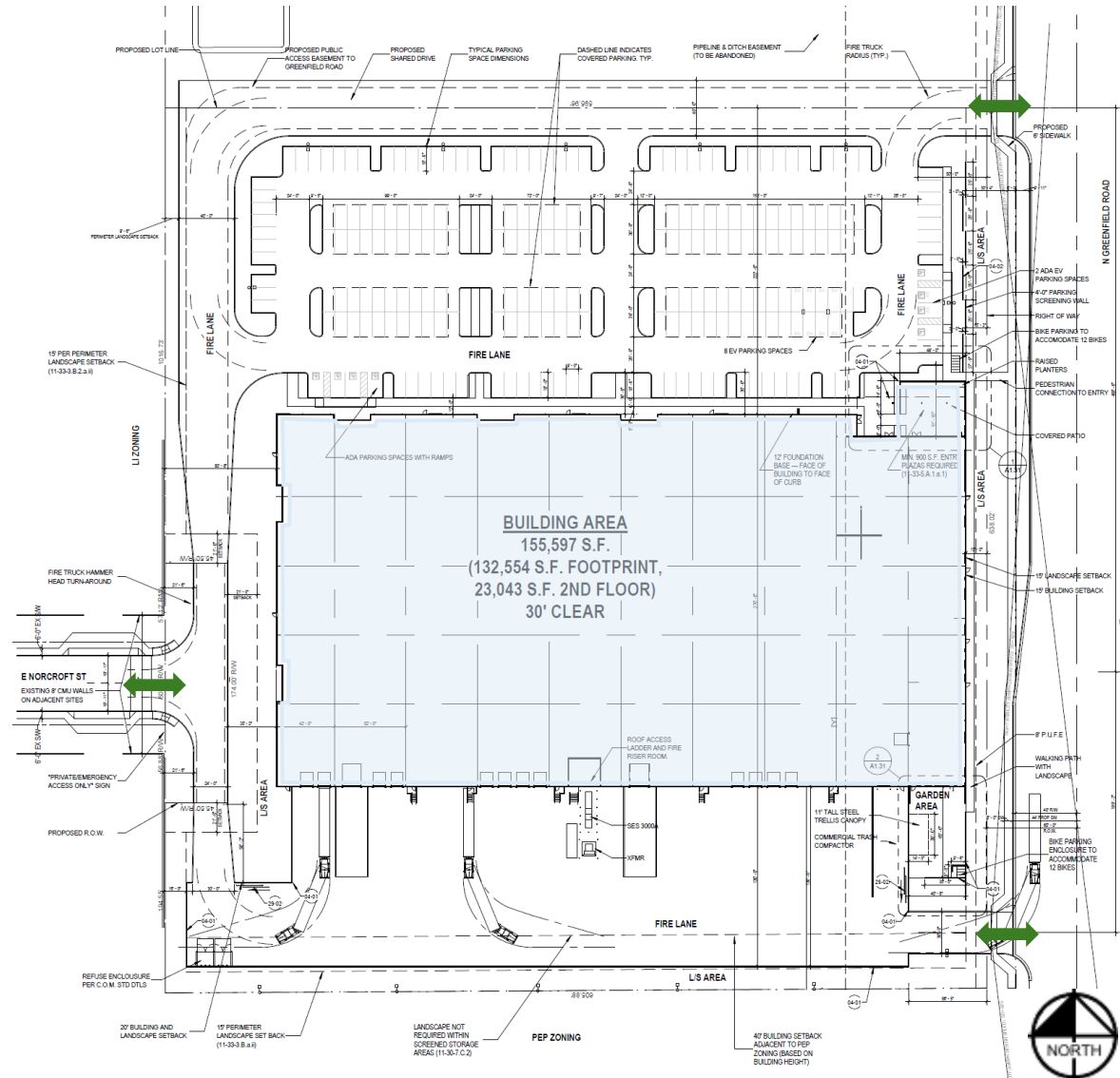
- 8.7± acres
- Approximately 630± feet south of the southwest corner of North Greenfield Road and East McDowell Road



Site Photo



Looking west from Greenfield Road towards the site



Site Plan

- 155,597± sq. ft.
- Single-story 40 ft. in height
- Two access points onto Greenfield Road
- One access point onto Norcroft Street

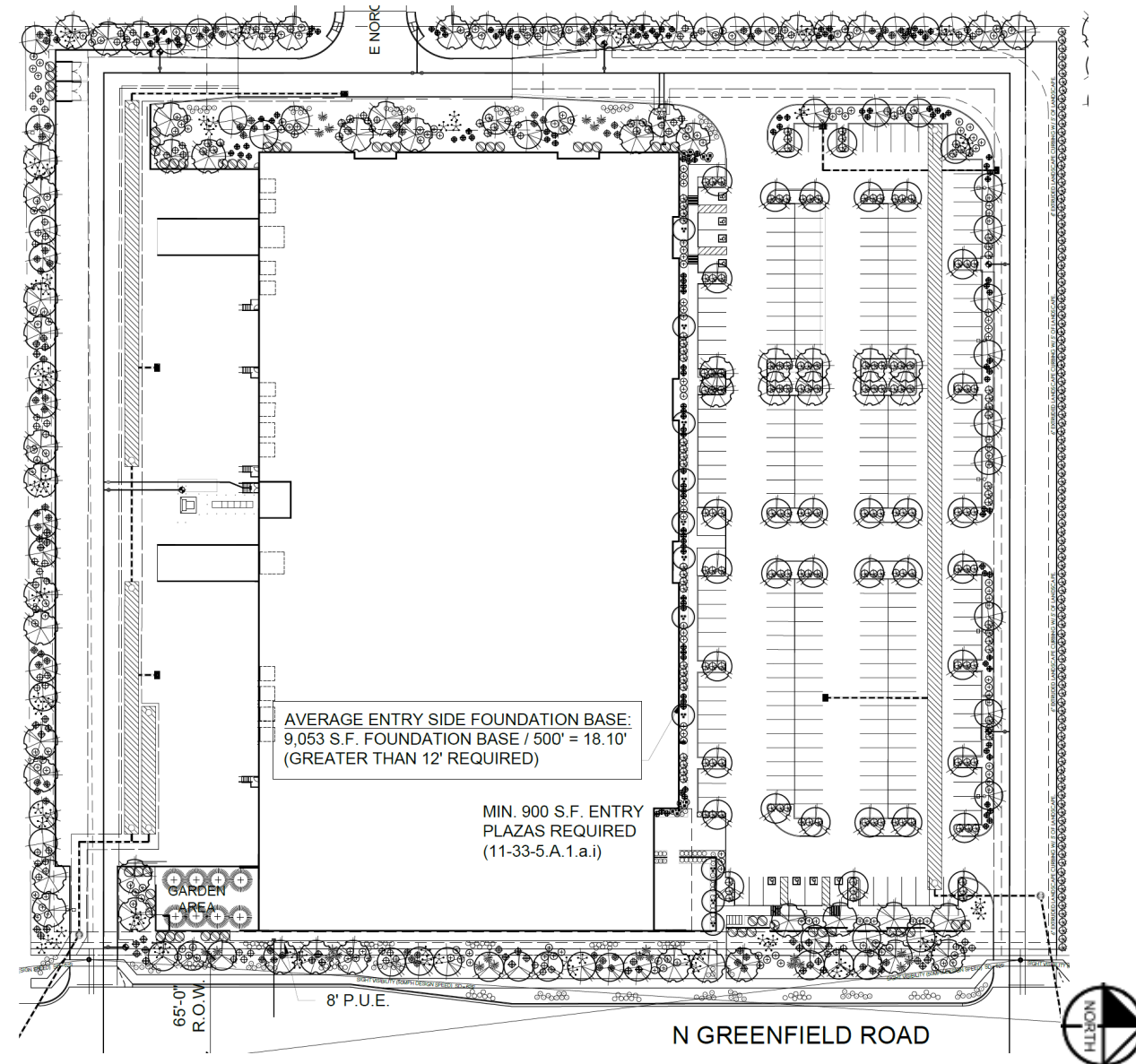


Landscape Plan

LANDSCAPE LEGEND

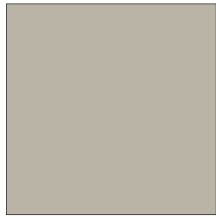
	PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (60)		HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING) (45)		DASYLIRION WHEELERII DESERT SPOON 5 GALLON
	PROSOPIS CHILENSIS 'CIVANO SEEDLESS' HYBRID THORNTLESS MESQUITE 24" BOX (51)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON
	CAESALPINIA CACALACO CASCALOTE 'SMOOTHIE' 24" BOX (11)		MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON
	CITRUS SP. ORANGE TREE 24" BOX (8)		PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	EREMOPHILA MACULATA 'VALENTINE EMU BUSH' 5 GALLON		EREMOPHILA GLABRA 'MINGENOW GOLD' 5 GALLON
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON		
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		

1/2" SCREENED ROCK PROS PAINTED DESERT
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



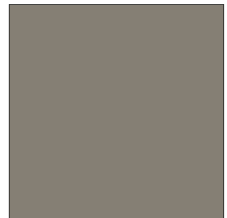


Materials & Colors



DUN EDWARDS "PEWTER PATER" DET627
HEX: BAB4A6

P1



DUN EDWARDS "METAL FRINGE" DET626
HEX: 837E74

P2

"SHADING DEVICE" - 6" DEEP HORIZONTAL
STEEL FIN, TO BE PAINTED (P2)

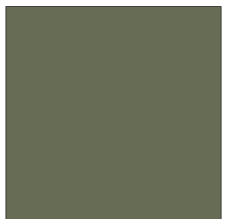
"BLADE FINS" - 6" DEEP VERTICAL STEEL
FINS, TO BE PAINTED (P2)

"METAL STEEL CANOPY" - METAL
CLADDING PANELS ON STEEL FRAMING
SYSTEM, TO BE PAINTED (P2)



DUNN EDWARDS "BLACK" DEA002
HEX: 3B3A3A

P3 / MP



DUN EDWARDS "BIJOUX GREEN" DE6266
HEX: 676B55

P4

STEEL CANOPY - STL. FRAMING W/ STL.
FASCIA BEAMS & OPEN TRELLIS TO MATCH
ARCHITECTURAL BATTENS
-CANOPY STEEL FRAMING TO BE
PAINTED (P4)



FL1

FORMLINER: REFERENCE PATTERN KEY.
FORMLINER PATTERN KEY
.75" MOLD-BONDER PLYWOOD PER MANUFACTURER

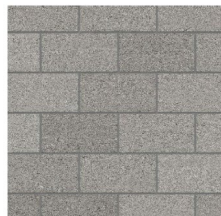
"FORM LINER" - PRECAST FORMLINER 1"
DEEP FINS, TO BE PAINTED (P3)



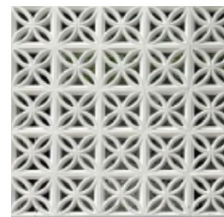
FL2

FORMLINER: REFERENCE PATTERN KEY.
FORMLINER PATTERN KEY
V-GROOVE REVEAL SPACED AT 2" ON CENTER.

"FORM LINER" - PRECAST FORMLINER 1"
DEEP FINS, TO BE PAINTED (P2 / P3)
REFER TO ELEVATIONS

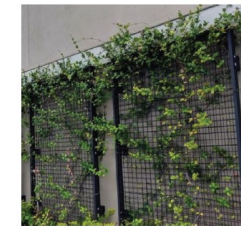


CMU1



SB

"STACK BOND BREEZE WALL" - 8" CMU
STACK BOND WALL. DECORATIVE BLOCK.



ST

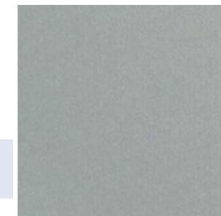
STEEL TRELLIS TUBE STEEL FRAME WITH
EMBEDDED STEEL METAL MESH - TO BE
PAINTED (P2)



G1

ALUMINUM STOREFRONT GLASS.
SOLARBAN 60, 1" INSULATED GLAZING LOW-E
SOLARCOOL SOLARGRAY

SPANDREL GLASS. SOLARBAN 60, 1"
SOLARBAN 60, 1" INSULATED GLAZING LOW-E
SOLARCOOL SOLARGRAY

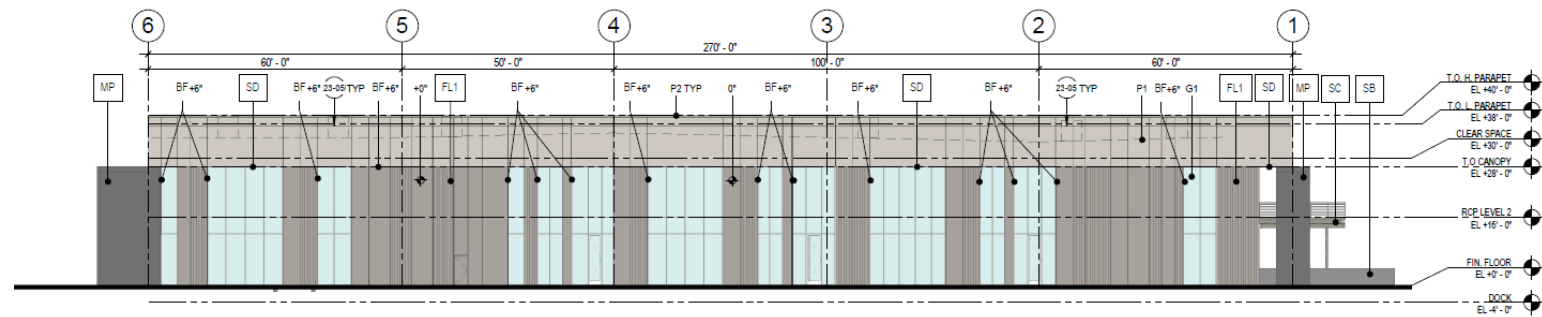


AL

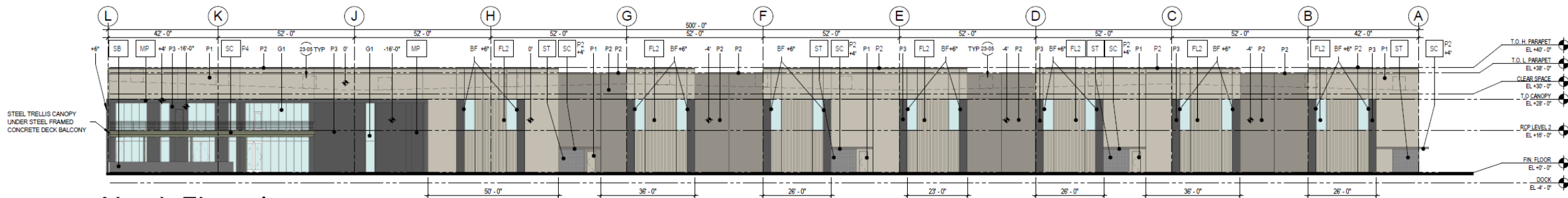
ANNODIZED (AB-5) ALUMINUM FRAME
2"X6", 2"X4-1/2" ALUMINUM STOREFRONT



Elevations

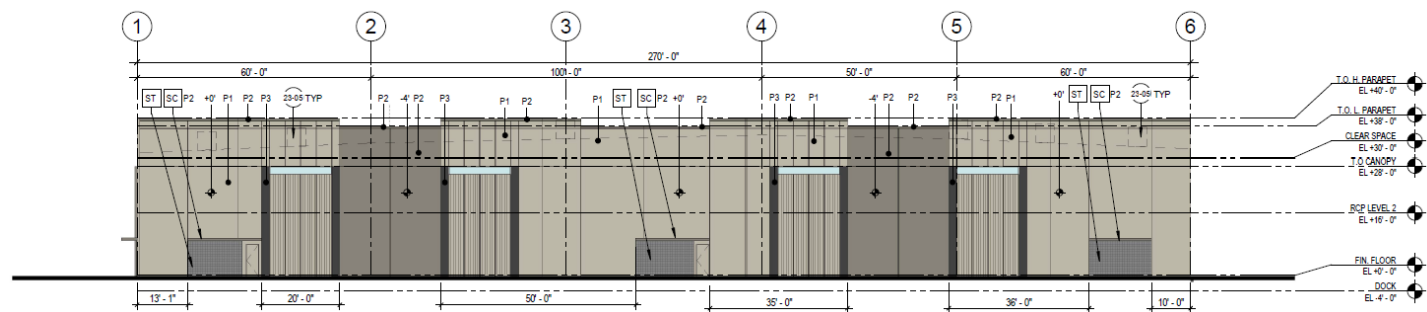


East Elevation

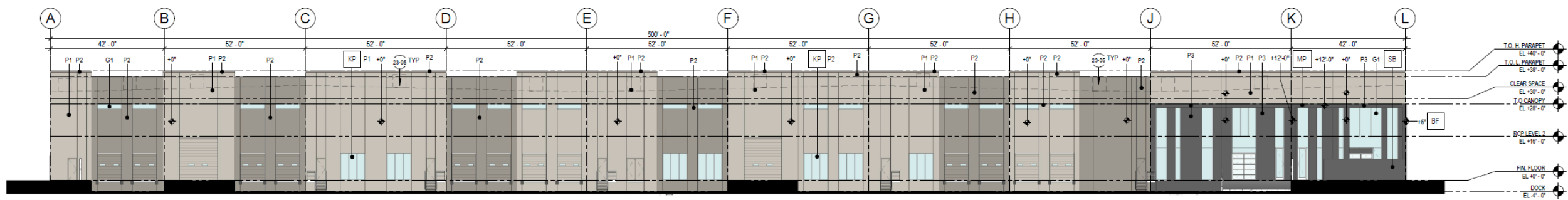


North Elevation

Elevations



West Elevation



South Elevation



Renderings





Renderings





Renderings





Alternative Compliance

- ✓ Façade Articulation: Publicly Visible Facades: Shall have at least one, 4-foot or two, 2.5 feet change in plan every 50 horizontal feet of wall.
- ✓ Roof Articulation: Flat roofs in excess of 100 feet in length, shall provide vertical modulation that is at least two feet.
- ✓ Parapet detailing: All parapets must have details such as cornices, moldings, trim, or variations in brick coursing.



Alternative Compliance

Materials – Publicly Visible Facades:

- ✓ Shall incorporate at least two (2) different primary building materials.
- ✓ Materials. Each primary building material shall cover at least 25% of a publicly-visible façade.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Alternative Compliance

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