



DESIGN REVIEW BOARD

August 9, 2022



DRB21-00964



Request

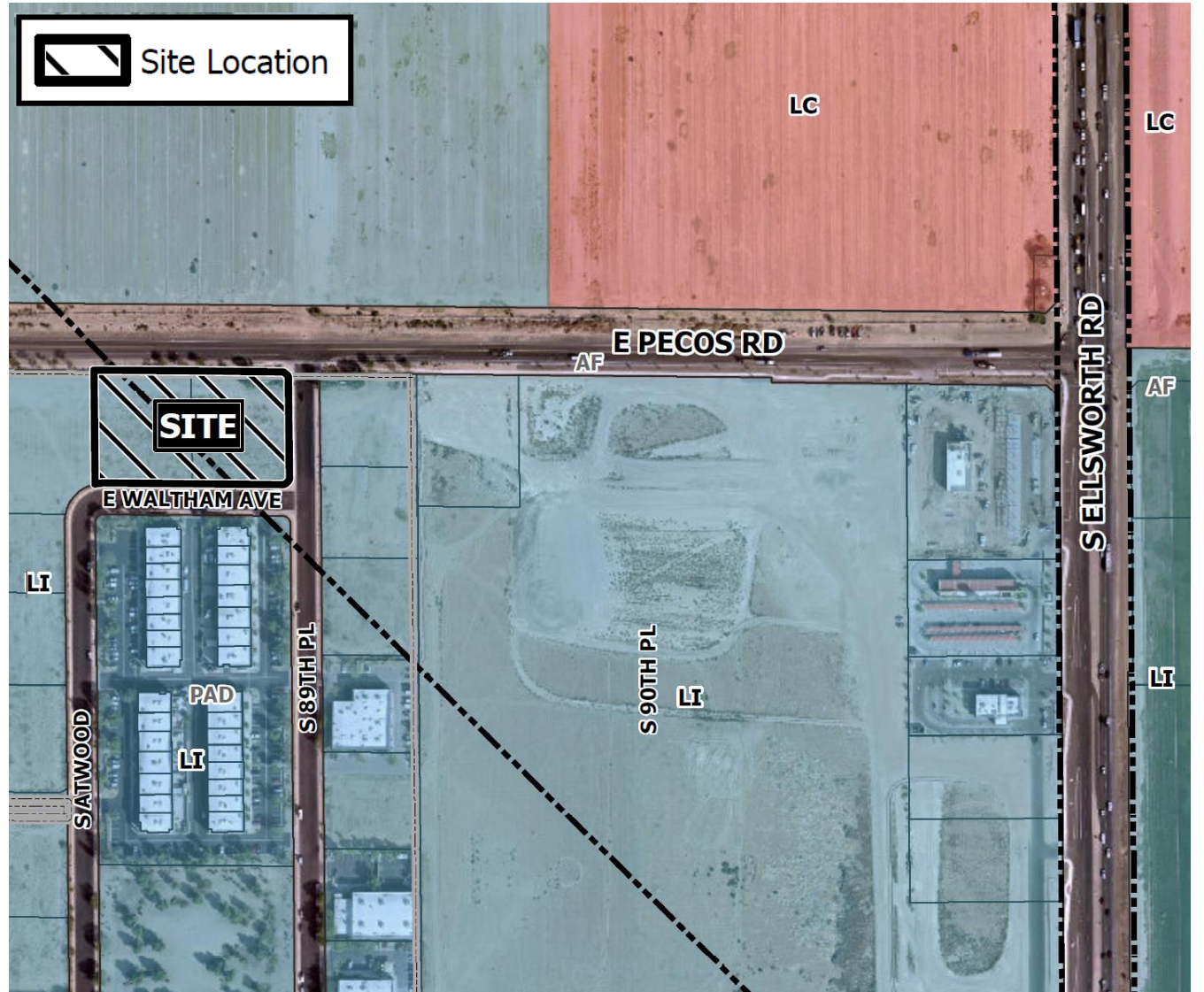
- Design Review
- Site Plan Review

Purpose

- 2-building industrial development

Location

- West of Ellsworth Rd
- South side of Pecos Rd
- West side of 89th Pl



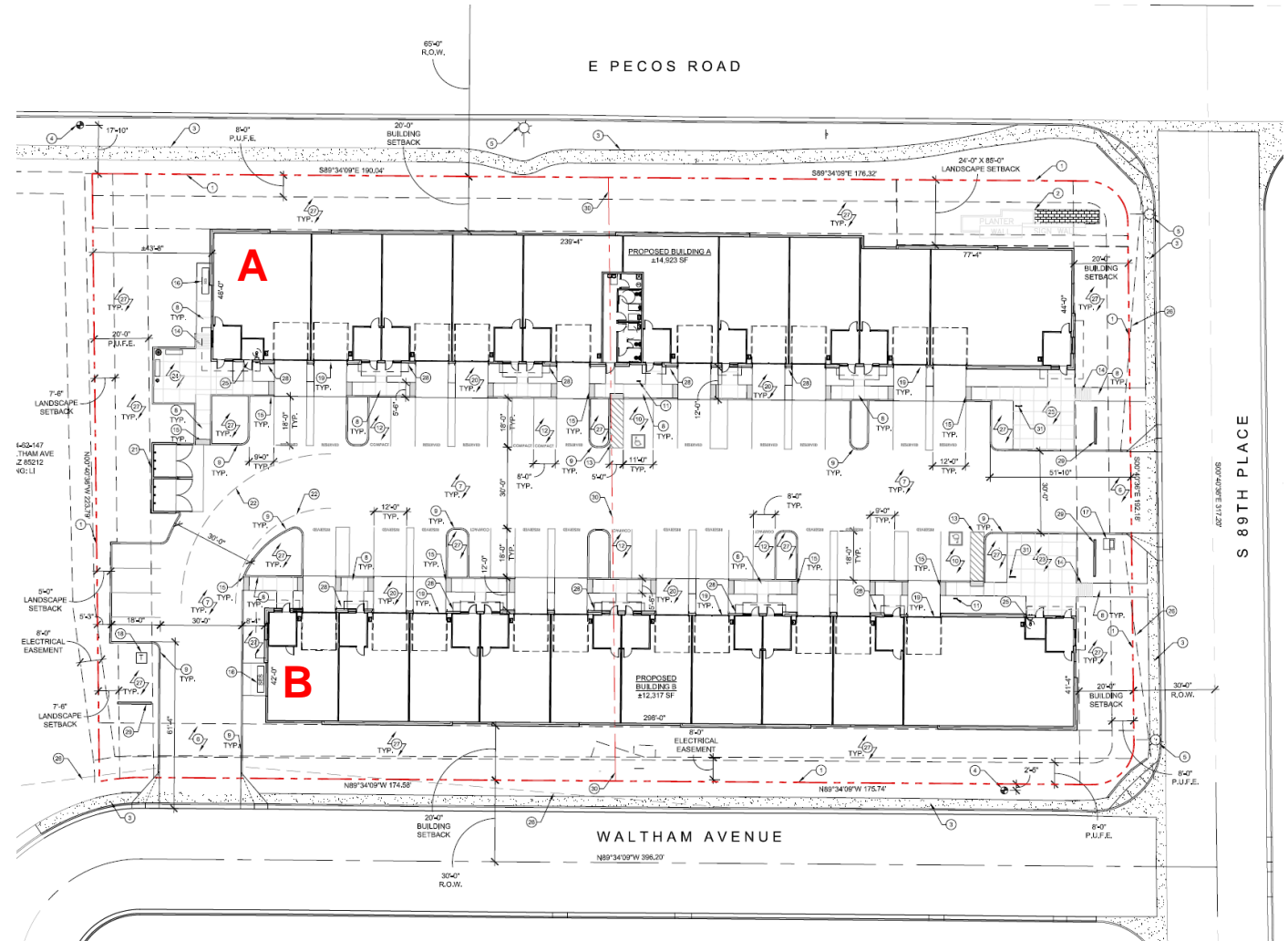
Site Photo



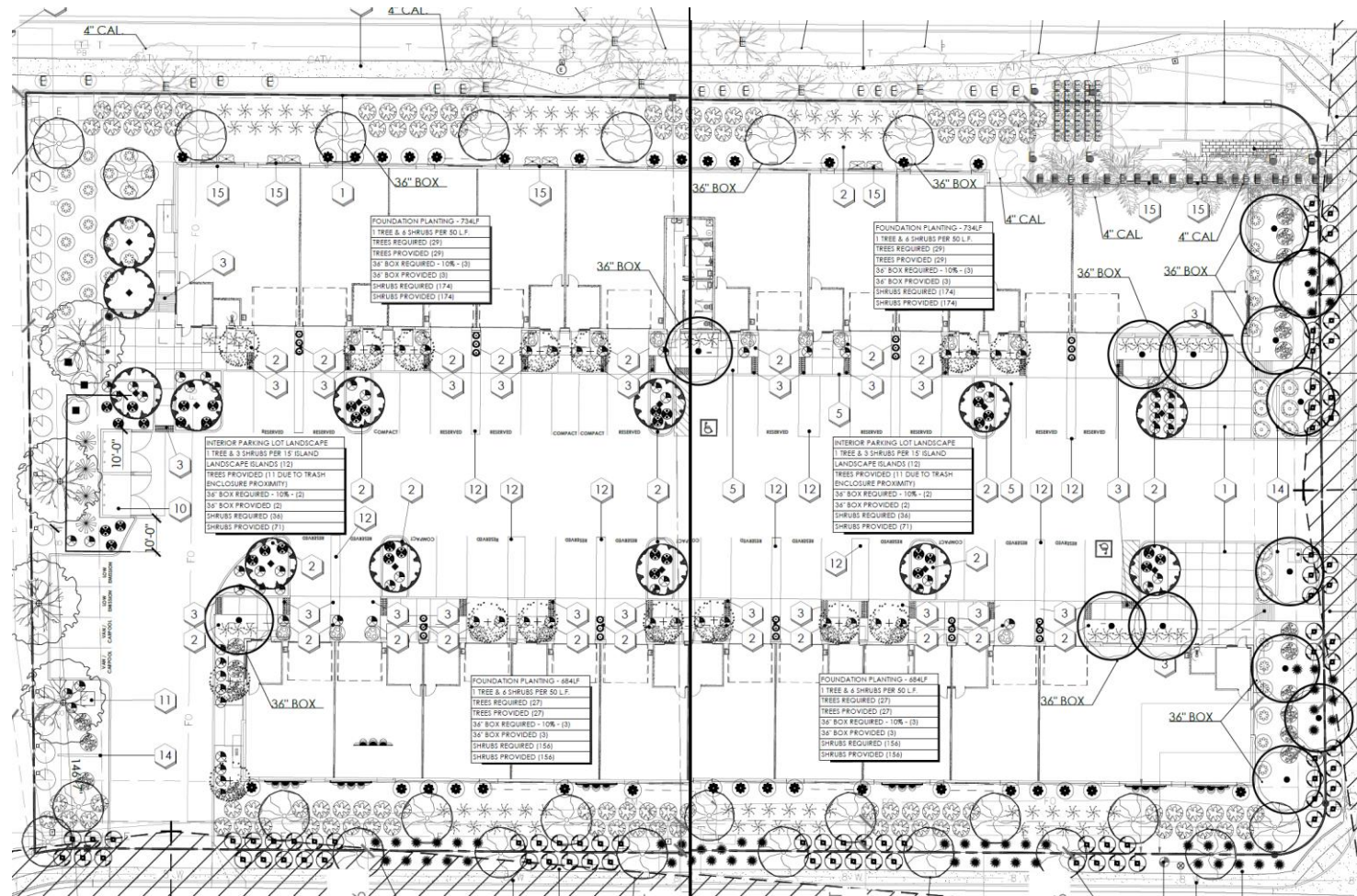
Looking southwest from Pecos Rd and 89th Pl

Site Plan

- Building A: 14,923 sq ft
- Building B: 12,317 sq ft
- Buildings front onto drive aisle
- Overhead doors



Landscape Plan



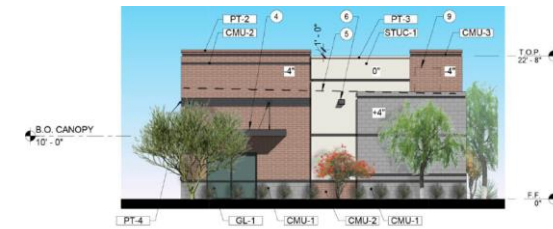
Elevations: Building A



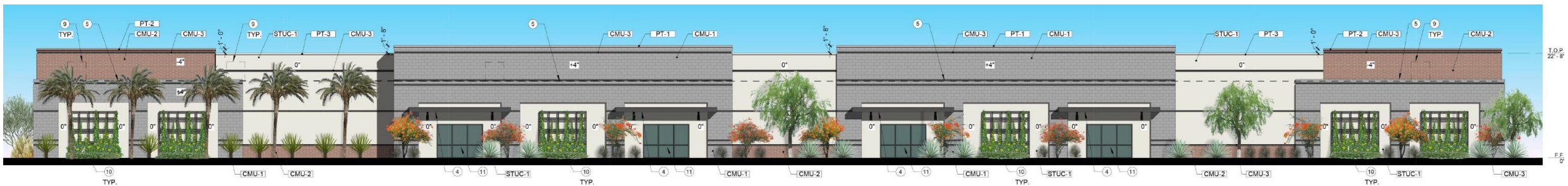
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

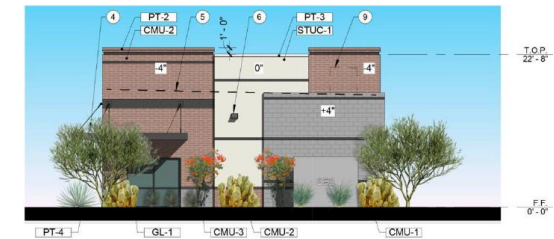
Elevations: Building B



NORTH ELEVATION



EAST ELEVATION

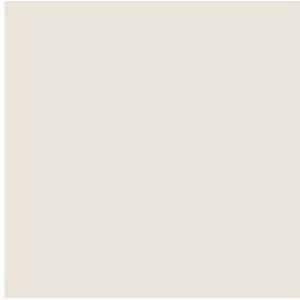


WEST ELEVATION



SOUTH ELEVATION

Materials Board



FIELD COLOR
STUCCO PAINTED
DUNN EDWARDS
#DEC785 "WHISPER GRAY"



PAINTED METAL / ACCENT
DUNN EDWARDS
#DE6364 "CAVERNOUS"



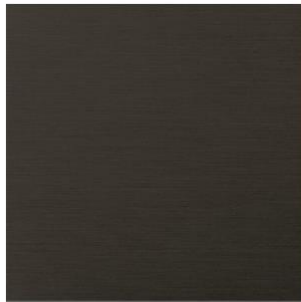
FIELD BLOCK
SMOOTH FACE CMU
INTEGRAL COLOR
"OPAL"



FIELD BLOCK
SMOOTH FACE CMU
INTEGRAL COLOR
"AUTUMN"



FIELD BLOCK
SMOOTH FACE CMU
INTEGRAL COLOR
"HUNTINGTON GRAY"



STOREFRONT SYSTEM
DARK BRONZE
ANODIZED ALUMINUM



INSULATED GLASS UNIT
VITRO
SOLARBAN Z50 (2) CLEAR +
CLEAR GLASS OR SIMILAR



WALL MOUNTED LIGHTING
LITHONIA LIGHTING
WDGE2 LED
FINISH DDBXD "DARK BRONZE"



LITTER RECEPTACLE
KEYSTONE RIDGE
READING
FINISH "BRONZE"



BENCH
KEYSTONE RIDGE
PULLMAN
FINISH "BRONZE"



ASH RECEPTACLE
KEYSTONE RIDGE
PULLMAN
FINISH "BRONZE"

Rendering – Building A



Rendering – Building B



Lighting



AFFINITY®
Premium Die-Cast Architectural Emergency Light

AFF



without photocell (white)



without photocell
(natural aluminum)



with photocell (white)



with photocell
(dark bronze)



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic



Design Guidelines

Section 11-7-3



Defined primary entrances



Employee and Visitor Amenities

BIZ Requests (Alternative Compliance)

Section 11-7-3

Roof Articulation

- *Vertical modulation of one foot proposed*

Materials and Colors

- *>50% of façade comprised of CMU*

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Meets the review criteria for a Bonus Intensity Zone overlay outlined in Section 11-21 of the MZO

Staff Recommendation

Approval with Conditions



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Previous Elevations: Building A



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

Previous Elevations: Building B

