



Design Review Board



DRB22-00923



Request

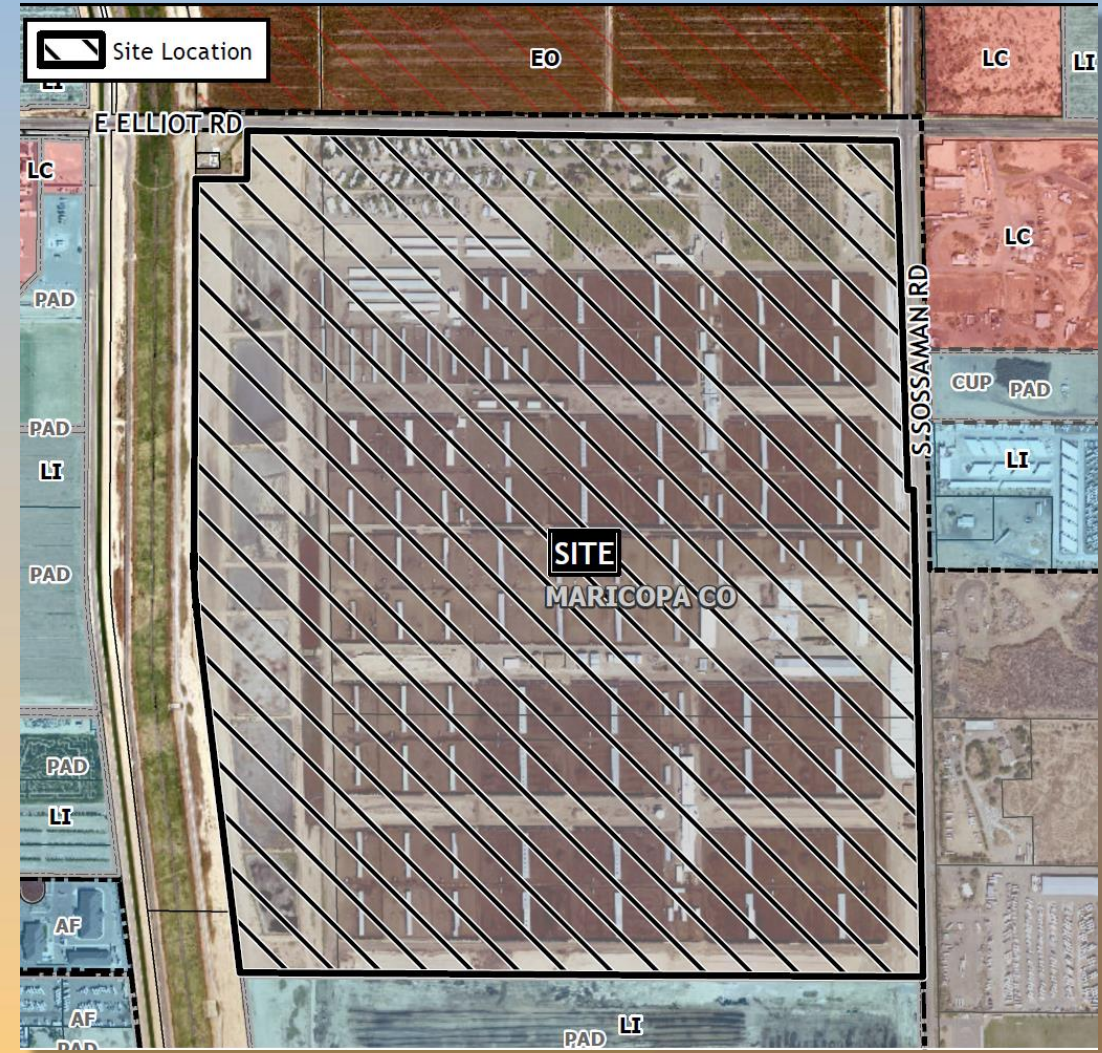
- Design Review
- To allow for the development of Industrial Business Park





Location

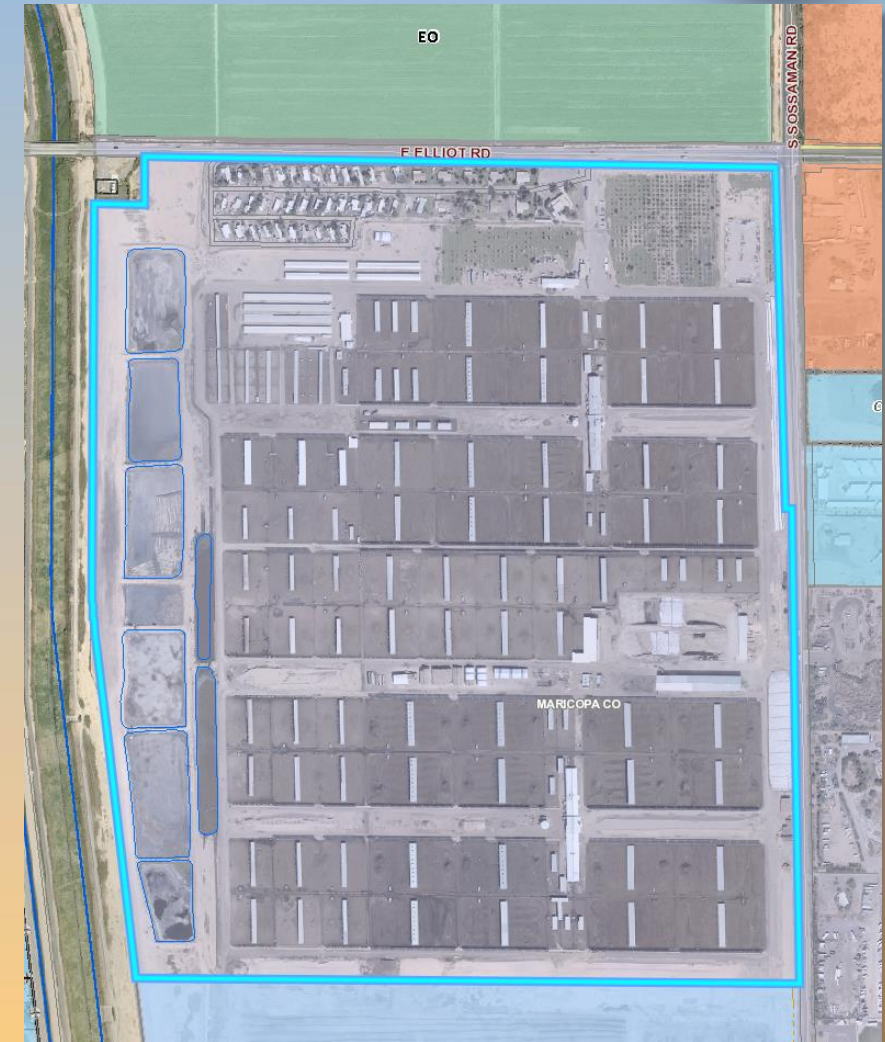
- South of E Elliot Road
- West of S Sossaman Road





Zoning

- Currently within the County as Agriculture
- Concurrent Rezone proposed to LI-PAD
- Permitted in the LI district





Site Photos



Looking south from Elliot Road



Site Photos

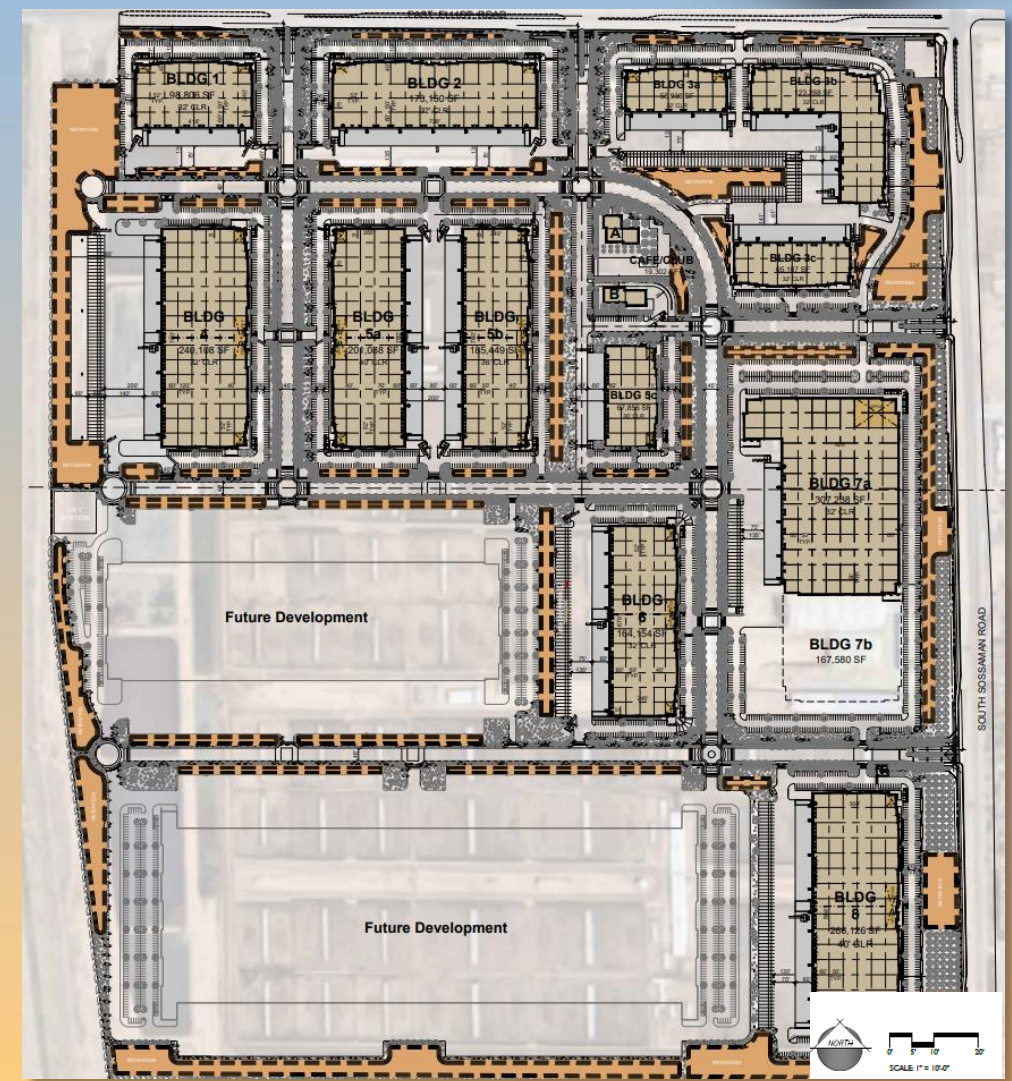


Looking west from Sossaman Road



Site Plan

- 16 Buildings total
 - 2 Café Buildings
 - 12 Industrial buildings
 - 2 Future Manufacturing buildings to be reviewed at a later date



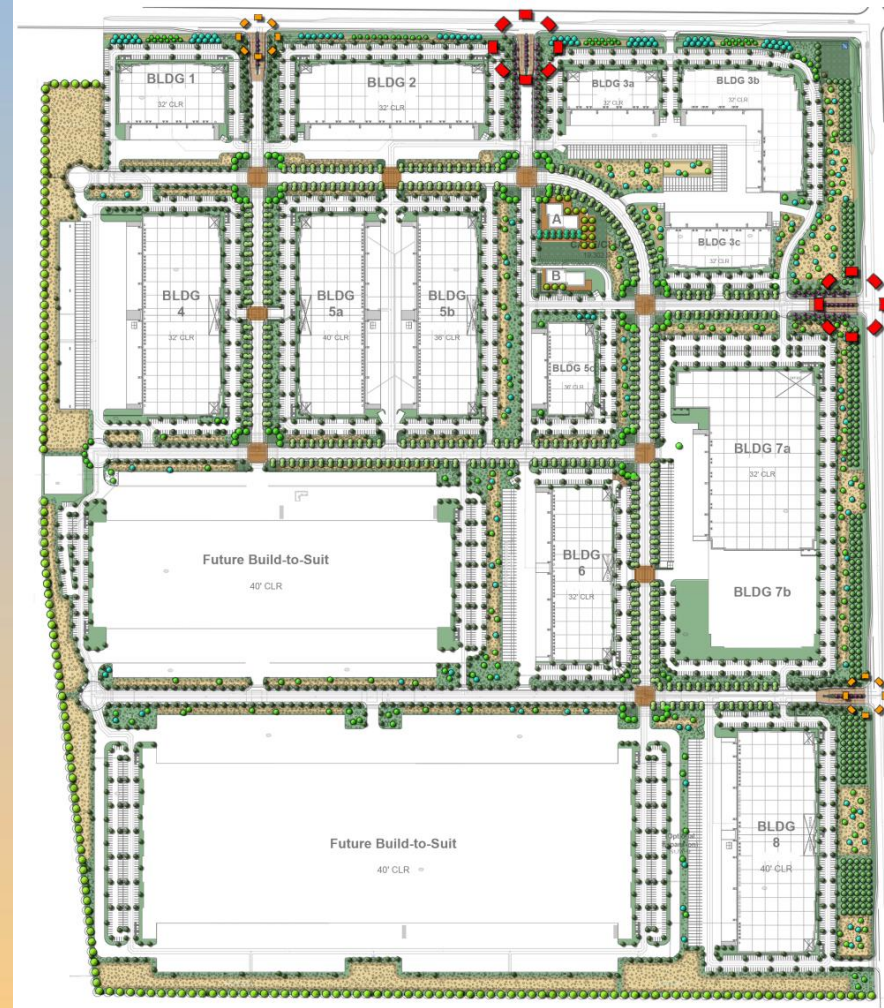


Landscape Plan

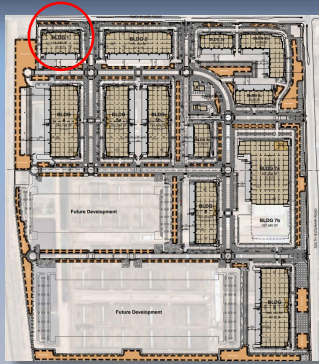
| PLANT MATERIALS LEGEND | | | |
|------------------------|---|---------|------|
| Sym. | Plant Name | Size | Qty |
| Trees | | | |
| | <i>Chilopsis linearis</i> 'Bubba' | 24" Box | 68 |
| | Desert Willow | | |
| | <i>Acacia salomonopholia</i> | 36" Box | 165 |
| | Simon Gum Eucalyptus | | |
| | <i>Fraxinus velutina</i> | 24" Box | 234 |
| | Arizona Ash | | |
| | <i>Lagerstroemia indica</i> | 36" Box | 276 |
| | Crape Myrtle | | |
| | <i>Olea europaea</i> 'Swan Hill' | 36" Box | 309 |
| | Swan Hill Olive | | |
| | <i>Panicum hybrid</i> 'Desert Museum' | 24" Box | 332 |
| | Desert Museum Palo Verde | | |
| | <i>Phoenix electrolifera</i> | 20" HI | 102 |
| | Date Palm | | |
| | <i>Potamogeton</i> 'Red Push' | 36" Box | 276 |
| | Red Push Patache | | |
| | <i>Prosopis hybrid</i> 'Phoenix' | 36" Box | 158 |
| | Thomas Mesquite | | |
| | <i>Prosopis velutina</i> | 24" Box | 173 |
| | Native Mesquite | | |
| | <i>Quercus virginiana</i> | 36" Box | 173 |
| | Southern Live Oak | | |
| | <i>Ulmus parvifolia</i> 'True Green' | 24" Box | 314 |
| | True Green Elm | | |
| Shrubs | | | |
| | <i>Buxus microphylla japonica</i> | 5 gal. | 497 |
| | Bonecod | | |
| | <i>Callitriche californica</i> | 5 gal. | 218 |
| | Red Fairy Duster | | |
| | <i>Callisotum viminalis</i> 'Little John' | 5 gal. | 1118 |
| | Bottlebrush | | |
| | <i>Cordia parvifolia</i> | 1 gal. | 1219 |
| | Little Leaf Cordia | | |
| | <i>Dodonaea viscosa</i> | 1 gal. | 1145 |
| | Hop Bush | | |
| | <i>Eriogonum maculatum</i> 'Valentine' | 5 gal. | 785 |
| | Valentine Shrub | | |
| | <i>Ericameria lanceolata</i> | 1 gal. | 323 |
| | Turquoise Bush | | |
| | <i>Justicia californica</i> | 5 gal. | 930 |
| | Chuparosa | | |
| | <i>Larrea tridentata</i> | 1 gal. | 1499 |
| | Cresote | | |
| | <i>Leucophyllum conditum</i> 'Thunder' | 5 gal. | 1005 |
| | Thunder Cloud Sage | | |
| | <i>Nerium oleander</i> 'Little Red' | 5 gal. | 714 |
| | Dwarf Red Oleander | | |
| | <i>Nerium oleander</i> 'Pette Pink' | 5 gal. | 68 |
| | Pette Pink Oleander | | |
| | <i>Ruellia peninsularis</i> | 5 gal. | 1435 |
| | Desert Ruella | | |
| | <i>Ruellia apiculiformis</i> | 5 gal. | 927 |
| | Coral Fountain | | |
| | <i>Salvia clevelandii</i> | 5 gal. | 801 |
| | Chaparral Sage | | |
| | <i>Simmondsia chinensis</i> | 1 gal. | 582 |
| | Jopoba | | |
| | <i>Tecoma alata</i> 'Orange Jubilee' | 5 gal. | 450 |
| | Orange Jubilee | | |
| | <i>Tecoma stans</i> | 5 gal. | 654 |
| | Yellow Bell | | |

| Groundcovers | | | |
|----------------|---|--------|------|
| | <i>Chrysanthemum mexicanum</i> | 1 gal. | 716 |
| | Damiantha | | |
| | <i>Lantana camara</i> 'Dallas Red' | 5 gal. | 949 |
| | Dallas Red Lantana | | |
| | <i>Lantana 'New Gold'</i> | 1 gal. | 1691 |
| | New Gold Lantana | | |
| | <i>Rosemaria officinalis</i> 'Prostratus' | 1 gal. | 100 |
| | Dwarf Rosemary | | |
| | <i>Wedelia trilobata</i> | 1 gal. | 600 |
| | Yellow Dot | | |
| Accents | | | |
| | <i>Hesperaloe parviflora</i> 'Peppa' | 5 gal. | 569 |
| | Stakeight Red Yucca | | |
| | <i>Hesperaloe parviflora</i> -yellow | 5 gal. | 1118 |
| | Yellow Hesperaloe | | |
| | <i>Hesperaloe parviflora</i> | 5 gal. | 97 |
| | Giant Hesperaloe | | |
| | <i>Muhlenbergia capillaris</i> 'Regal Mist' | 5 gal. | 396 |
| | Regal Mist TM | | |
| | <i>Muhlenbergia rigens</i> | 5 gal. | 1989 |
| | Deer Grass | | |

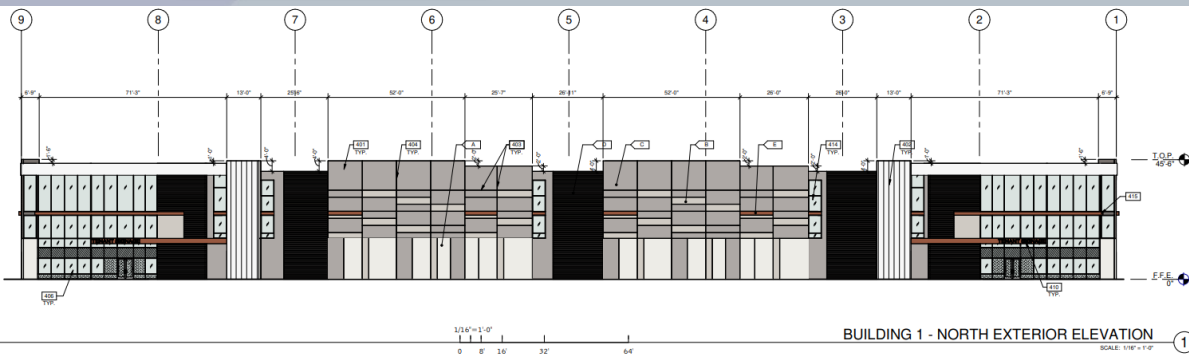
| MASS PLANTING | |
|---------------|--------------------|
| | TURF |
| INERTS | |
| Sym. | Description |
| | DECOMPOSED GRANITE |



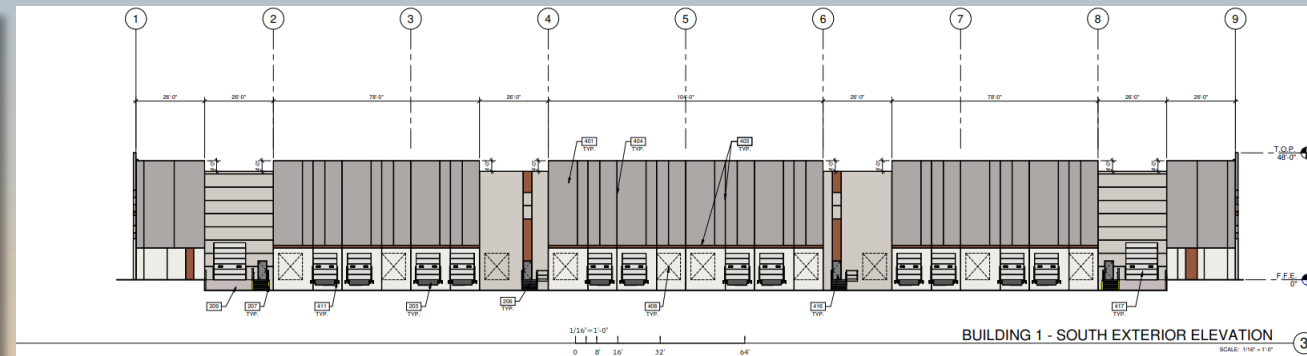
| Conceptual Landscape Legend | |
|-----------------------------|---|
| | Blended Palette: Desert & Turf Areas |
| | Desert Palette: No Turf |
| | Specialty Hardscape |
| | Primary Entry |
| | Secondary Entry |



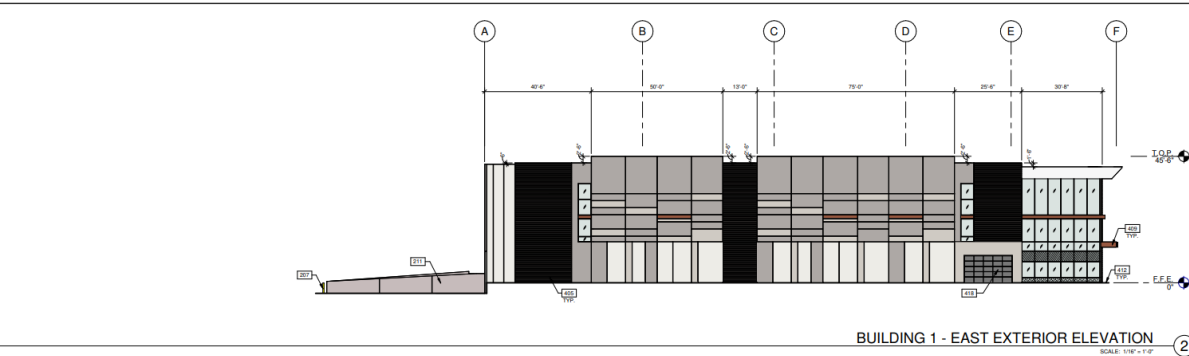
Elevations- Building 1



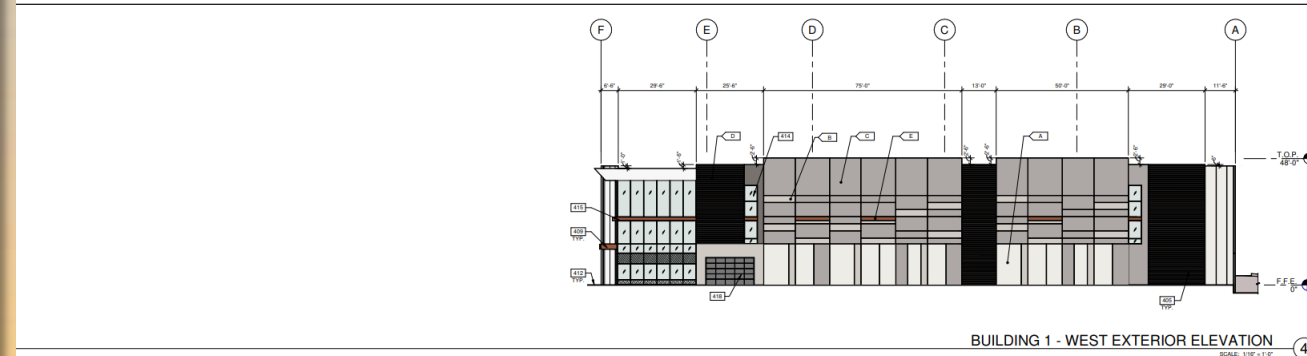
BUILDING 1 - NORTH EXTERIOR ELEVATION ①



BUILDING 1 - SOUTH EXTERIOR ELEVATION ③



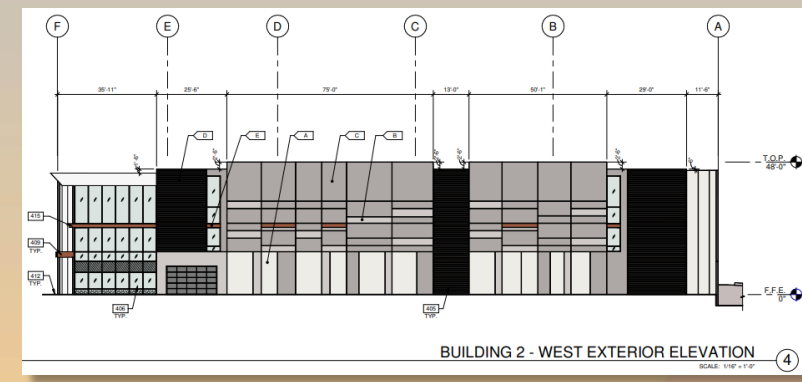
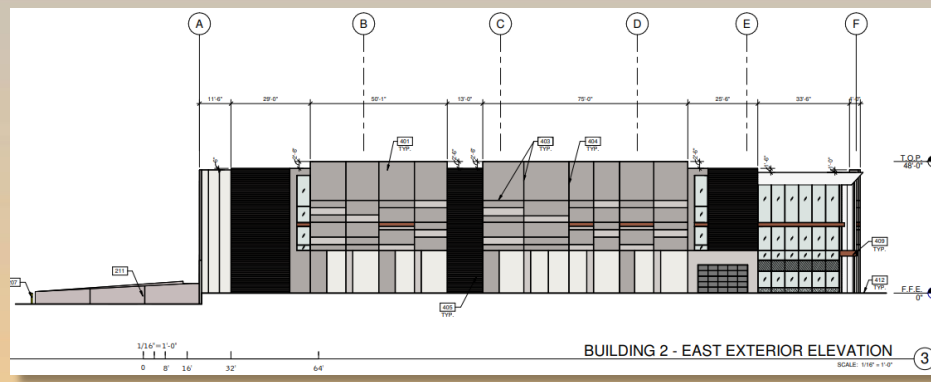
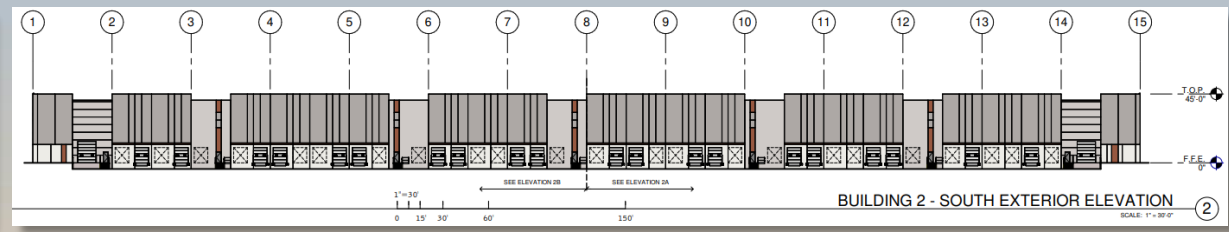
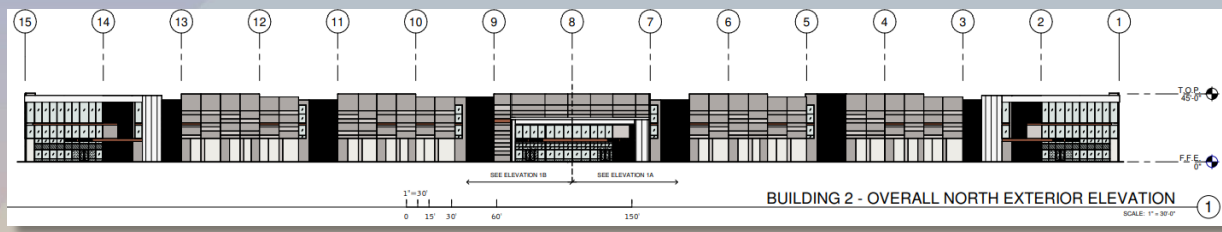
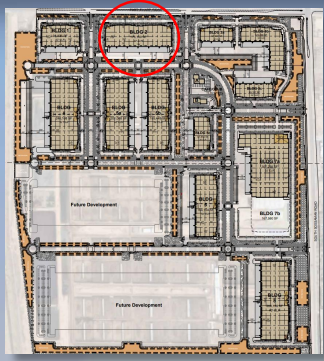
BUILDING 1 - EAST EXTERIOR ELEVATION ②



BUILDING 1 - WEST EXTERIOR ELEVATION ④

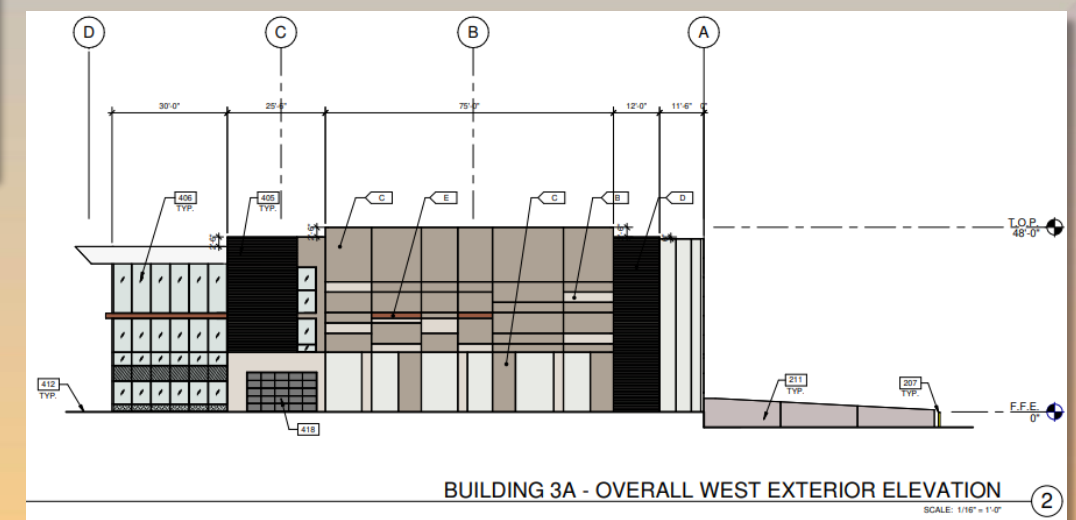
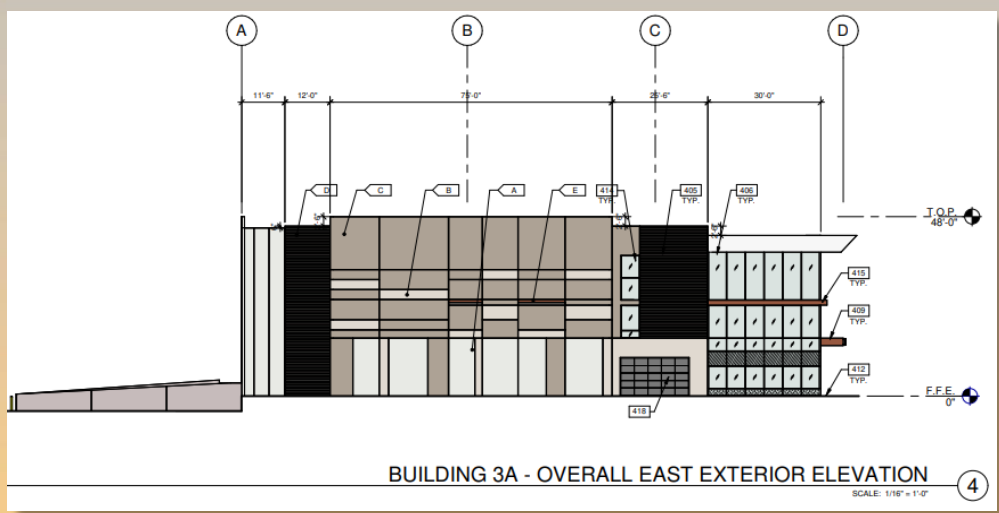
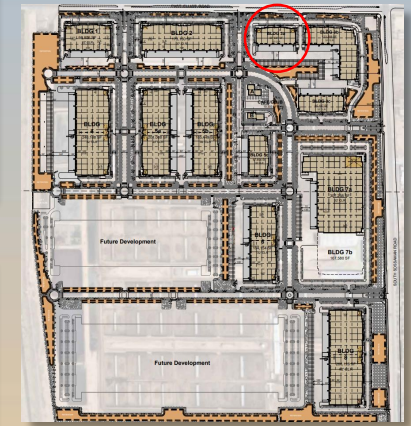
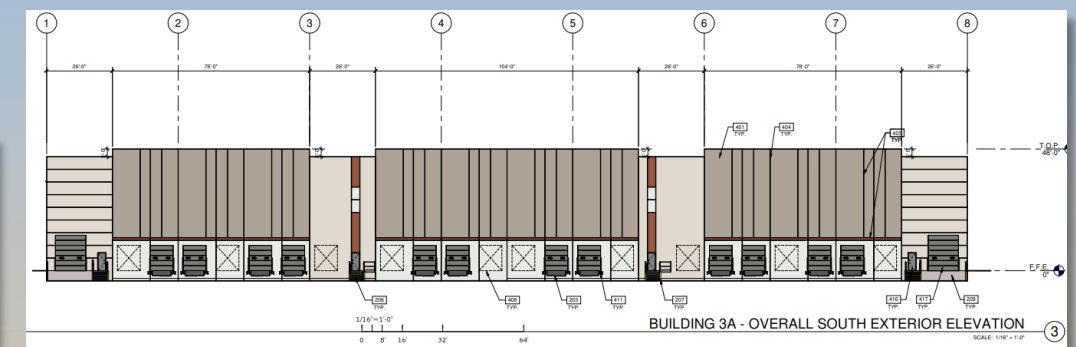
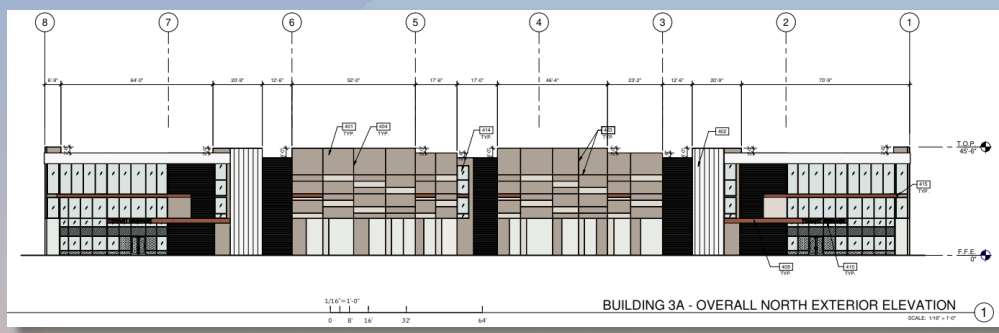


Elevations – Building 2



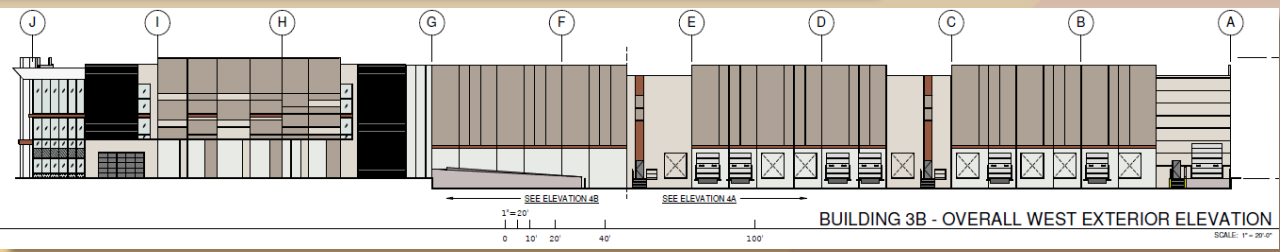
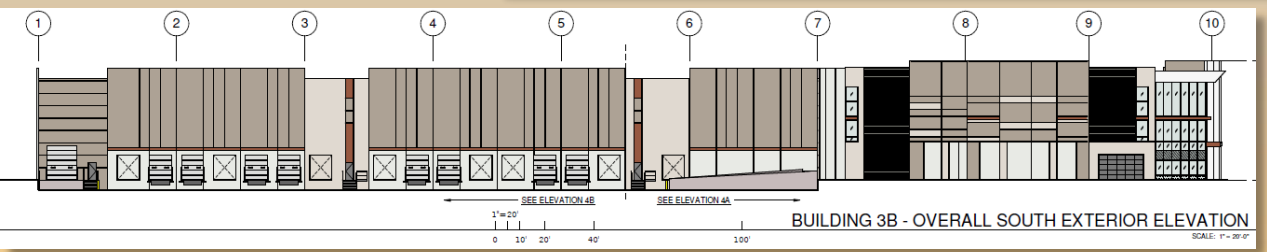
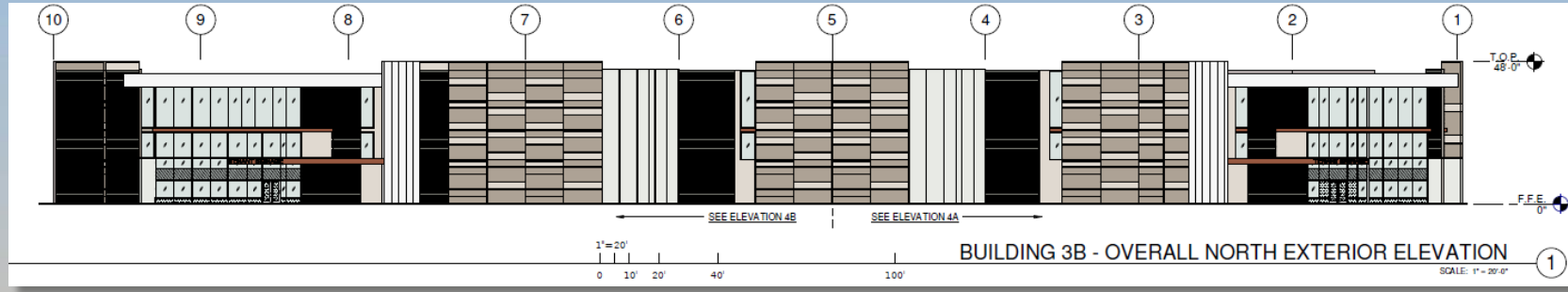
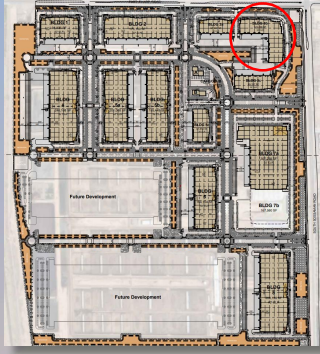


Elevations – Building 3A



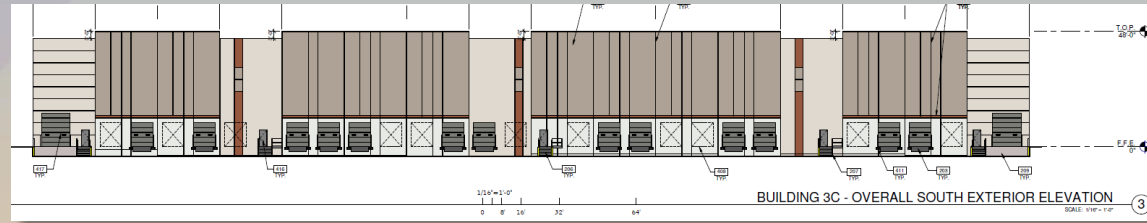
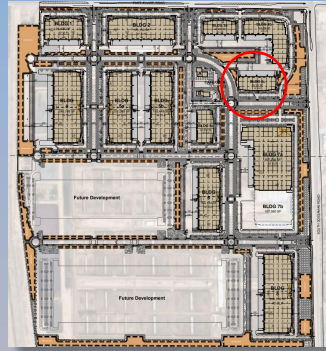


Elevations – Building 3B

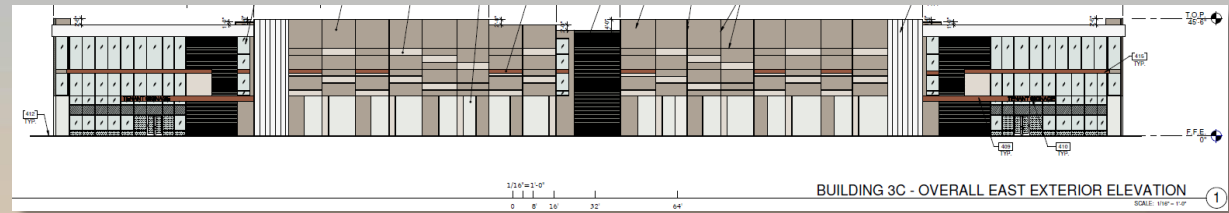




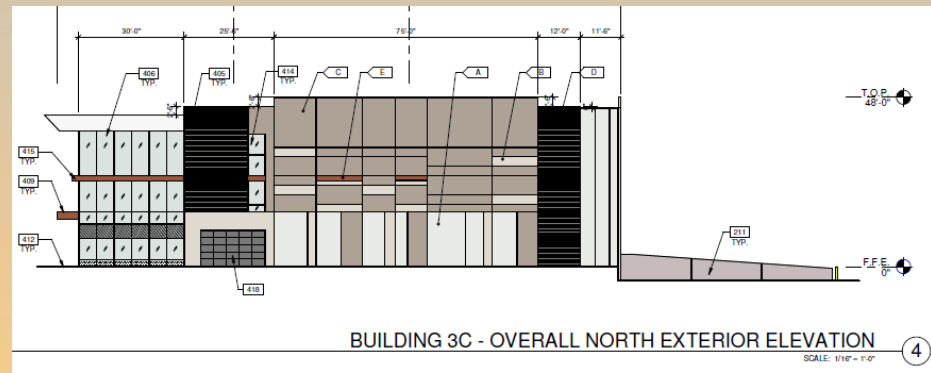
Elevations – Building 3C



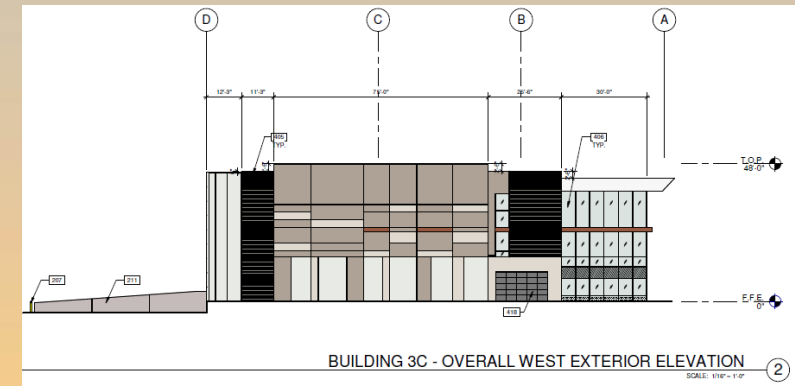
BUILDING 3C - OVERALL SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



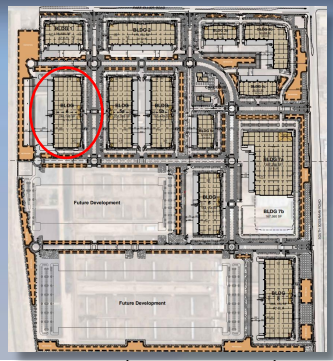
BUILDING 3C - OVERALL EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



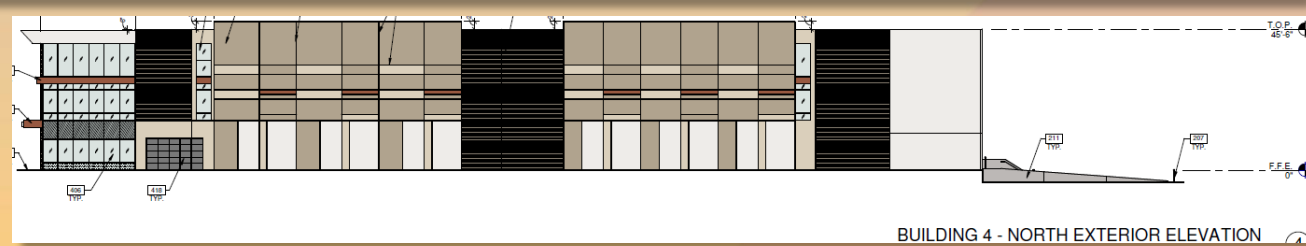
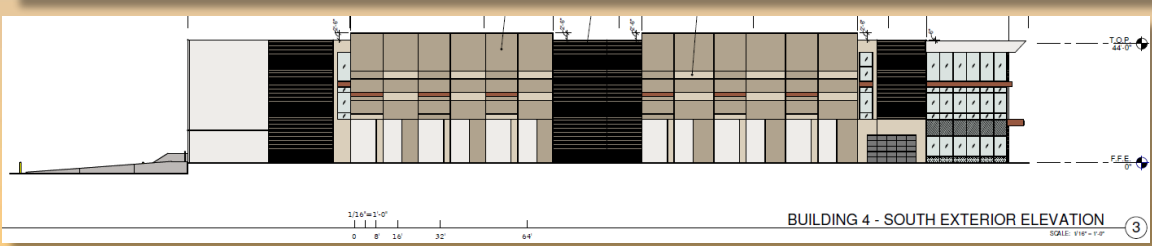
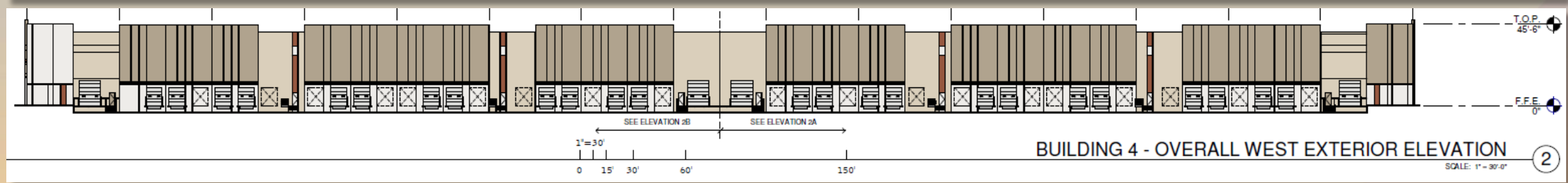
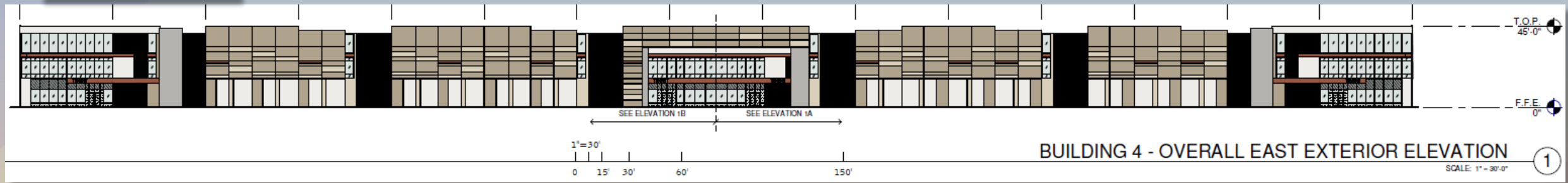
BUILDING 3C - OVERALL NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

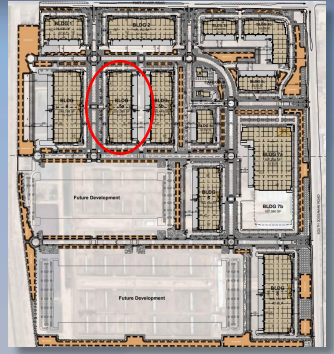


BUILDING 3C - OVERALL WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

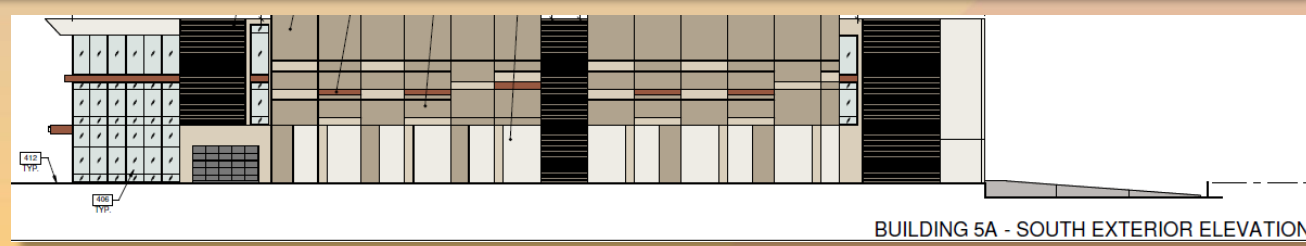
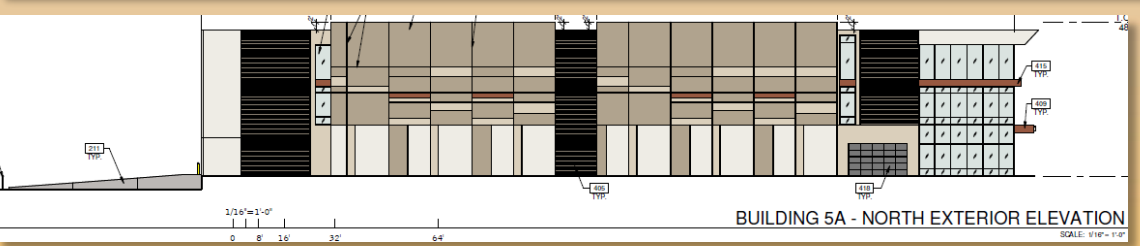
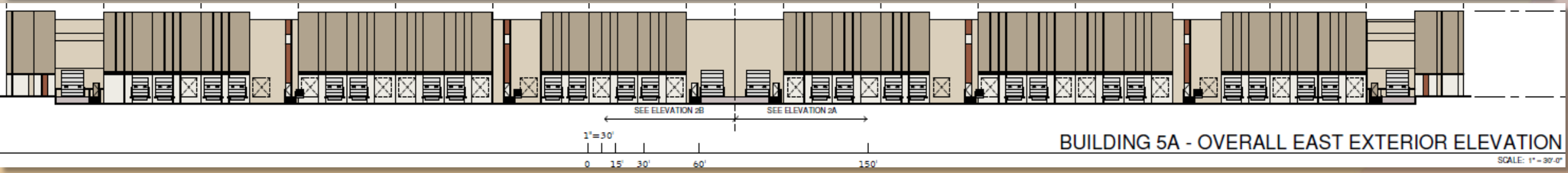
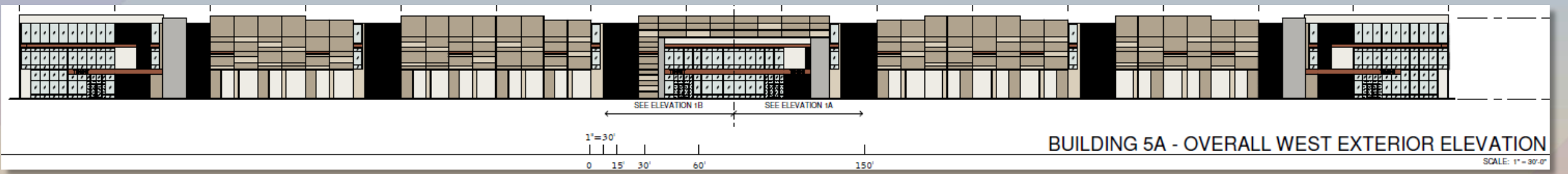


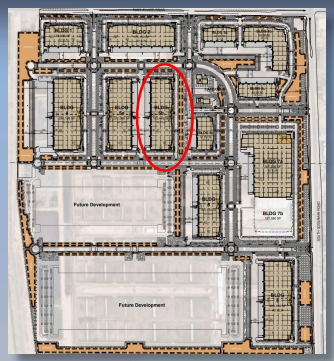
Elevations – Building 4



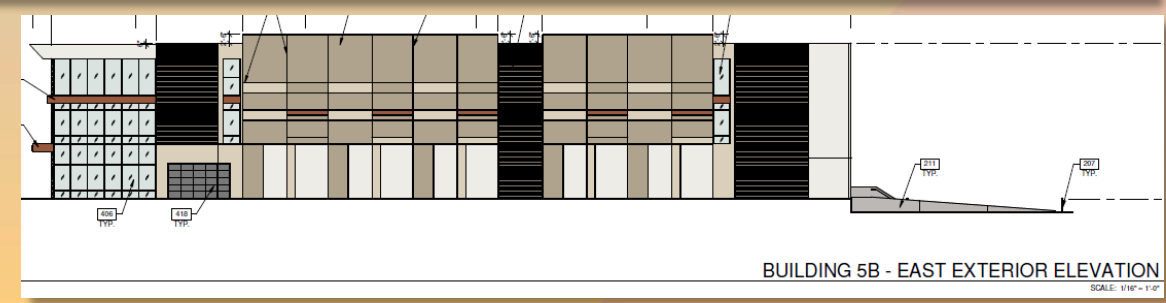
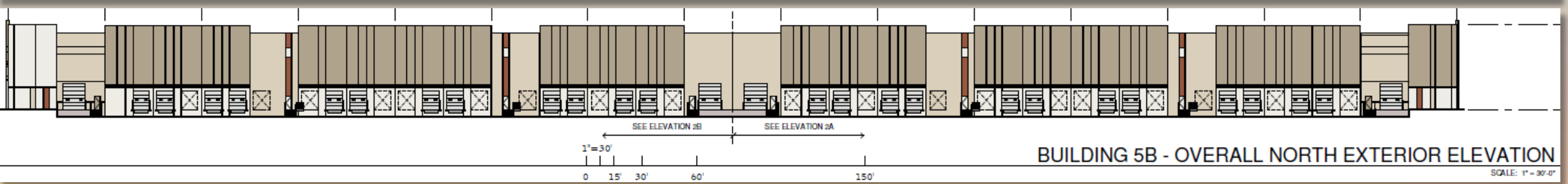
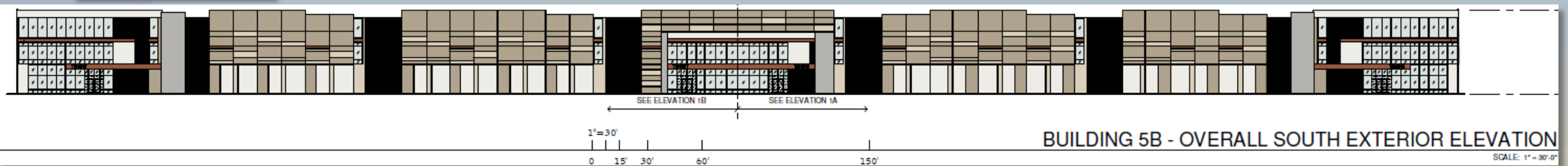


Elevations – Building 5A



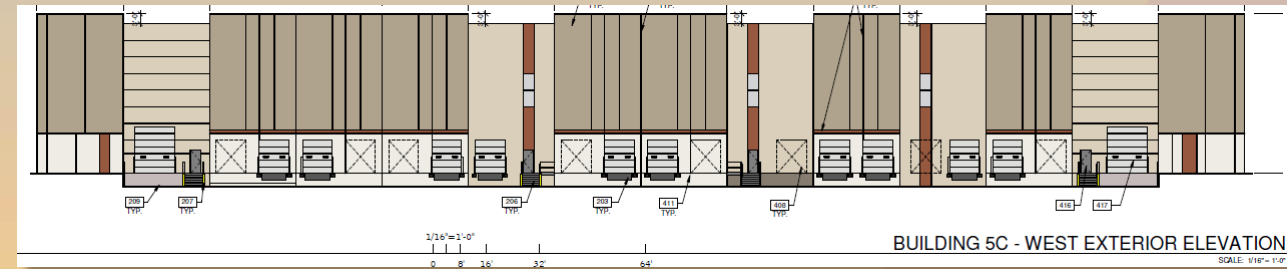
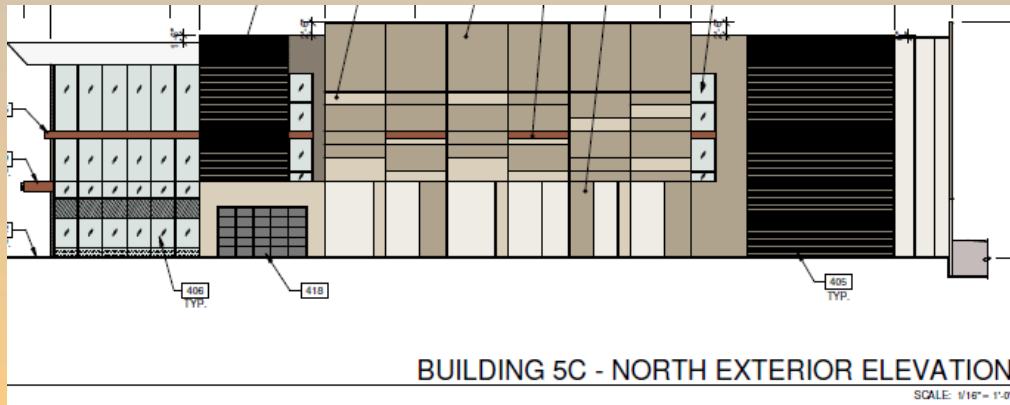
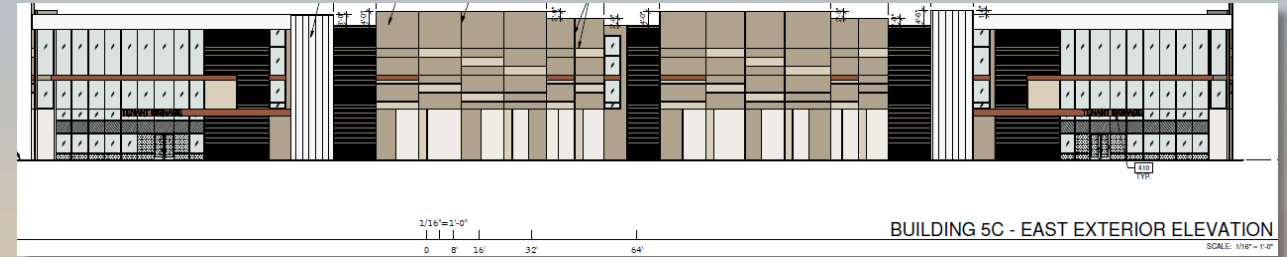
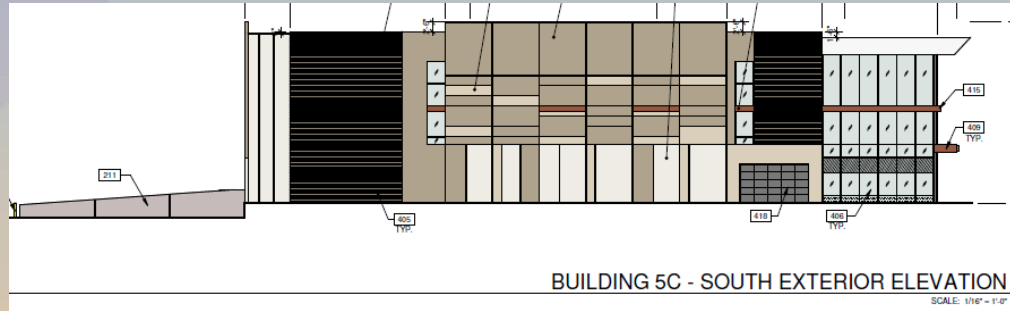
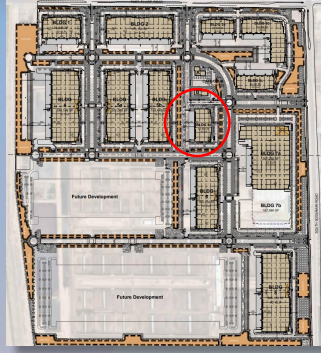


Elevations – Building 5B



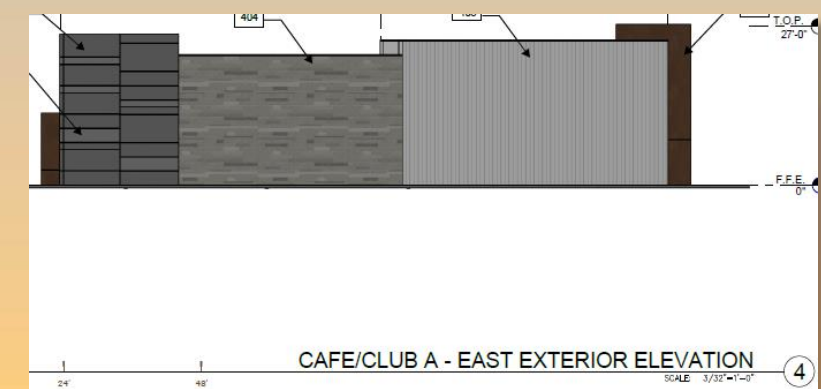
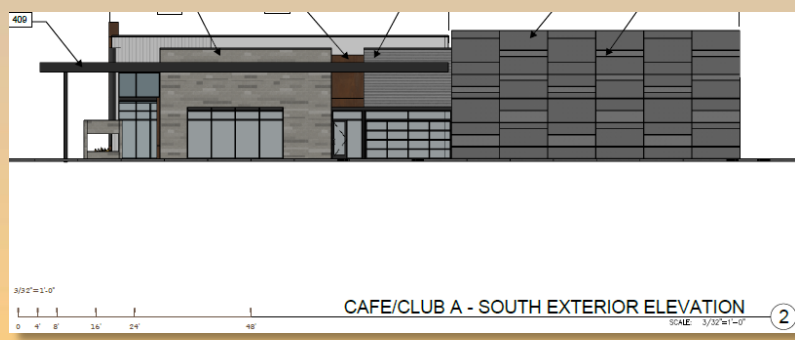
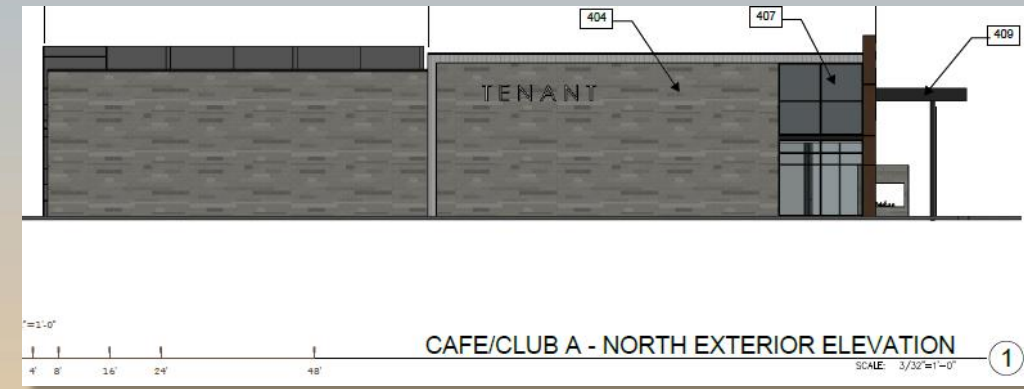
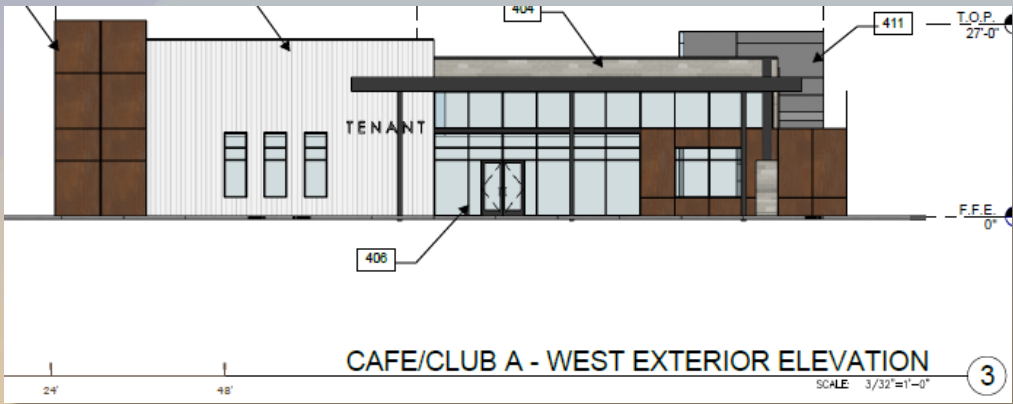
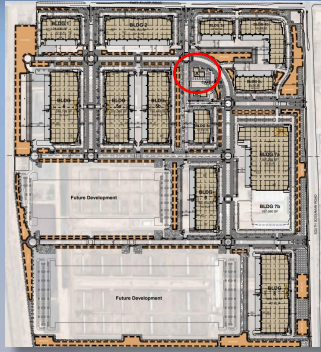


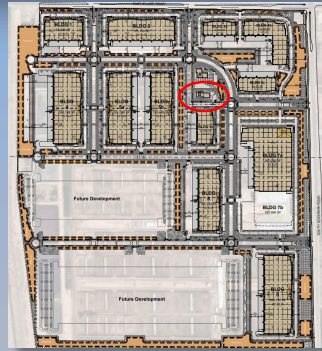
Elevations – Building 5C



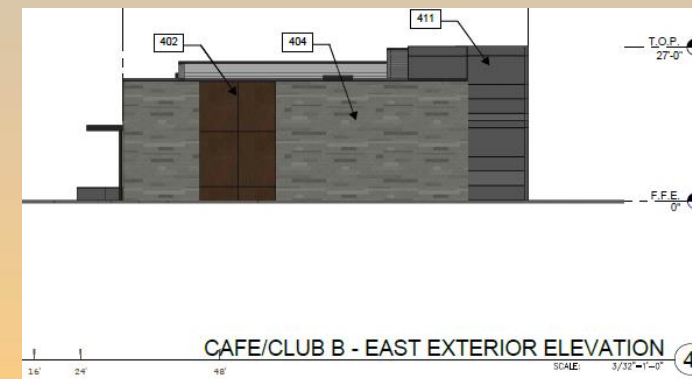
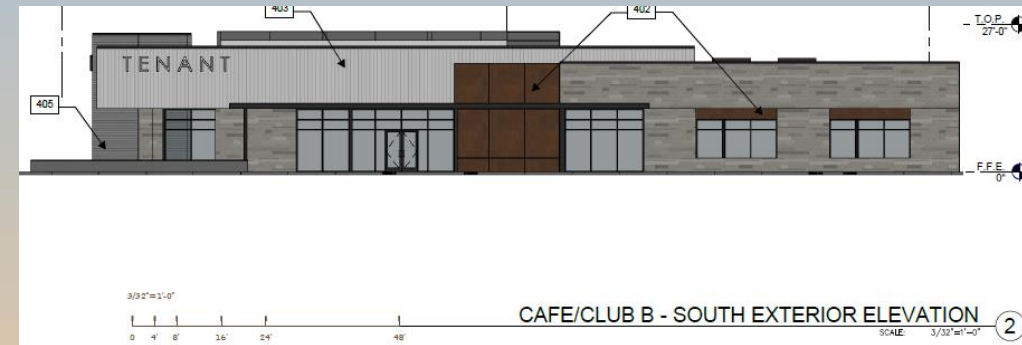
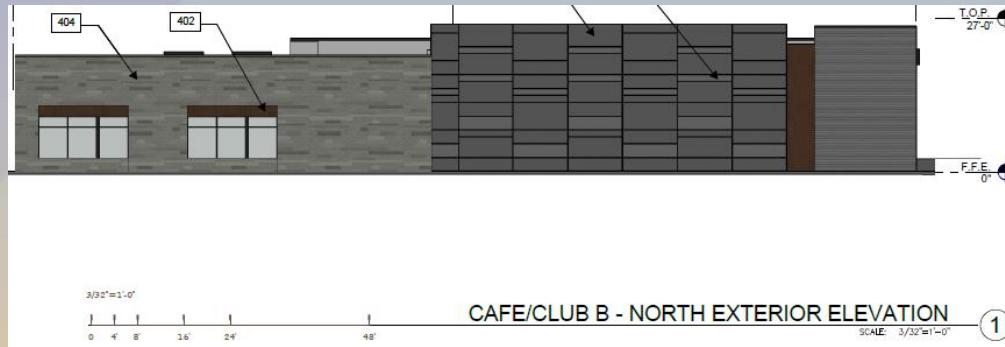


Elevations – Café/Club A





Elevations – Café/Club B





Renderings





Renderings





Renderings





Renderings





Renderings




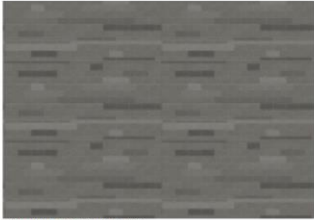

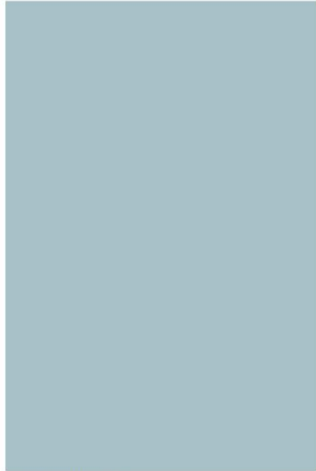
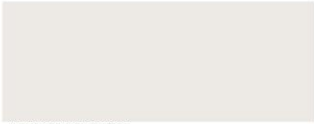






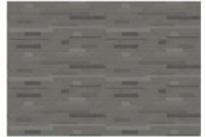






Renderings


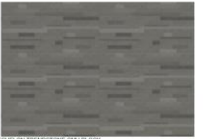

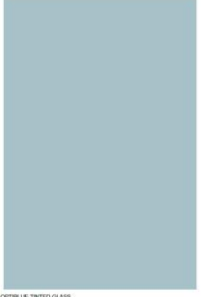








Colors and Materials

| | | |
|--|---|---|
|  BLACK ANODIZED ALUMINUM STOREFRONT |  ECHELON TRENDSTONE CMU BLOCK |  C. PROPER GRAY - SW 6003 |
|  OPTIBLUE TINTED GLASS BY VITRO - Solarban 275 |  A. SNOWBOUND - SW 7004 |  D. GAUNTLET GRAY - SW 7019 |
| |  B. GRAYISH - SW 6001 |  E. ROOKWOOD TERRA COTTA - SW 2803 |

| | | |
|---|--|--|
|  BLACK ANODIZED ALUMINUM STOREFRONT |  ECHELON TRENDSTONE CMU BLOCK |  C. MEGA GREGE - SW 7031 |
|  OPTIBLUE TINTED GLASS BY VITRO - Solarban 275 |  A. CEILING BRIGHT WHITE - SW 7007 |  D. ATTITUDE GRAY - SW 7060 |
| |  B. VINKFESH WHITE - SW 7028 |  E. ROOKWOOD TERRA COTTA - SW 2803 |

| | | |
|---|--|--|
|  BLACK ANODIZED ALUMINUM STOREFRONT |  ECHELON TRENDSTONE CMU BLOCK |  C. PONDIE GREGE - SW 7540 |
|  OPTIBLUE TINTED GLASS BY VITRO - Solarban 275 |  A. PURE WHITE - SW 7005 |  D. ATTITUDE GRAY - SW 7060 |
| |  B. OYSTER BAR - SW 7165 |  E. ROOKWOOD TERRA COTTA - SW 2803 |



Alternative Compliance

- ✓ Publicly visible facades (i.e., viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50-feet
- ✓ Facades shall incorporate 3 different materials
- ✓ No more than 50% of façade may be covered in one material



Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - ✓ Proposed building and landscape architecture
 - ✓ Alternative Compliance for material percentage

Staff welcomes any feedback



Design Review Board