

Design Review Board



DRB25-00083 Culvers

Tulili Tuiteleleapaga-Howard, Planner II

June 10, 2025



Request

- Design Review
- To allow a Limited-Service Restaurant and Drive Thru Facilities

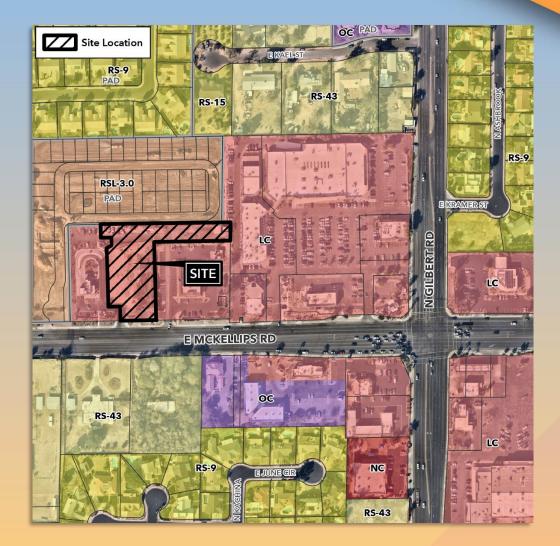






Location

- North side of McKellips Road
- West of Gilbert Road





Site Photo

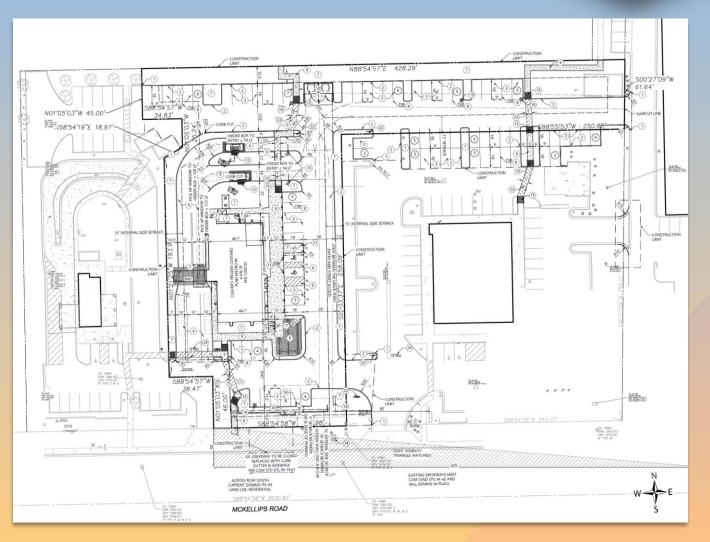


Looking north from McKellips Road



Site Plan

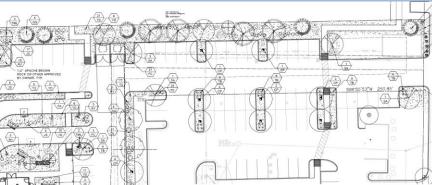
- 4,106 sq. ft. building with drive-thru facilities
- 360 sq. ft. outdoor patio
- 49 provided parking spaces





Landscape Plan

A. and



Site: 64,258 s.f.

ellips Road: 1

28 shrubs ast Adjacency: 280 I.f

i6 shrubs orth Adjacency: 314 I.f.

3 tree: 83 shrubs

trees

depth.

undation planting

evergreen trees

st Adjacency: 32011

LANDSCAPE TABULATIONS for Mesa, AZ General Requirements . 50% of all required open space shall contain live plant materia

6 trees 64 shrubs rior Parking Lot Requir 1. Each landscape island shall contain 1 tree and 3 shrubs. 17 trees

81 shrubs Building Requirements . Building shall provide landscape at the base/foundation with plant materials such as trees, shrubs and perennials. Planting area shall be no less than 5' in

> PROVIDED foundation plantin

2 trees

2. One tree shall be provided for every 50' of wall.

	LANDSCAPE NOTES
	1 1
	INVESTIGATION
	WITH A FREEZE/RAIN SENSOR, SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
	MINITERATE RECORDERATION MODIFICATION RECORDERATION RECORDERATION MODIFICATION RECORDERATION RECORDERATION ACTION RECORDERATION MODIFICATION RECORDERATION RECORDERATION MODIFICATION MOD
0.1	MECELLANEOUS INSTEMULS 1. ETEL EXCHARGEMENT & YOF YAX YA DARK GREEN DURAEDOE STEEL LADDERE EDONA UNLES NOTED OTHERWISE ON FLANDETALS 2. RODO SHALL ECALLY AND LES YE DURAETER RODO SHALL BE COMPACTED TO A MANUA OF 3 DEFINIOUER PLETE RARK.
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ACKELIPS ROAD					
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		S88'54'57"W 38.47'	PROVED TO THE	-	
			And Sanding	104 St - T - T	
			TS GM		as rar as
			1979	- DE HIDE	

1 Mary

38'54'57"W

ce shall contain live plant material	PLA	NT SC	HEDULE					
PROVIDED	QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE
evergreen tree @100 s.f. X 26 = 2600 deciduous tree @ 50 s.f. X 20 = 1100			TREES					(3.14 x R squared)* tree #
ornamental tree @ 50 s.f. X 20 = 1100 ornamental tree @ 25 s.f. X 6 = 150 large shrub 8'> @ 50 s.f. X 54 = 2700	12	CP	Chinese Pistache	Pistacia chinensis	24" tree box	12' ht., 4' spread, matchin	g Deciduous, 40' x 35'	11539.
medium shrub <4' @ 10 s.f. X 137 = 3175 small shrub <4' @ 10 s.f. X 137 = 1370	7	GG	Ghost Gum	Corymbia papuana	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 40' x 25'	3434.37
evergreen g.c. @ 25 s.f. X 41 = 1025 perennial plant/g.c. @ 5 s.f. X 55 = 275	6	LO	Live Oak	Quercus virginiana	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 40' x 50'	188-
large ornamental grass @ 10 s.f. X 29 = 290 TOTAL = 12,685 s.f.	10	PV	Fruitless Olive	Olea europaea	24" tree box	10' ht., 3' spread, matchin	g Evergreen 25' x 25'	4906.2
neter Requirements	13	SA	Shoestring Acacia	Acacia stenophylla	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 30' x 20'	408
PROVIDED 5 trees 30 shrubs	6	TML	Texas Mountain Laurel	Sophora secundiflora	24" tree box		Evergreen, 10' x 8' TOTAL SITE CANOPY IN S.F. SITE CANOPY PERCENTAGE	
The second se			SHRUBS					
PROVIDED	23	AL	Medicinal Aloe	Aloe vera	5 gal.	full, 24" o.c.		
8 trees 56 shrubs	4	CA	Cowshorn Agave	Agave bovicornuta	5 gal.	full, 24" spread, 48" o.c.		
56 shrubs	80	FC	Coral Fountain	Russelia equisetiformis	5 gal.	full, 30" o.c.		
	29	GM	Pink Muhly (Gulf)	Muhlenbergia capillaris	3 gal.	full, 30" o.c.		
PROVIDED	47	JS	Jerusalem Sage	Phlomis fruticosa	5 gal.	full, 24" sprd, 36" o.c.		
13 trees	50	OL	Oleander	Nerium oleander	7 gal.	full, 30" sprd, 40" o.c.		
63 shrubs	3	PA	Parry's Agave	Agave parryi var. truncate	5 gal.	full, 24" sprd, 36" o.c.		
6	48	RY	Red Yucca 'Brakelights'	Hesperaloe parviflora 'PERPA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.		
PROVIDED	41	TB	Turpentine Bush	Ericameria laricifolia	5 gal.	full, 24" o.c.		
6 trees	63	TS	Texas Sage	Leucophyllum frutescens	5 gal.	full, 24" sprd, 36" o.c.		
64 shrubs		YD	Yellow Dot	Sphagneticola trilobata	3 gal.	full, 24" o.c.		
rking Lot Requirements	55	10	GROUNDCOVER/VIN		J yai.	Tuli, 24 0.0.		
ontain 1 tree and 3 shrubs.								
PROVIDED			Rock to match adjacent	sites, potentially Apache brown 1/2"		match neighbor		
17 trees	Plant	tlistis an	aid to bidders only. C	ontractor shall verify all quantities on pla	n. All heights	s and spreads are minimu	ms. Trees shall have a strong	central leader and be of
81 shrubs				al shall meet or exceed remarks as indic				
ding Requirements		a obe	plant mater	in the second seco				





Elevations





Elevations





Renderings





Renderings



















Colors and Materials







Colors and Materials



STEEL CANOPY TRELLIS PAINTED 'FALLEN ROCK'



CANOPY FEATURE CLEAR ANODIZED FINISH



PATIO RAILNG & WIRE MESH





STEEL FRAME & WIRE LATTICE FEATURE

EXTERIOR LIGHTING LINEAR LIGHT FIXTURES



Alternative Compliance

✓ Materials and Colors. Accent colors shall cover no more than 5% of the street-facing façades.





Staff is seeking review and recommendation on the following:

- Proposed building elevations and landscape design
- Proposed Alternative Compliance

Staff welcomes any feedback



Design Review Board