



Design Review Board



DRB23-00219

Brightpath Child Care



Request

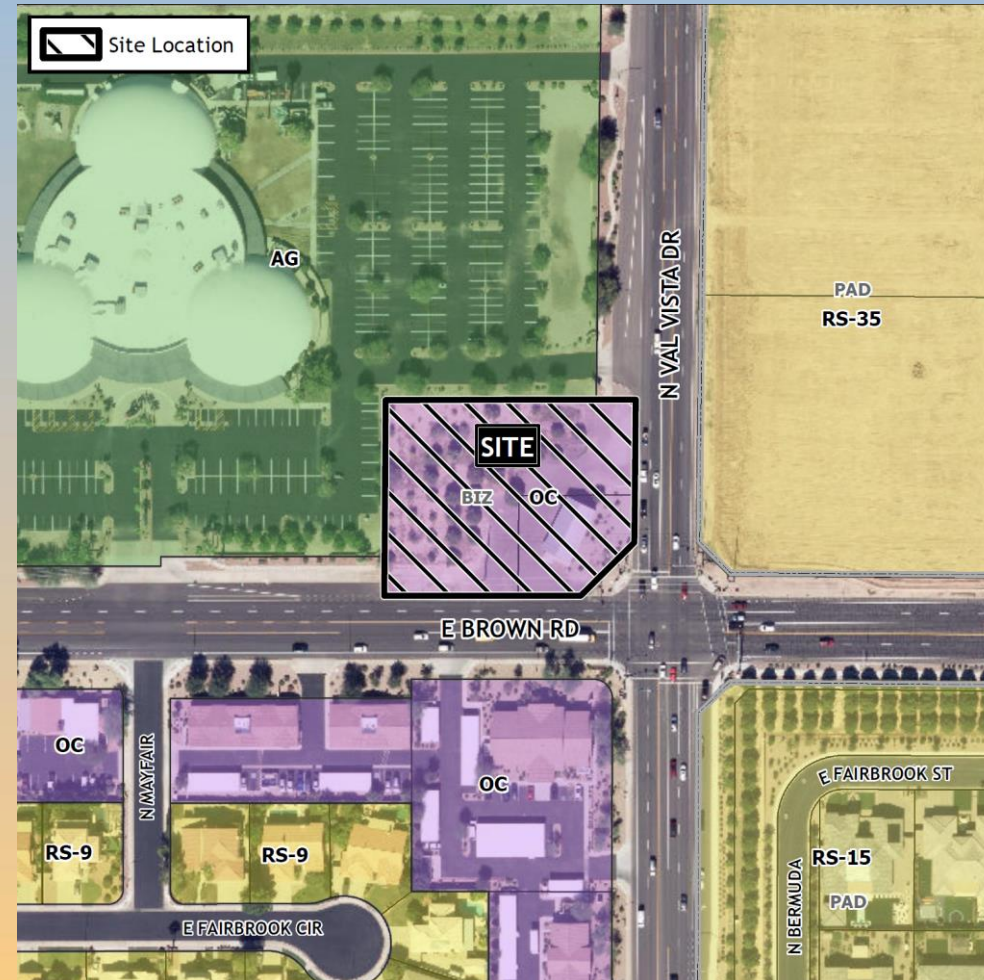
- Design Review
- To allow Day Care





Location

- West of Val Vista Drive
- North of Brown Road





Zoning

- Office Commercial with Bonus Intensity Zone overlay (OC-BIZ)





Site Photos

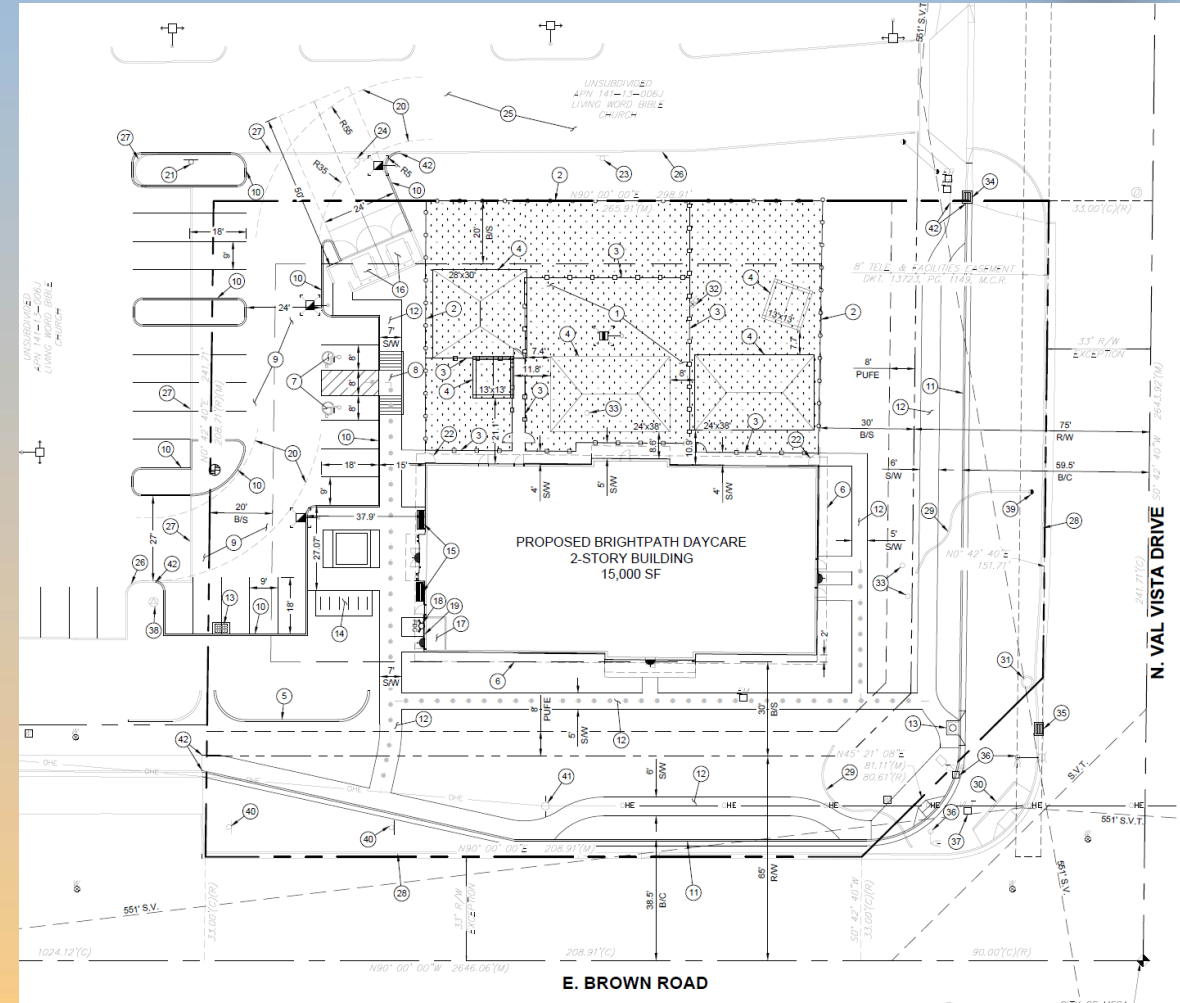


North from Brown Road



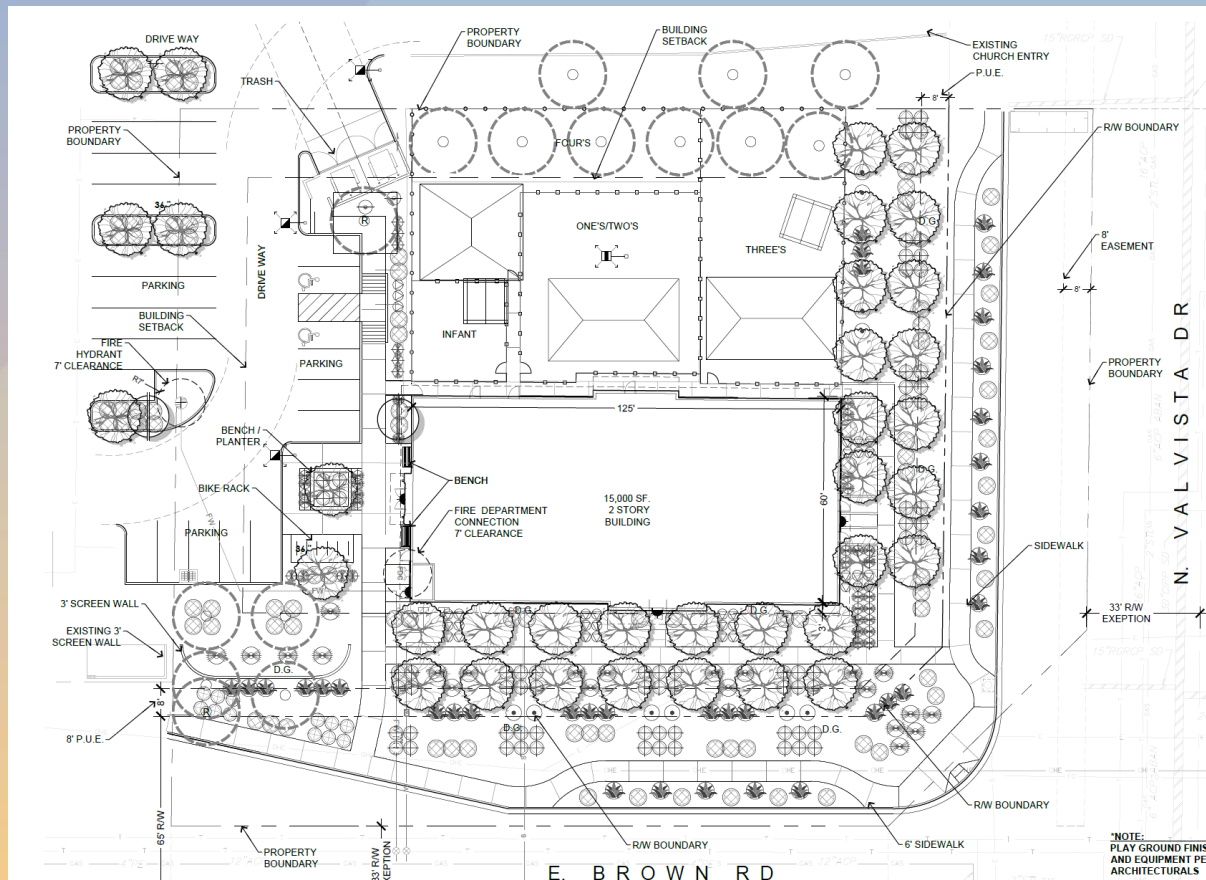
Site Plan

- 15,242 sq ft day care facility
- Playground with shade structures
- Pedestrian link with sidewalk
- Cross access and shared parking agreement with Living World Bible Church





Landscape Plan



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)						SHRUBS					
*Bee - Install Size						*Bee - Install Size					
	CITRUS X Species	Citrus	24" b/b	33	6'x3'		MUHLERBERGIA RIGENS	DEER GRASS	5 GAL.	22	3'h x3'w
	CITRUS X Species	Citrus	36" b/b	2	6'x3'		MUHLERBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	39	3'h x3'w
	CITRUS X Species (EXISTING)	Citrus	24" b/b	12	6'x3'		NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	10	5'h x5'w
	CITRUS X Species (EXISTING/REMOVE)	Citrus	24" b/b	-2	6'x3'		BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	2	3'h x 4'w
	PISTACIA lentiscus	Mastic Tree 20x20'	2"	2	8'x5' Std.		TOTAL SHRUBS: 73				
TOTAL TREES: 47											
GROUND PLANE											
8a. DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'											
CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF											
SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE											
ALTERNATE: NATURAL 'MIDIRON' BERMAUDA SOD TURF											
*ALL TREES PLANTED IN THE CITRUS SUB-AREA SHOULD BE LOCALLY GROWN AND BUDDED ONTO SEVILLE SOUR ORANGE ROOT STOCK. VARIOUS VARIETIES OF CITRUS MAY BE BUDDED. THE TREES MAY BE EITHER 24-INCH BOXED OR 20-INCH BALLED. ALL CITRUS TREES SHOULD BE PROVIDED WITH FLOOD IRRIGATION IF IRRIGATION WATER IS AVAILABLE TO THE PROPERTY.											
ACCENTS											
5 GAL. 5 GAL. ALOE barbadensis Medicinal Aloe 5 GAL. 33 2'h x 3'w											
AGAVE vilmoriniana Octopus Agave 5 GAL. 35 3'h x 3'w											
GROUNDCOVERS											
5 GAL. 82 3'h x 4'w											
5 GAL. 94 18'h x6'w											
TOTAL GROUND COVER: 172											



Elevations



1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



2 SIDE (WEST) ELEVATION
1/8" = 1'-0"



3 SIDE (EAST) ELEVATION
1/8" = 1'-0"



4 REAR (NORTH) ELEVATION
1/8" = 1'-0"

FACADE AREA BREAKDOWN

	West	North	East	South
Material	%	%	%	%
Stone	33.02%	27.54%	10.10%	33.23%
Stucco	51.42%	42.62%	59.45%	48.34%
Siding	15.56%	29.84%	30.45%	18.43%
Total	100.00%	100.00%	100.00%	100.00%



Renderings





Renderings





Colors and Materials

PAINTED SIDING



JAMES HARDIE CEDARMILL
FIBER CEMENT LAP SIDING-
NAVAJO BEIGE

METAL TRIM COLOR



ANODIZED ALUMINUM

STUCCO COLORS



01013 ■ 34 Sedona



01008 ■ 80 Marble White

STUCCO COLORS ARE BASED ON THE STOCOLOR SOUTHWEST
COLLECTION BY STO CORP.

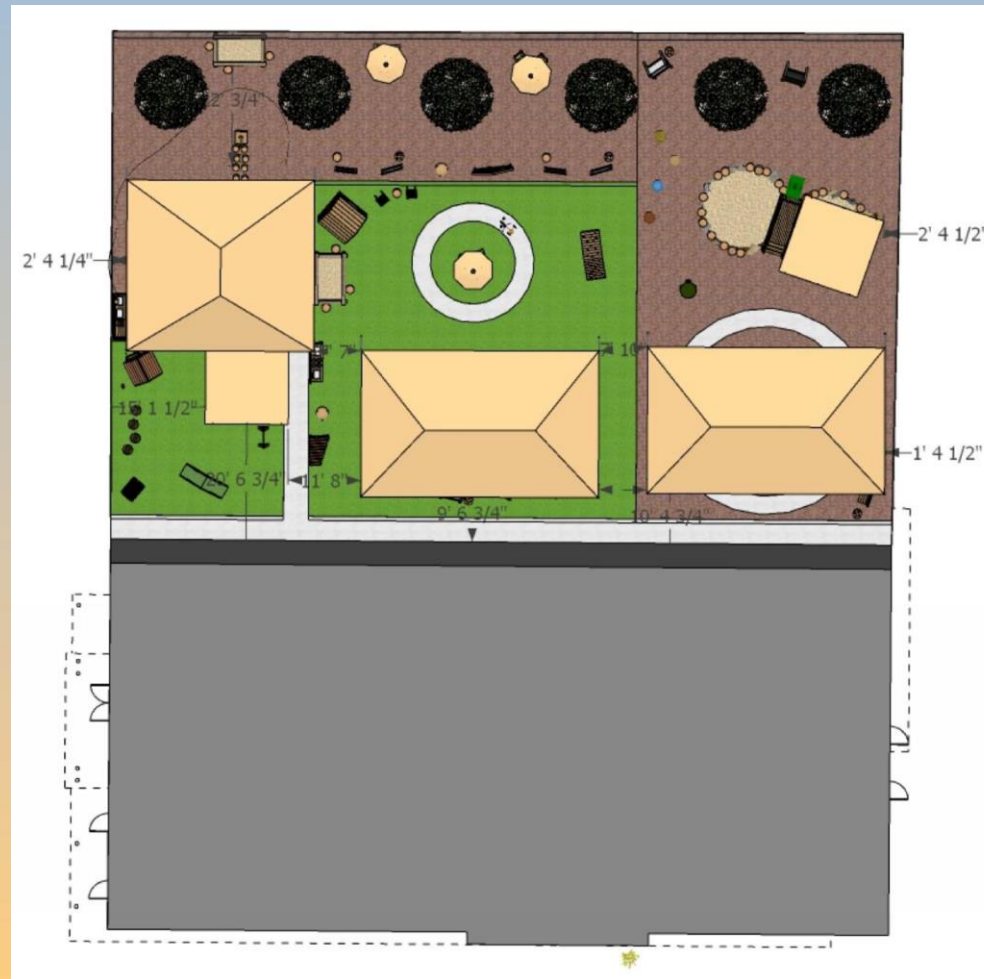
CULTURED STONE



COUNTRY LEDGESTONE, COLOR: SEVILLA, AS
MANUFACTURED BY CULTURED STONE

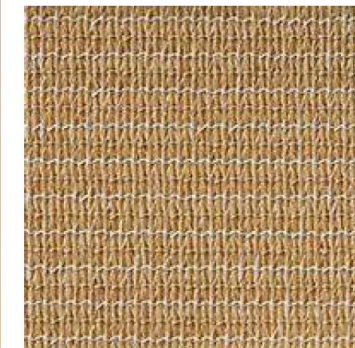
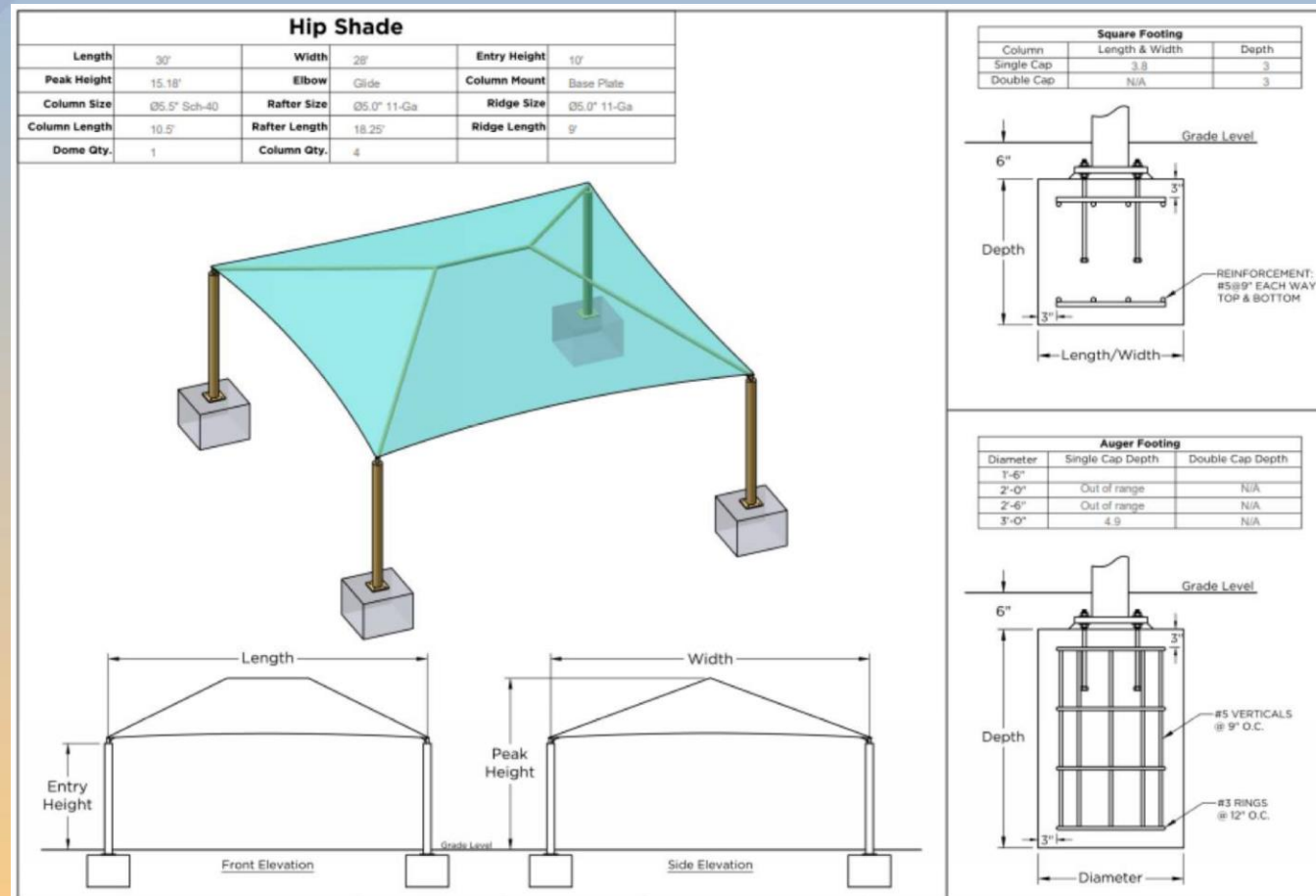


Site Plan - Playground





Elevations - Playground



Desert Sand
Shade Factor: 86%
UV Blocking: 93%



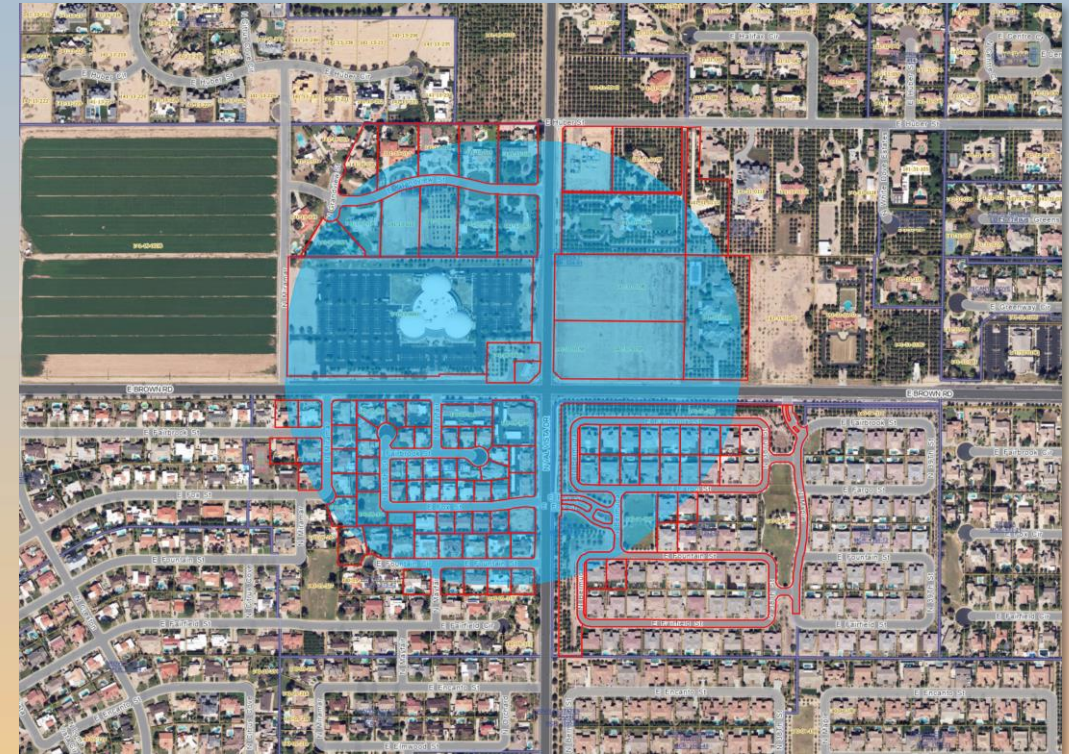
Renderings - Playground





Citizen Participation

- Notified property owners within 1,000 feet
- Held neighborhood meeting on January 31, 2023
- Staff and applicant have had 1 resident reach out regarding landscaping





Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Roof Articulation. Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation



Alternative Landscape Plan

- ✓ Number of Plants. A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.



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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