



# Design Review Board



# DRB22-00929

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January 10, 2023



# Request

- Design Review
- To allow a restaurant with a drive thru

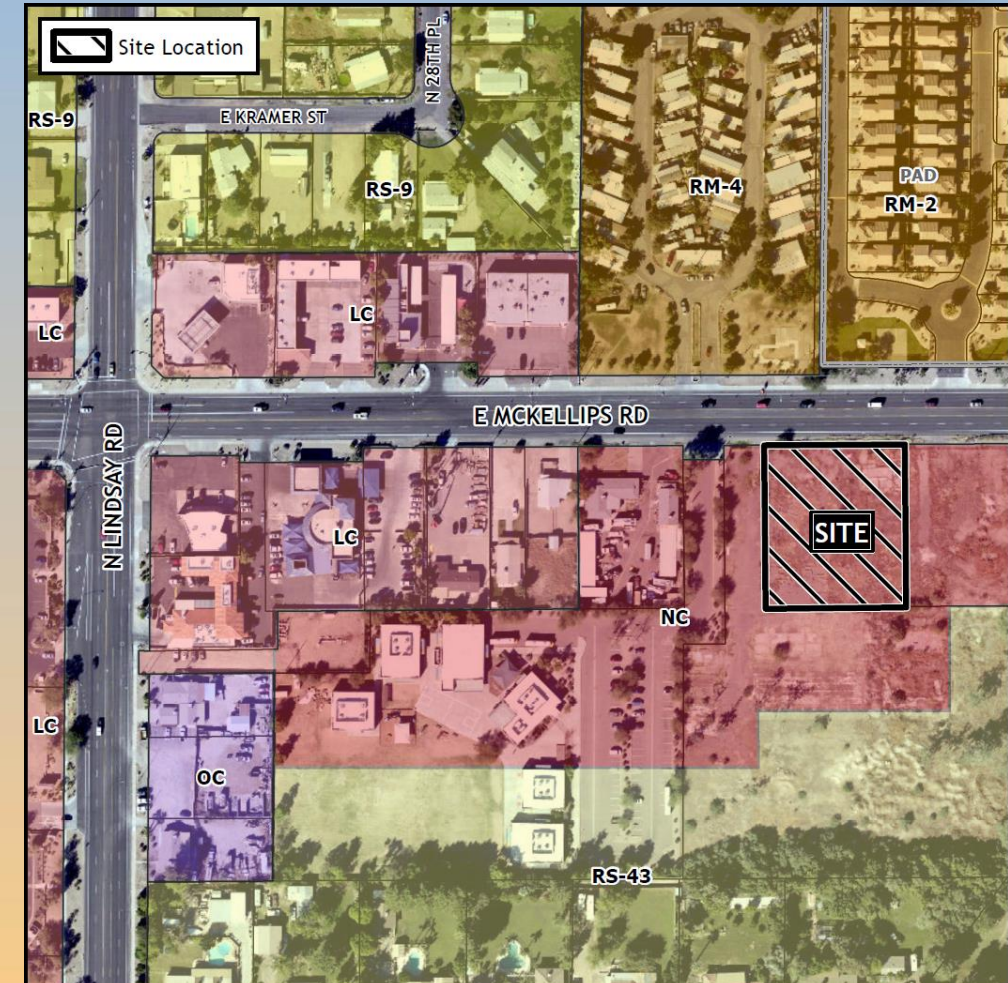






# Location

- South of McKellips Road
- East of Lindsay Road







# Zoning

- Neighborhood Commercial
  - Drive thru allowed with a SUP







# Site Photos



Looking south from McKellips Road



[illegible]



# Landscape Plan

## LANDSCAPE LEGEND

**TREES**  
PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (QTY. 12)

ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX (QTY. 14)

ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
24" BOX (QTY. 6)

ACACIA SALICINA  
WILLOW ACACIA  
24" BOX (QTY. 21)

**LARGE SHRUBS**  
TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (QTY. 8)

TECOMA STANS  
YELLOW BELLS  
5 GALLON (QTY. 8)

**MEDIUM SHRUBS**  
EREMOPHILA MACULATA  
VALENTINE BUSH  
5 GALLON (QTY. 54)

**ACCENTS**  
HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (QTY. 52)

HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (QTY. 54)

ECHINOCACTUS GRUSONII  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING) (QTY. 31)

AGAVE DESMETTIANA  
SMOOTH AGAVE  
5 GALLON (QTY. 40)

**GROUND COVER**  
LANTANA MONTEVIDEENSIS  
GOLD MOUND  
1 GALLON (QTY. 125)

LANTANA MONTEVIDEENSIS  
TRAILING PURPLE  
1 GALLON (QTY. 38)

EREMOPHILA GLABRA  
'MINEW GOLD'  
5 GALLON (QTY. 70)

**VINES**  
PODARIEA RICASOLINA  
PINK TRUMPET VINE  
5 GALLON (QTY. 5)

1/2" SCREENED ROCK PROS MAHOGANY  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

## MCKELLIPS ROAD

(1 TREE 6 SHRUBS PER 25 L.F.T.)  
PROPERTY LINE = 205'  
8 TREES REQUIRED (2-36" BOX, 8-24" BOX)  
8 TREES PROVIDED (4-36" BOX, 4-24" BOX)  
48 SHRUBS REQUIRED  
77 SHRUBS PROVIDED

## EAST PROPERTY LINE

(1 TREE 4 SHRUBS PER 25 L.F.T.)  
PROPERTY LINE = 232'  
9 TREES REQUIRED (5-24" BOX)  
9 TREES PROVIDED (8-24" BOX)  
36 SHRUBS REQUIRED  
150 SHRUBS PROVIDED

## WEST PROPERTY LINE

(1 TREE 4 SHRUBS PER 25 L.F.T.)  
PROPERTY LINE = 232'  
9 TREES REQUIRED (5-24" BOX)  
9 TREES PROVIDED (8-24" BOX)  
36 SHRUBS REQUIRED  
36 SHRUBS PROVIDED

## SOUTH PROPERTY LINE

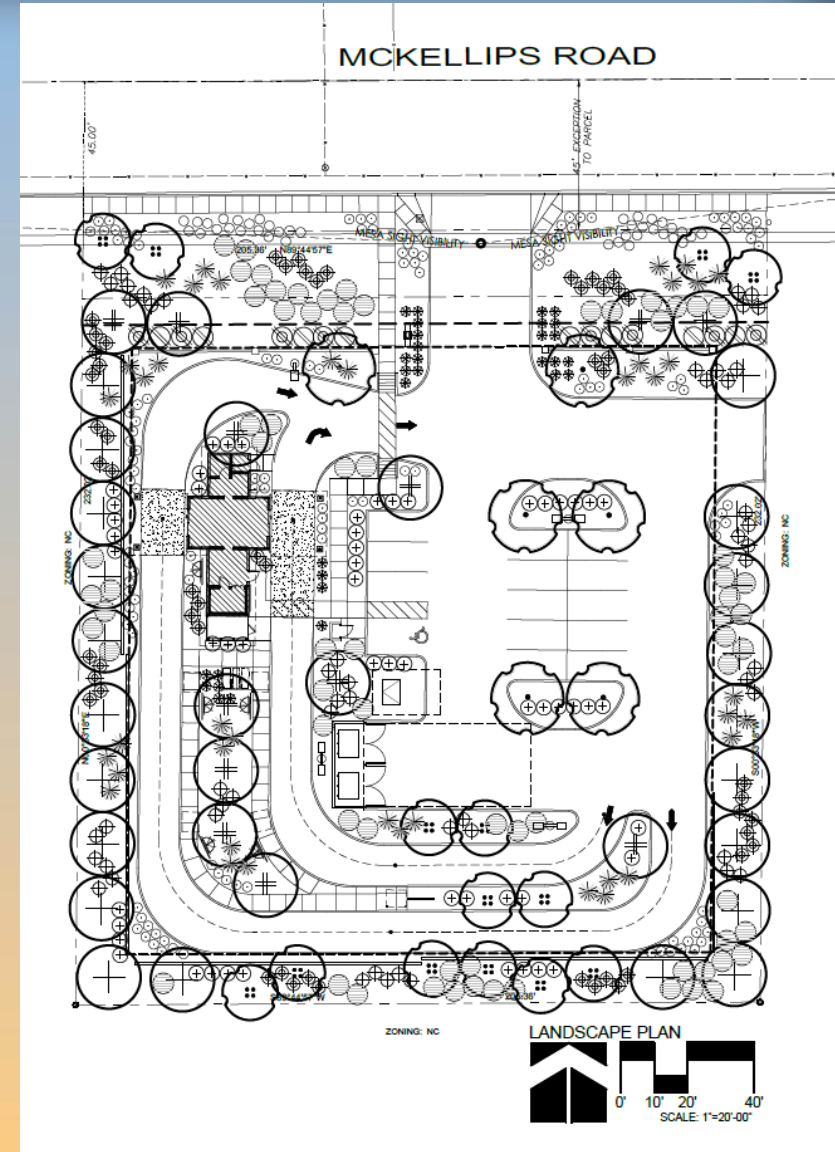
(1 TREE 4 SHRUBS PER 25 L.F.T.)  
PROPERTY LINE = 205'  
8 TREES REQUIRED (4-24" BOX)  
8 TREES PROVIDED (8-24" BOX)  
32 SHRUBS REQUIRED  
38 SHRUBS PROVIDED

## PARKING LOT LANDSCAPE

(8 ISLANDS)  
(14 STALLS)  
6 TREES REQUIRED (1-36" BOX, 5-24" BOX)  
6 TREES PROVIDED (2-36" BOX, 4-24" BOX)  
18 SHRUBS REQUIRED  
18 SHRUBS PROVIDED

## FOUNDATION PLANTING

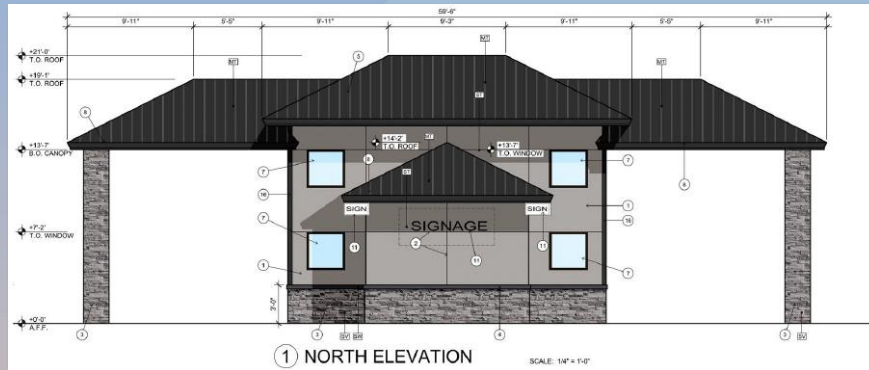
(180 L.F.T.)  
3 TREES REQUIRED (3-36" BOX)  
3 TREES PROVIDED (3-36" BOX)  
15 SHRUBS REQUIRED  
22 SHRUBS PROVIDED







# Elevations



## NORTH ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
STUCCO:	310 SF	43.42%
STONE:	90 SF	12.60%
GLASS/WINDOWS:	36 SF	5.05%
STANDING SEAM METAL ROOFING:	278 SF	38.93%
<b>TOTAL FACADE</b>	<b>714 SF</b>	<b>100%</b>

## SOUTH ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
STUCCO:	310 SF	43.42%
STONE:	90 SF	12.60%
GLASS/WINDOWS:	36 SF	5.05%
STANDING SEAM METAL ROOFING:	278 SF	38.93%
<b>TOTAL FACADE</b>	<b>714 SF</b>	<b>100%</b>

## WEST ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
STUCCO:	219 SF	31.03%
STONE:	221 SF	31.30%
GLASS/WINDOWS/DOORS:	73 SF	10.34%
STANDING SEAM METAL ROOFING:	193 SF	27.33%
<b>TOTAL FACADE</b>	<b>706 SF</b>	<b>100%</b>

## EAST ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
STUCCO:	201 SF	28.45%
STONE:	210 SF	29.73%
GLASS/WINDOWS/DOORS:	103 SF	14.57%
STANDING SEAM METAL ROOFING:	193 SF	27.32%
<b>TOTAL FACADE</b>	<b>706 SF</b>	<b>100%</b>





# Renderings







# Colors and Materials



MANU: WESTERN 1 KOTE  
TYPE: FIBER REINFORCED PORTLAND CEMENT EXTERIOR PLASTER  
FINISH: PREMIUM ACRYLIC FINISH  
COLOR: INTEGRAL COLOR PROPER GRAY, SHERWIN WILLIAMS SW 6003



MANU: EL DORADO STONE  
TYPE: STACKED STONE  
COLOR: SILVER LINING



COLOR: SHERWIN WILLIAMS  
SW 6003 PROPER GRAY

PROVIDE 2 COATS MAPEI "ULTRACARE" ENHANCING SEALANT



STANDING SEAM METAL ROOFING  
PAC-CLAD, SNAP-CLAD,  
16" COVERAGE OR EQUAL  
BLACK FINISH



WESTERN STATES METAL SOFFIT PANEL  
T-8 PLANKWALL  
COLOR: DISTRESSED WOOD



COLOR: SHERWIN WILLIAMS  
SW 7019 GAUNTLET GRAY



SOLARBAN 70XL  
SHGC: 0.27, U-VALUE: 0.24, VLT 64%



ANODIZED ALUMINUM FINISH  
DARK BROWN



SHERWIN WILLIAMS  
SW 6258 TRICORN BLACK



MANU: EL DORADO STONE  
TYPE: STACKED STONE  
CAP: SNAPPED EDGE WAINSCOT CAP  
COLOR: PEWTER



PERFORATED METAL SCREEN  
BLACK FINISH



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed Building Elevations
- ✓ Landscape Plan

*Staff welcomes any feedback*





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