



# DESIGN REVIEW BOARD

July 13, 2021

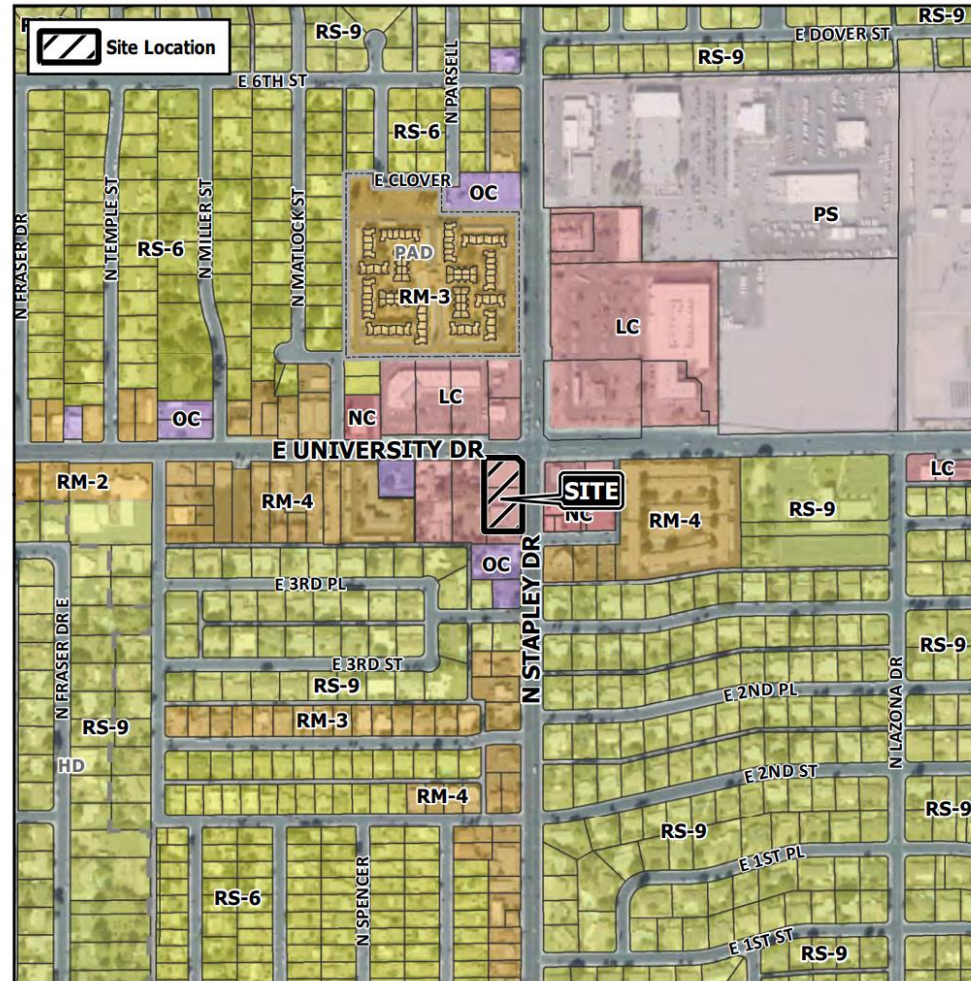


**DRB21-00119**

# Location

- Southwest corner of N. Stapley Drive and E. University Drive

## Design Review Vicinity Map: DRB21-00119



## Case Details

### Case:

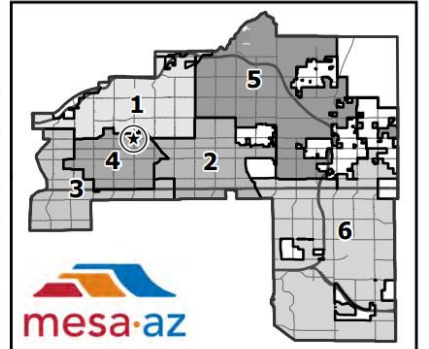
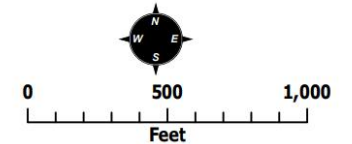
DRB21-00119

### Site / Address:

District 4. Within the 300 block of North Stapley Drive (west side) and within the 1100 block of East University Drive (south side). Located on the southwest corner of Stapley Drive and University Drive. (.70± acres)

### Request:

Requesting the review of a drive-thru coffee shop.







## Request

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- Design Review

## Purpose

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- Proposed coffee shop with a drive thru

# Site Photo



Looking west from N. Stapley

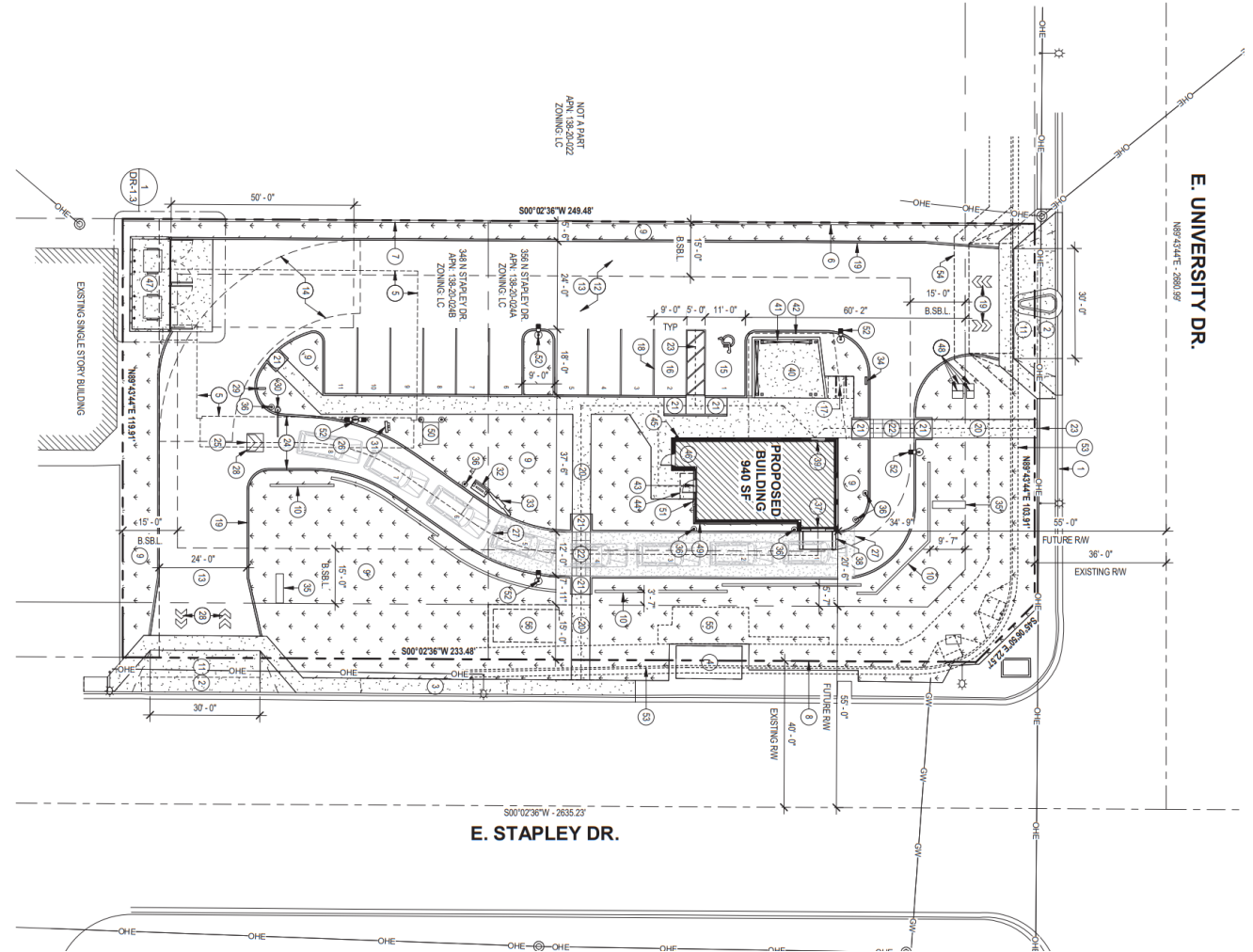


# Site Photo



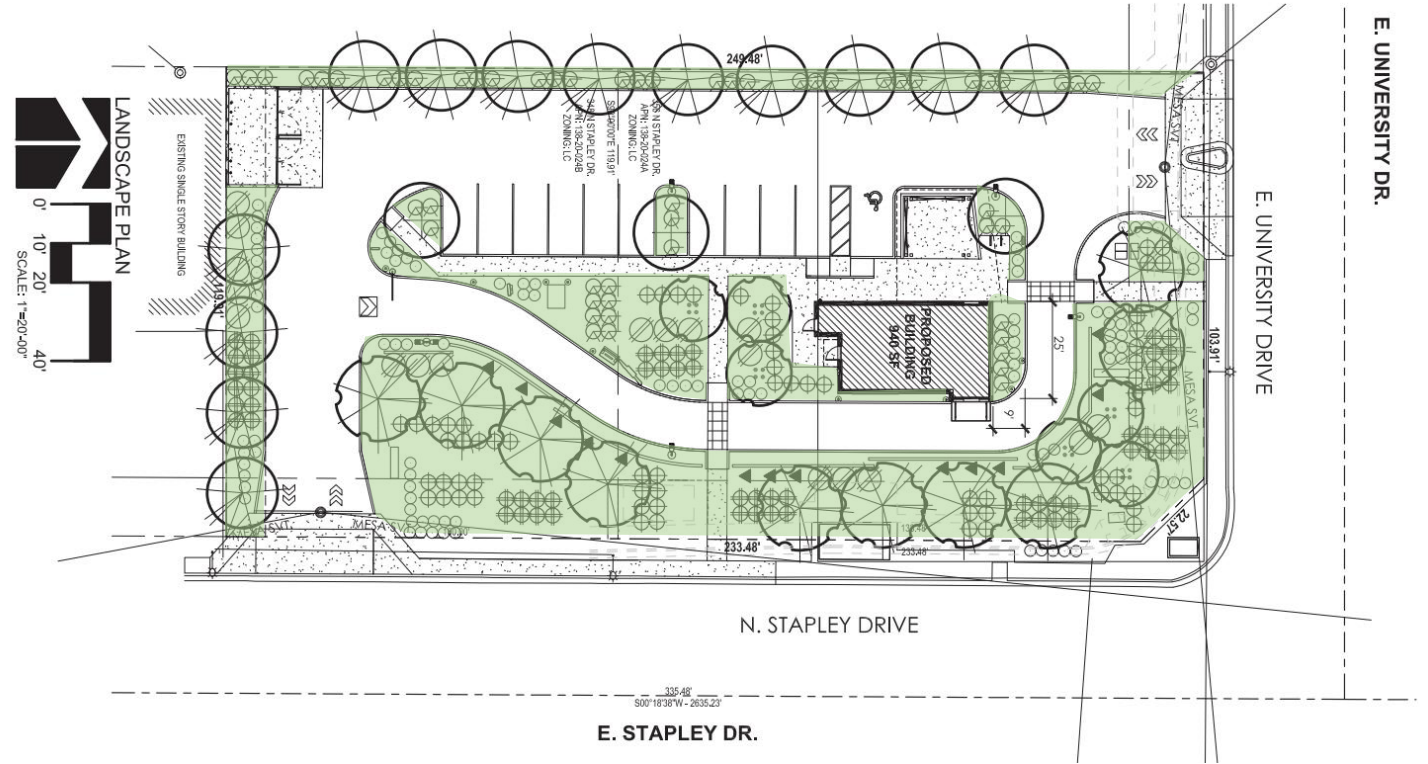
Looking south from E. University

- Right-turn only ingress/egress from E. University
- Full movement ingress/egress from N. Stapley
- Drive-thru with walk-up window
- 293 square feet of covered patio space



# Landscape Plan

- 5-foot landscape buffer along western property line
- 10-foot landscape buffer along southern property line
- Ample landscaping between parking stalls and drive-thru lane





# Plant Legend

- Chinese Elm, Willow Acacia, and Cascalote are listed species in Mesa's tree selection guide
- 'Red-Push' is a long-lived deciduous tree that prefers the desert climate

## LANDSCAPE LEGEND

	PISTACHE 'RED-PUSH' RED PUSH PISTACHE 36" BOX (10)
	ULMUS PARVIFOLIA CHINESE ELM 24" BOX (3)
	CAESALPINIA CACALACO 'SMOOTHIE' CASCALOTE 36" BOX (6)
	ACACIA SALICINA WILLOW ACACIA 24" BOX (13)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (18)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (64)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON (60)
	RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (55)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (99)
	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (13)

1/2" SCREENED SADDLEBACK BROWN

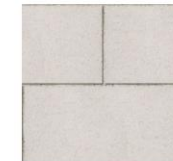
# Materials

- Masonry (CMU)
- Stucco
- Aluminum composite panels
- Glazing

## MATERIAL BOARD STARBUCKS SHELL BUILDING UNIVERSITY & STAPLEY MESA, ARIZONA



MATERIAL - A  
GROUND FACE CMU  
BLOCK INTEGRAL  
COLOR ASH



MATERIAL - B  
FRANKLIN STONE  
MASONRY UNIT  
COLOR MONUMENT WHITE



MATERIAL - C  
STUCCO FINISH SYSTEM  
SAND TEXTURE  
COLOR DUNN EDWARDS  
DE 6213 FINE GRAIN



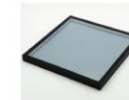
MATERIAL - D  
STUCCO FINISH  
SAND TEXTURE  
COLOR: DUNN EDWARDS  
DET680 ESPRESSO  
MACCHIATO



MATERIAL - E  
ALUMINUM COMPOSITE  
PANELS (ACM) AND  
METAL WORK  
COLOR: DUNN EDWARDS  
DEA002 BLACK



MATERIAL - F  
STOREFRONT FRAMING 2X6  
COLOR: CLEAR ANODIZED  
ALUMINUM



MATERIAL - G  
GLAZING 1" INSULATED  
COLOR: DOUBLE SILVER



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# Elevations

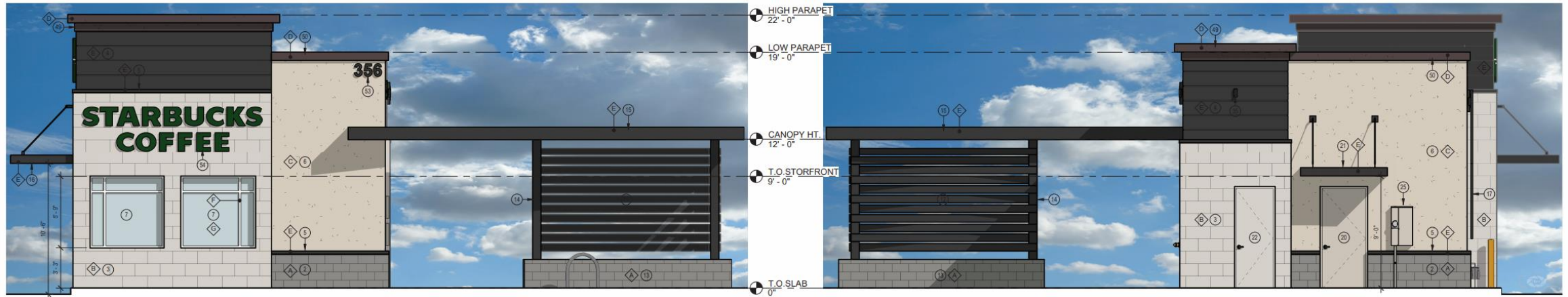


**1 WEST ELEVATION**  
1/4" = 1'-0"

## EXTERIOR MATERIALS

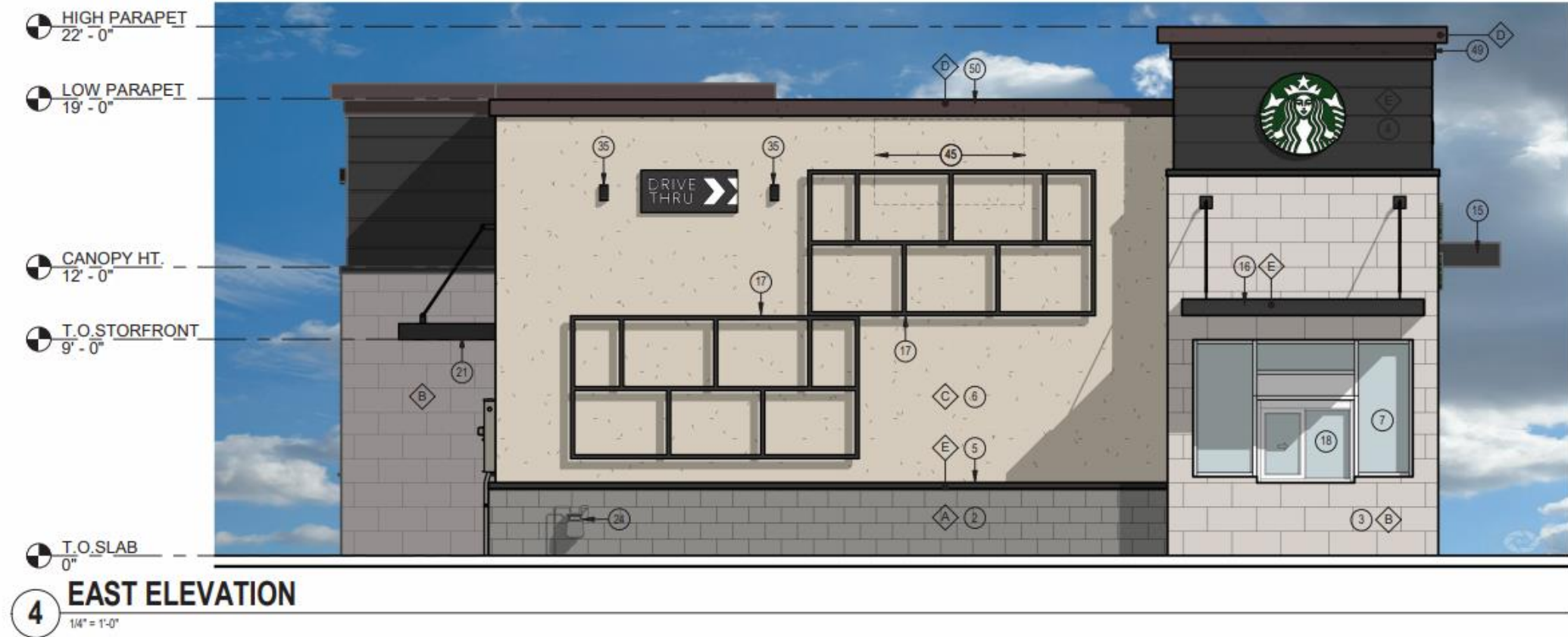
- A CMU INTEGRAL COLOR ASH GROUND FACE 8X8X16
- B FRANKLIN STONE MASONRY UNITS MONUMENT WHITE GROUND FACE 4X12X24
- C STUCCO FINISH SYSTEM SAND TEXTURE COLOR FINE GRAIN DE6213
- D STUCCO FINISH SYSTEM SAND TEXTURE COLOR ESPRESSO MACCHIATO DE2160
- E ALUMINUM COMPOSITE PANELS (ACM) AND METAL WORK COLOR BLACK DE402
- F STOREFRONT SYSTEM 2X6 CENTER GLAZED CLEAR ANODIZED ALUMINUM FINISH
- G GLAZING 1" INSULATED DOUBLE SILVER

FACADE MATERIAL S.F. AREA TABLE				
	WEST	NORTH	SOUTH	EAST
MASONRY	310	216	177	286
STUCCO	430	168	244	480
ACM	128	74	86	68

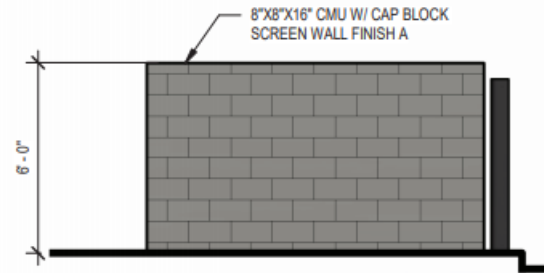




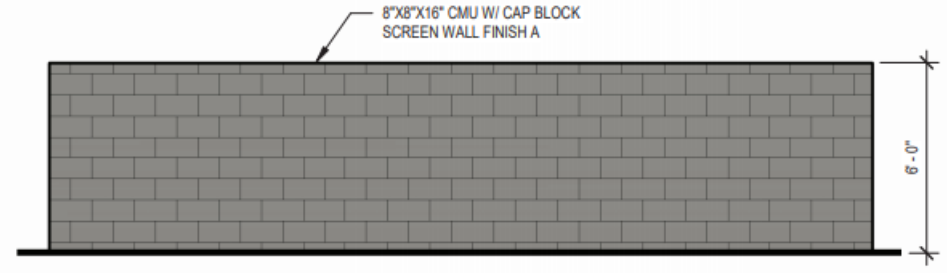
# Elevations



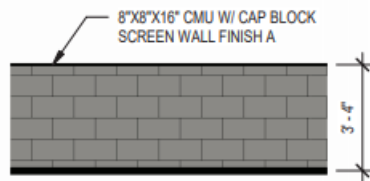
# Site Details



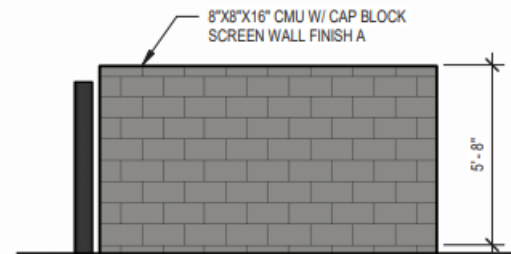
**5 REFUSE ELCLOSURE LEFT SIDE**  
1/4" = 1'-0"



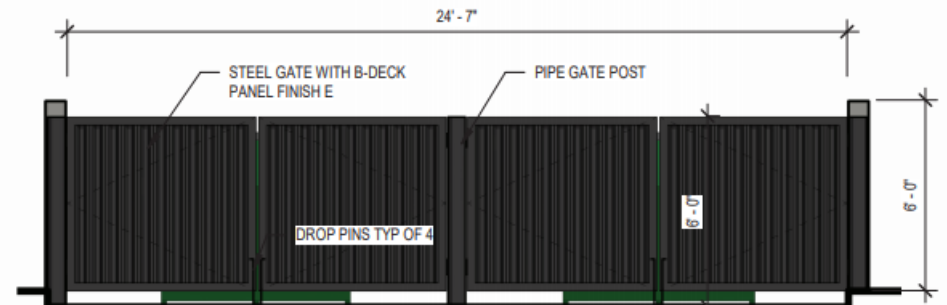
**3 REFUSE ELCLOSURE BACK**  
1/4" = 1'-0"



**6 SCREEN WALL**  
1/4" = 1'-0"



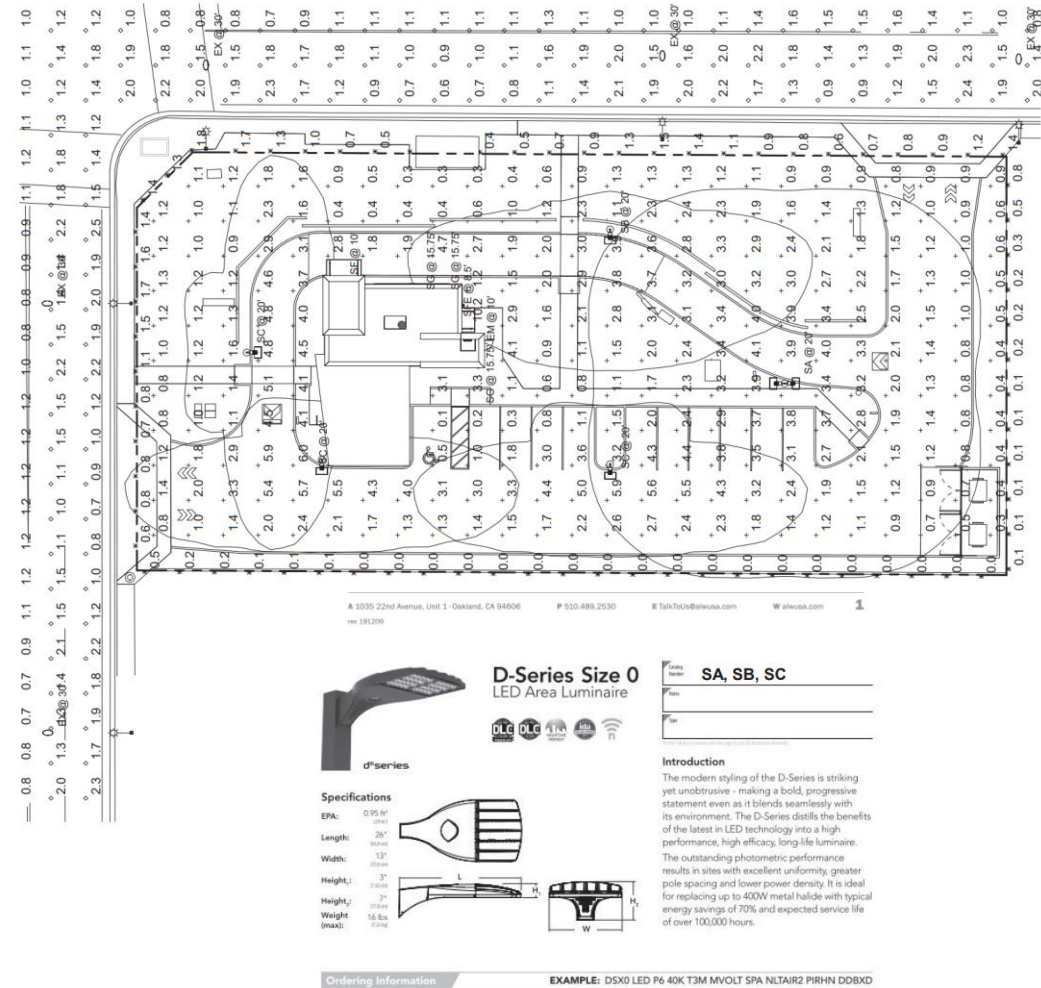
**4 REFUSE ELCLOSURE RIGHT SIDE**  
1/4" = 1'-0"



**2 REFUSE ELCLOSURE FRONT**  
1/4" = 1'-0"

# Lighting

- Freestanding light poles do not exceed the maximum height specified in Table 11-30-5 in the MZO
- Building-mounted lights use shielded, directional fixtures
- Spillage does not exceed 0.5 foot candles above ambient levels along the western property line





# Summary

## Findings

- ✓ Design incorporates multiple materials
  - ✓ Exterior walls are subdivided using projections, overhangs, and awnings
  - ✓ Design provides architectural interest along the roofline
  - ✓ No more than 50% of each façade is covered with a single material
- 
- Staff welcomes any feedback



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