



Design Review Board



DRB23-00219

Brightpath Child Care

Emily Johnson, Planner I

June 13, 2023



Request

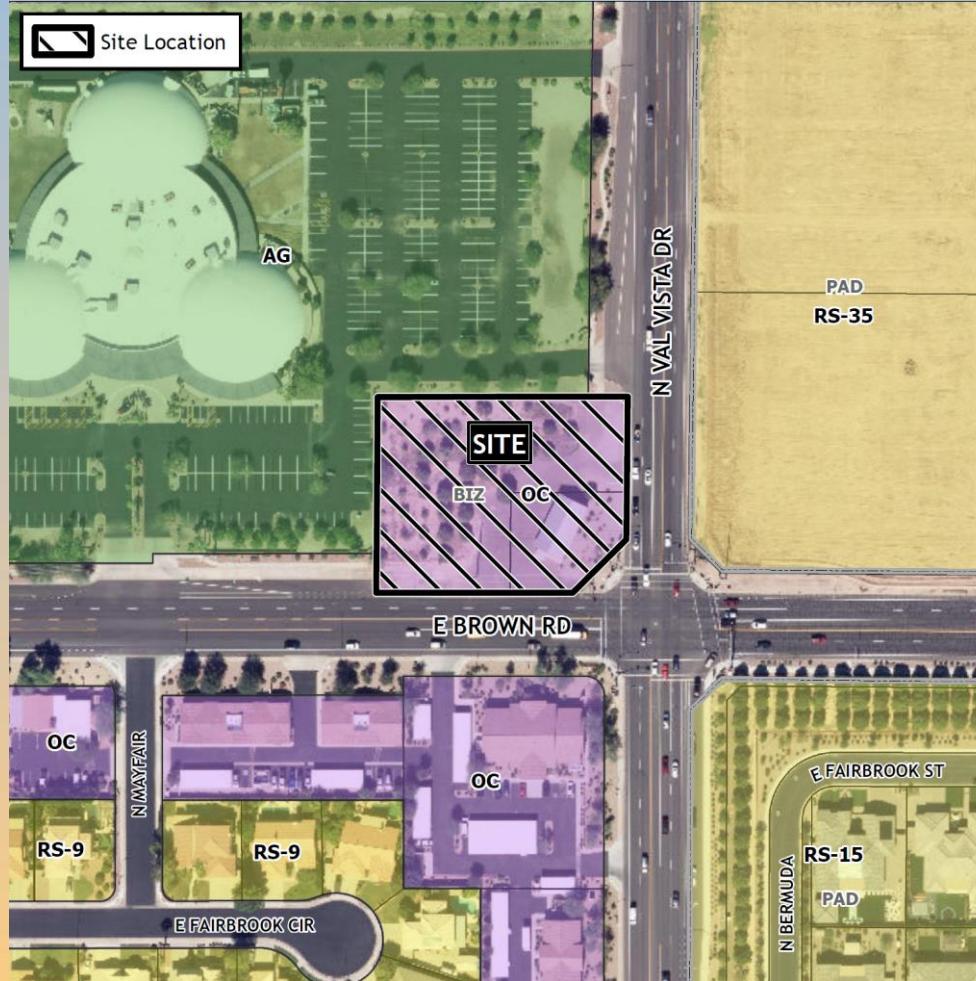
- Design Review
- To allow Day Care





Location

- West of Val Vista Drive
- North of Brown Road





Zoning

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





Site Photos

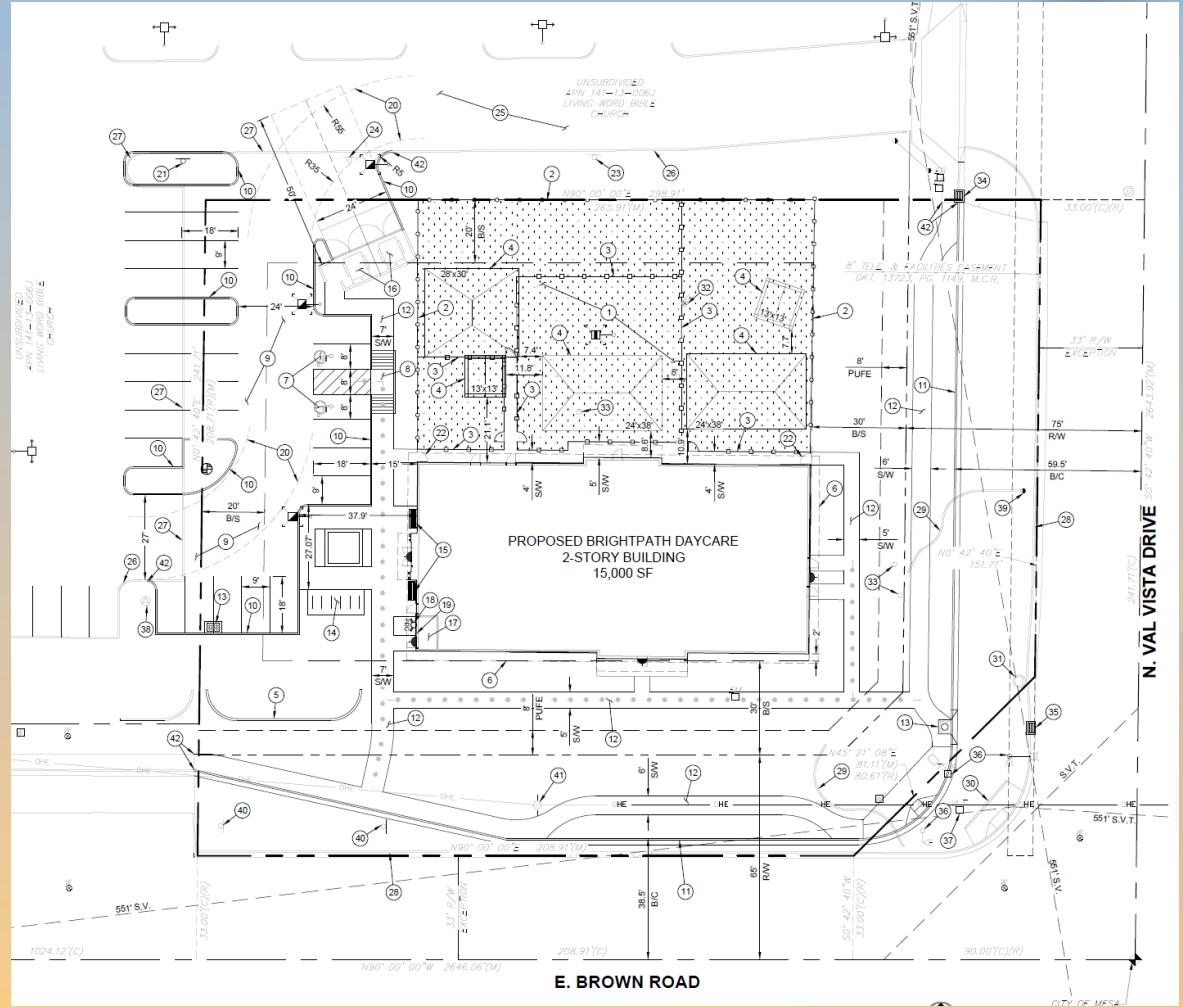


North from Brown Road



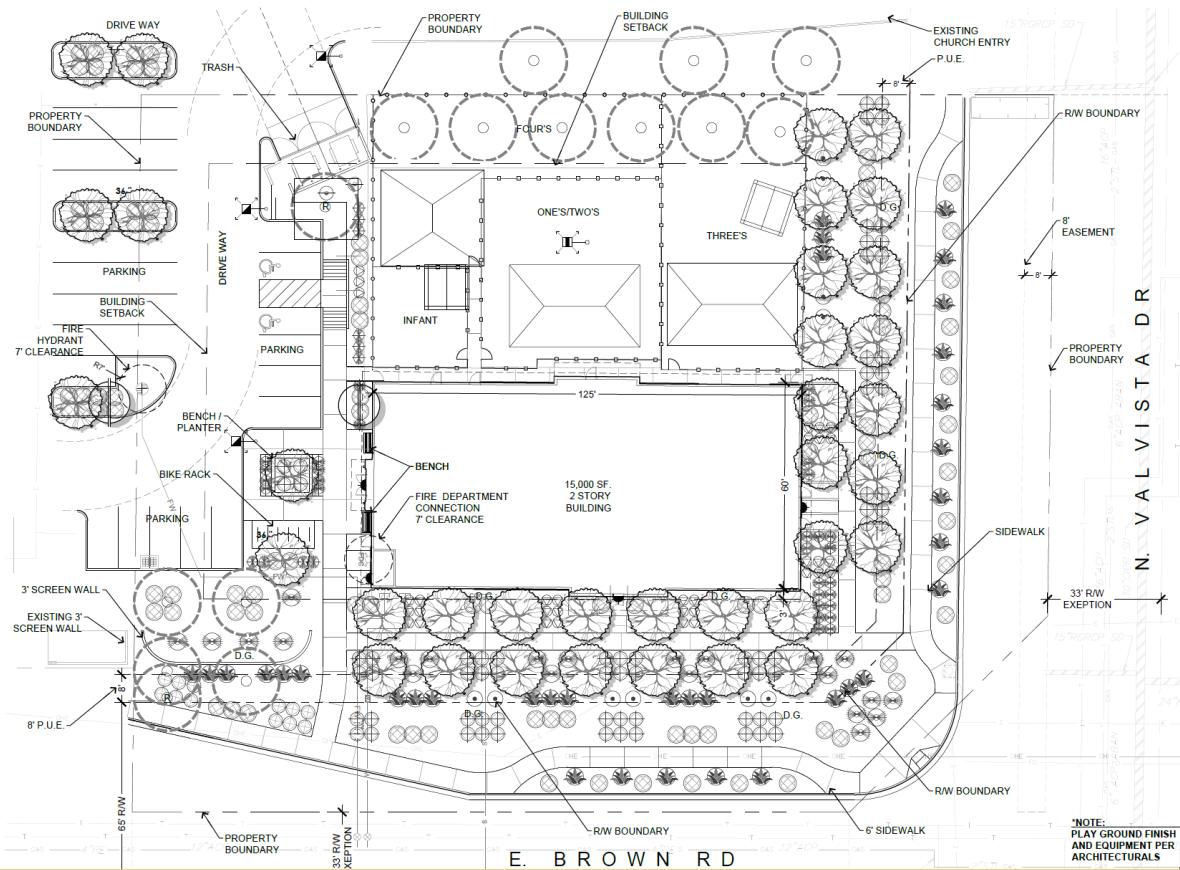
Site Plan

- 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)
TREES (LARGE)					*Tree - Install Size
3"	CITRUS X Scpecies	Citrus	24" b/b	33	6'x3'
	CITRUS X Scpecies	Citrus	36" b/b	2	6'x3'
	CITRUS X Species (EXISTING)	Citrus	24" b/b	12	6'x3'
	CITRUS X Species (EXISTING/REMOVE)	Citrus	24" b/b	-2	6'x3'
	PISTACIA lentiscus	Mastic Tree 20x20'	2"	2	8'x5' Std.
					TOTAL TREES: 47
GROUND PLANE					
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'				
	CYDONIA DACTYLON TUFF GREEN 'TIFF GREEN' SOD TURF				

10. *What is the primary purpose of the following statement?*

ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF

*ALL TREES PLANTED IN THE CITRUS SUB-AREA SHOULD BE LOCALLY GROWN AND BUDDED ON 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.

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY. *SIZE(h w)
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	22 3'h x3'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	39' 3'h x3'w
	NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	10' 5'h x5'w
	BOUGAINVILLA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	2' 3'h x4'w
ACCENTS				TOTAL SHRUBS: 73
	ALOE barbadensis	Medicinal Aloe	5 GAL.	33' 2'h x3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	35' 3'h x3'w
GROUNDCOVERS				TOTAL ACCENTS: 48
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	82' 3'h x4'w
	EREMOPHILA GLABRA 'MINGENEW GOLD.'	OUTBACK SUNRISE EMU	5 GAL.	94' 18'h x6'w
TOTAL GROUNDCOVERS: 129				



Elevations



FACADE AREA BREAKDOWN

Material	West %	North %	East %	South %
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





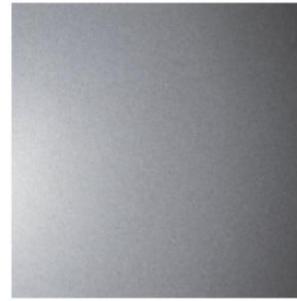
Colors and Materials

PAINTED SIDING



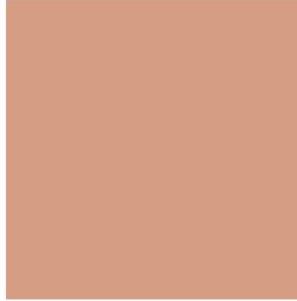
JAMES HARDIE CEDARMILL
FIBER CEMENT LAP SIDING-
NAVAJO BEIGE

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.

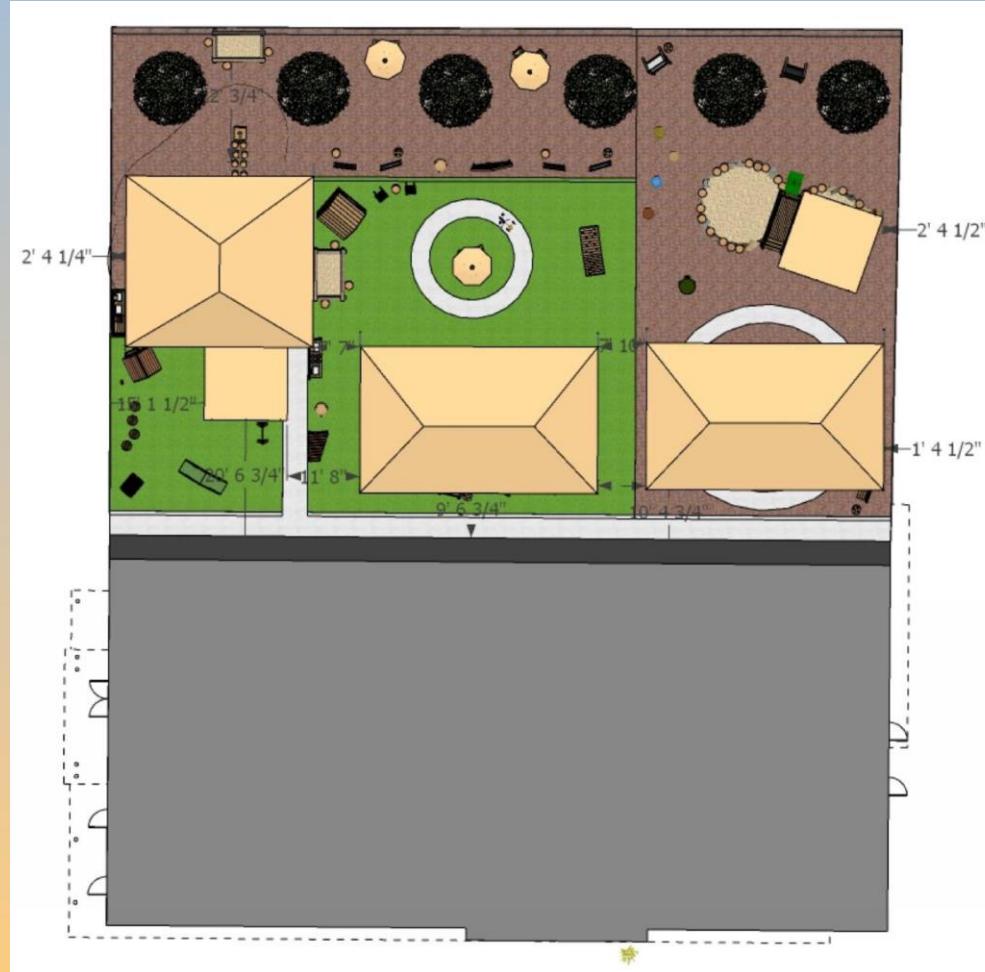
CULTURED STONE



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

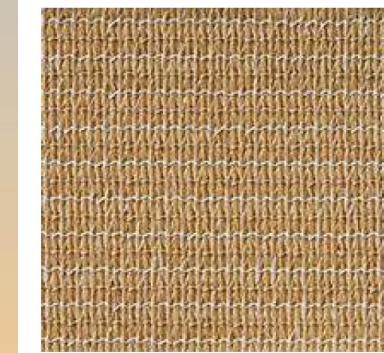
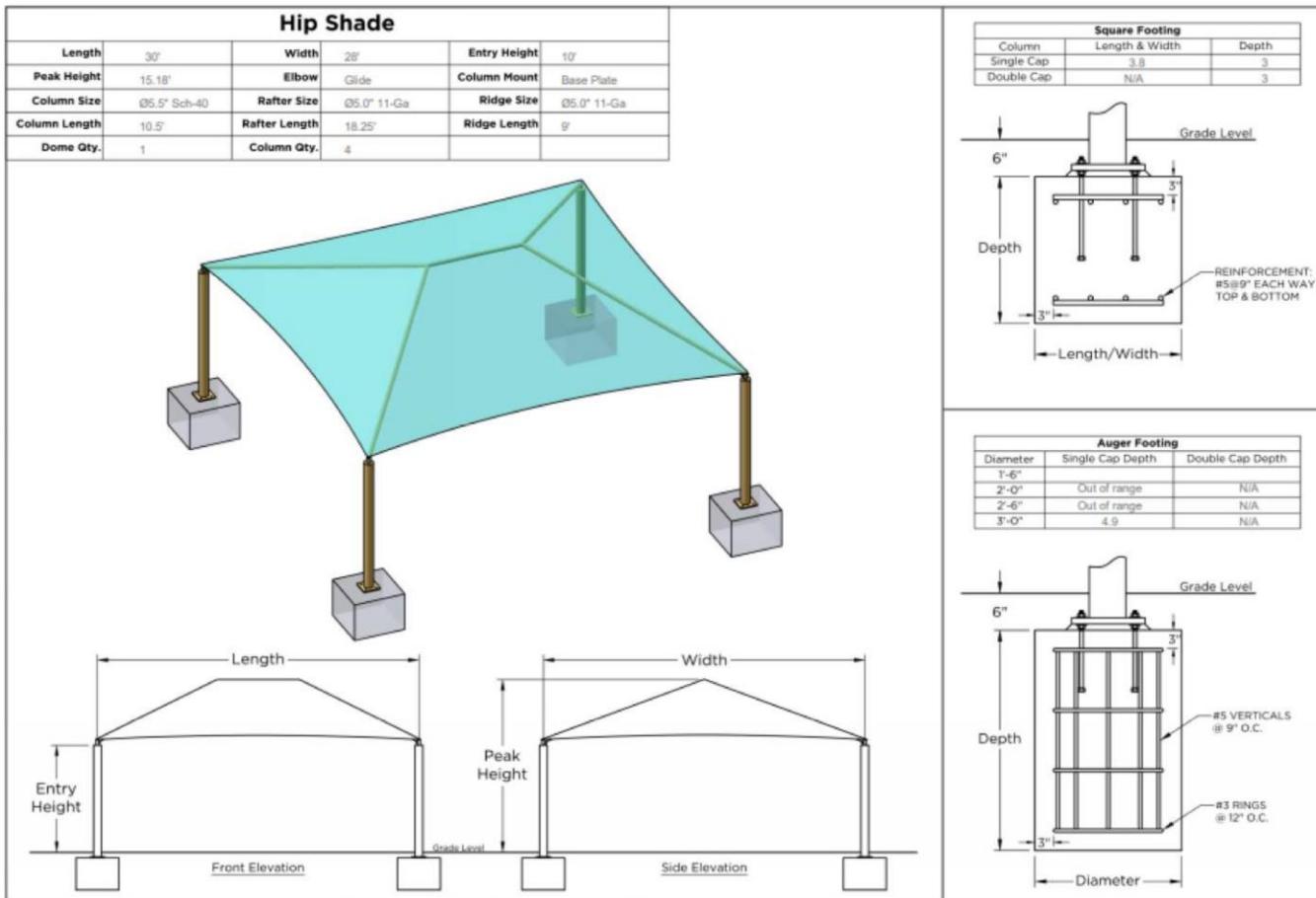


Site Plan - Playground





Elevations - Playground



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



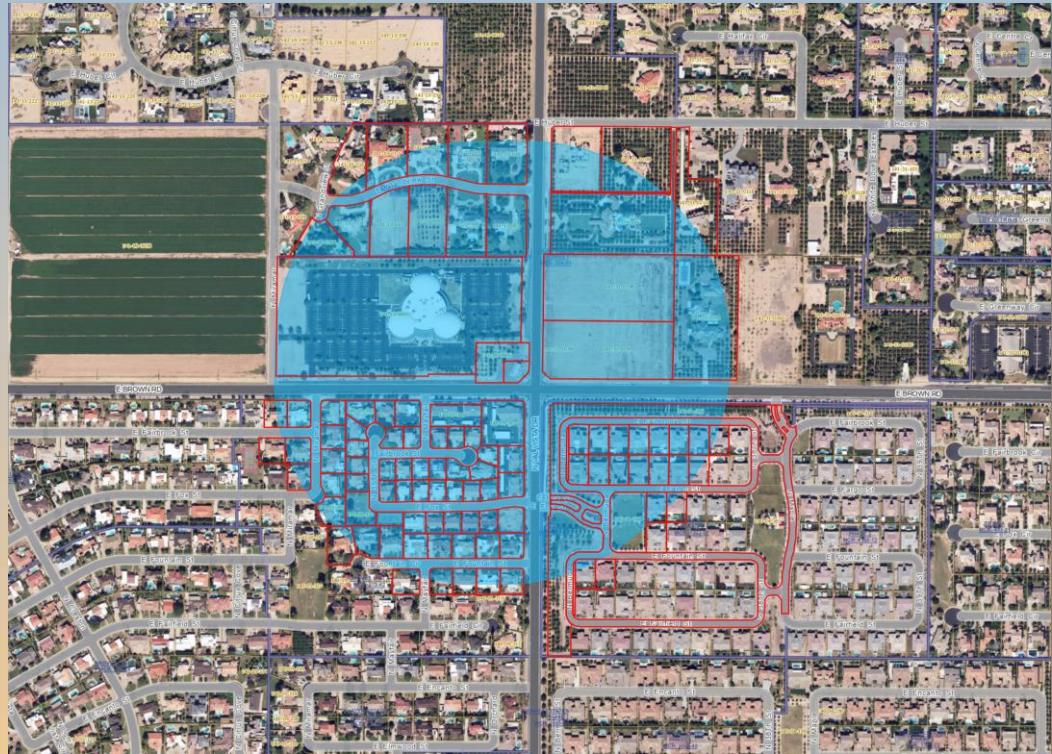
Renderings - Playground





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



Design Review Board