



Design Review Board



DRB22-00820

1759 N Rosemont

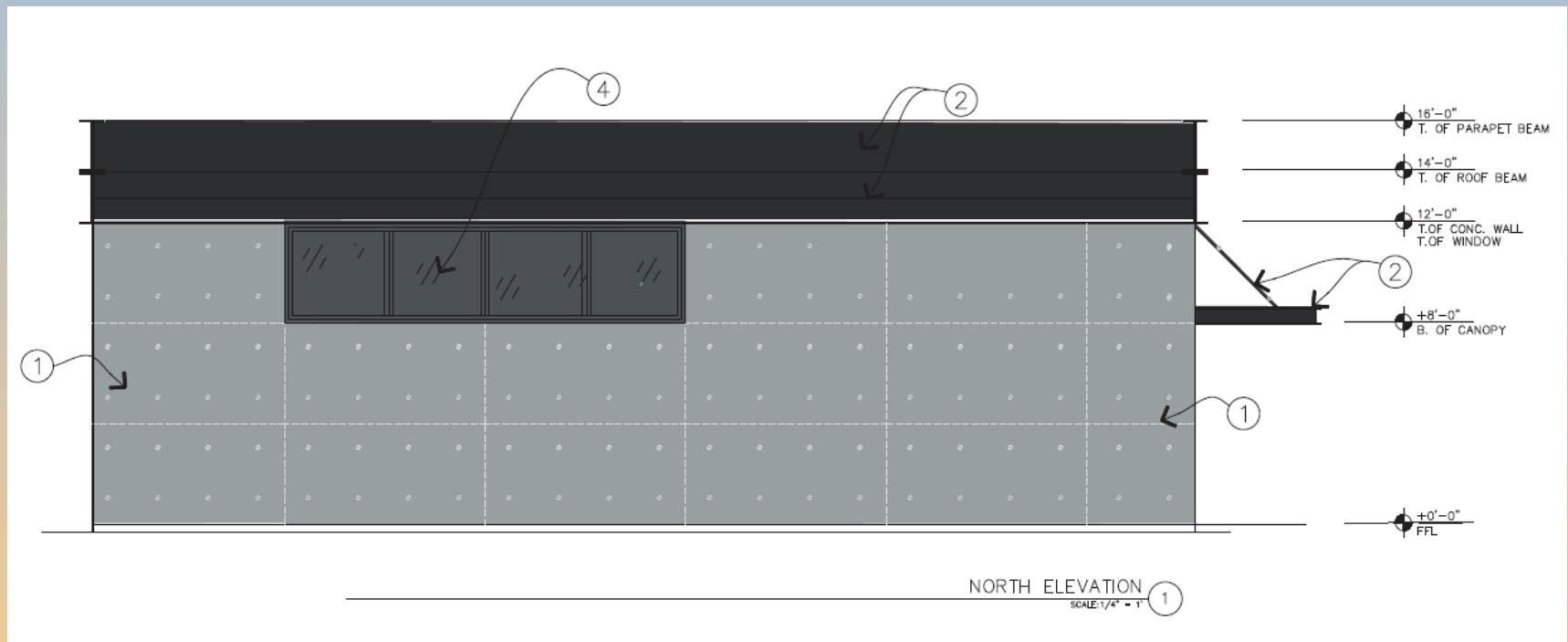
Josh Grandlienard, AICP, Planner II

June 13, 2023



Request

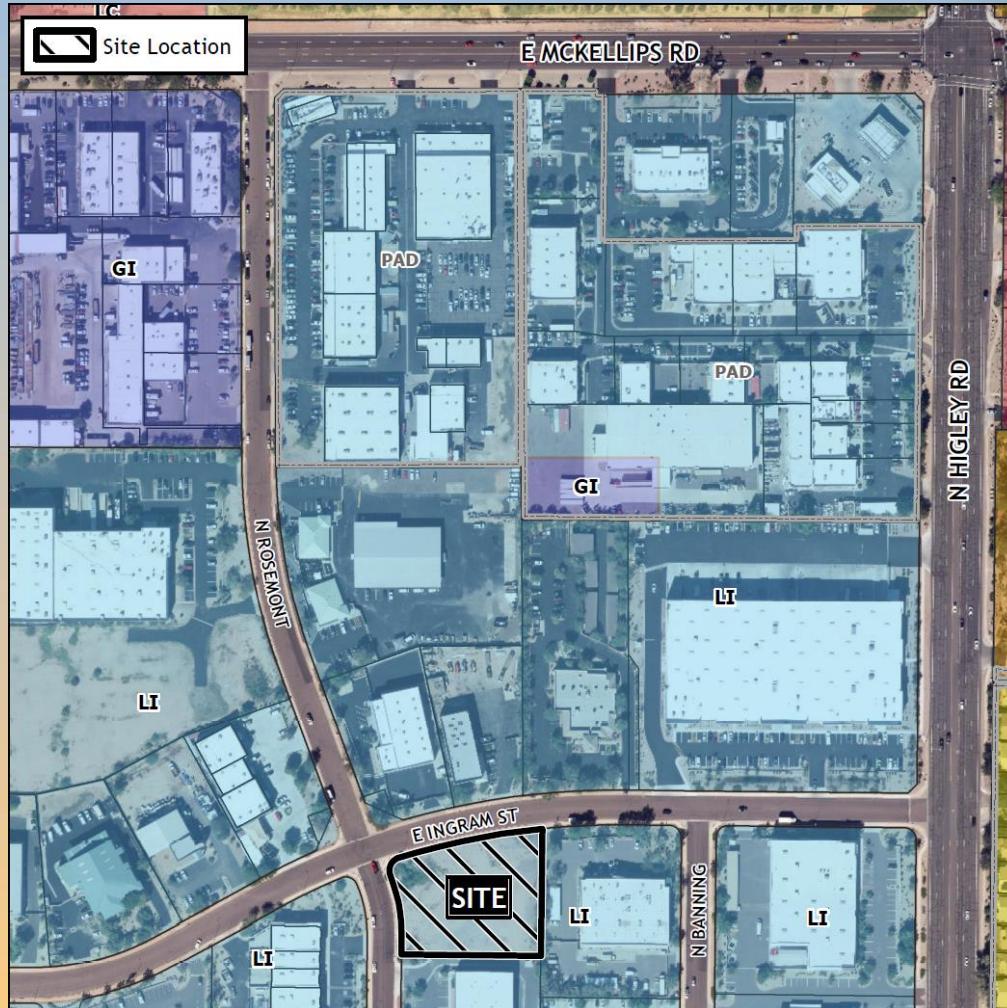
- Design Review
- To allow a Contractor's Yard





Location

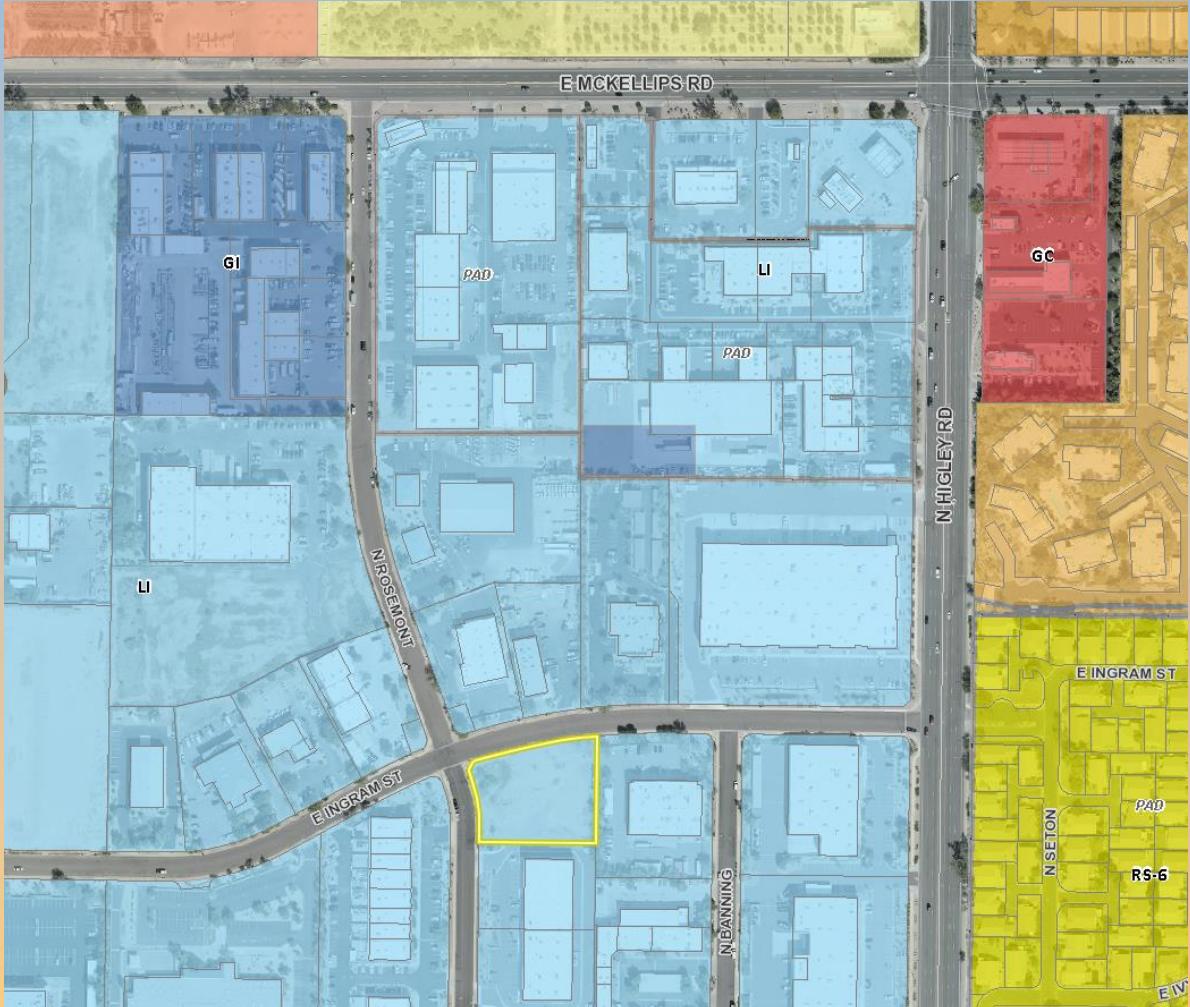
- East of Higley Road
- South of McKellips Road
- South side of Ingram St





Zoning

- Light Industrial
- Use is allowed by right





Site Photos

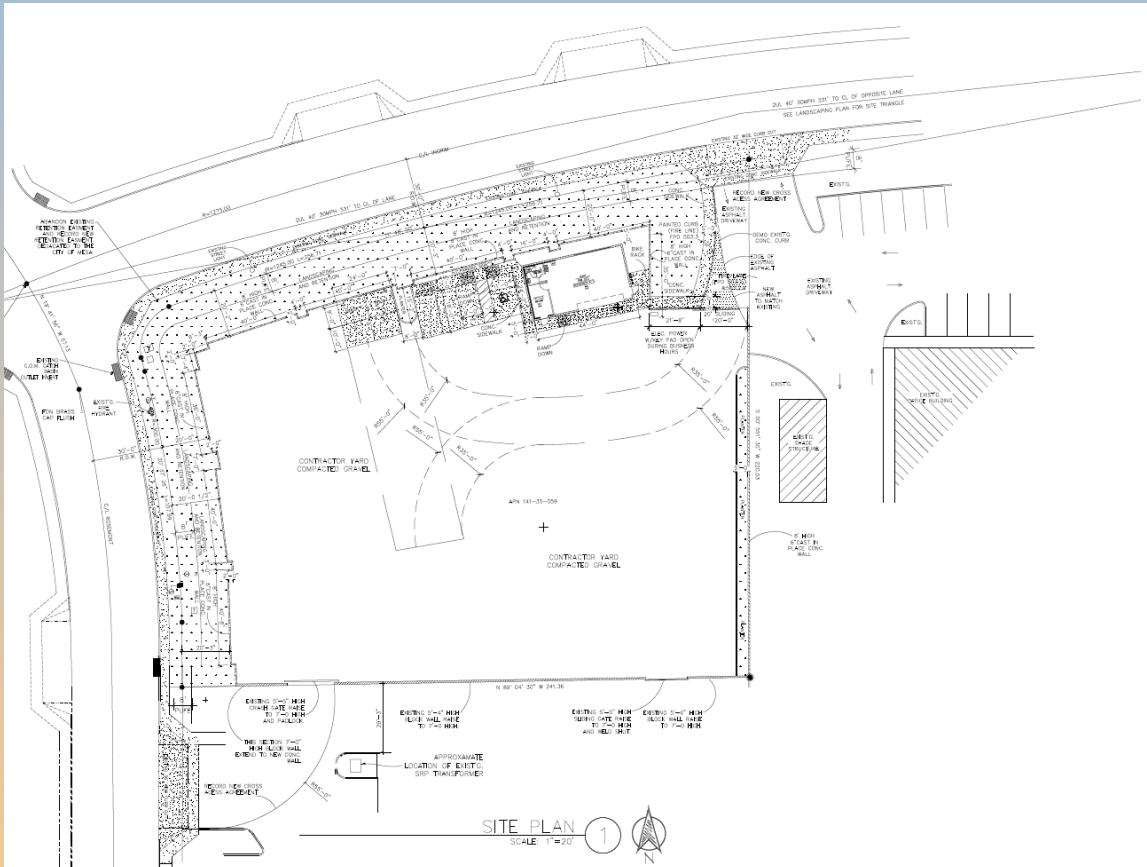


View from the Intersection of N Rosemont and E Ingram St



Site Plan

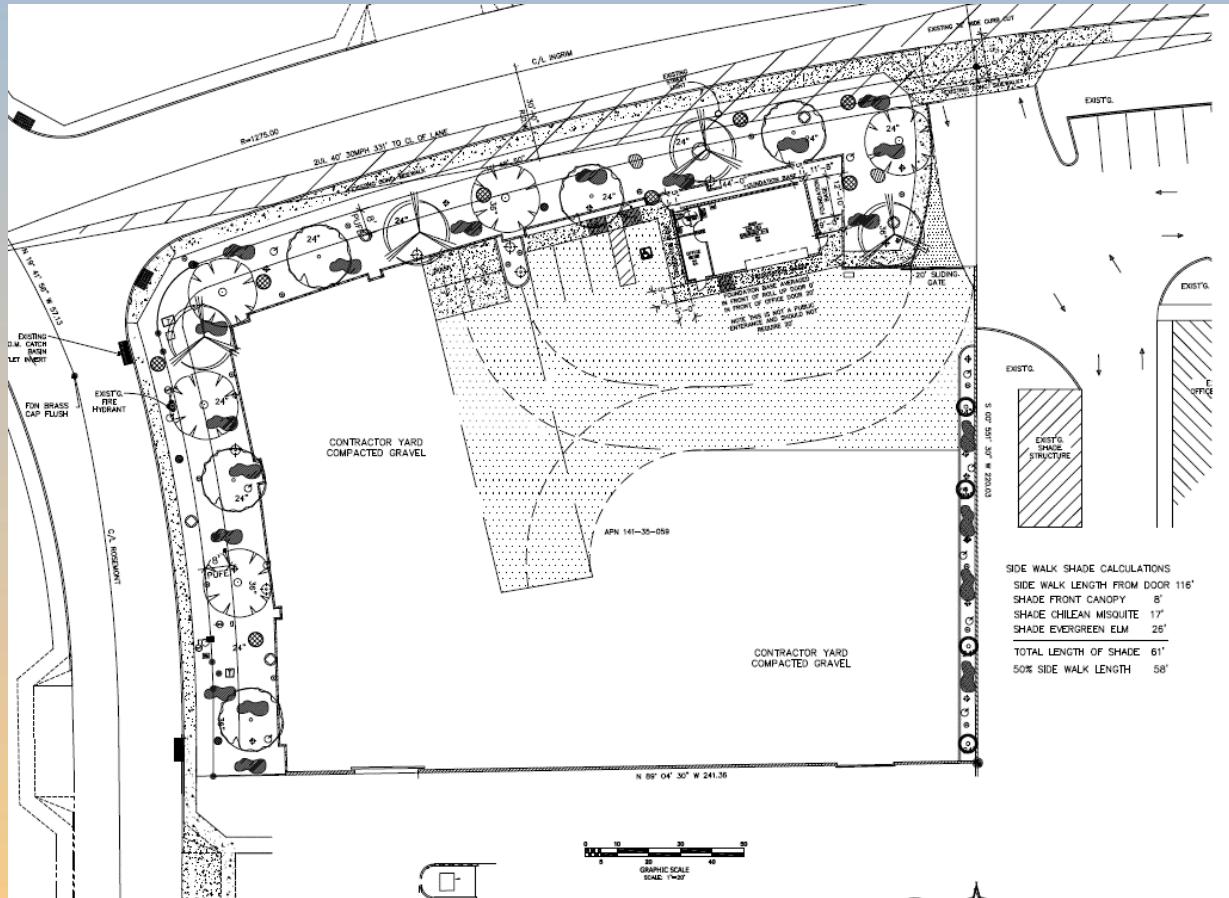
- 1 structure totaling 1,056 square feet
- Access from Ingram
- Shared Access with the development to the south





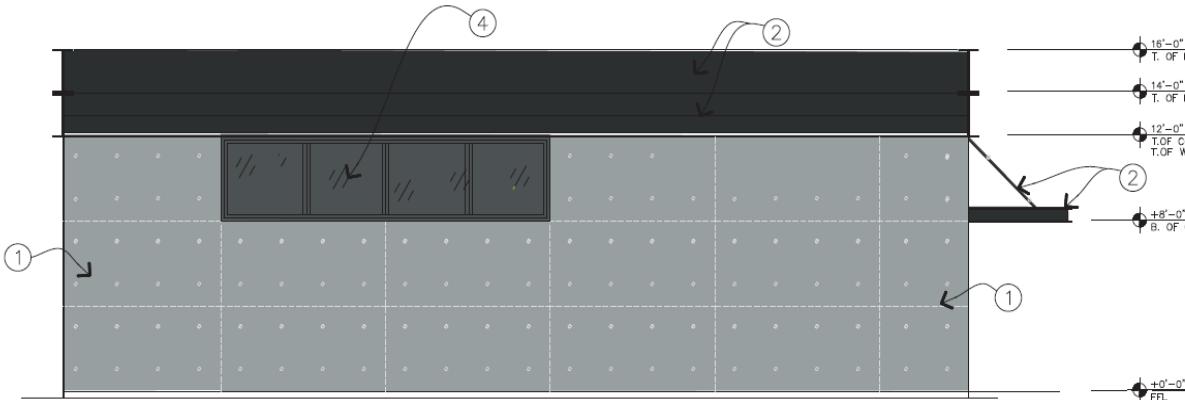
Landscape Plan

PLANT LEGEND				
SYMBOL	COMMON / BOTANICAL NAME	SIZES	QTY	EMITTER QTY/TYPE
TREES:				
	SISSOO TREE <i>DALBERGIA SISSO</i>	36" BOX = 1 24" BOX = 4	4	4/T
	EVERGREEN ELM <i>ULMUS PARVIFLIA "TRUE GREEN"</i>	36" BOX = 1 24" BOX = 3	4	4/T
	CHILEAN MISQUITE <i>PROSOPIS CHILENSIS</i>	36" BOX = 3 24" BOX = 2	4	4/T
	ITALIAN EVERGREEN <i>CUPRESSUS SEMPERVIRENS</i>	36" BOX = 0 24" BOX = 4	4	4/T
SHRUBS:				
5G 1G	BOXWOOD BEAUTY <i>CARRISA GRAND "BOXWOOD BEAUTY"</i>	5 GAL. = 7 1 GAL. = 5	2-3/S	
	MATAL PLUM <i>CARRISA REDOLENS "DESERT CARPET"</i>	5 GAL. = 5 1 GAL. = 5	2-3/S	
	DESERT CARPET ACACIA <i>ACACIA REDOLENS "DESERT CARPET"</i>	1 GAL. = 14	2-3/S	
	RED YUCCA <i>HESPERALOE PARVIFLORA</i>	5 GAL. = 5 1 GAL. = 5	2-3/S	
	DWARF PURPLE BOUGAINVILLEA <i>BOUGAINVILLEA "MONETA"</i>	5 GAL. = 5 1 GAL. = 5	2-3/S	
	DWARF ROSENKA BOUGAINVILLEA <i>BOUGAINVILLEA "ROSENKA"</i>	5 GAL. = 5 1 GAL. = 13	2-3/S	
	MEXICAN BIRD OF PARADISE <i>CHESALPINA PULCHERRIMA</i>	1 GAL. = 15	2-3/S	
GROUND COVER:				
	GAZANIA DAYBREAK TIGER STRIPES MIXED <i>GAZANIA RIGENS</i>	1 GAL. = 23	1	/G.C.

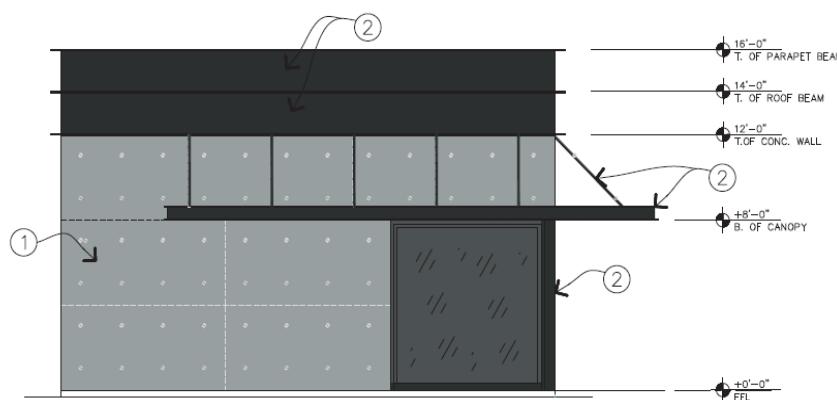




Elevations

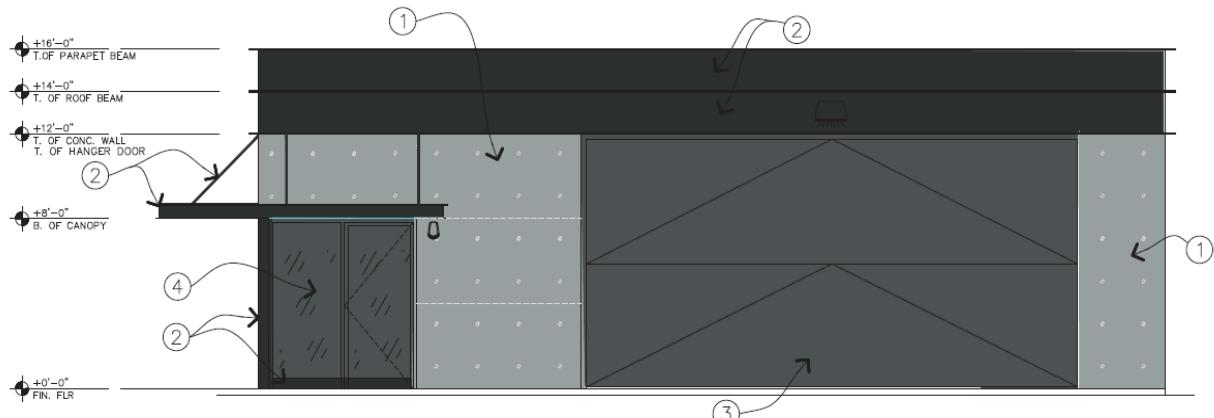


① EXPOSED CAST IN PLACE CONCRETE W/ SNAP TIES
 ② SHERWIN WILLIAMS NO LIMITS HGSW1461
 ③ SHERWIN WILLIAMS FLANNEL GREY HGSW1464
 ④ GLASS DARK GREY DBL. GLAZED LOW-E BLACK ALUM. FRAME

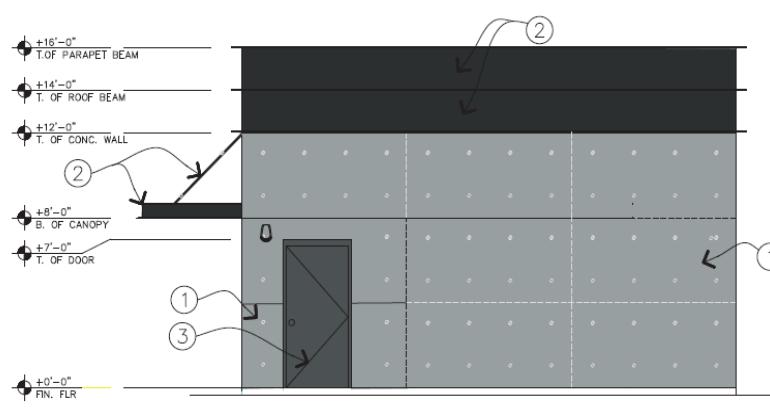


NORTH ELEVATION
SCALE 1/4" = 1'

WEST ELEVATION
SCALE 1/4" = 1'



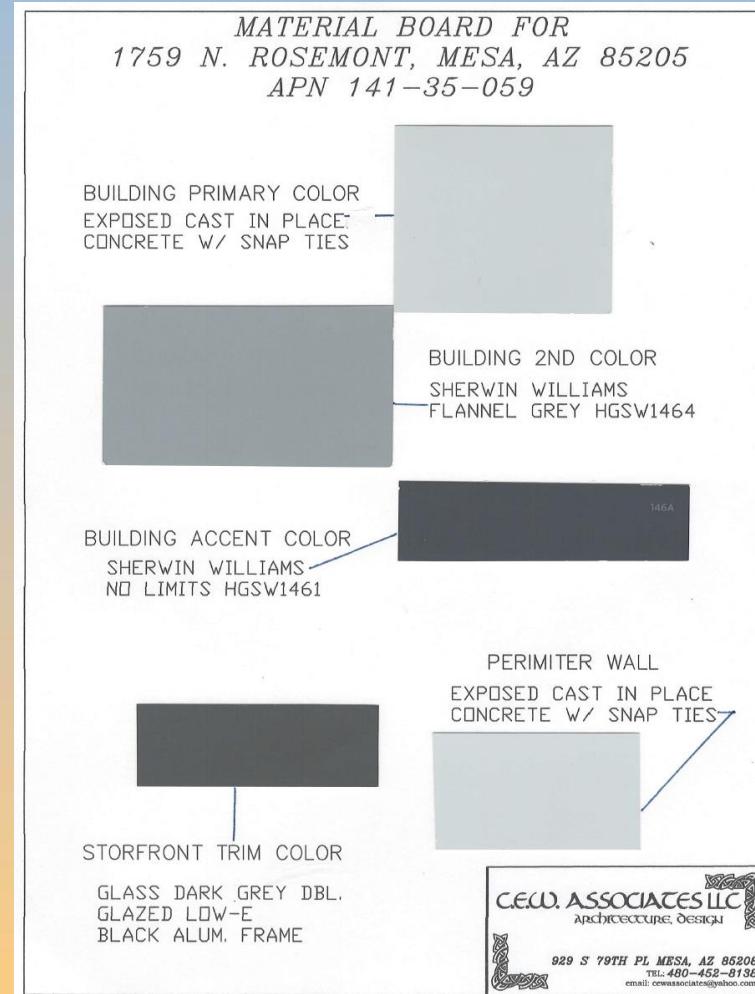
SOUTH ELEVATION
SCALE 1/4" = 1'



EAST ELEVATION
SCALE 1/4" = 1'



Colors and Materials





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
- ✓ Roof Articulation. Provide architectural interest at the skyline and accentuate appropriate building elements.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance requests

Staff welcomes any feedback



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