



Design Review Board



DRB23-00592

Meridian 24



Request

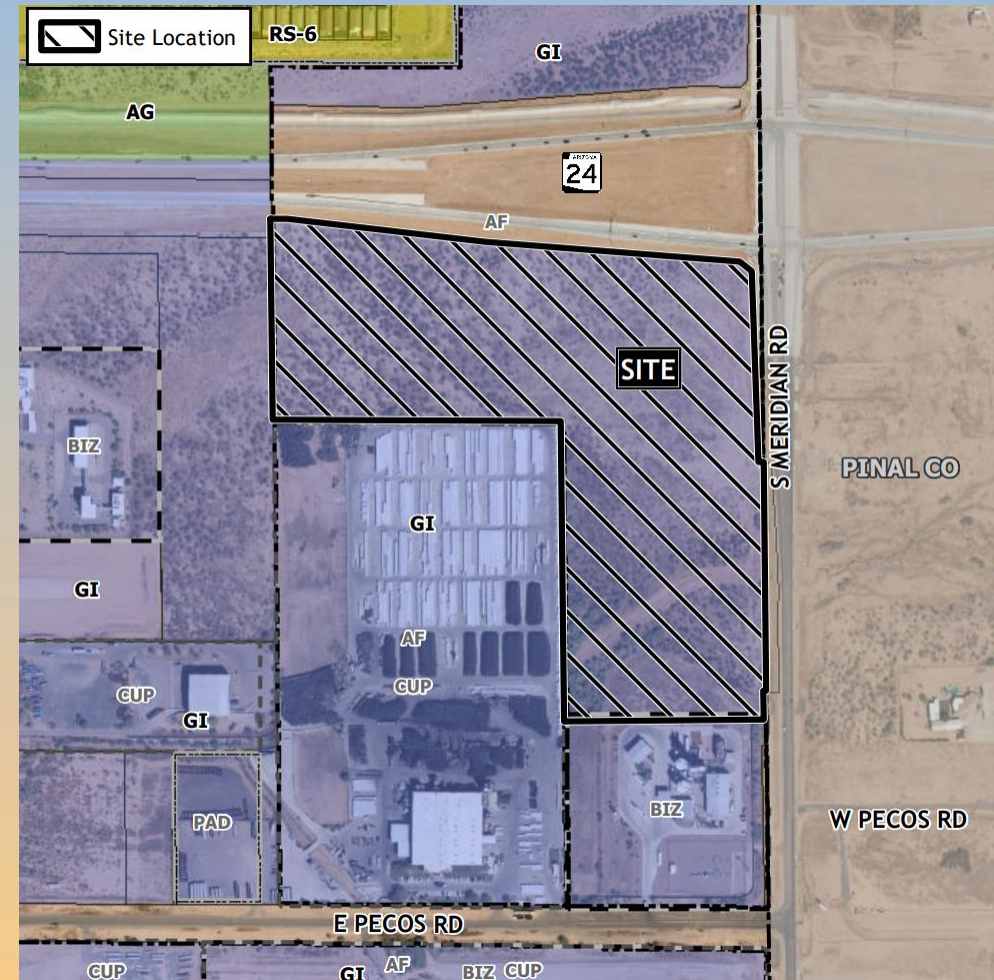
- Design Review
- To allow for an industrial development





Location

- South of SR 24
- West side of Meridian Road
- North of Pecos Road





Site Photo

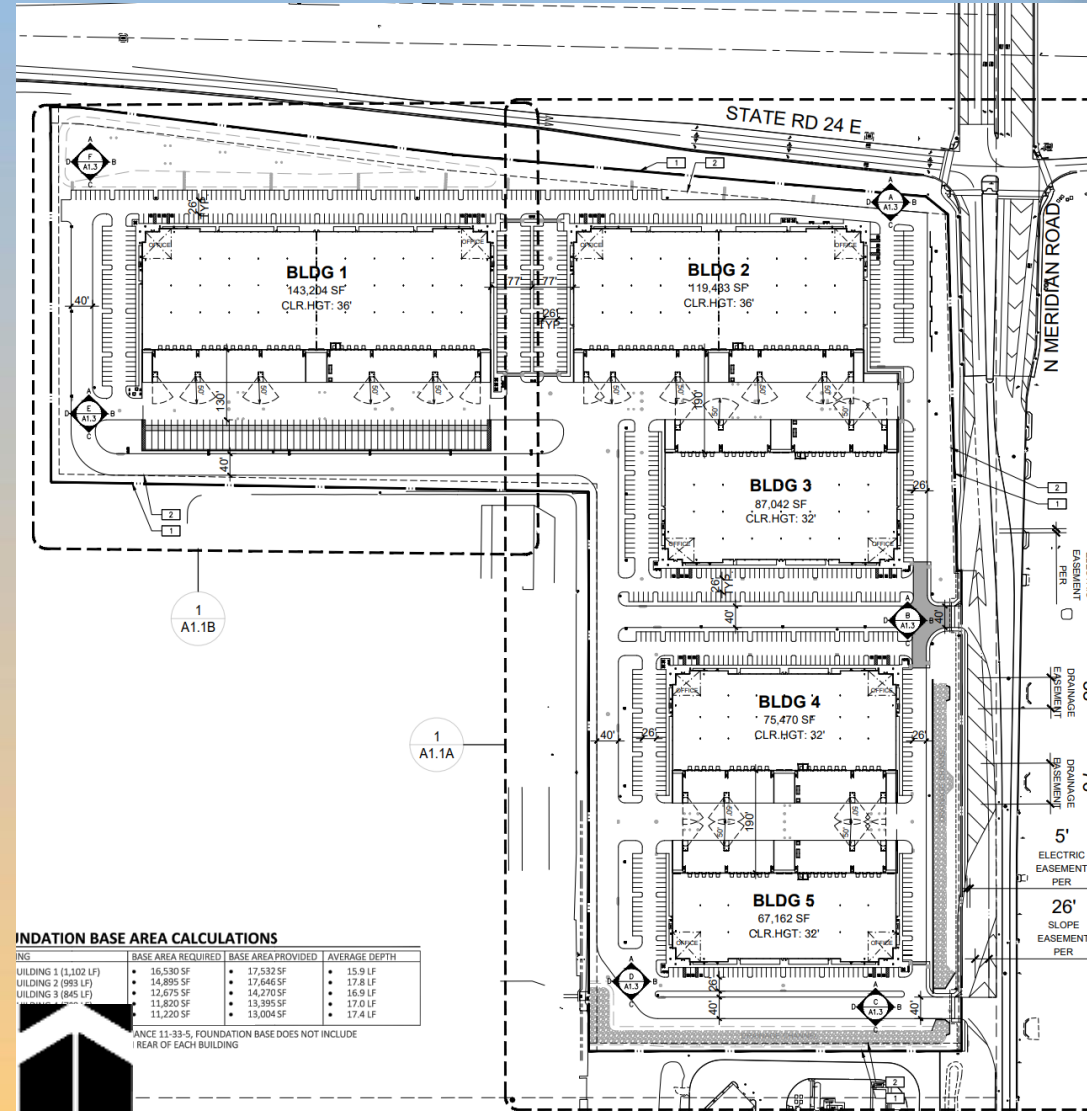


West from Meridian



Site Plan

- Five buildings with 492,311 square feet of gross floor area
- Truck docks are screened from public view with an 8' block wall and automatic gate
- Two full access points on Meridian
- 170 spaces required; 262





Landscape Plan

PLANTING LEGEND

TREES

| | BOTANICAL NAME / COMMON NAME |
|---|---|
| ● | Acacia aneura Mulga |
| ▲ | Parkersonia x 'Desert Museum' Desert Museum Palo Verde |
| ○ | Pistacia chinensis Red Push Pistache |
| ○ | Prosopis x 'Leslie Roy' Leslie Roy Mesquite |
| ○ | Olneya tesota Ironwood |
| ○ | Sophora secundiflora Texas Mountain Laurel |

SHRUBS

| | BOTANICAL NAME / COMMON NAME |
|---|--|
| ● | Bougainvillea x 'Torch Glow' Torch Glow Bougainvillea |
| ▲ | Dodonea viscosa Green Hopseed Bush |
| ● | Eremophila hygrophana Bluebells |
| ○ | Melaleuca viminalis Little John Bottlebrush |
| ○ | Ruellia peninsularis Baja Ruellia |
| ○ | Tecoma stans 'Gold Star' Yellow Bells |

ACCENTS

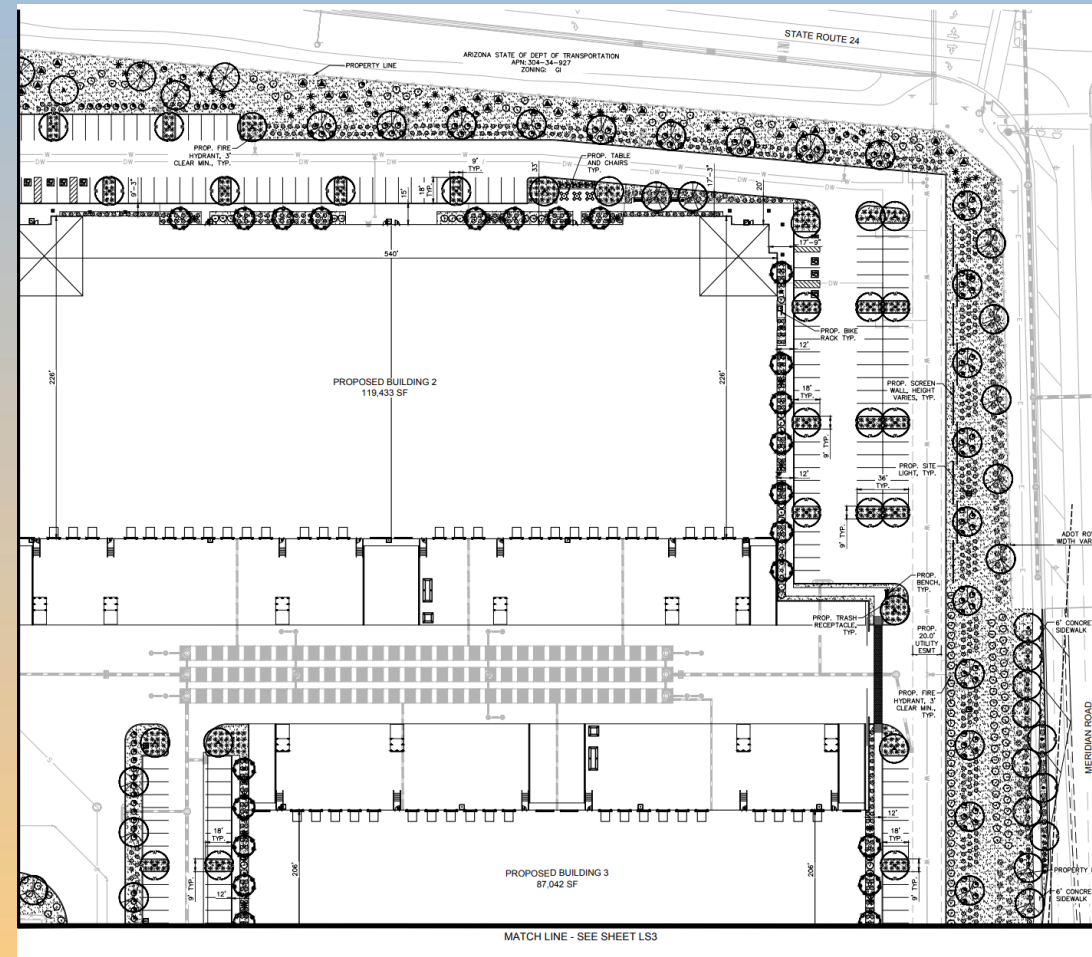
| | BOTANICAL NAME / COMMON NAME |
|---|---|
| * | Hesperaloe funifera Giant Yucca |
| * | Hesperaloe parviflora 'MSWNERMA' Desert Dusk Red Yucca |
| ● | Muhlenbergia rigens Deer Grass |

GROUNDCOVERS

| | BOTANICAL NAME / COMMON NAME |
|---|---|
| ● | Eremophila glabra 'Mingenew' Outback Sunrise Emu |

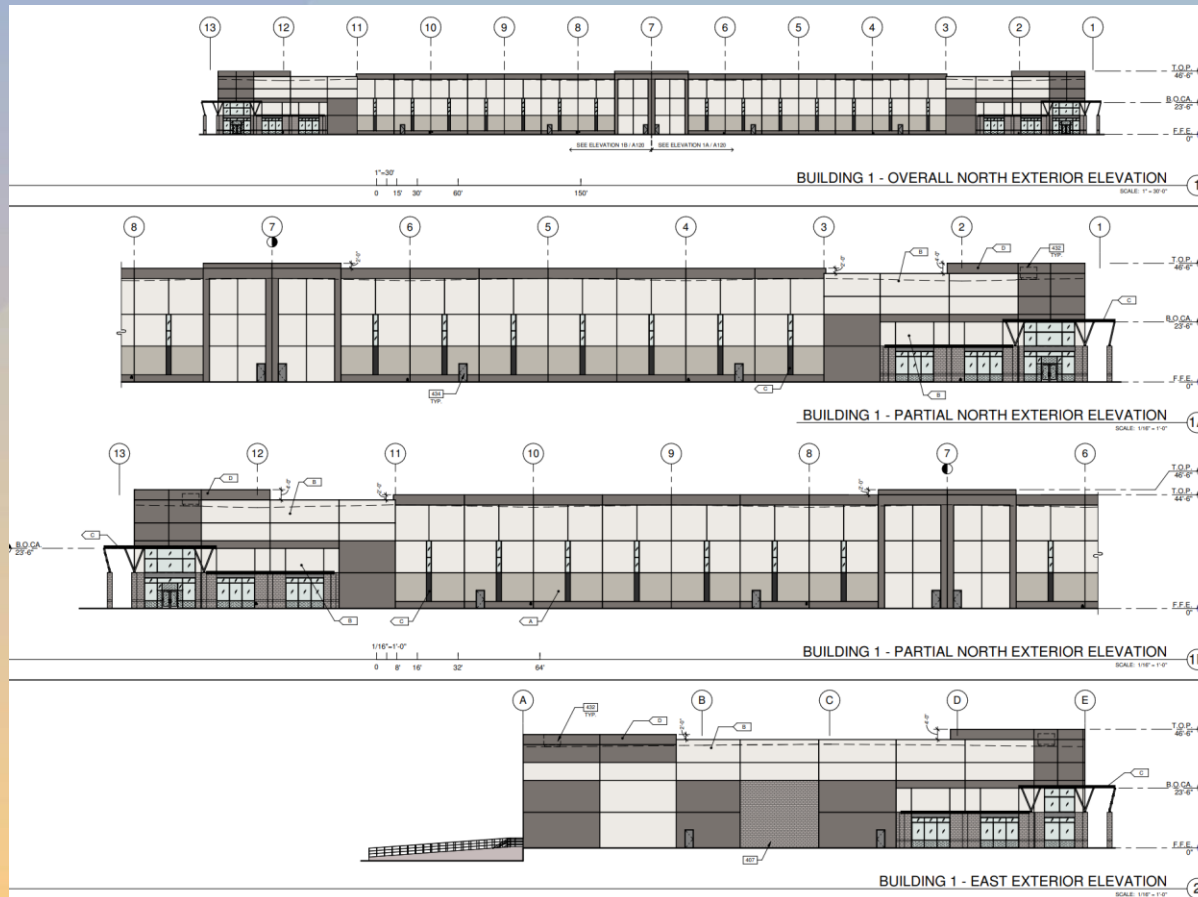
MATERIALS

| | DESCRIPTION |
|---|--|
| ■ | Decomposed Granite 3" Minus, Express Caramel, 2" Depth Min. |





Elevations





Renderings





Renderings





Colors and Materials



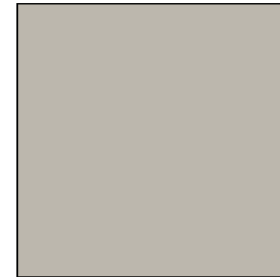
1 OPTIGRAY GLASS



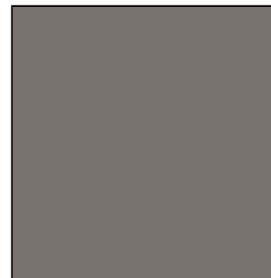
2 ALUMINUM STOREFRONT
BLACK



3 SHERWIN WILLIAMS:
SNOWBOUND - SW 7004



4 SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016



5 SHERWIN WILLIAMS:
GAUNTLET GRAY - SW 7019



6 SHERWIN WILLIAMS:
TRICORN BLACK - SW 6258



7 SPLIT-FACE CMU:
MESASTONE -
HUNTINGTON GRAY



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

Staff welcomes any feedback



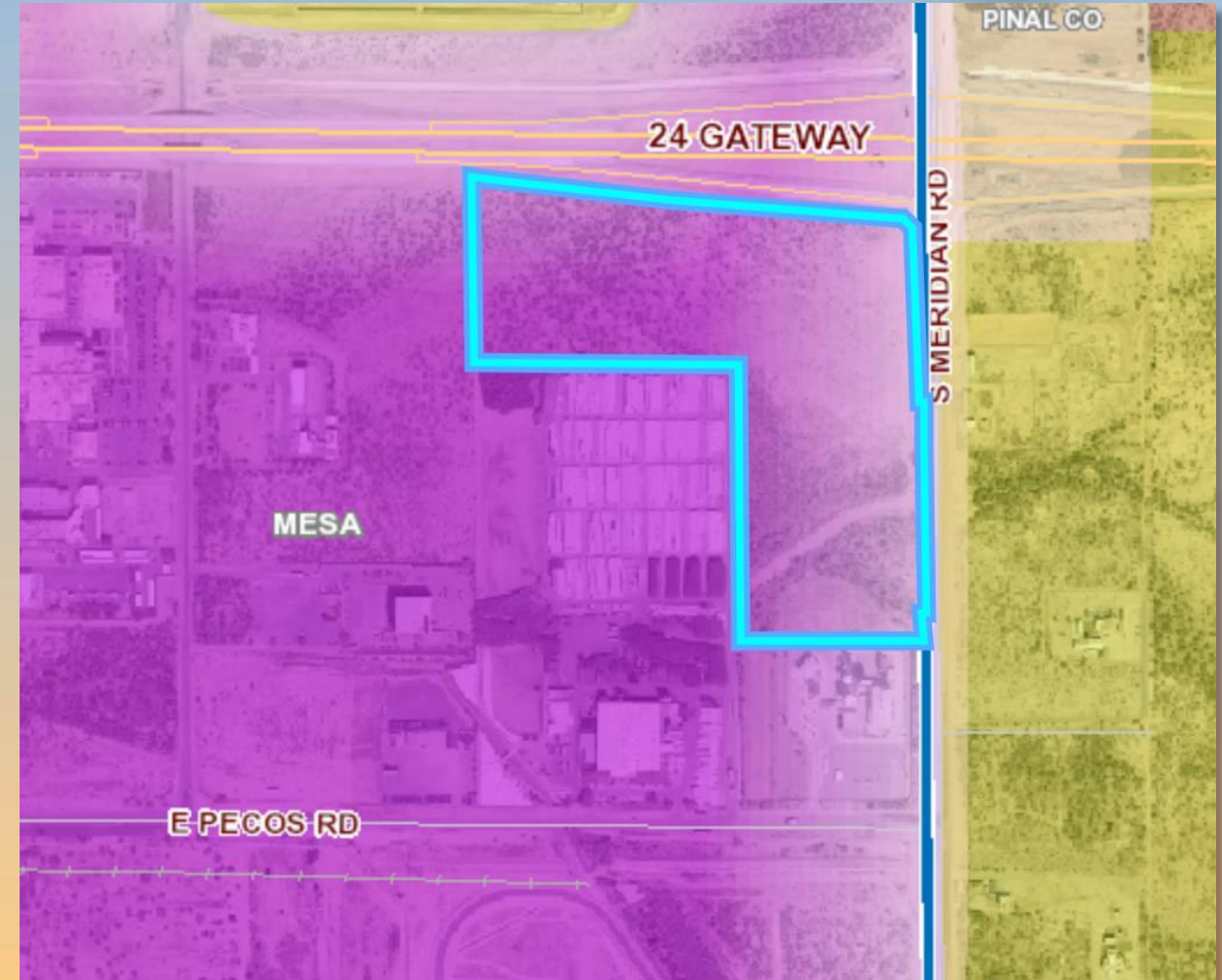
Design Review Board



General Plan

Employment District

- Provide a wide range of employment opportunities in high quality settings





Zoning

- Zoned General Industrial (GI)
- Proposed warehousing/storage use is permitted in the GI district

