



Design Review Board



DRB25-00734

RMDC Dance Studio

Chloe Durfee Daniel, Planner II

February 10, 2026



Request

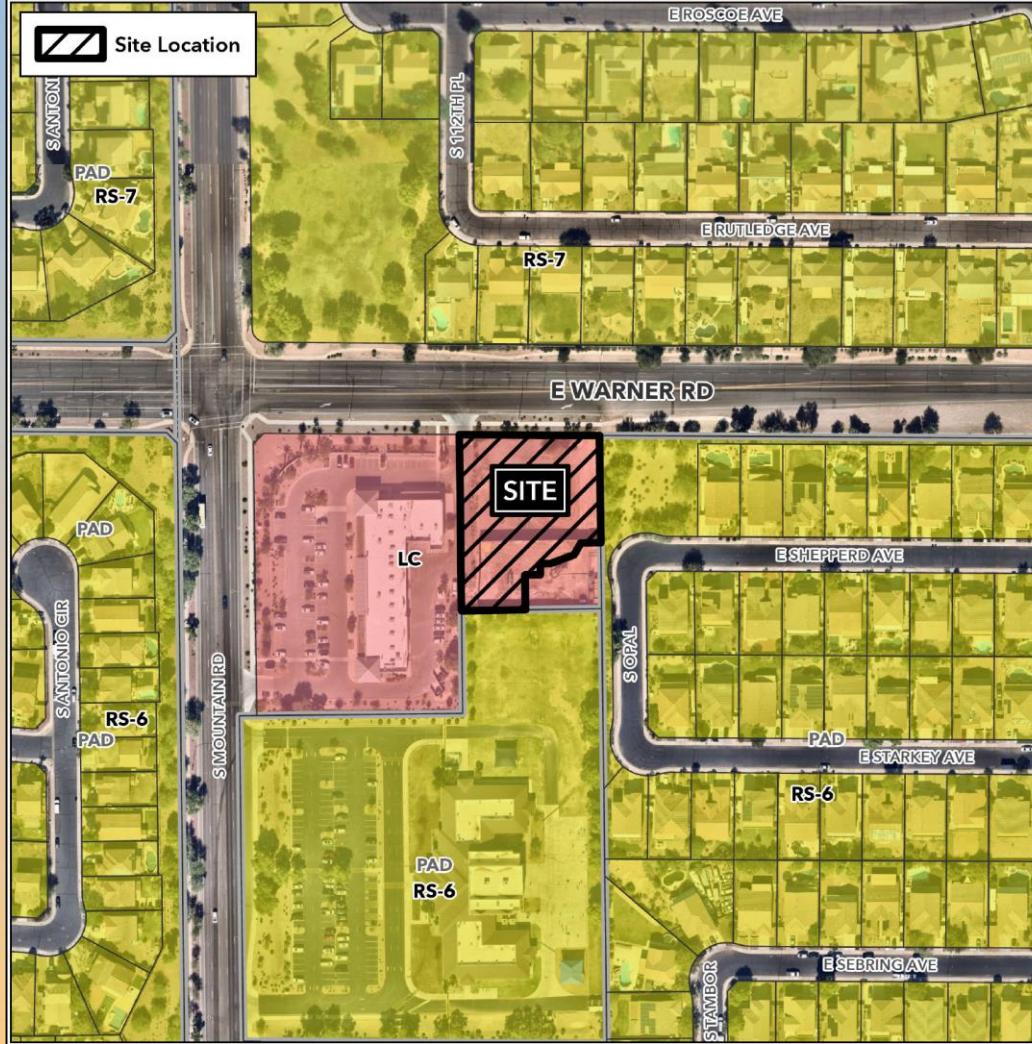
- Design Review
- To allow for the development of a 15,344 Small-Scale Commercial Recreation building





Location

- South side of Warner Road
- 325 feet east of South Mountain Road





Site Photo

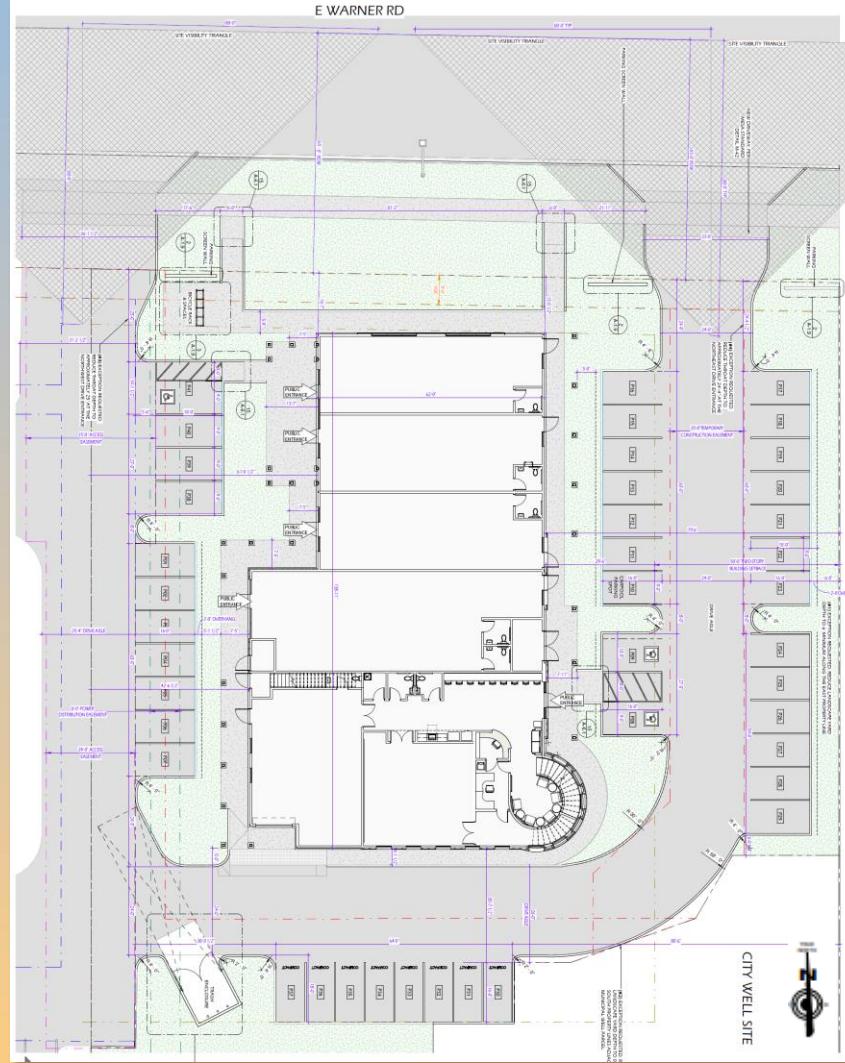


Looking south from Warner Road



Site Plan

- Two access points on the north side
- Shared drive on the east
- 15,344 sq.ft. gross floor area
- Parking spaces
Provided: 41
Required: 41

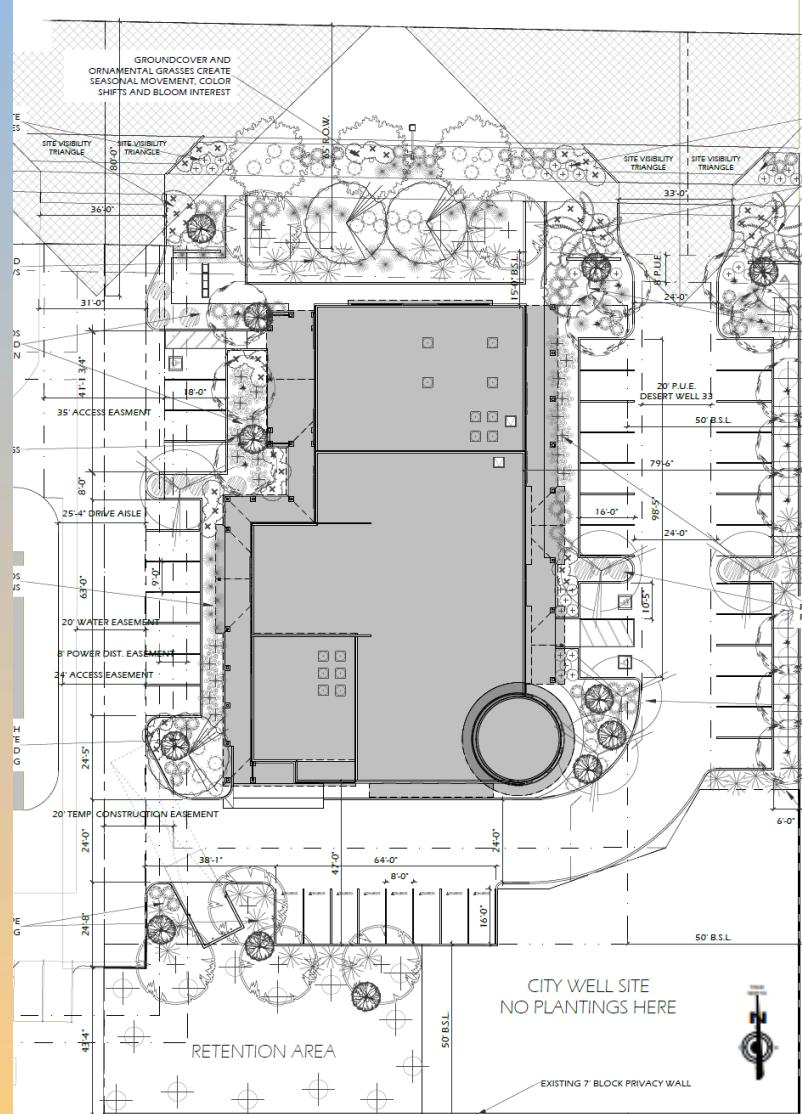




Landscape Plan

PLANT MATERIAL LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	BOX SIZE / HEIGHT/ WIDTH / CALIPER	QUANTITY	
	Olea Europa	24" BOX 6'-0"-8'-0", 3'-0"-5'-0"	5	
	SWAN HILL OLIVE - MULTI TRUNK			
	Quercus virginiana	7'-0"-9'-0", 3'-0"-4'-0", 5'-75"	3	
	SOUTHERN LIVE OAK	24" BOX		
	Chilopsis linearis	5'-0"-7'-0", 3'-0"-4'-0", 1'-0"-1.5"	13	
	DESERT WILLOW	24" BOX		
	Chilopsis linearis	8'-0"-10'-0", 5'-0"-7'-0", 1.75"-2.25"	2	
	DESERT WILLOW	36" BOX		
	Pistacia x RED PUSH	7'-0"-9'-0", 2'-6"-3'-6", 1'-0"-1.5"	6	
	RED PUSH PISTACHE	24" BOX		
	Pistacia x RED PUSH	9'-0"-11'-0", 4'-0"-5'-0", 3'-0"-4.0"	3	
	RED PUSH PISTACHE	36" BOX		
	Phoenix dactylifera		2	
	DATE PALM	20' TALL MIN.		

SHRUBS			
	MUHLENBERGIA CAPILLARIS	5 GAL	40
	PINK MUHLY - REGAL MIST		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	33
	RIO BRAVO SAGE		
	JUSTICIA SPICIGERA	5 GAL	21
	MEXICAN HONEYSUCKLE		
	ILEX VOMITORIA 'NANA'	5 GAL	27
	DWARF YAUPON HOLLY		
	CARISSA MACROCARPA	5 GAL	35
	NATAL PLUM 'TURTLE'		
	LEUCOPHYLLUM FRUTESCENS	5 GAL	40
	TEXAS RANGER COMPACT SAGE		
	MUHLENBERGIA RIGENS	5 GAL	31
	DEER GRASS		
	SOPHORA SECUNDIFLORA	15 GAL	12
	TEXAS MOUNTAIN LAUREL		
GROUNDCOVER			
	CONVOLVULUS CNEORUM	5 GAL	40
	BUSH MORNING GLORY		
	X LANTANA MONTEVIDENSIS	1 GAL	39
	PURPLE TRAILING LANTANA		
	SALVIA ROSMARINUS PROSTRATUS	5 GAL	13
	TRAILING ROSEMARY		
LANDSCAPE MATERIALS LEGEND			
MATERIAL			
	DECOMPOSED GRANITE	1/2 SCREENED	
	COLOR: TABLE MESA BROWN	2' MIN. THICKNESS W/ PRE-EMERGENT	





Building Elevations





Building Elevations



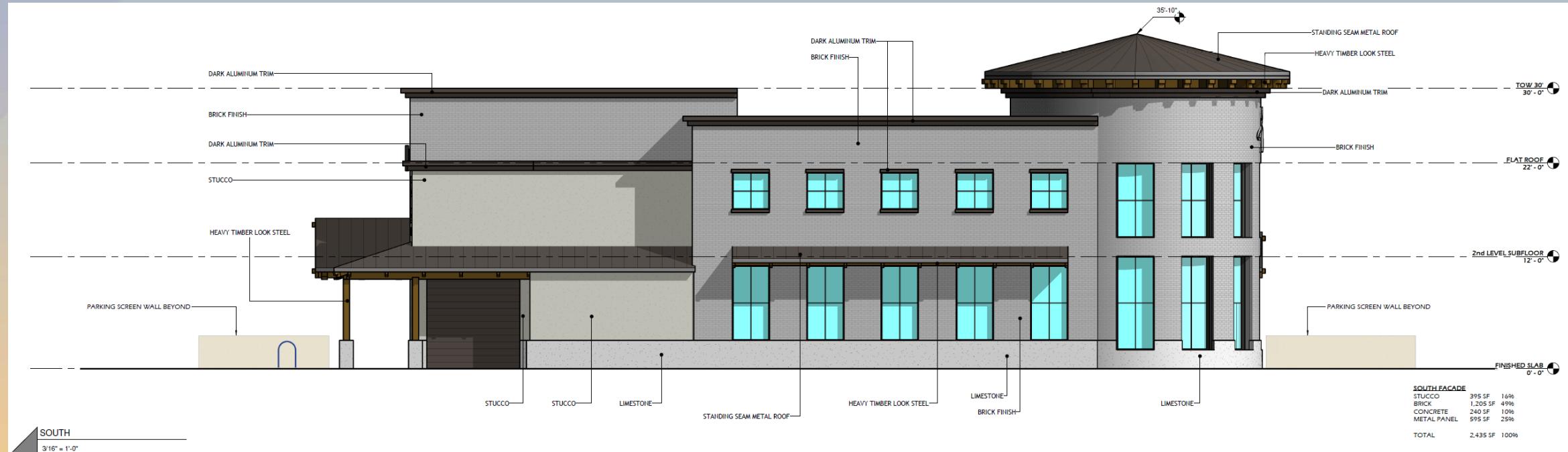


Building Elevations





Building Elevations





Renderings



WARNER RD WESTBOUND



Renderings





Renderings





Colors and Materials





Alternative Landscape Plan

- ✓ Interior Parking Lot Landscaping
 - a. Length and width of required landscape islands
 - b. Size and number of plants on landscaped islands
- ✓ Foundation Base
 - a. Width of foundation base



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative landscape plan

Staff welcomes any feedback



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