



# Design Review Board



# DRB24-00339

# Industrial Building

# Gateway Norte

Cassidy Welch, Senior Planner

June 11, 2024



# Request

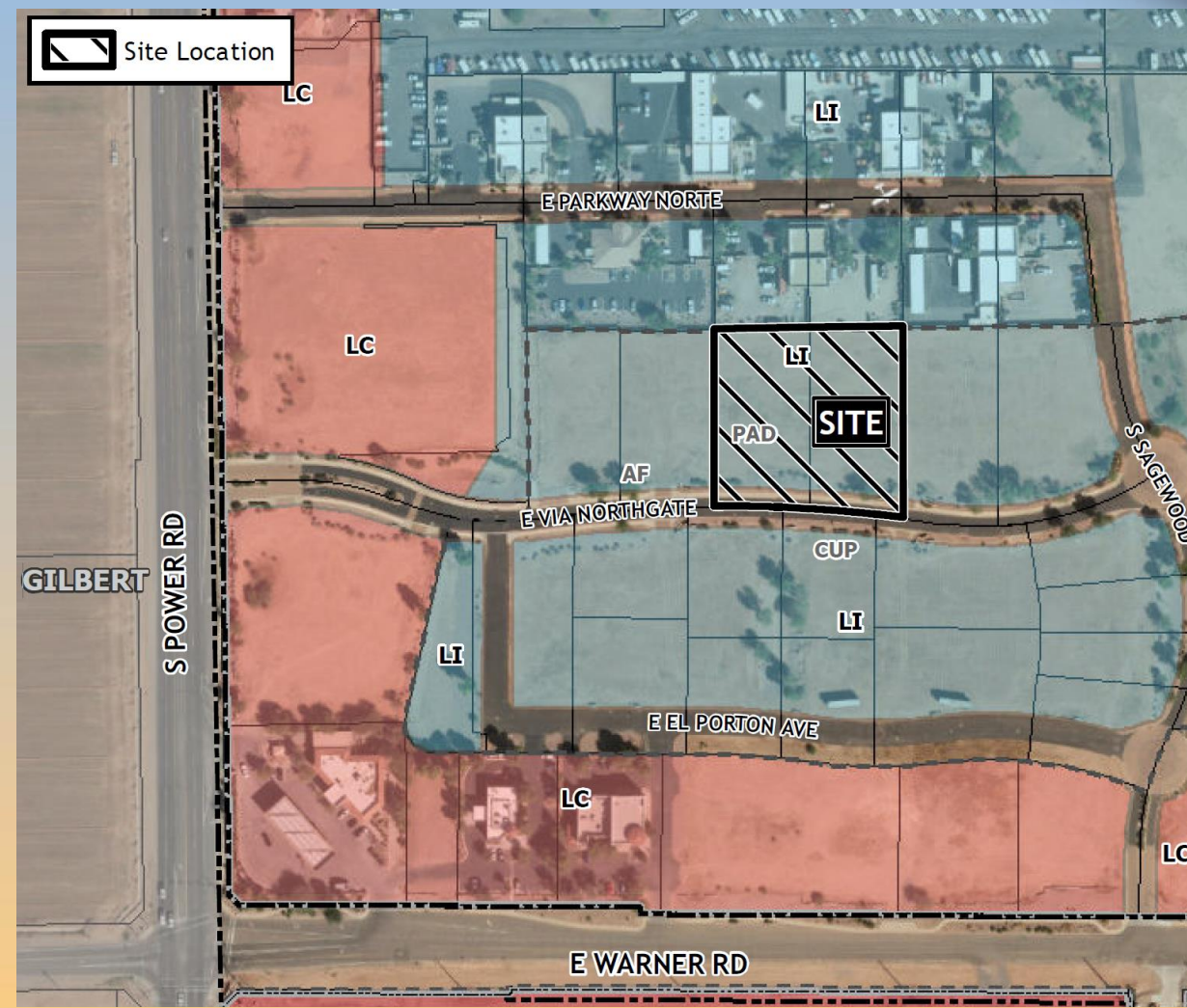
- Design Review
- To allow for an industrial development





# Location

- North of Warner Road
- East of Power Road





# Site Photos

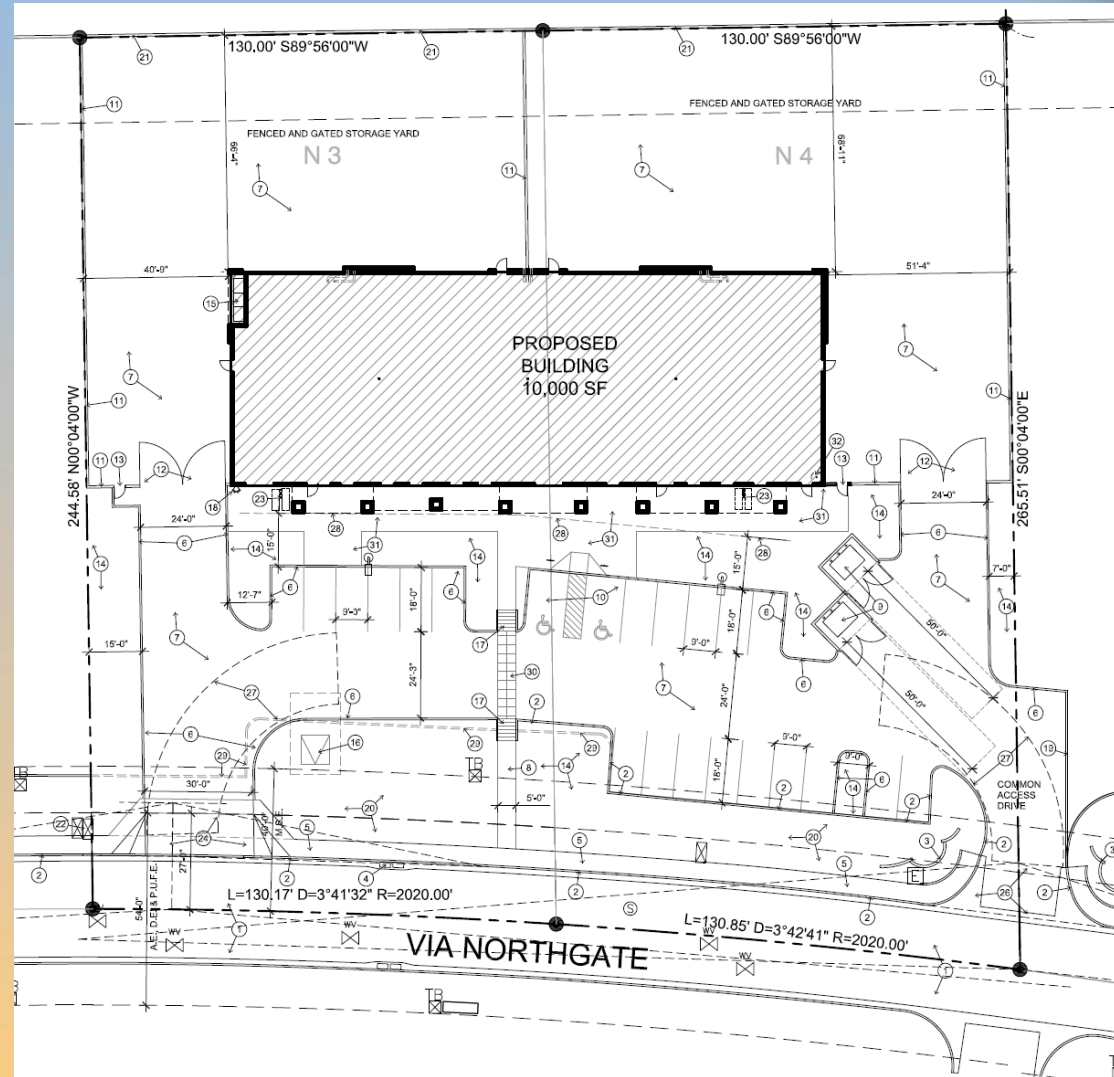


Looking north towards the site



# Site Plan

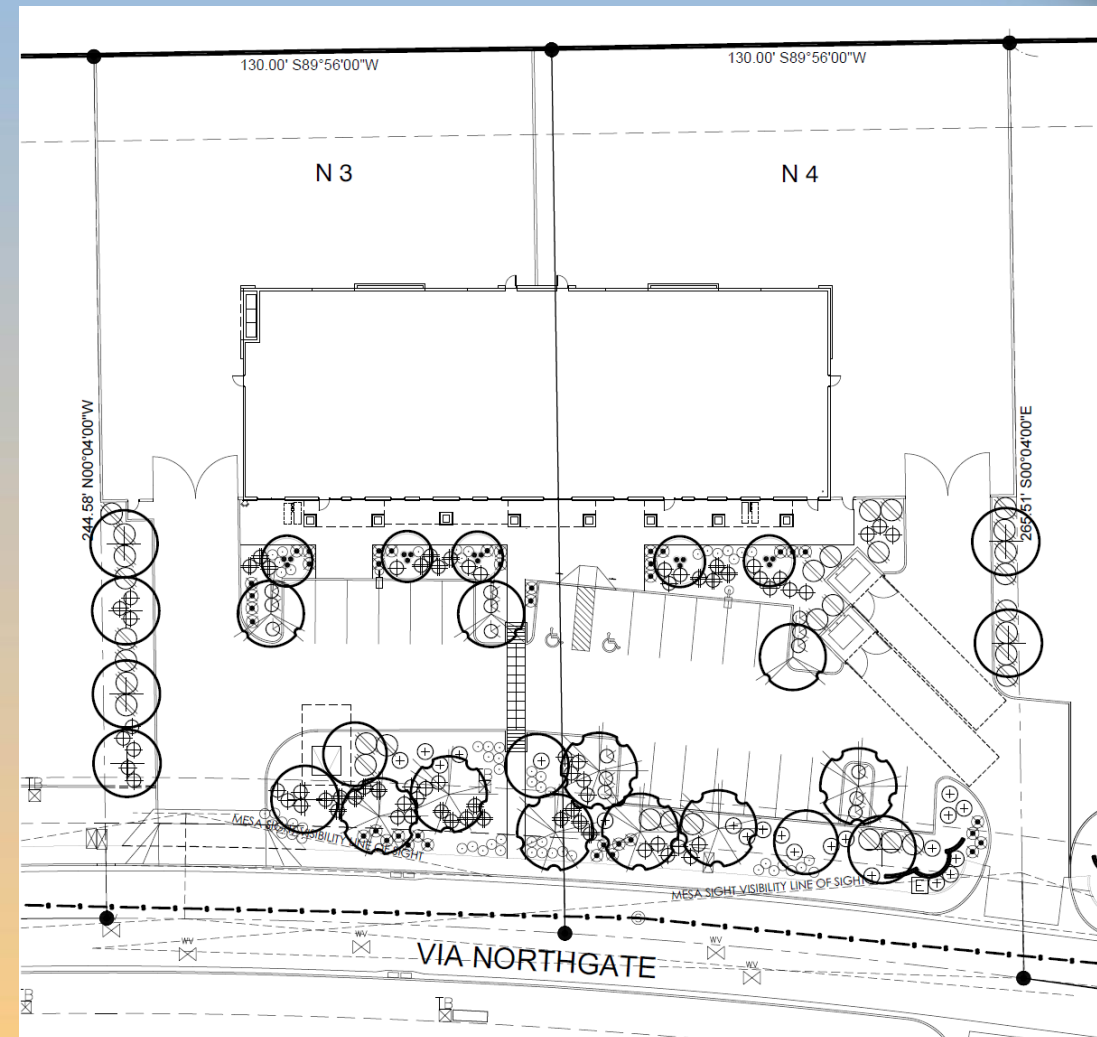
- New 10,000 SF building
- 19 spaces required, 22 space provided
- Access from Via Northgate





# Landscape Plan

| LANDSCAPE LEGEND  |  |
|---|--|
|   | CERCIDIUM 'HYBRID'<br>DESERT MUSEUM PALO VERDE<br>24" BOX 6.5T, 4.5W (7) |
|   | CAESALPINIA CACALACO<br>CASCALOTE<br>36" BOX (MULTI) 6T, 4W (5)          |
|   | QUERCUS VIRGINIANA<br>LIVE OAK<br>36" BOX, 7T, 4W (3)                    |
|   | ACACIA SALICINA<br>WILLOW ACACIA<br>24" BOX (8)                          |
|   | TECOMA 'ORANGE JUBILEE'<br>ORANGE JUBILEE<br>5 GALLON (32)               |
|   | RUELLIA PENINSULARIS<br>BAJA RUELLIA<br>5 GALLON (15)                    |
|   | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON (45)                      |
|   | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON (27)                    |
|   | ROSEMARINUS PROSTRATA<br>TRAILING ROSMARY<br>5 GALLON (38)               |
|   | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON (57)                   |
| 1/2" SCREENED PINK CORAL<br>DECOMPOSED GRANITE (MATCHING EXIST.)<br>2" DEPTH IN ALL LANDSCAPE AREAS |  |
| EXIST. LANDSCAPE  |  |
|   | EXISTING TREE<br>PROTECT FROM<br>CONSTRUCTION                            |
|   | EXISTING SHRUB<br>PROTECT FROM<br>CONSTRUCTION                           |





# Renderings







# Renderings



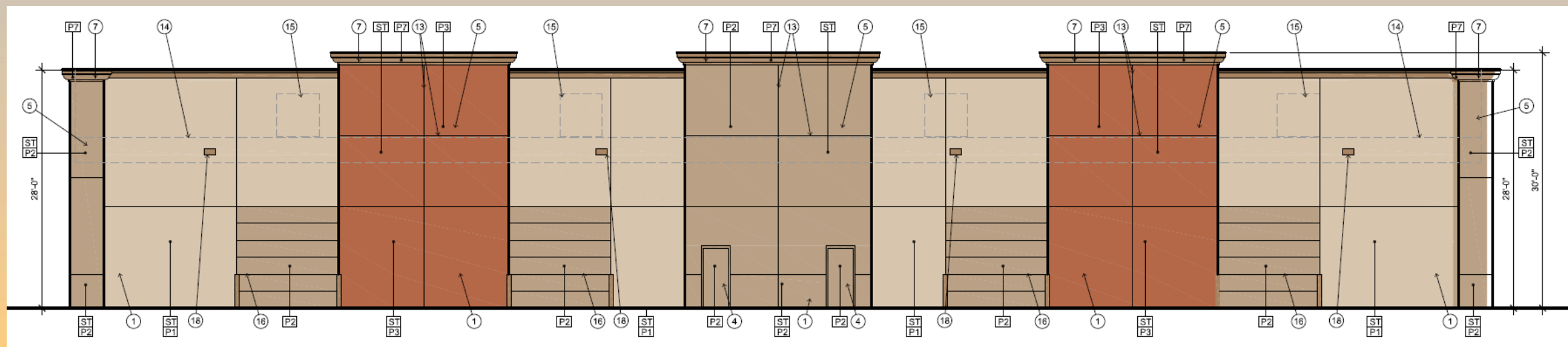
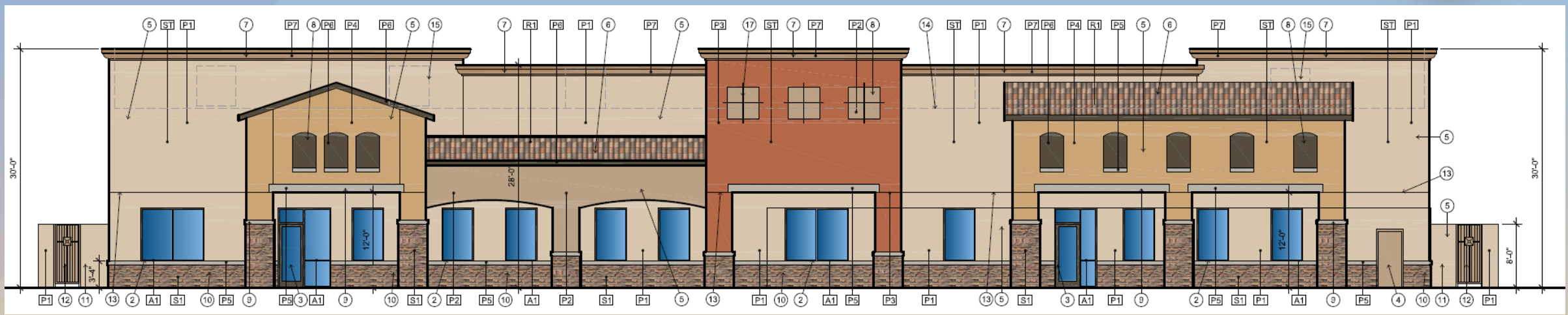


# Renderings



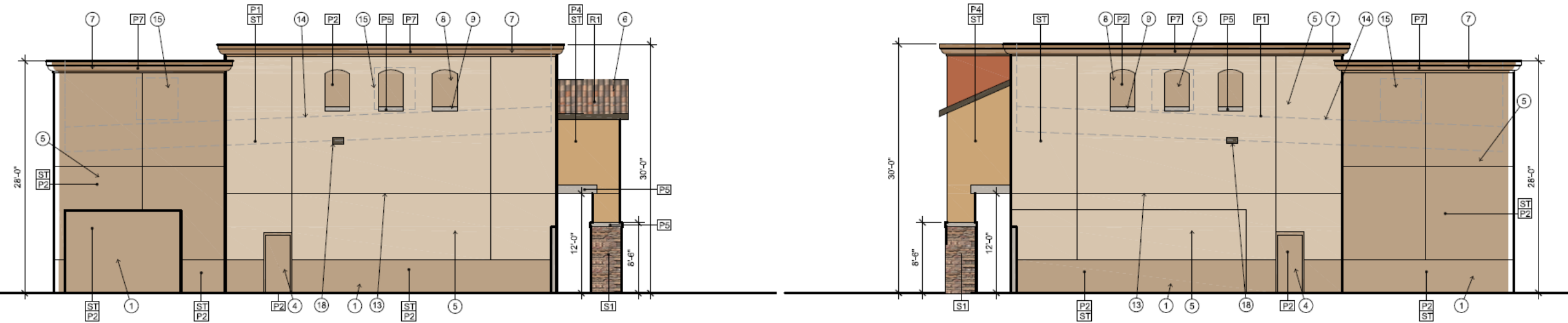


# Elevations





# Elevations





# Material Board



**S1**  
Stone Veneer – Cornado Stone  
Old World LedgeStone – Burnt Oak



**R1**  
Roof Tile – Sand Cast Clay Tile  
Pinto Blend



**P1**  
Dunn Edwards  
Exclusive Ivory-DE6191



**P2**  
Sherwin Williams  
Latte SW6108



**P3**  
Sherwin Williams  
Reynard SW6348



**P4**  
Sherwin Williams  
Vintage Gold SW9024



**P5**  
Sherwin Williams  
Requisite Gray SW7023



**P6**  
Sherwin Williams  
Enduring Bronze SW7055



**P7**  
Sherwin Williams  
Almond Roca SW9105



# Alternative Compliance

- Vary building height, providing at least 2 changes in height
- Facades shall incorporate at least 3 different and distinct materials
- No more than 50% of each façade may be covered in one material



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative compliance requests

***Staff welcomes any feedback***



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