



# Design Review Board



# DRB23-00178

## Gateway Interchange – Phase III





# Request

- Design Review
- Industrial Development







# Location

- South side of Warner Road
- North side of Sebring Avenue

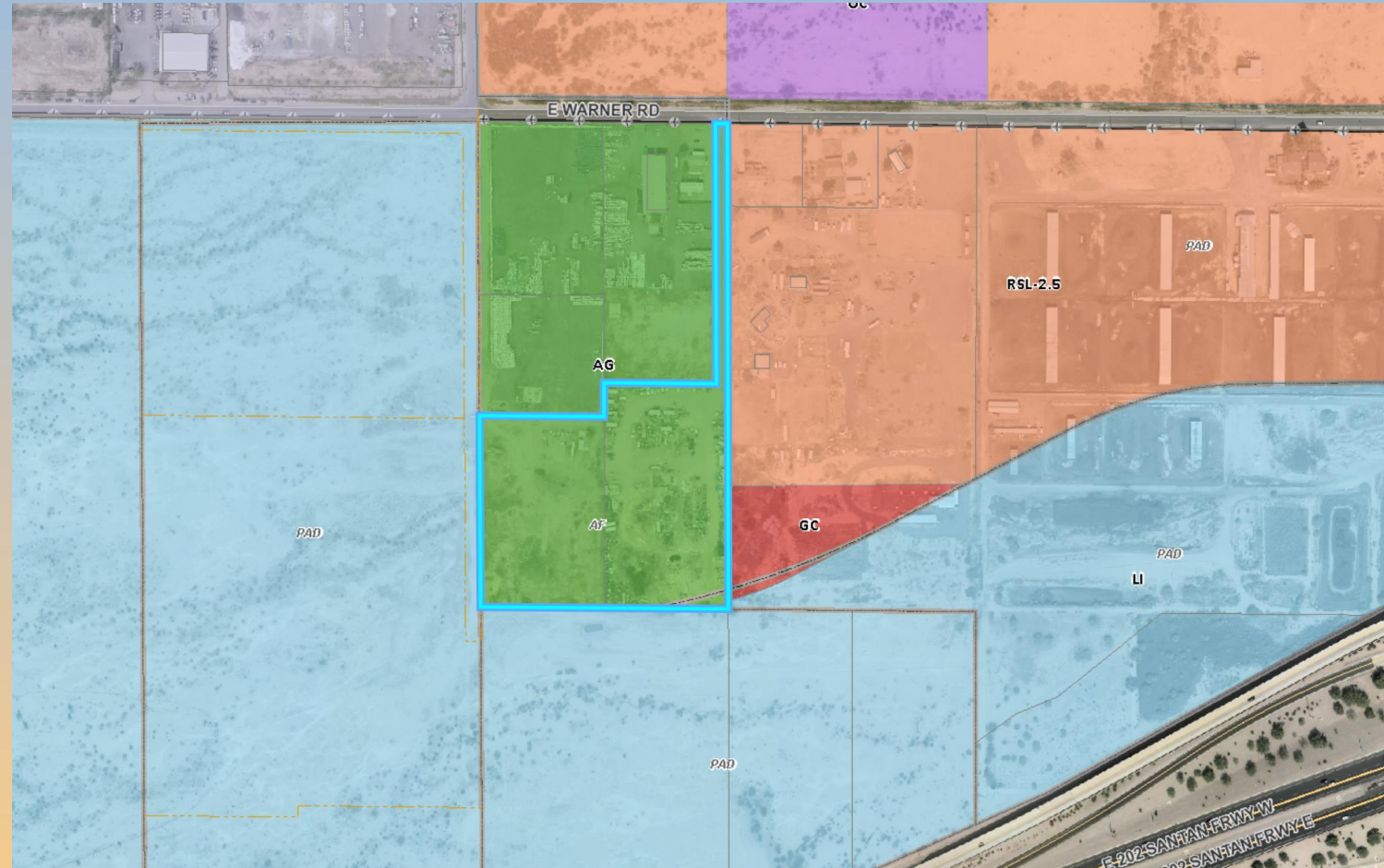






# Zoning

- Existing zoning: AG
- Requested zoning: LI-PAD
- Proposed use permitted in LI







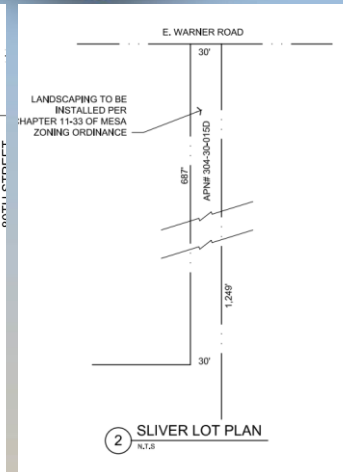
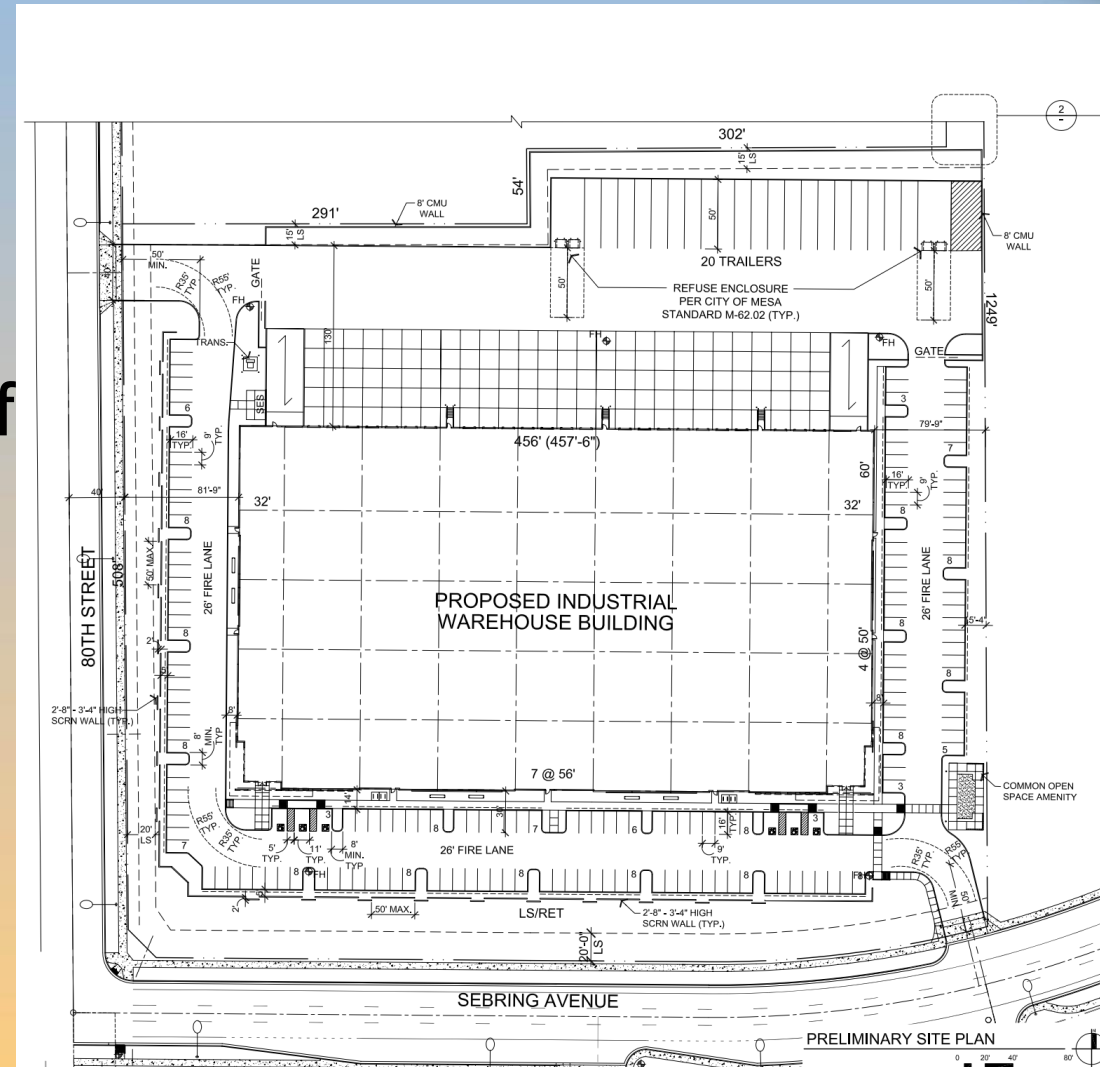
# Site Photo





# Site Plan

- Single warehousing building with 119,019 square feet of GFA
- Trailer parking at the rear of the lot
- Loading areas screened with an 8' solid wall
- 1,200 square feet of usable amenity space



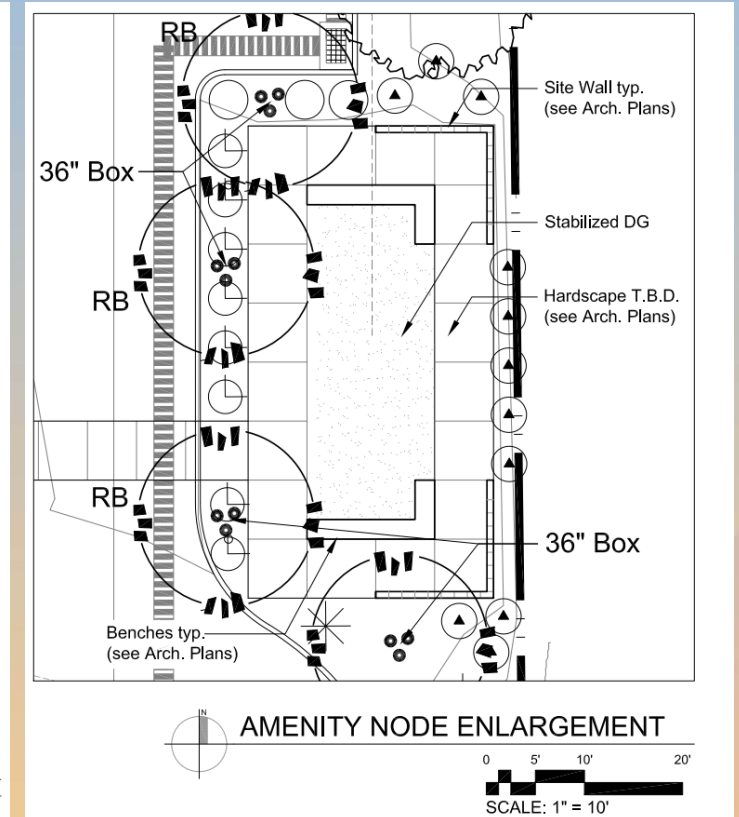
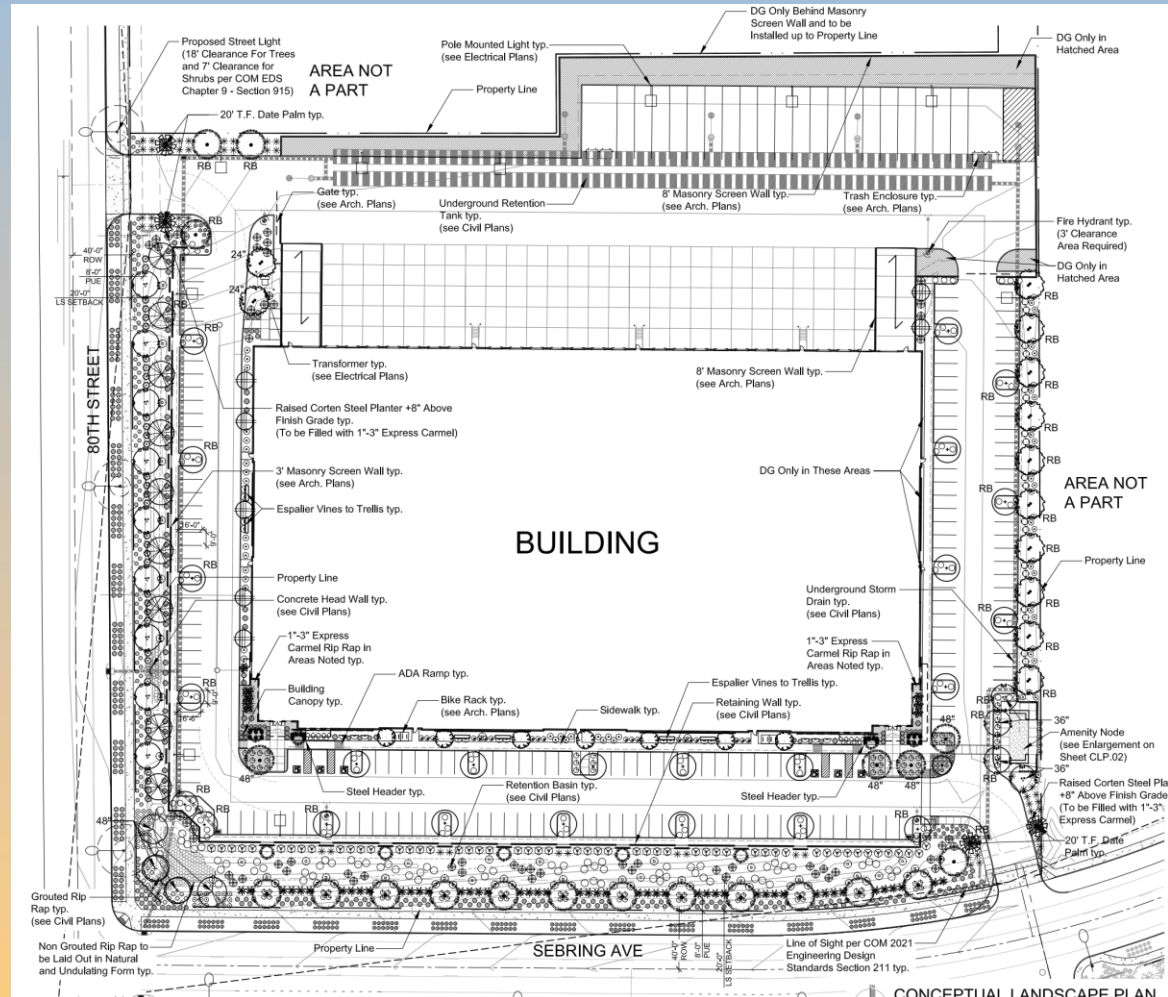




# Landscape Plan

**LANDSCAPE LEGEND**  
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS  
(U.O.N. UNLESS OTHERWISE NOTED)  
(tm - MSN trade marked by Mountain States Nursery)

TREES	SIZE	QTY
Thevetia peruviana Yellow Oleander Tree	36" Box Multi-Trunk	01
Prosopis alba Argentine Mesquite 'Thornless'	24" Box Multi-Trunk	09
Quercus virginiana Southern Live Oak	24" Box Matching, Standard	24
Quercus virginiana Cathedral Oak Tree	36" Box Standard	07
Ebenopsis ebano Texas Ebony	48" Box Standard	02
Pistacia chinensis "Red Push" Red Push Pistache Tree	36" Box U.O.N 48" Box Standard	16 04
Olneya tesota Ironwood	48" Box Standard, Low Breaker	02
Nerium oleander (Tree Form) White Oleander Tree	36" Box Standard	09
Parkinsonia florida Blue Palo Verde	36" Box U.O.N 24" Box Standard, Low Breaker	10 02
Phoenix dactylifera Date Palm	20' Trunk Ft	04
Chamaecyparis humilis Mediterranean Fan Palm	24" Box Single Trunk	07
Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon Multi-Trunk	07
Parkinsonia hybrid "Desert Museum" Desert Museum	24" Box U.O.N 36" Box Standard, Low Breaker	09 04







# Elevations



EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
PT2:	2440sf	21.4%
PT3:	1914sf	16.8%
PT4/STEEL	259sf	2.3%
CC1:	1028sf	9%
CC2:	1587sf	7.1%
GLASS:	514sf	4.5%

## EAST ELEVATION

Scale: 1" = 20'-0"

WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
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## 4 WEST ELEVATION

Scale: 1" = 20'-0"





# Elevations



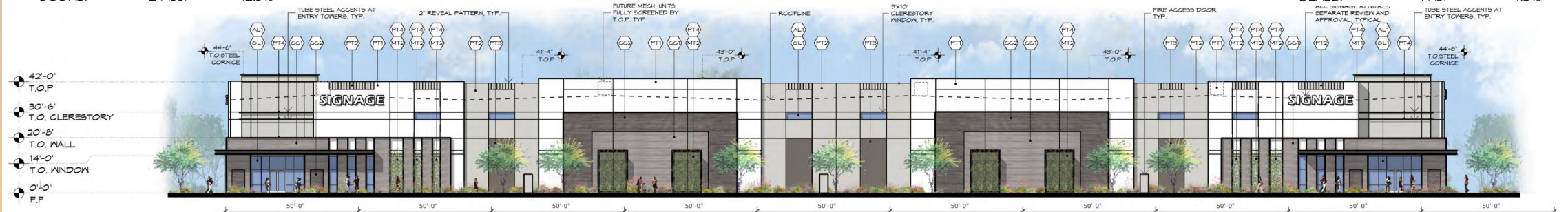
**1 NORTH ELEVATION**  
Scale: 1" = 20'-0"

NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	5652sf	28.3%
PT3:	7249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%
DOORS:	2496sf	12.5%

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%

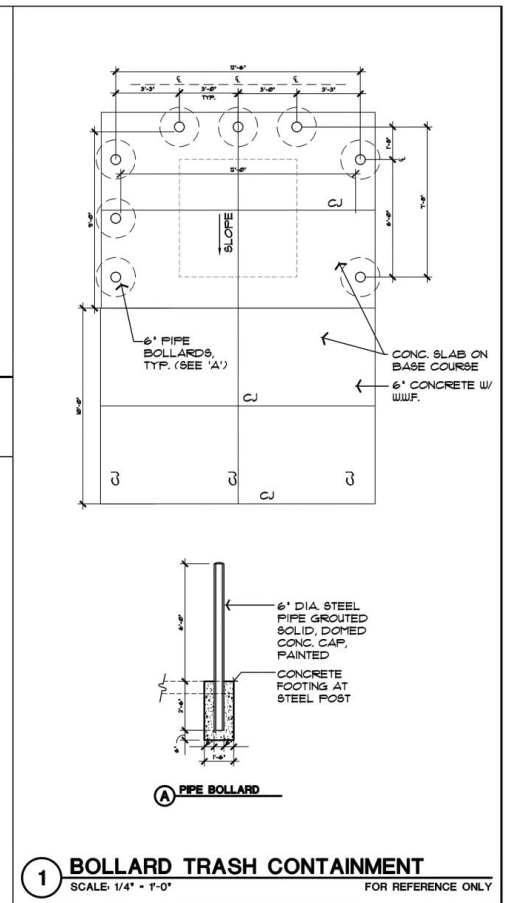
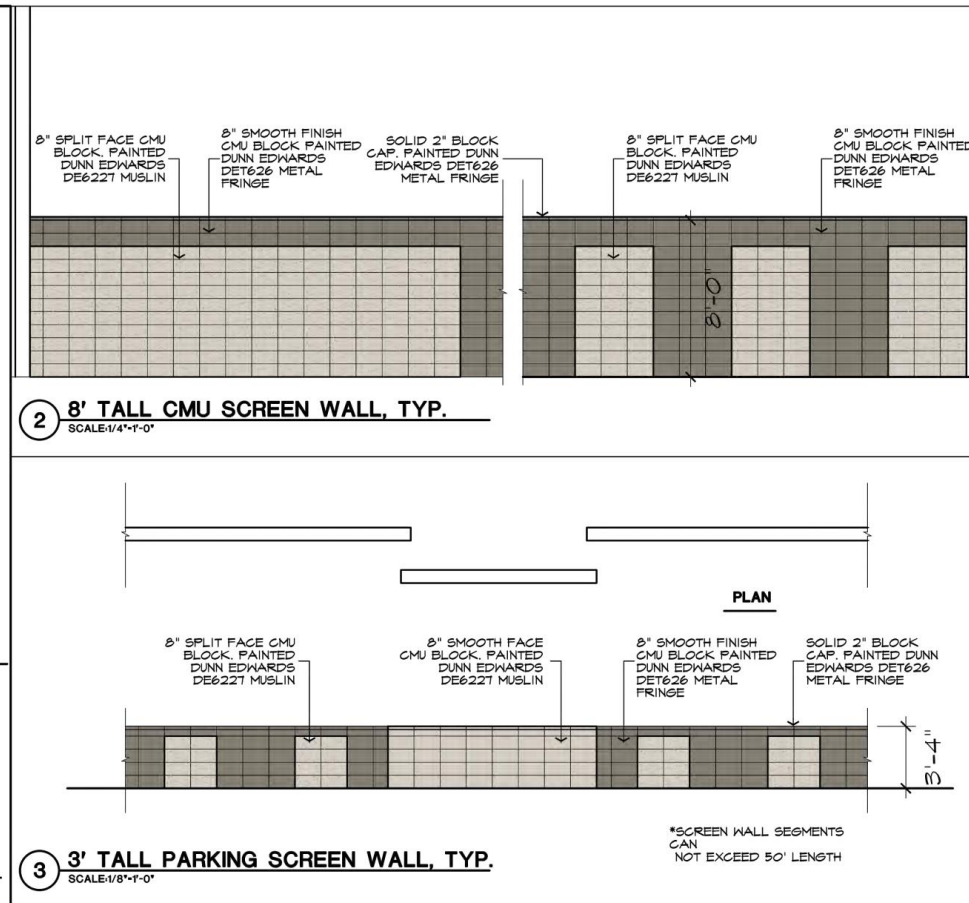
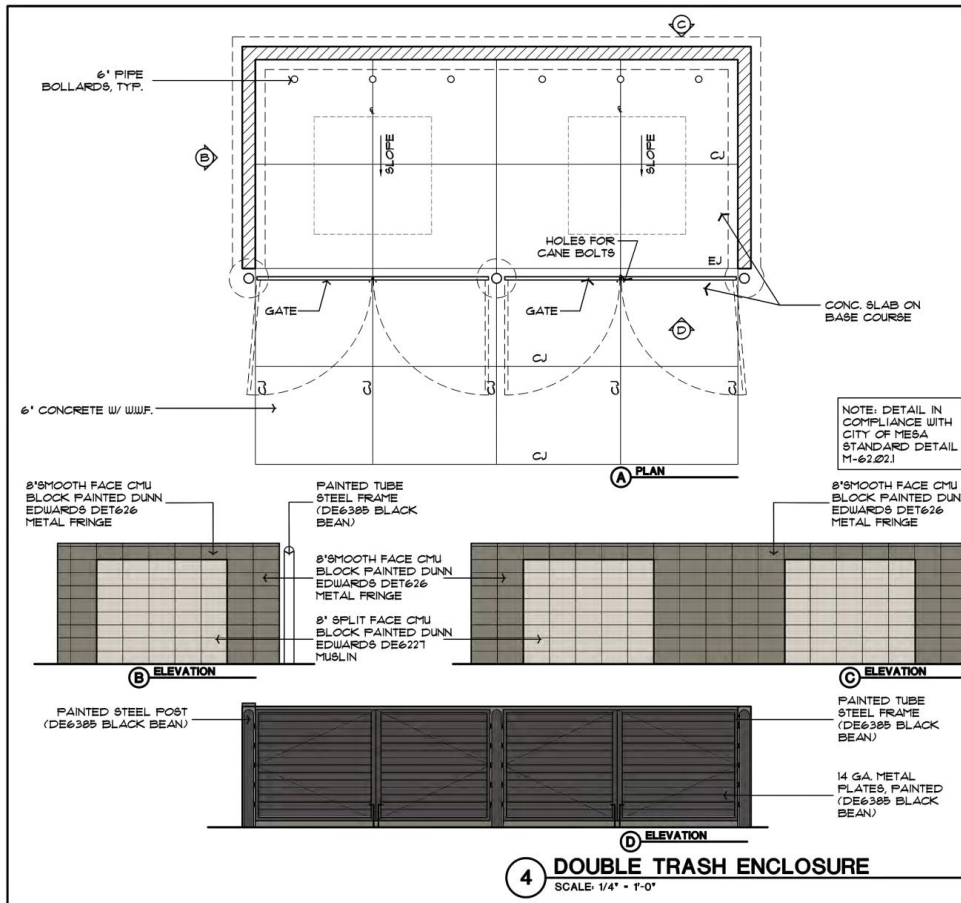


**2 SOUTH ELEVATION**  
Scale: 1" = 20'-0"





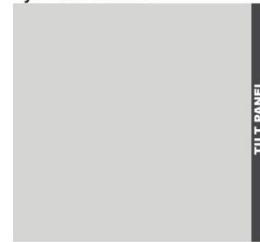
# Elevations



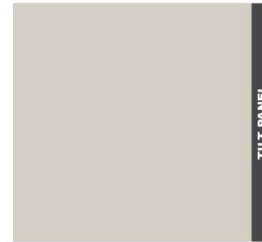


# Colors and Materials

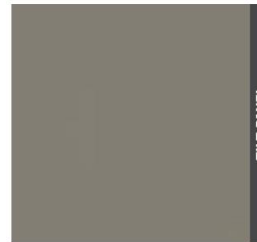
## PAINT COLOR PALETTE by Dunn Edwards



**PT-1** FOSIL  
DE6225



**PT-2** MUSLIN  
DE6227



**PT-3** METAL FRINGE  
DET626



**PT-4** BLACK BEAN  
DE6385

## COLOR CONCRETE by Davis Colors



**CC-1** DUNE 6058



**CC-2** COBBLESTONE 860

## COLOR AND MATERIAL PALETTE

06 MARCH 2023  
22051





# Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Parapet. All parapets must have detailing
- ✓ Foundation Base. 15' foundation base width along facades with a public entrance



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance request

*Staff welcomes any feedback*





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