



DESIGN REVIEW BOARD

June 14, 2022



DRB21-00926



Request

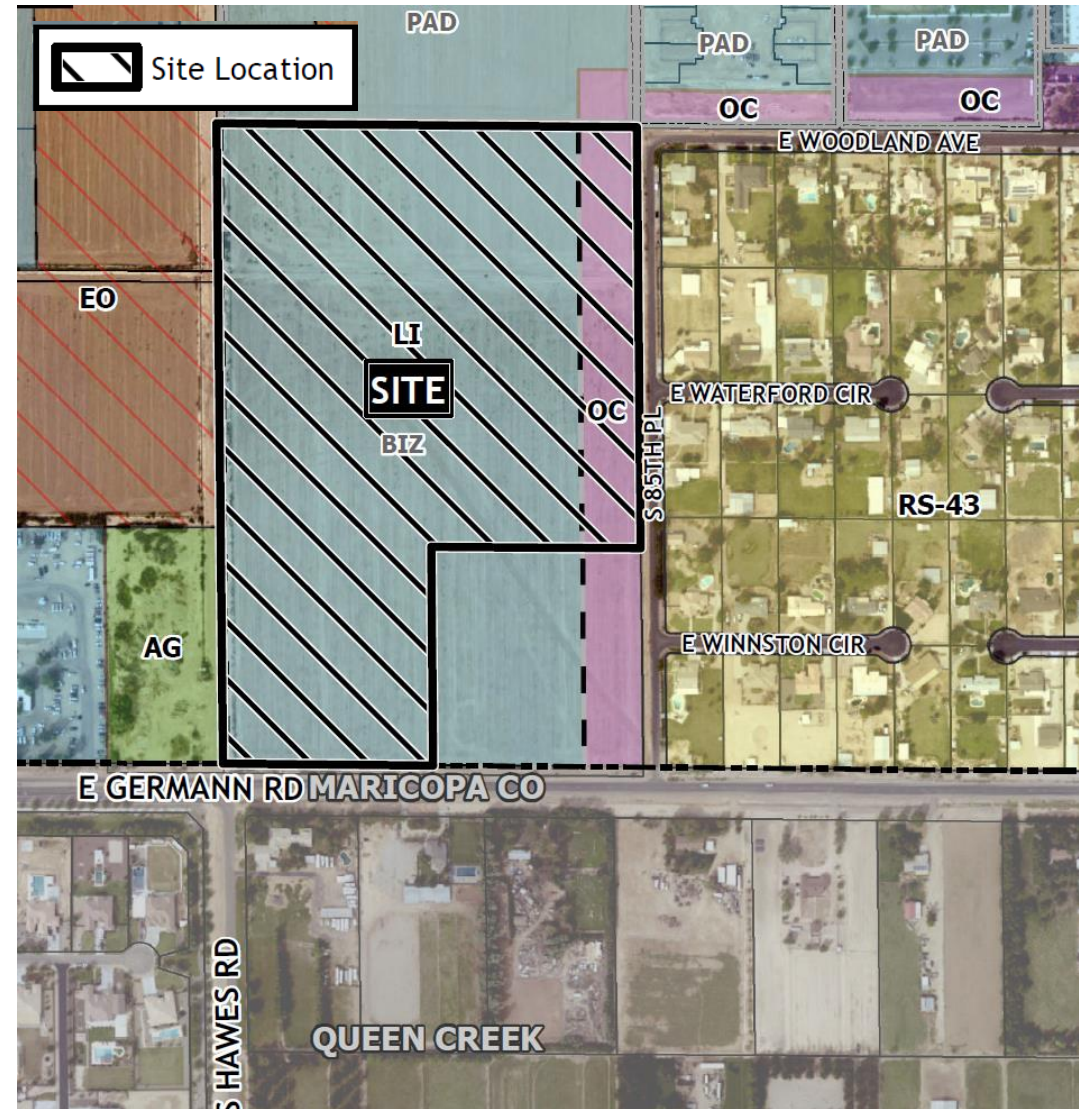
- Design Review

Purpose

- To allow for an industrial development

Location

- North side of Germann Road
- East side of Hawes Road alignment



Site Photo



Looking north into the site from Germann Road

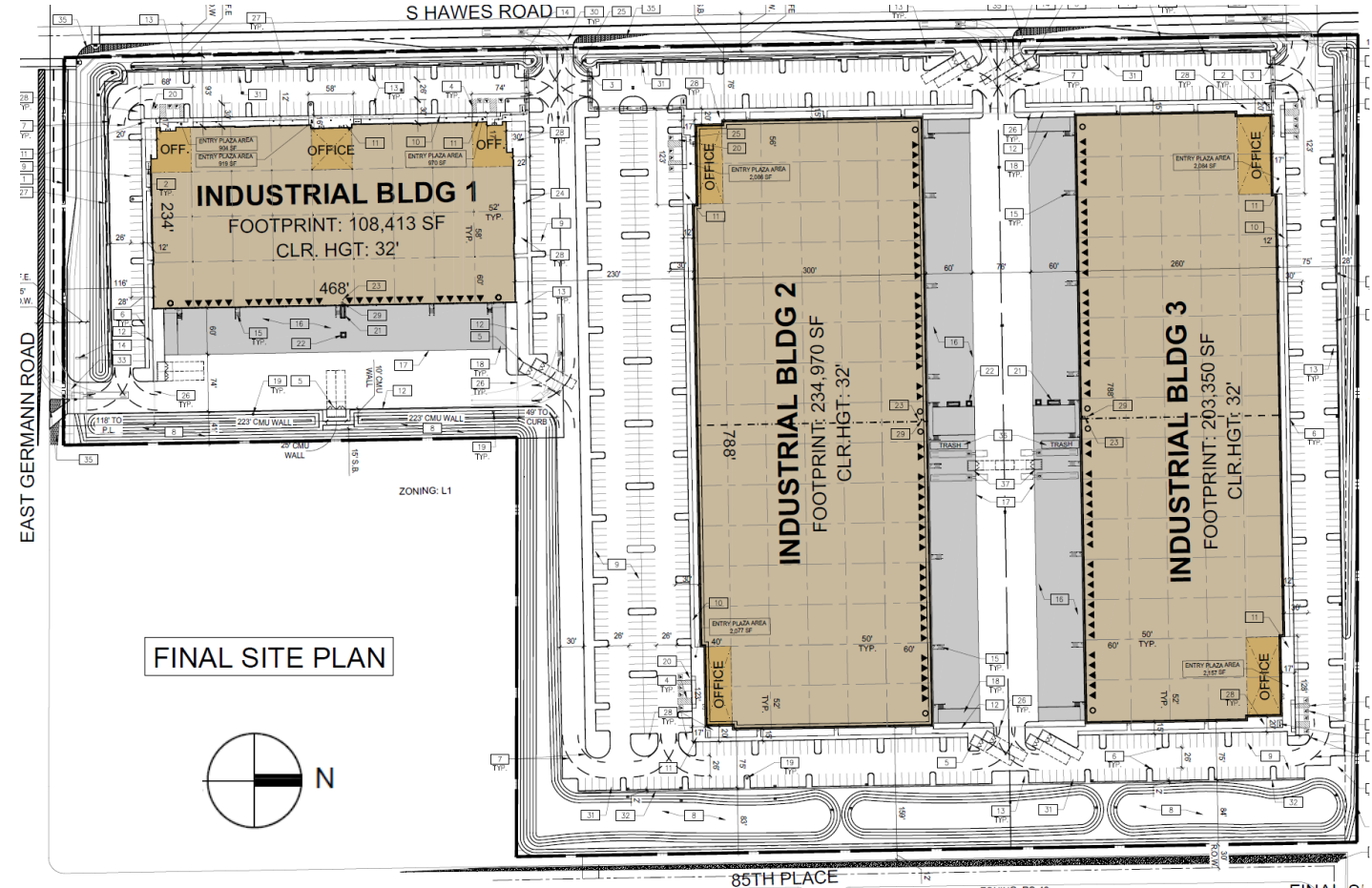
Site Photo



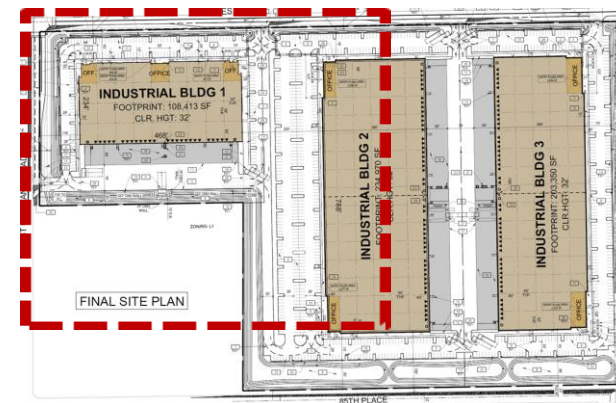
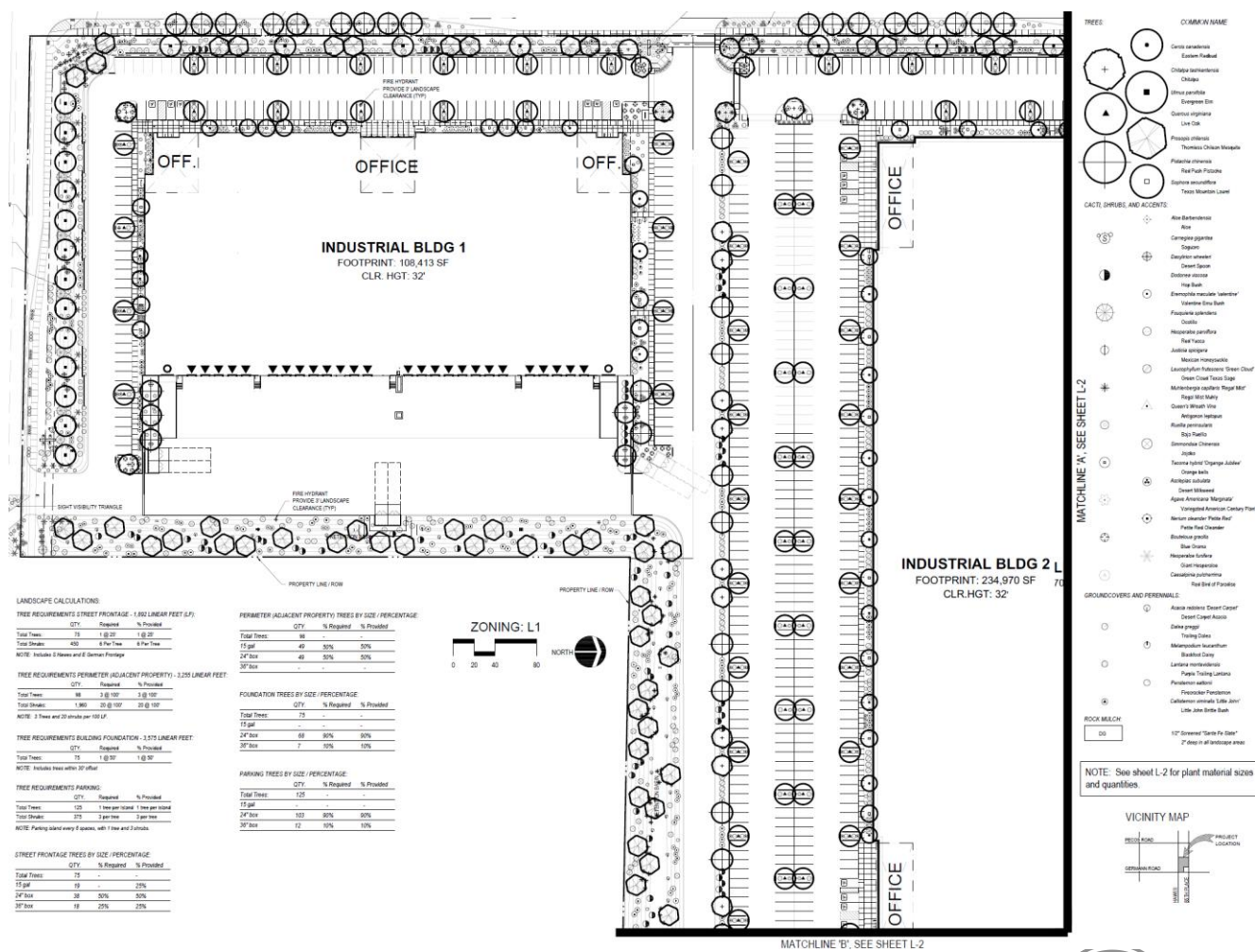
Looking southwest across the site from 85th Place

Site Plan

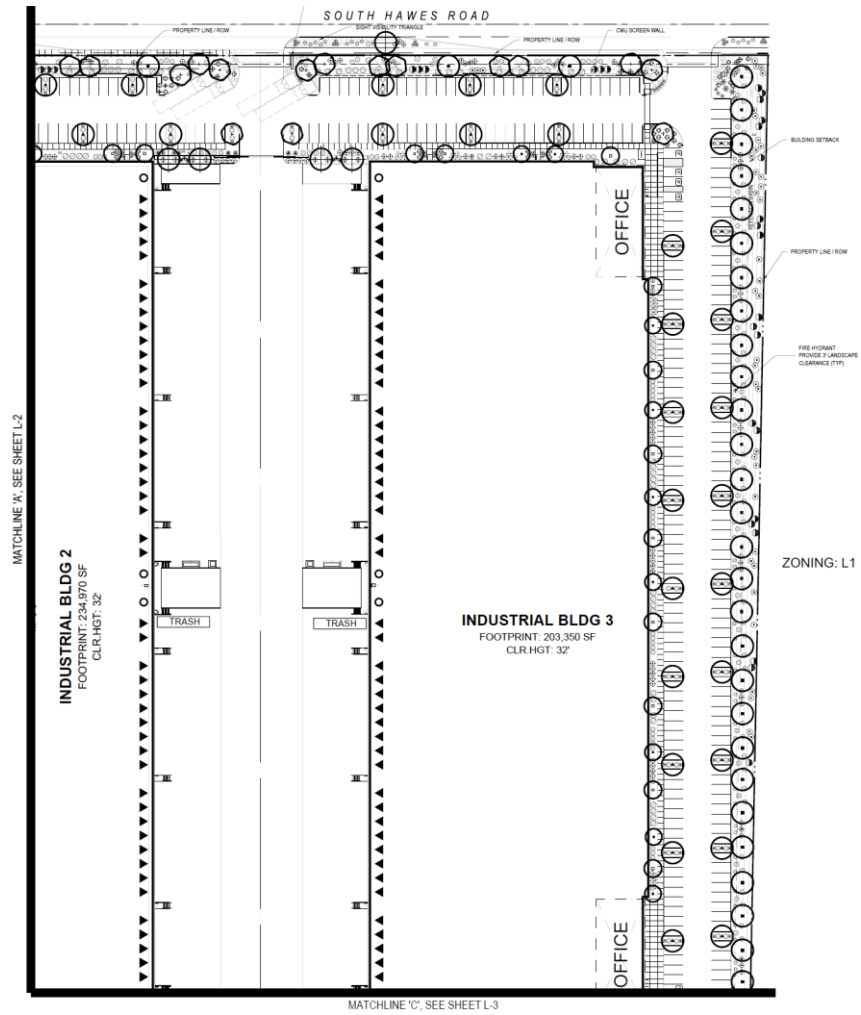
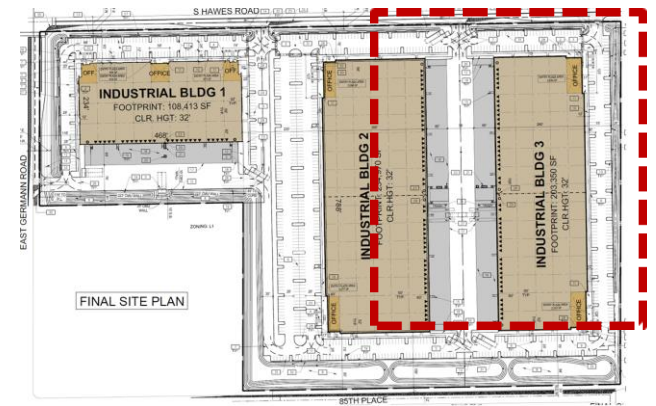
- Three industrial buildings
- 546,733 total square feet
- Screened loading areas
- Access from Germann and Hawes Roads
- 1,185 on-site parking spaces required; 931 spaces proposed



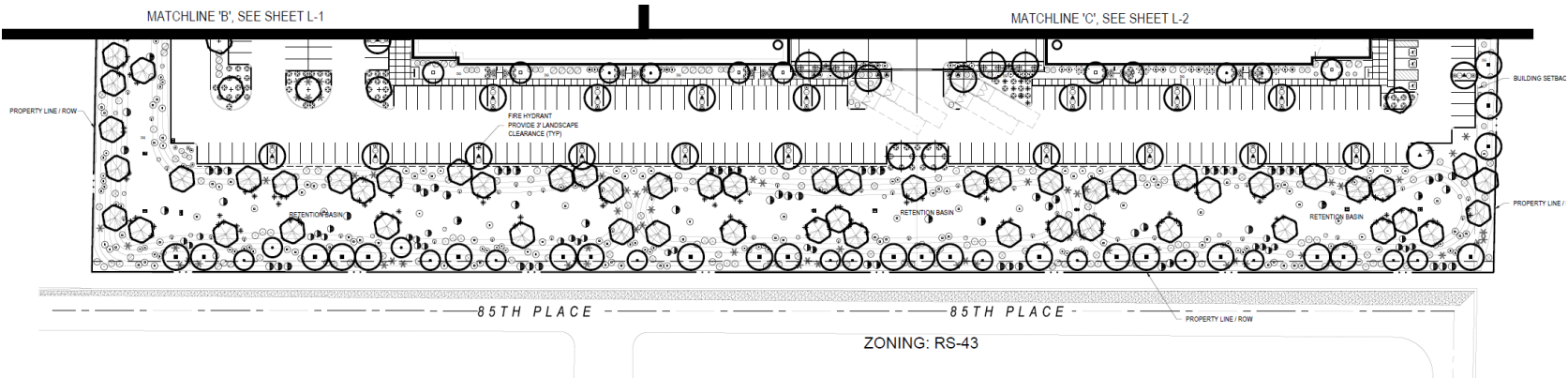
Landscape Plan





























































Landscape Plan

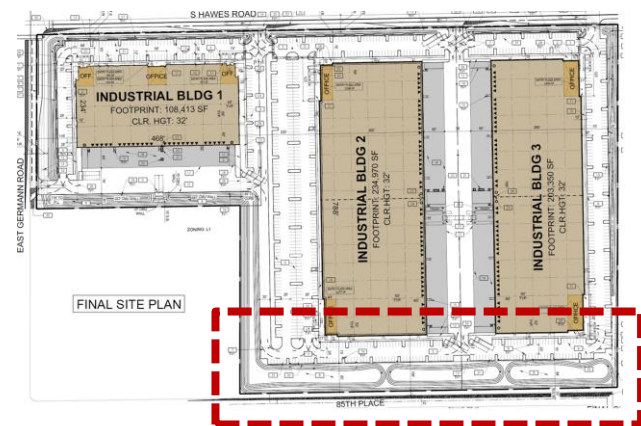
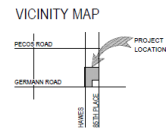
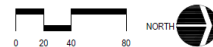
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Landscape Plan

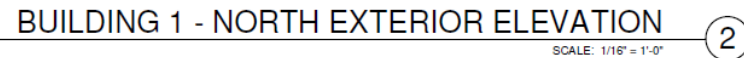


PLANT MATERIAL SCHEDULE

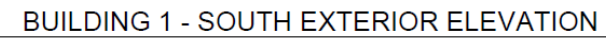
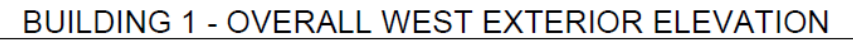
SYMBOL	BOTANICAL NAME	CACTI, SHRUBS, AND ACCENTS:	GROUNDCOVERS AND PERENNIALS:
TREES:	COMMON NAME		
	<i>Cercis canadensis</i>	 <i>Alta Echinasteris</i>	 <i>Asclepias redolens</i> 'Desert Candy'
	Eastern Redbud	 <i>Aloe</i>	 <i>Desert Carpet Cactus</i>
	<i>Chilodactylanthus</i>	 <i>Ceanothus glaberrimus</i>	 <i>Dalea greggii</i>
	Chickadee	 <i>Daylily wheelset</i>	 <i>Trailing Daisies</i>
	<i>Ulmus parvifolia</i>	 <i>Desert Sage</i>	 <i>Madroponia incanum</i>
	Evergreen Elm	 <i>Dolomieu viscosa</i>	 <i>Lantana montevideana</i>
	<i>Quercus virginiana</i>	 <i>Hop Bush</i>	 <i>Purple Trailing Lantana</i>
	Live Oak	 <i>Entomophila maculata 'valentini'</i>	 <i>Penstemon nuttallii</i>
	<i>Prosopis juliflora</i>	 <i>'Valentine' Elm Bush</i>	 <i>Penstemon nuttallii</i>
	Thornless Chilean Mesquite	 <i>Fouquieria splendens</i>	 <i>Callistemon viminalis 'Little John'</i>
	<i>Pistachia chinensis</i>	 <i>Ocotillo</i>	 <i>Little John Brites Bush</i>
	Red Poth Pistache	 <i>Hesperaloe parviflora</i>	
	<i>Sophora secundiflora</i>	 <i>Red Yucca</i>	 <i>1/2" Screened 'Santa Fe Stone'</i>
	Texas Mountain Laurel	 <i>Justicia parguera</i>	 <i>2" deep in all landscape areas</i>
		 <i>Mexican Honey-suckle</i>	
		 <i>Leucophyllum frutescens 'Green Cloud'</i>	
		 <i>Green Cloud Texas Sage</i>	
		 <i>Muhlenbergia capillaris 'Regal Mist'</i>	
		 <i>Regal Mist Shrub</i>	
		 <i>Queen's Wreath Vine</i>	
		 <i>Antigonon leptopus</i>	
		 <i>Ruellia peninsularis</i>	
		 <i>Bign. Ruelia</i>	
		 <i>Sinningia speciosa</i>	
		 <i>Japoke</i>	
		 <i>Tecoma hybrid 'Orange Jubilee'</i>	
		 <i>Orange bells</i>	
		 <i>Asclepias tuberosa</i>	
		 <i>Desert Milkweed</i>	
		 <i>Apocynum androsaefolium</i>	
		 <i>Variiegated American Century Plant</i>	
		<i>Nerium oleander 'Fiddle Red'</i>	
		<i>Potted Red Oleander</i>	
		<i>Buddleia gracilis</i>	
		<i>Blue Grama</i>	
		<i>Hesperaloe parviflora</i>	
		<i>Giant Hesperaloe</i>	
		<i>Ceanothus leucanthus</i>	
		<i>Red Bird of Paradise</i>	



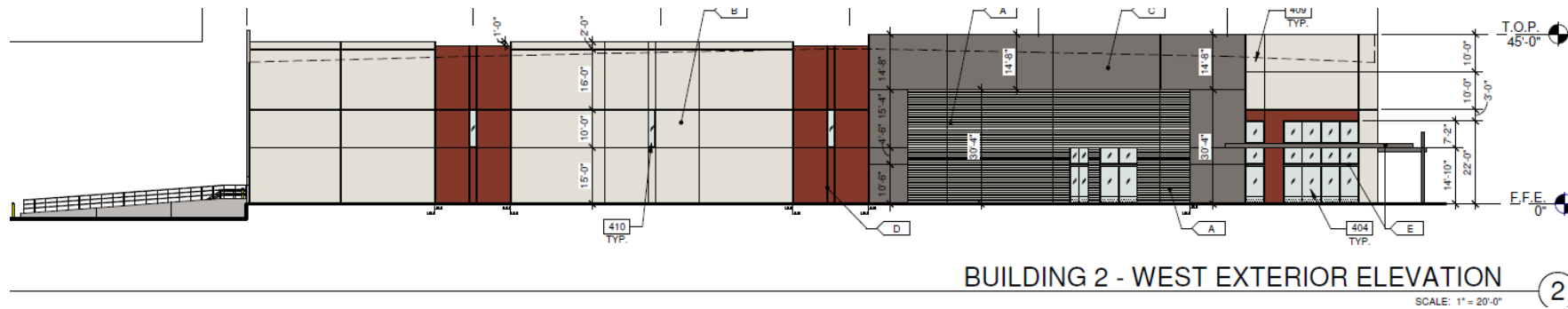
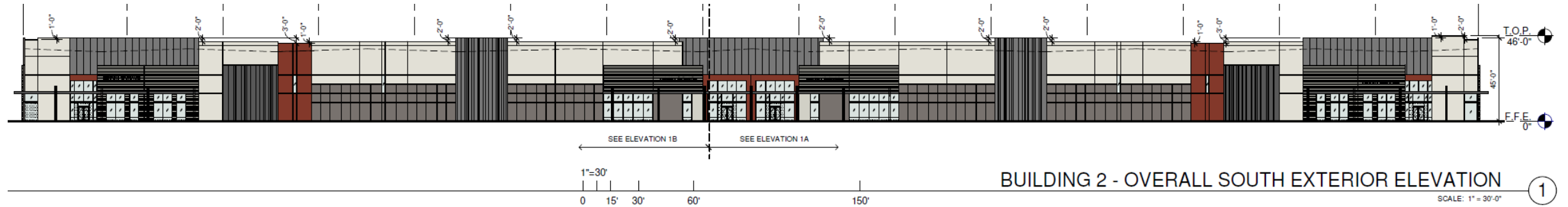
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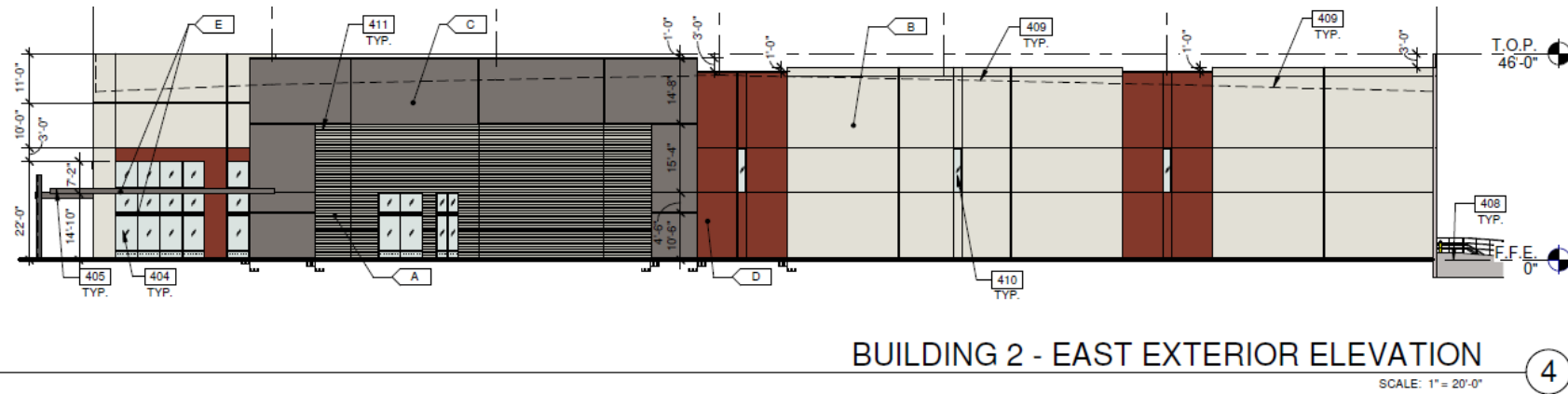
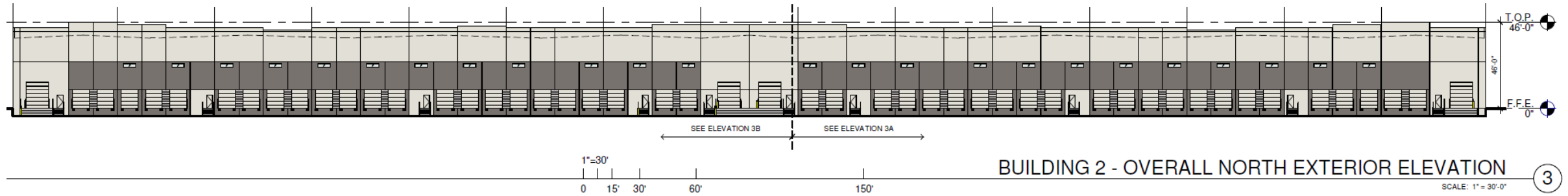
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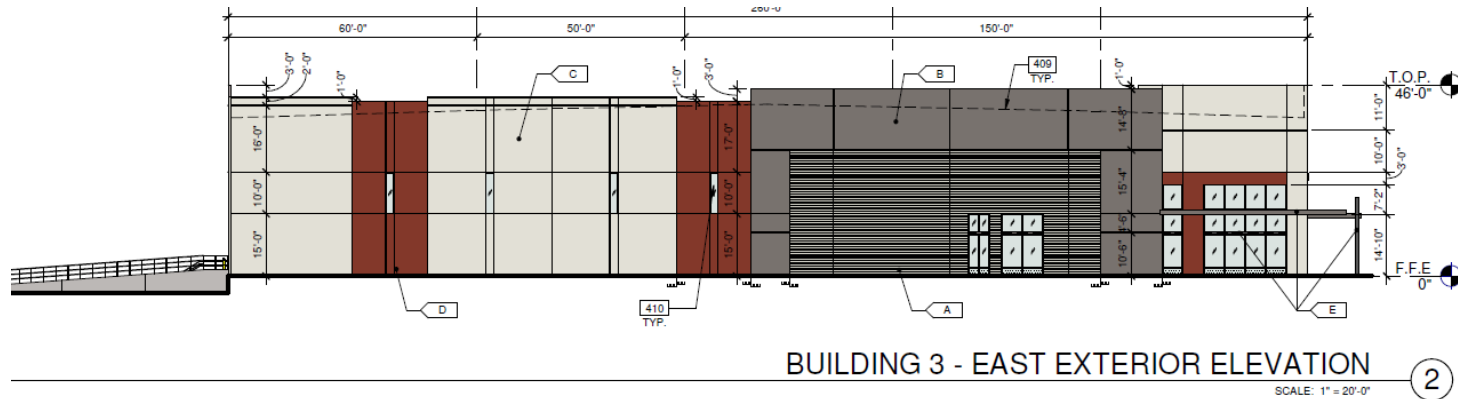
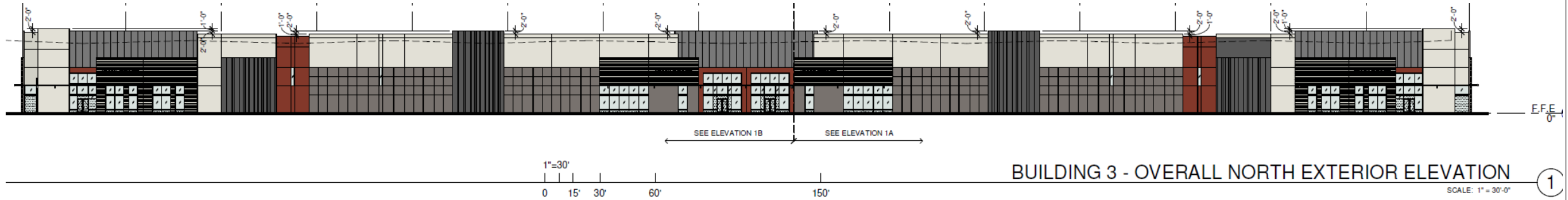
Elevations



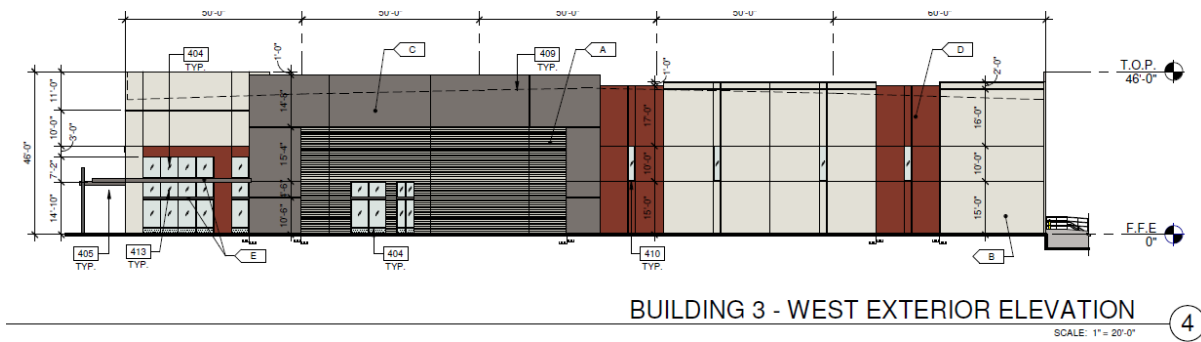
Elevations



Elevations



Elevations



Renderings



STREET VIEW - 85TH PLACE

Renderings



STREET VIEW 2 - 85TH PLACE

Color and Materials



Alternative Compliance

11-7-3

Parapet detailing

No more than 50% of façade may be covered in one material

Summary

Findings

Staff is seeking your review and recommendation on the following:

- Alternative Compliance for parapet detailing and materials
- Staff welcomes any feedback



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