



Design Review Board



DRB22-01035

Samantha Brannagan, Planner II

January 10, 2023



Request

- Design Review
- To allow for a limited-service restaurant with drive-thru





Location

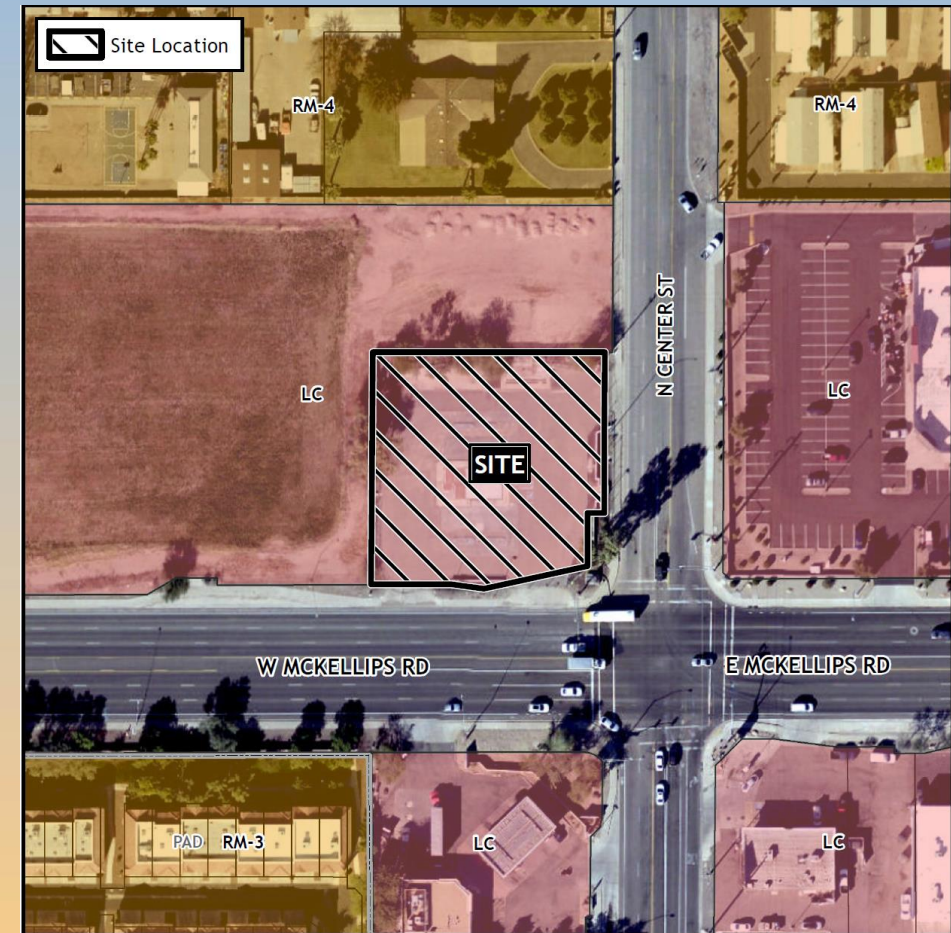
- North of West McKellips Road
- West of North Center St





Zoning

- Limited Commercial (LC)
- Coffee shops with drive-thrus permitted





Site Photos



Looking north towards the site



Site Photos

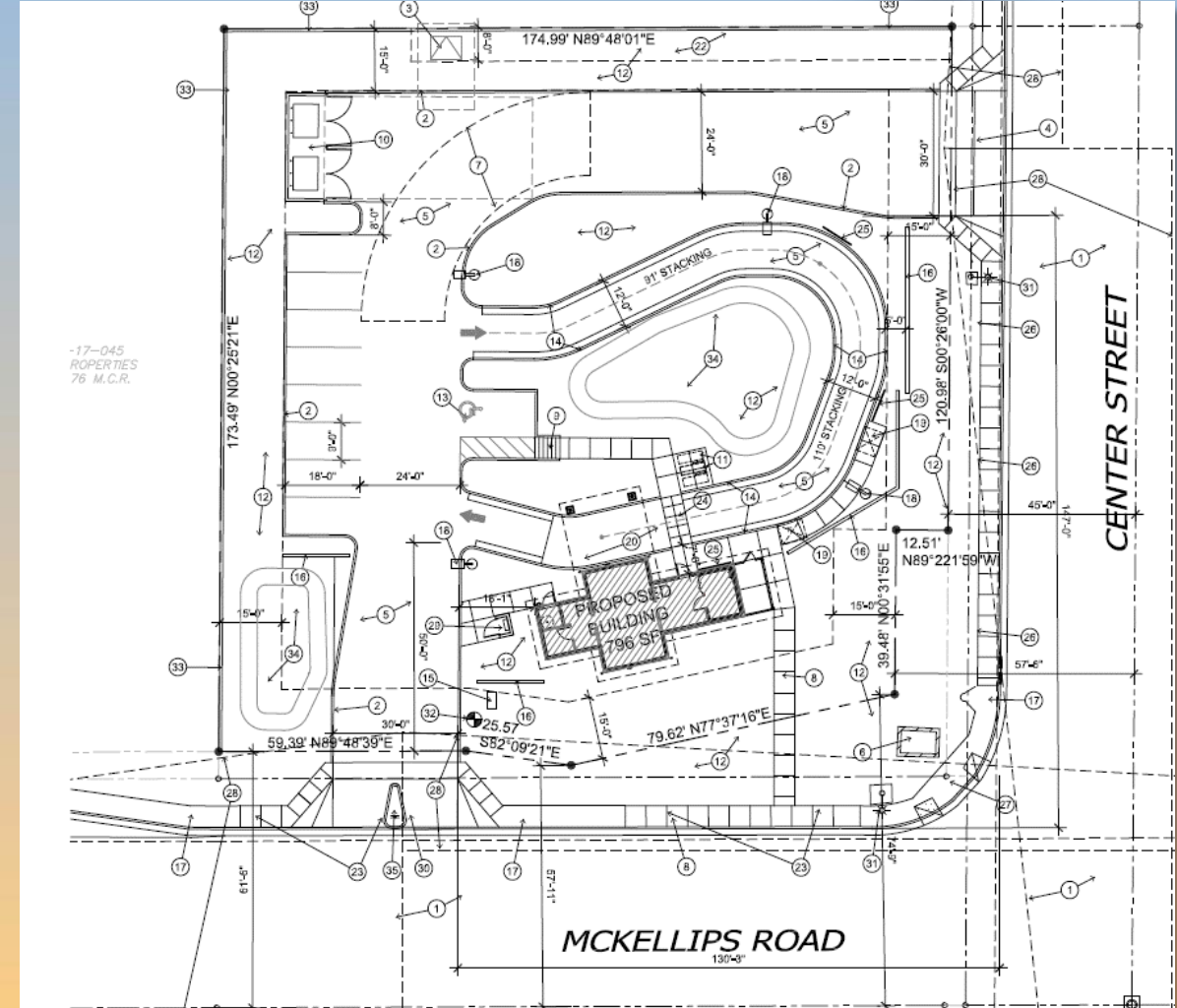


Looking west towards the site



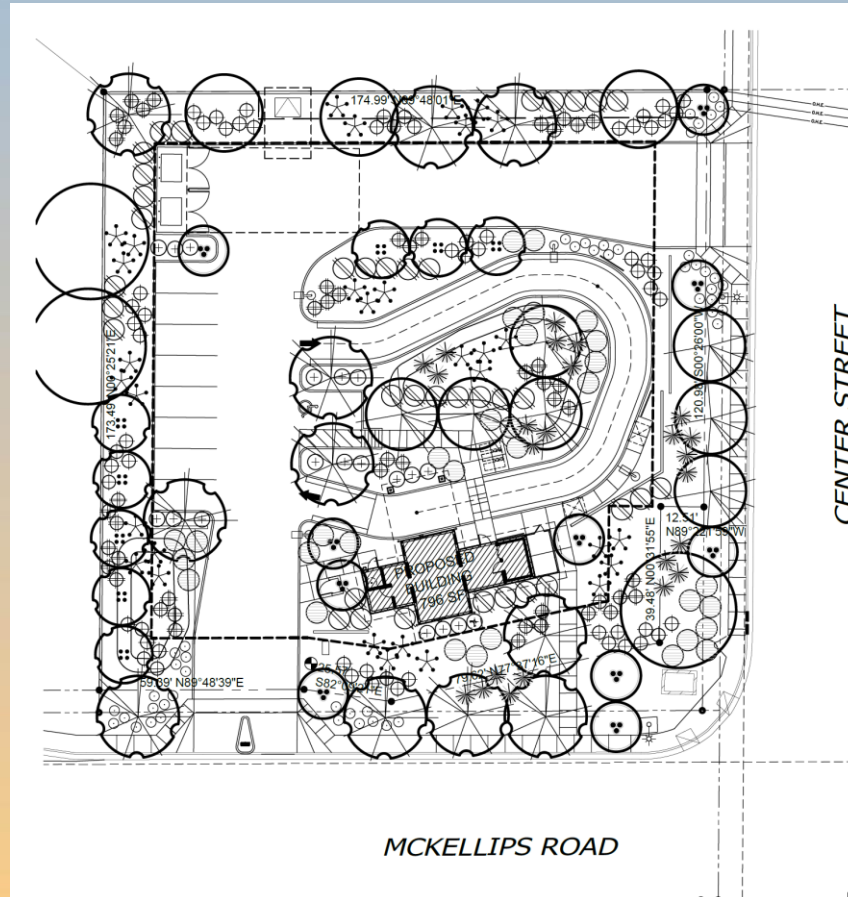
Site Plan

- 796 sq ft building with one drive-thru lane
 - No indoor or outdoor customer seating
- Nine (9) parking spaces
 - One (1) ADA accessible
 - Three (3) bicycle spaces





Landscape Plan



LANDSCAPE LEGEND

TREES

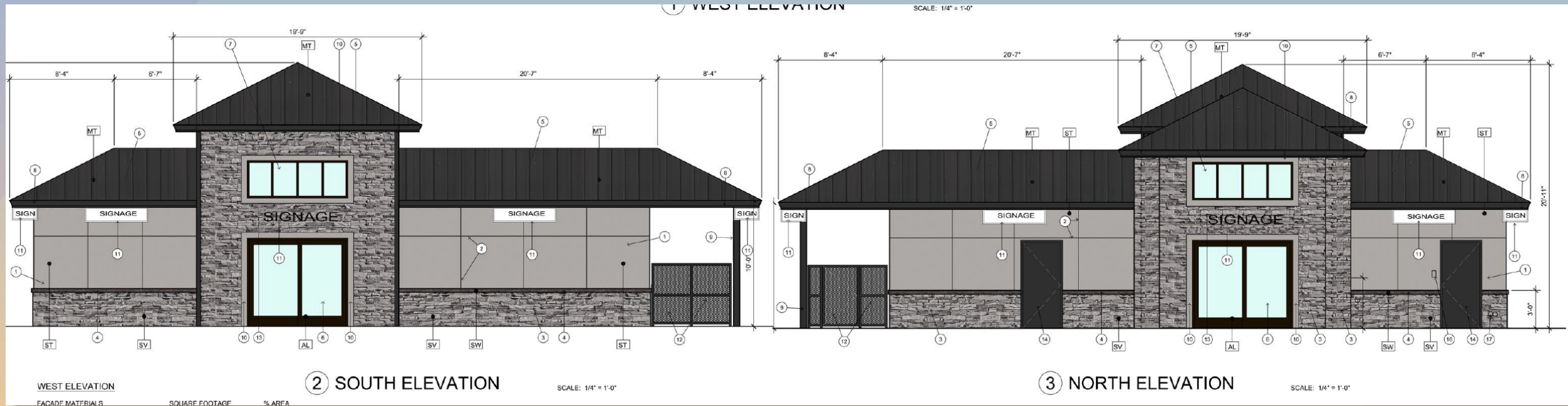
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
24" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
- CAESALPINIA CACALACO
CASCALOTE
36" BOX
- OLEA EUROPEA 'WILSONII'
FRUITLESS / POLLENLESS OLIVE
36" BOX
- EXISTING TREE
PROTECT FROM
CONSTRUCTION (48" BOX EQUIV)

SHRUBS

- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON

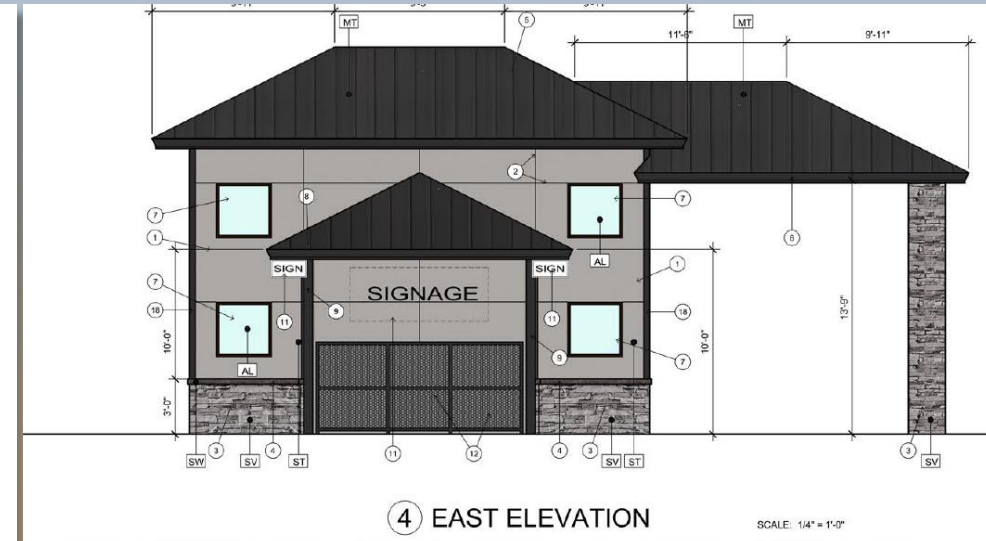
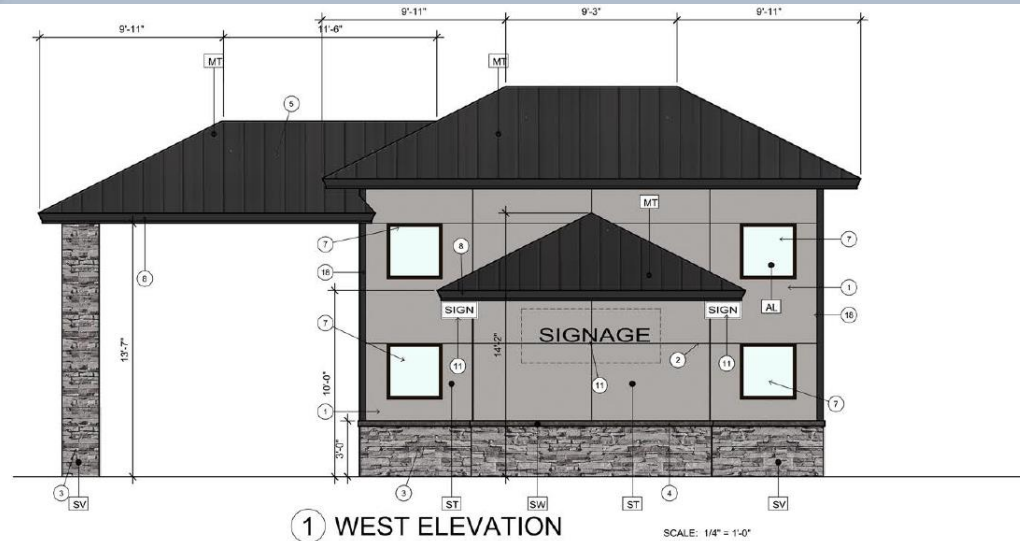


Elevations





Elevations





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations

Staff welcomes any feedback



Design Review Board



General Plan

Neighborhood Village

- Variety of commercial and mixed-use development
- Between 15 and 25 acres to serve surrounding neighborhoods

