



Design Review Board



DRB23-01001 7-11 at Avalon Ranch

Cassidy Welch, Senior Planner

May 14, 2024



Request

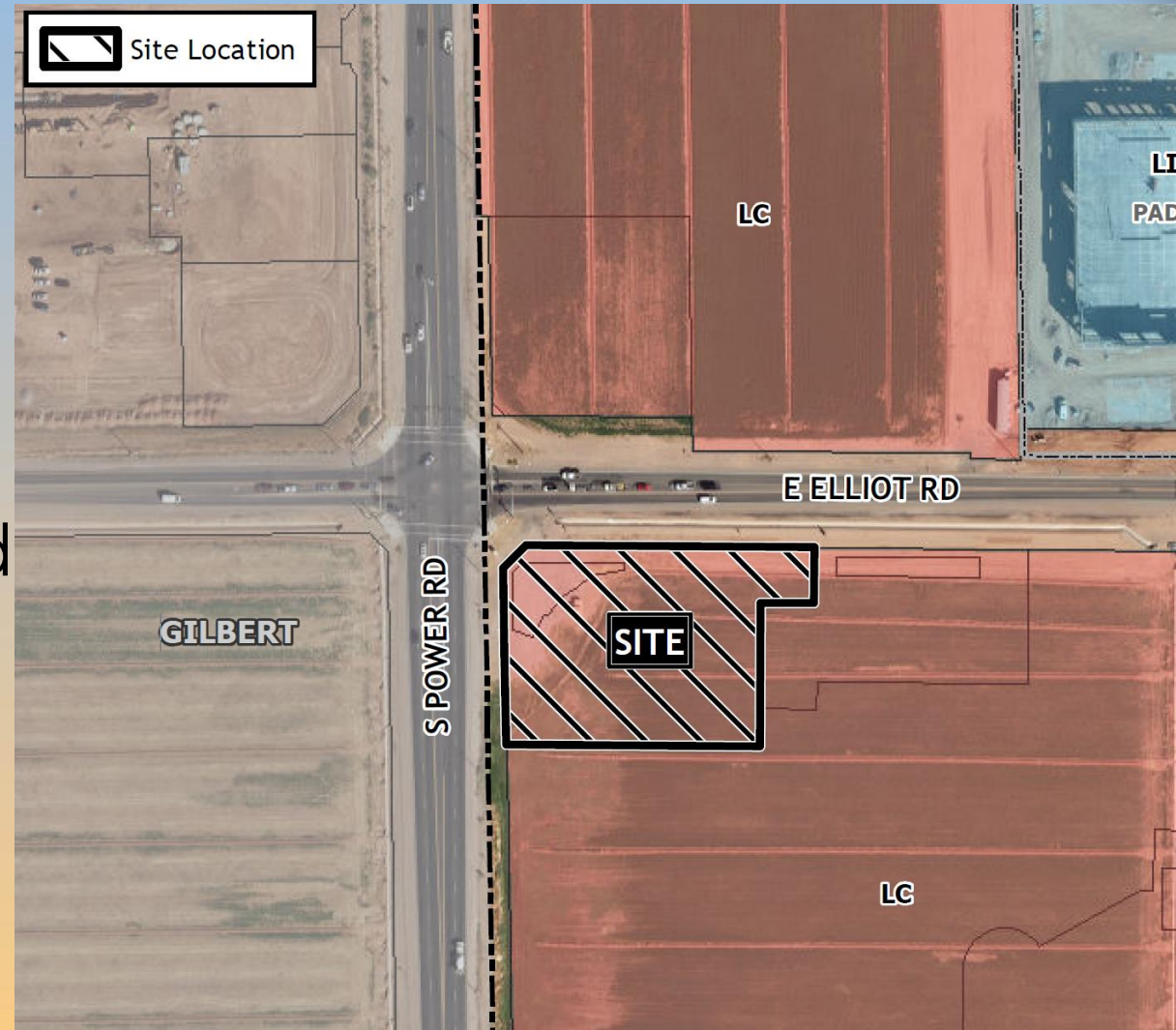
- Design Review
- To allow for a service station and convenience store





Location

- South of Elliot Road
- East of Power Road





Site Photos

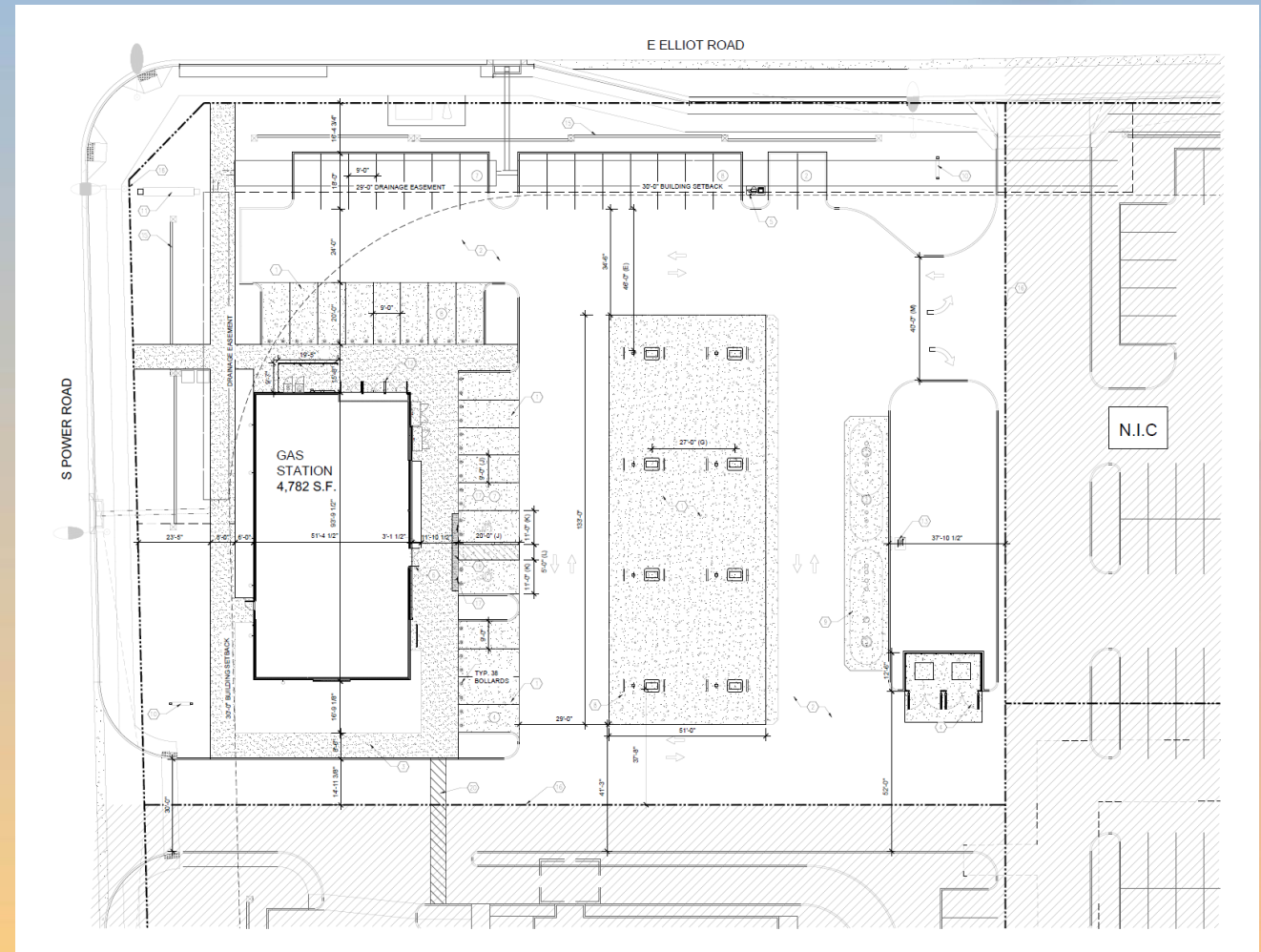


Looking south towards the site



Site Plan

- 4,782 sq. ft. convenience store and gas canopy
- Within proposed Large Commercial Development
- Access from shared drive aisle from Elliot Road & Power Road

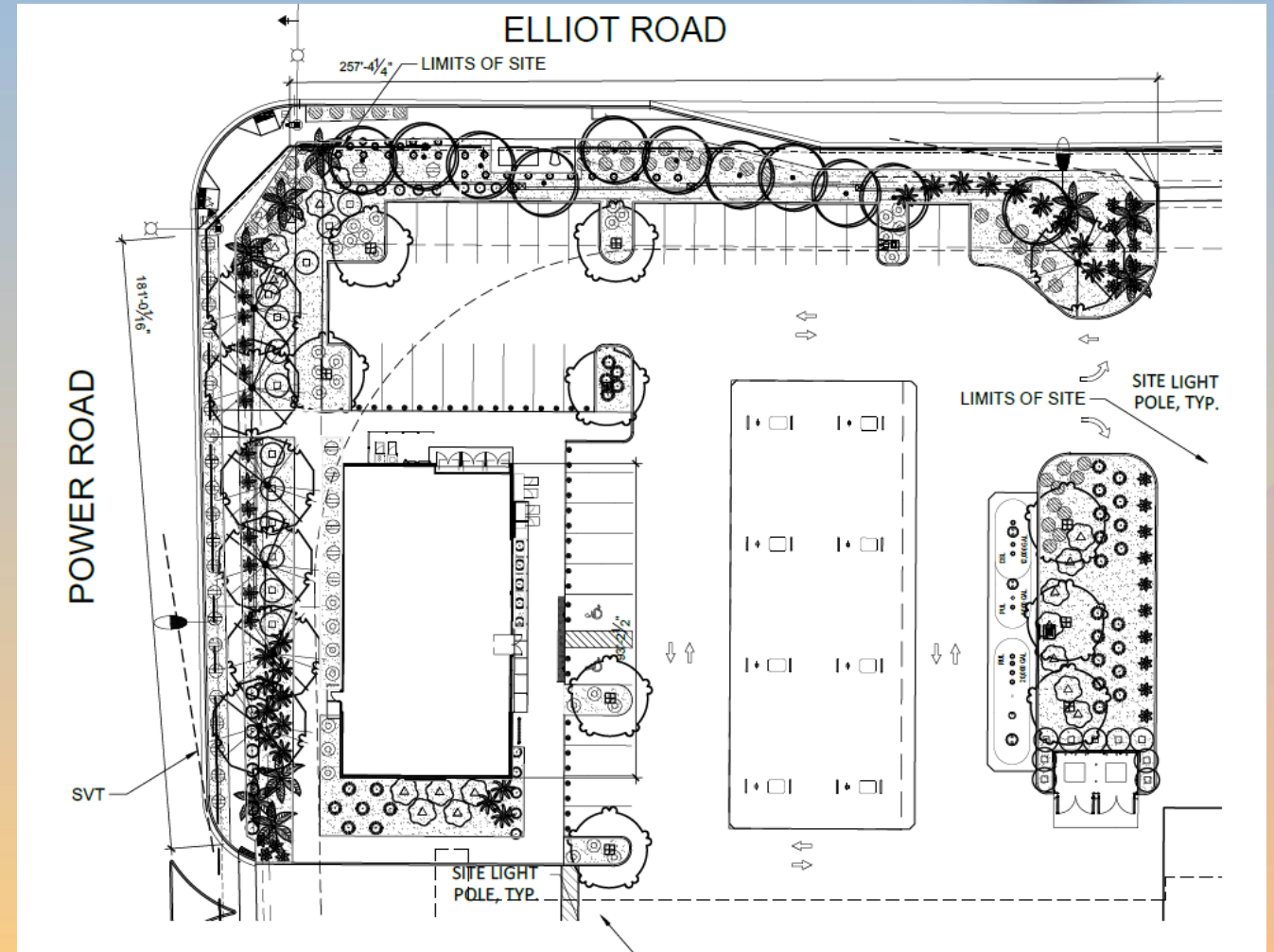




Landscape Plan

PLANT SCHEDULE 7-11

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	11
	Phoenix dactylifera Date Palm	15' Ht.	9
	Pistacia x 'Red Push' Pistache	24"box	7
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	9
SHRUBS			
	Agave desmettiana Dwarf Century Plant	5 gal.	30
	Agave geminiflora Century Plant	5 gal.	28
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	16
	Dasyliiron longissimum Toothless Desert Spoon	5 gal.	22
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	23
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	13
	Lantana x 'New Gold' New Gold Lantana	1 gal.	55
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	36
	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	53
	Ruellia penninsularis Wild Petunia	5 gal.	29
	Russelia equisetiformis Firecracker Plant	5 gal.	17





Renderings



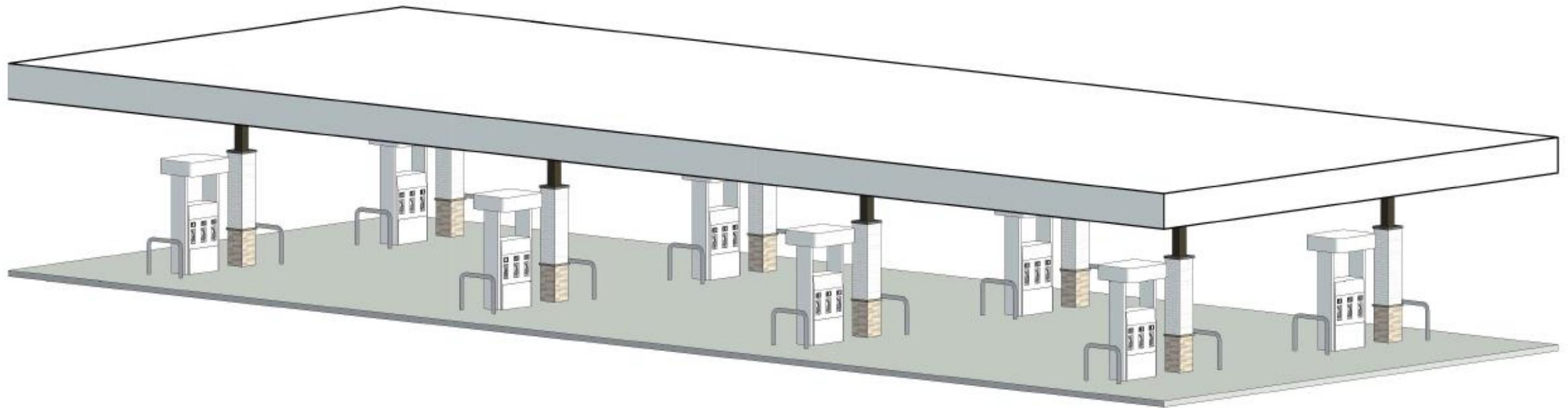


Renderings



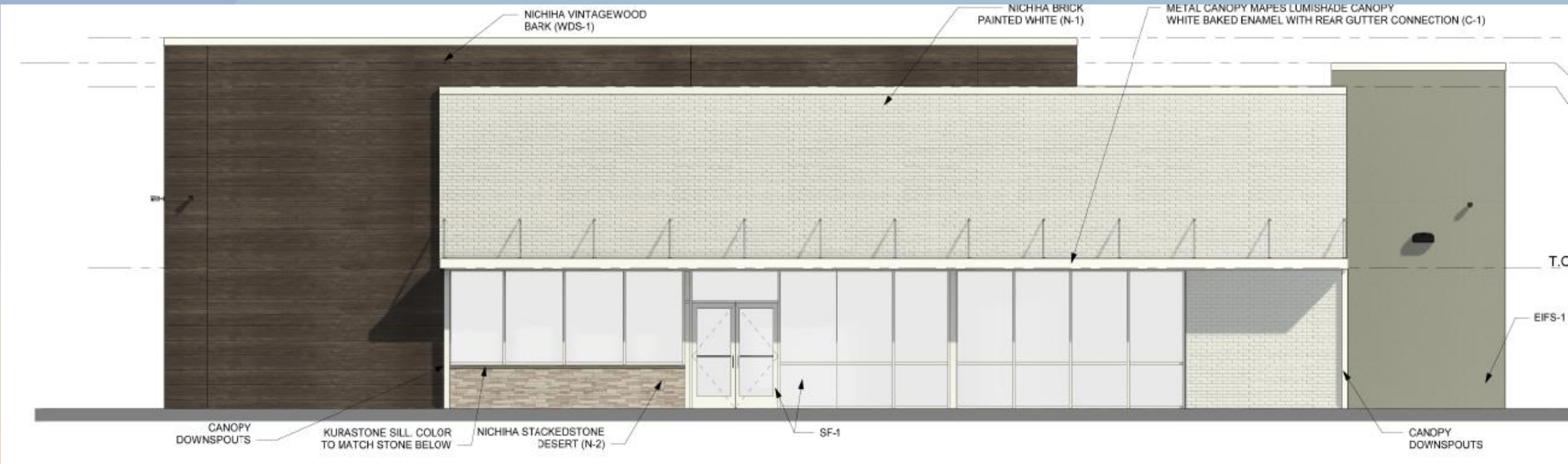


Renderings





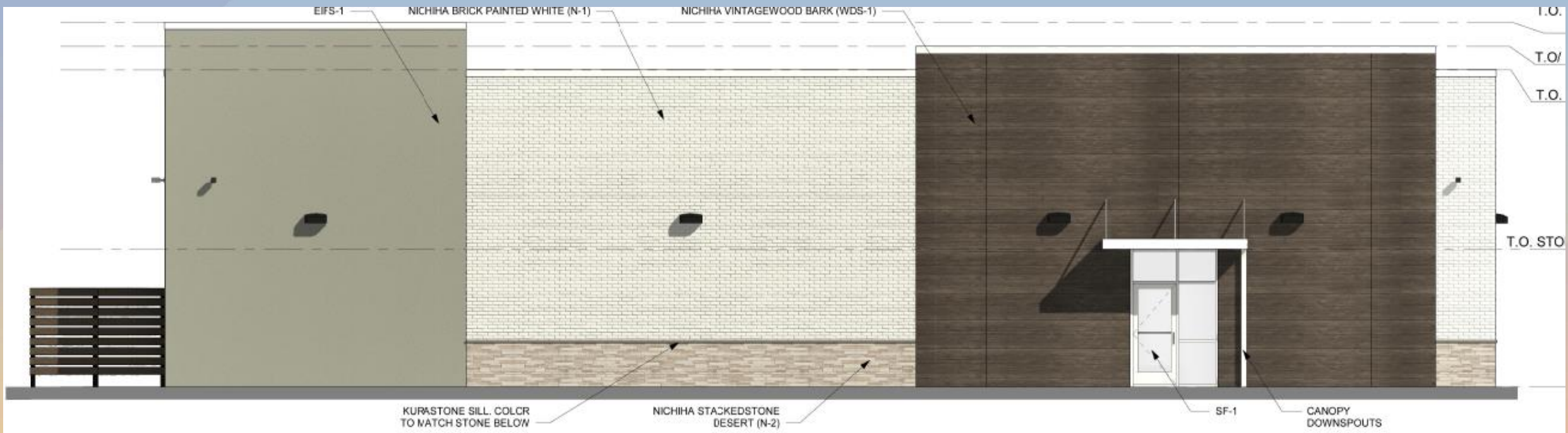
Elevations



1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"
 0 1 2 4 8



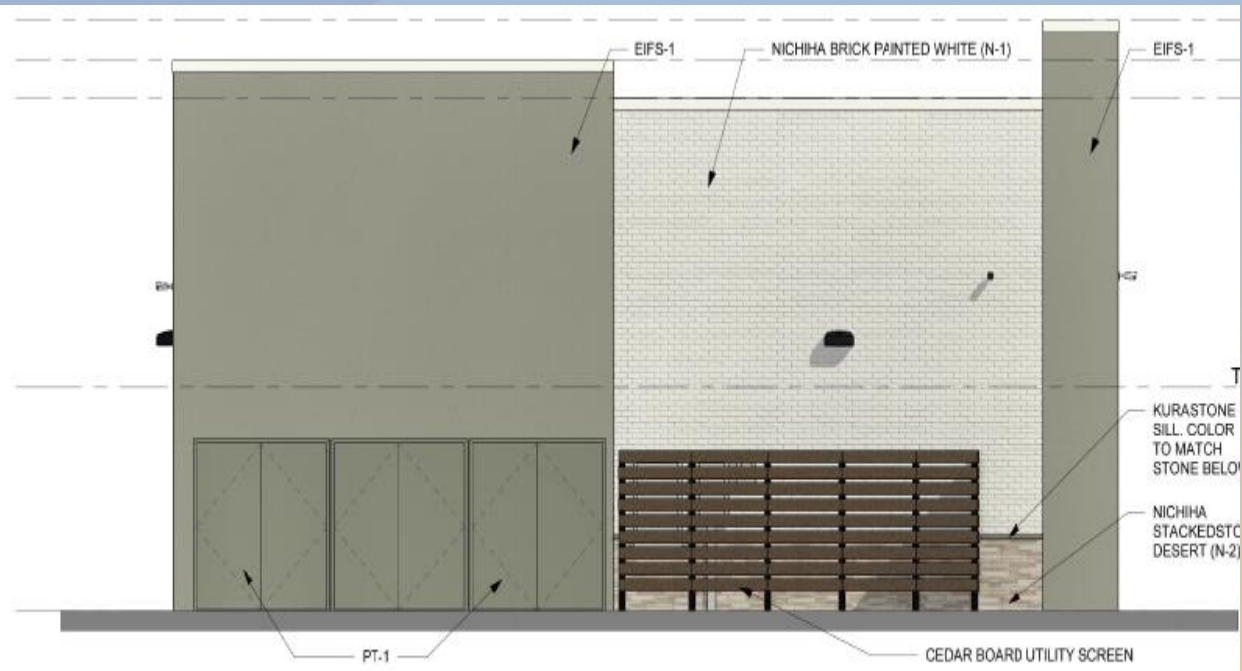
Elevations



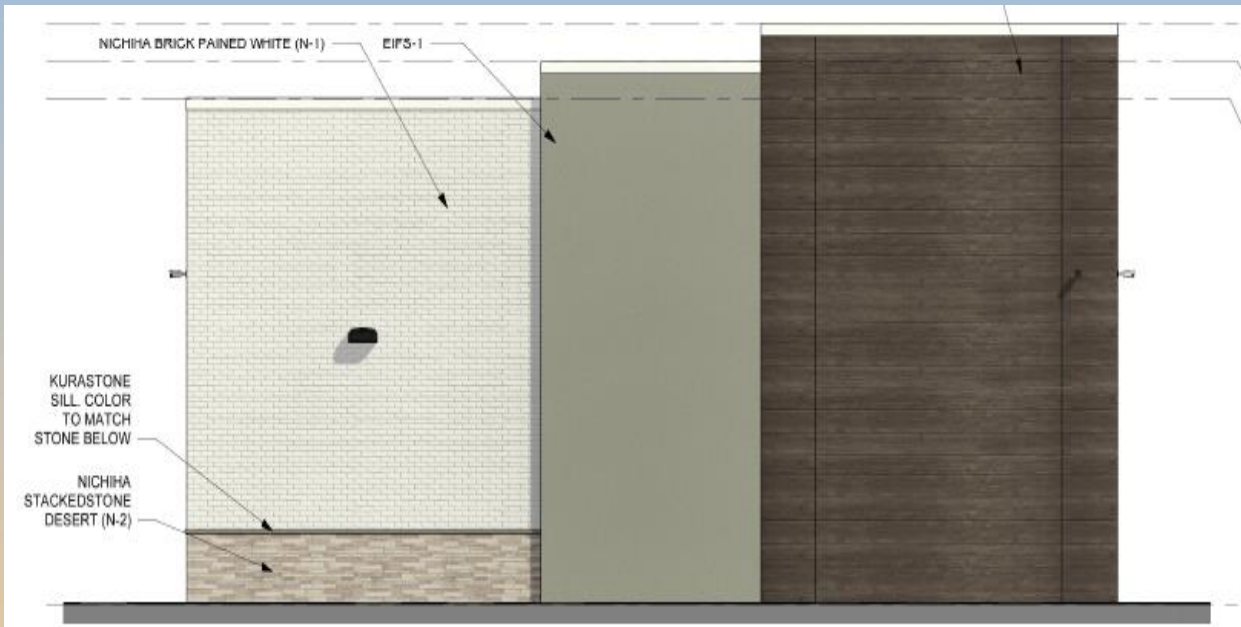
2 WEST ELEVATION
SCALE: 3/16"=1'-0"



Elevations



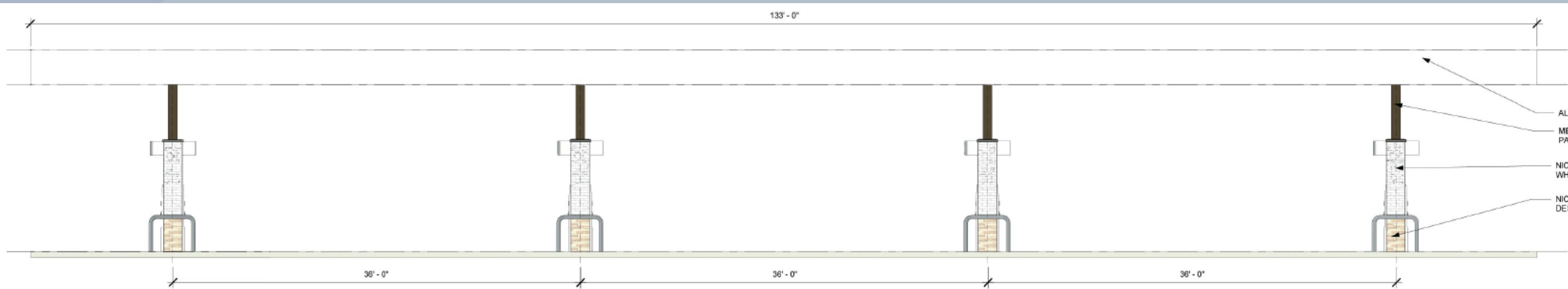
4 NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



Elevations








② CANOPY - WEST ELEVATION
3/16" = 1'-0"



Material Board

EXTERIOR MATERIAL SCHEDULE

	SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
	N-1	FIBER CEMENT PANEL	NICHIHA	VINTAGEBRICK PAINTED WHITE	EXTERIOR WALL
	N-2	FIBER CEMENT PANEL	NICHIHA	STACKEDSTONE DESERT	EXTERIOR WALL
	WDS-1	FIBER CEMENT PANEL	NICHIHA	VINTAGEWOOD BARK	EXTERIOR WALL
	EIFS-1	EIFS	DRYVIT	MATCH SW 9128 GREEN ONYX	EXTERIOR WALL
	P-1	PAINT	SHERWIN WILLIAMS	GREEN ONYX	EXTERIOR HM DOORS, FRAMES
	SF-1	ALUMINUM GLAZING		WHITE	STOREFRONT
	C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	WHITE WITH REAR GUTTER CONNECTION	BUILDING CANOPY



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

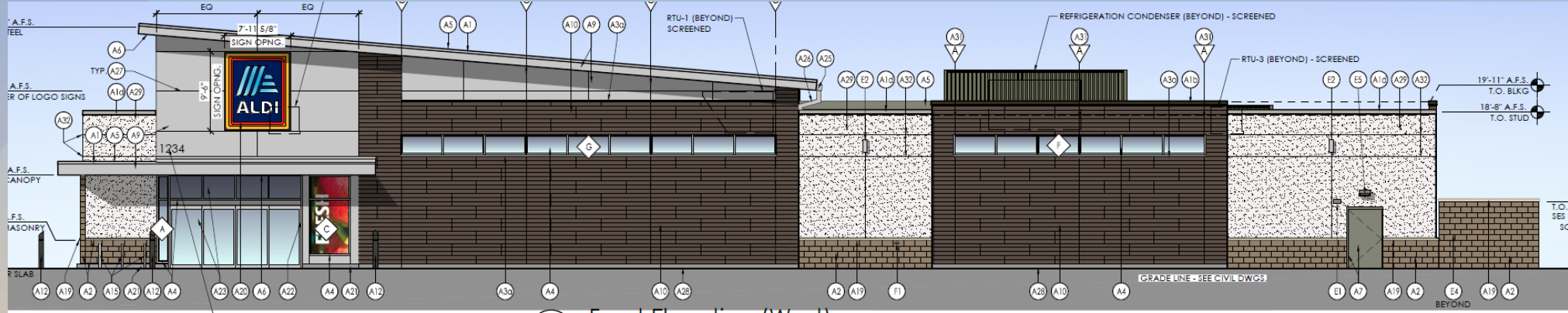
Staff welcomes any feedback



Design Review Board

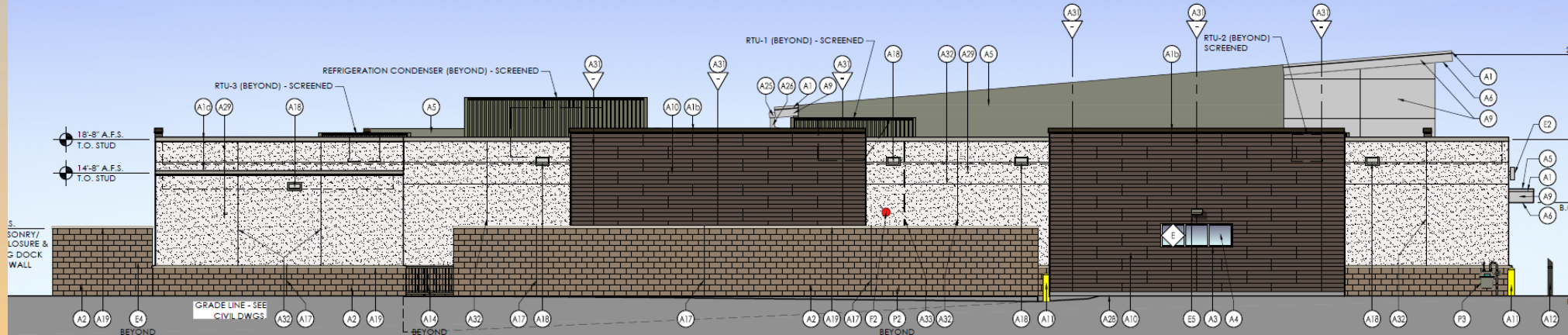


Aldi's Elevations



4 Front Elevation (West)
SCALE: 1/8" = 1'-0"

BUILDING ADDRESS IDENTIFICATION:
12" HIGH ARABIC NUMERALS WITH A
MINIMUM 2-INCH BRUSH STROKE ON A
CONTRASTING BACKGROUND



3 Rear Elevation (East)



Aldi's Elevations

