

**Tuesday, March 14, 2023
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Vice Chair Tanner Green
Boardmember Scott Thomas
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen

MEMBERS ABSENT:

Chair Paul Johnson
Boardmember Dane Astle
Boardmember Justin Trexler

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Charlotte Bridges
Sean Pesek
Josh Grandlienard
Alexis Jacobs
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

Vice Chair Green welcomed everyone to the meeting at 4:42 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the February 14, 2023 Design Review Board Meeting.**

A motion to approve the Minutes from February 14, 2023, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Knudsen.

Vote: 4 – 0

Upon tabulation of votes, it showed:

AYES – Green – Thomas – Placko – Knudsen

NAYS – None

ABSENT– Johnson – Astle – Trexler

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases: *

- 3a DRB22-01053 - "Gravity Energy Drinks"** (District 5). Within the 10000 to 10100 blocks of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue. (1± acres). Design Review for a restaurant with a drive-thru. Tim Rasnake, Archicon, Applicant; VJ Crismon LLC, Owner.

Staff Planner Chole Durfee Daniel presented the case.

See attached presentation.

Staff planner Chole Durfee Daniel summarized the case:

- Concern that this is the fourth build of the same overall design
- Future developments need at least subtle changes in either the form, colors, or materials
- Company website shows different variations of style, materials, and architecture on other locations
- This development doesn't have to change, but future developments need to show variation

- 3b DRB22-01156 - "Higley 202 Industrial Commerce"** (District 5). Within the 3800 block of North Higley Road (east side) and within the 3800 block of North 54th Street (west side). Located east of Higley Road and north of Thomas Road. (10± acres) Design Review for an industrial park. Rauf Moosavi, Moosavi Design, Applicant; Boyle Family LP, Owner

Staff Planner Josh Grandlienard presented the case.

See attached presentation.

Staff planner Josh Grandlienard summarized the case:

- Provide a detail of the retaining wall and all walls on site, and make sure they blend into the surrounding desert landscape
- Ensure the dock doors are screened
- Ensure the Cadet grey is a greener grey – consider swapping to another green-grey
- Swap landscaping palette for a more natural desert plants landscape
- Clarify the ground cover by providing color and size of proposed DG/stone
- Jacaranda – High water plant – remove from palette, especially within ROW since it will not be permitted due to high water usage
- Provide a relief or texture on the elevations for the speculative industrial
- Remove or blend doors into the architecture shown along private drive

- 3c DRB22-01277- “The Brickyards on Ellsworth”** (District 6). Within the 9200 to 9600 blocks of East Willis Road (south side). Located north of Germann Road and east of Ellsworth Road. (63± acres). Design Review for an industrial park. Dale Couture, Ware Malcomb, Applicant; NEC E&G, LLC, Owner.

Staff Planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Bring downspouts internally
- Consider using alternative colors for wayfinding

- 3d DRB22-01310 - “48th St. & Ingram”** (District 2). Within the 1700 block of North 48th Street (west side) and within the 4700 block of East Ingram Street (north side). Located west of Higley Road and south of McKellips Road. (3± acres). Design Review for an industrial building. Carlos Elias, LGE Design Group, Applicant; LPC Mesa, LLC, Owner.

Continued to the April 11, 2023 Design Review Board Work Session

- 3e DRB22-01345 – "La Mesita - Phase 4"** (District 3). Within the 2200 block of West Main Street (north side). Located north of Main Street and west of Dobson Road. (1± acres). Design Review for a multiple residence. Earl and Curley, Applicant; A New Leaf Inc., Owner.

Staff Planner Josh Grandlienard presented the case.

See attached presentation.

Staff planner Josh Grandlienard summarized the case:

- No comments

- 3f DRB23-00013 – “Home Away from Home”** (District 2). Within the 4600 block of East Banner Gateway Drive (north side) and within the 1700 block of South Pierpont Drive (west side). Located east of Greenfield Road and south of the US 60 Superstition Freeway. (13 ± acres). Design Review for a temporary housing development associated with Banner Gateway Medical Center. Alex Steadman, RVi Planning + Landscape Architecture, Applicant; Banner Health, Owner.

Staff Planner Sean Pesek presented the case.

See attached presentation.

Staff planner Sean Pesek summarized the case:

- Suggested low-level lighting along the eastern boundary to help define the space and improve security
- Revise the colored elevations to accurately portray the smooth stucco material as it appeared to have texture on the submitted set

Vice Chair Green read public comment into the record:

Rafael Testai, 1941 S Pierpont Dr 2079: I represent the residents that lives within 1000 feet of the construction that will be held, attached. Serious question: how will you ensure the neighbors that the air quality in the area will be acceptable throughout the construction process? Do you have a plan as to how you will measure the air quality of the air of various timelines? As we've learned through this pandemic, is the things we can't see that can hurt us the most.

Applicant Alex Steadman responded by saying feel comforted knowing, the ones doing the construction out here are the best in the business, it's Taylor Morrison. They're national home builder, built out 1000s of homes here locally every year. Whatever ADEQ, air quality requirements there may be associated with the construction process, they will be on top of that, and they will be on top of their contractors to ensure that won't be a problem.

- 3g DRB23-00025 - "Sonoran Gateway Exchange".** District 6. Within the 7300 to 7500 blocks of South Sossaman Road (east side) and within the 7600 to 8000 blocks of East Germann Road (north side). Located north of Germann Road on the east side of Sossaman Road. (36± acres). Design Review for an industrial development. Jill Inouye, Ware Malcomb, Applicant; RLIF Mesa Development SPE, LLC, Owner.

Staff Planner Cassidy Welch presented the case.

See attached presentation.

Staff Planner Cassidy Welch summarized the case:

- Have color change correspond to roof pitch change
- Revise tree locations on south side outside of perimeter wall
- Paint downspouts to match
- Conflict concerns between landscaping and truck/trailer parking
 - Consider shortening parking and adding additional DG, curb-stops, etc.

- 4 Adjournment:** Boardmember Placko moved to adjourn the meeting and was seconded by Boardmember Thomas. Without objection, the meeting was adjourned at 6:47 PM.



Design Review Board



DRB22-01053

Gravity Energy Drinks



Request

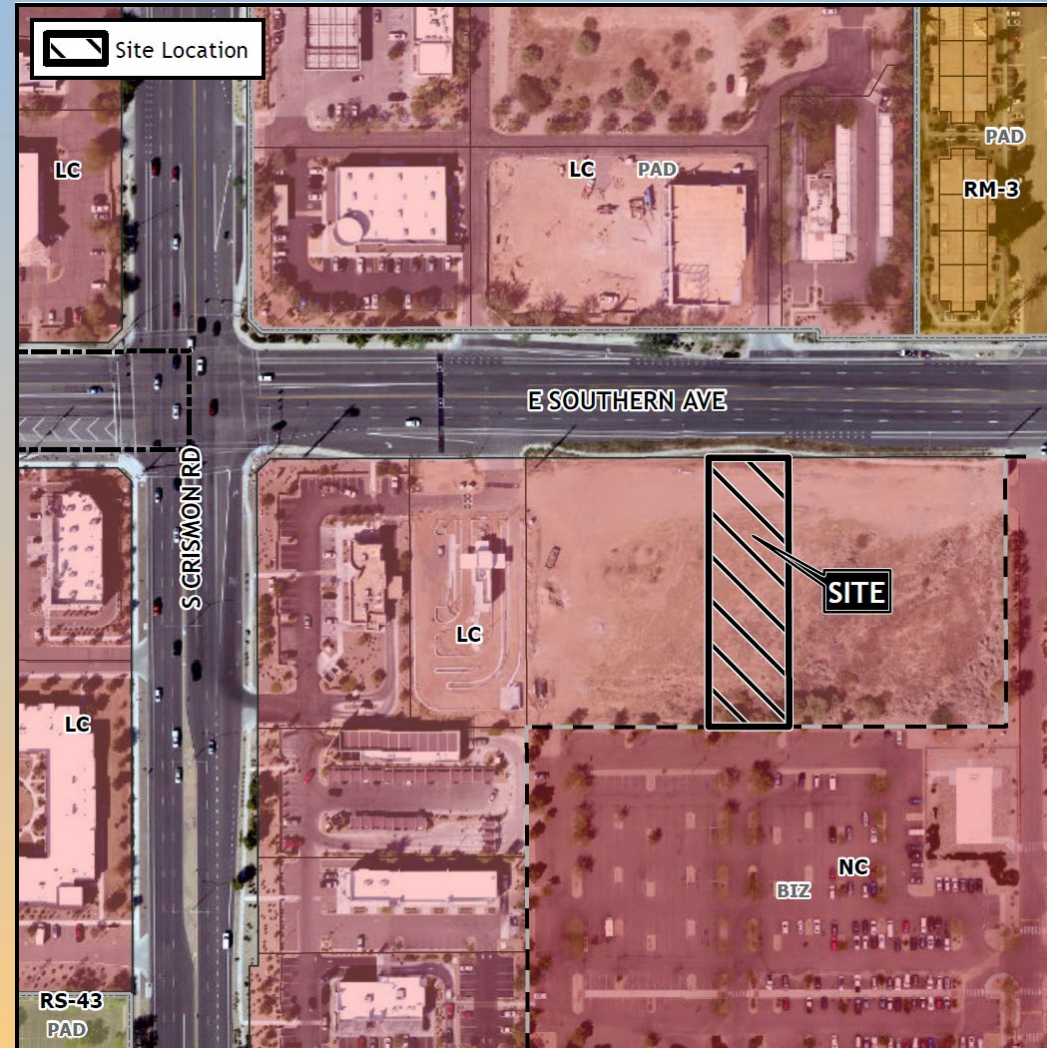
- Design Review
- To allow a restaurant with a drive thru





Location

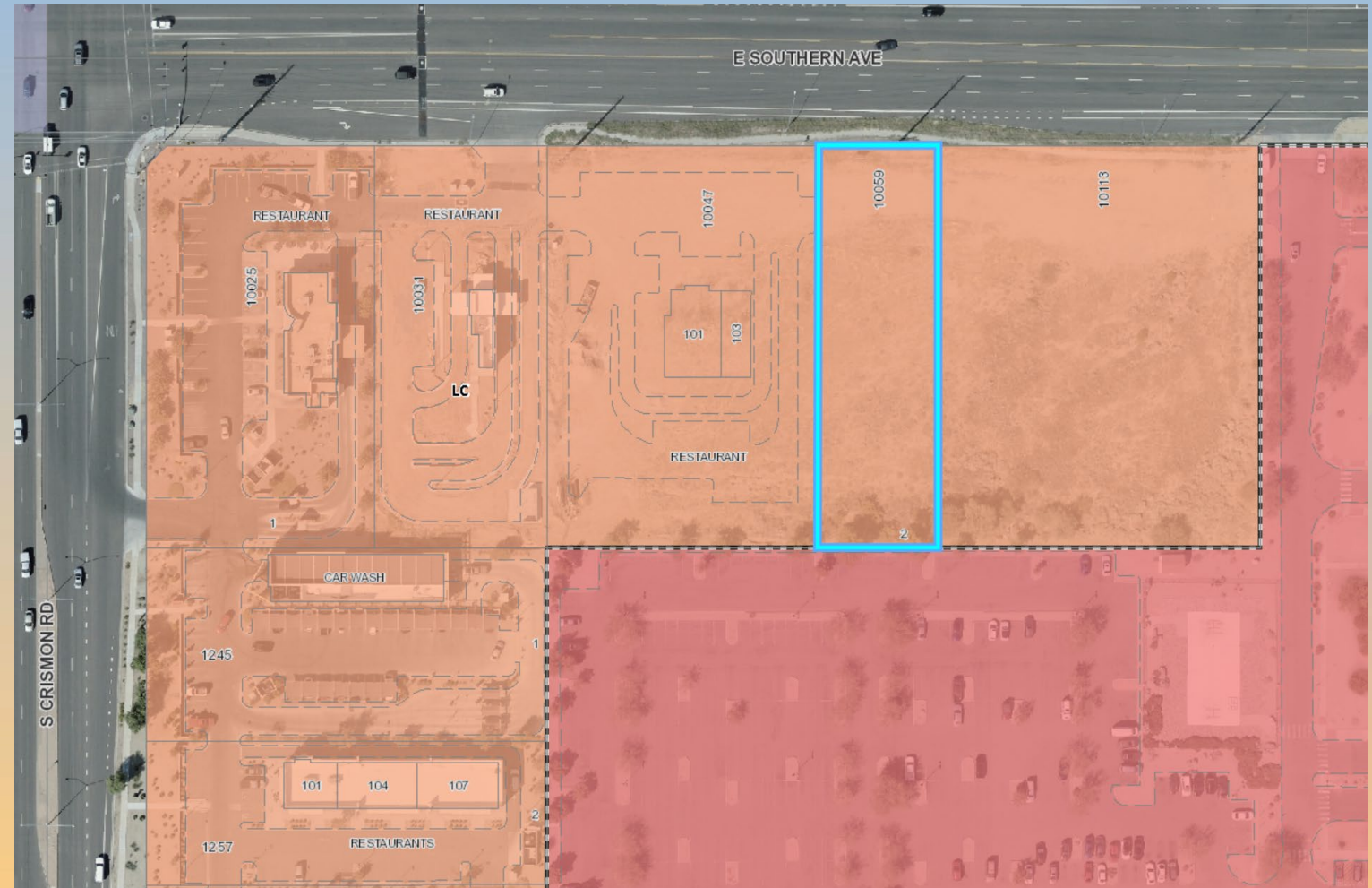
- South of Southern Avenue
- East of Crismon Road





Zoning

- Limited Commercial
 - A drive thru use is allowed





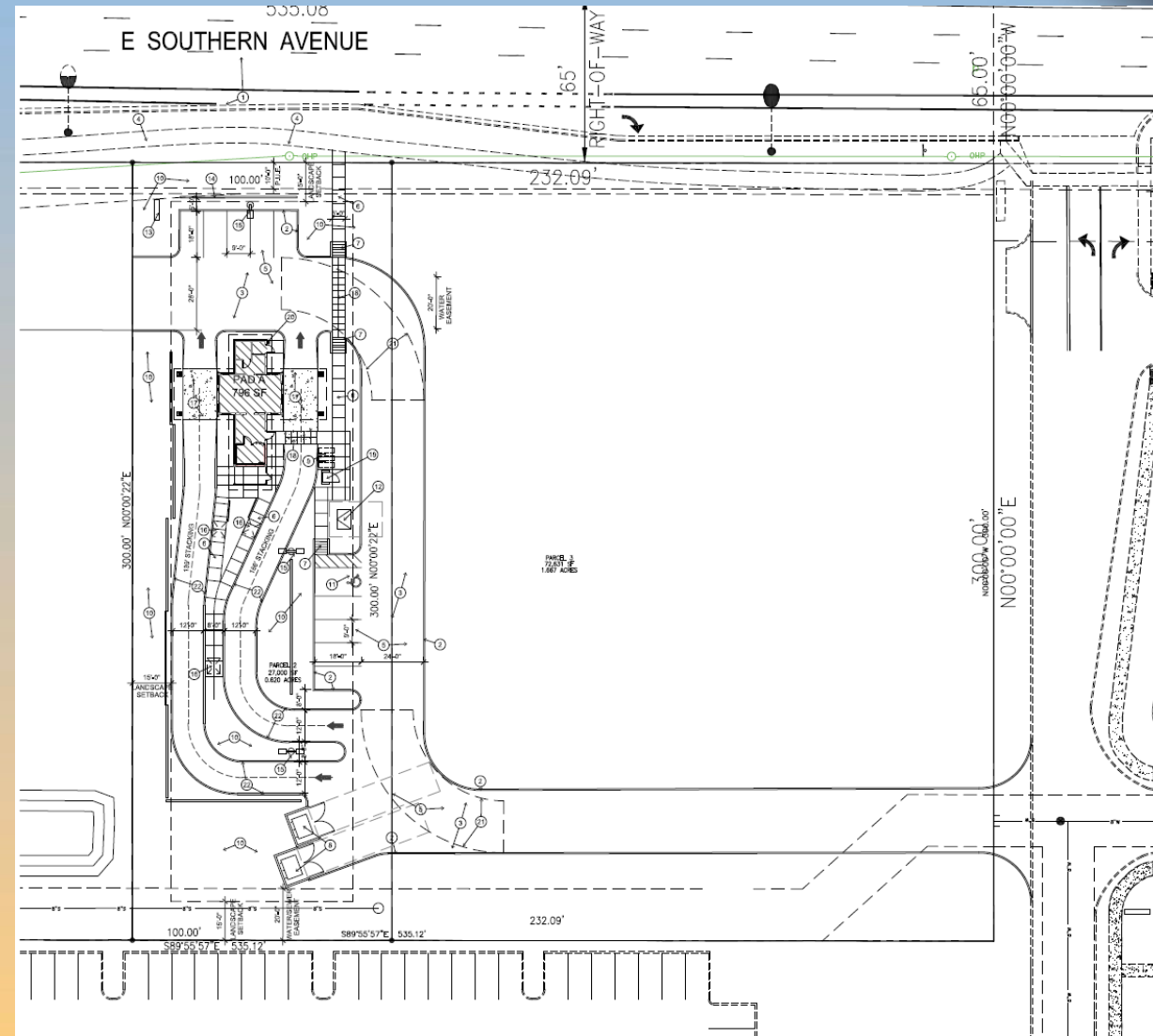
Site Photos



Looking south from Southern Avenue



- 796 sq. ft. building
- Drive thru only facility
- Drive thru lanes on both sides of the building

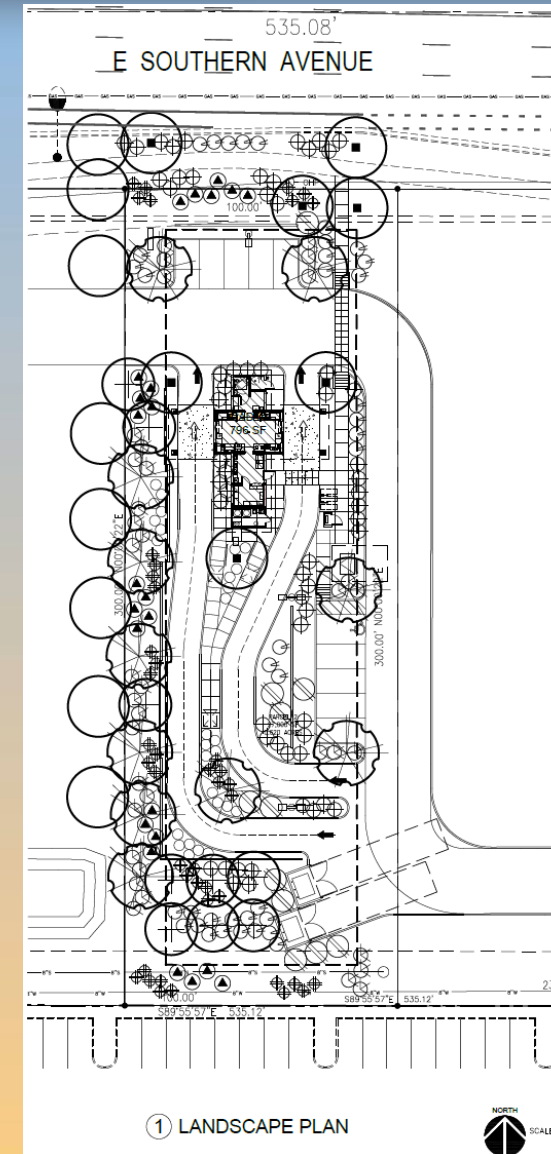
















Landscape Plan

Includes

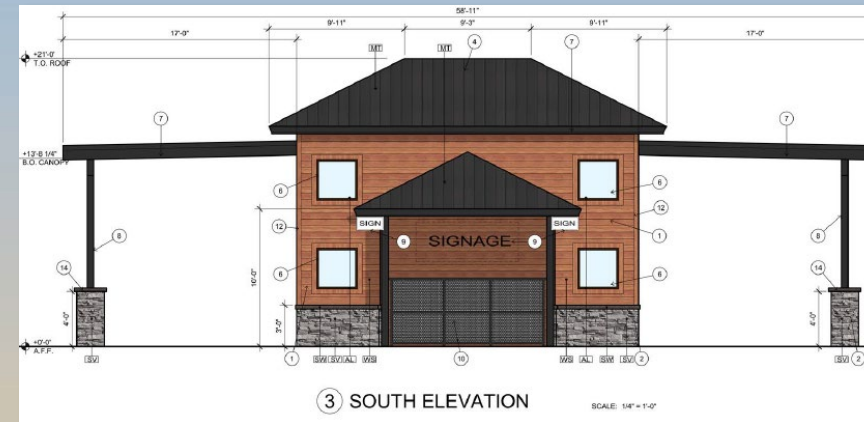
- Chinese Elm
- Mulga
- Mexican Bird of Paradise
- And smaller shrubs



LANDSCAPE LEGEND	
TREES	GROUND COVER
 <i>Ulmus parvifolia</i> Chinese elm 24" Box	 <i>Lantana montevidensis</i> Gold Mound' 1 Gallon
 <i>Acacia Aneura</i> Mulga 36" Box	 D.G. 1/2" Screened Express Painted Desert 2" min thickness in all landscape areas
 <i>Caesalpinia Mexicana</i> mexican bird of paradise 24" Box	
 Existing Tree Protect from Construction	
SHRUBS	
 <i>Dasylerion wheeleri</i> Desert spoon 5 Gallon	 <i>Tecoma stans</i> Yellow Bells 5 Gallon
 <i>Hesperaloe Funifera</i> Giant Hesperaloe 5 Gallon	 <i>Hesperaloe perpa</i> Break Light Red Yucca 5 Gallon
 <i>Nerium Oleander</i> Petite pink 5 Gallon	
 <i>Eremophila Glabra</i> Mingenew Gold 5 Gallon	



Elevations



NORTH ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
WOOD LOOK SIDING	310 SF	43.42%
STONE	90 SF	12.60%
GLASS/WINDOWS:	36 SF	5.05%
STANDING SEAM METAL ROOFING:	278 SF	38.93%
TOTAL FACADE	714 SF	100%

SOUTH ELEVATION

FACADE MATERIALS	SQUARE FOOTAGE	% AREA
WOOD LOOK SIDING	310 SF	43.42%
STONE	90 SF	12.60%
GLASS/WINDOWS:	36 SF	5.05%
STANDING SEAM METAL ROOFING:	278 SF	38.93%
TOTAL FACADE	714 SF	100%

WEST ELEVATION

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

EAST ELEVATION

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



Renderings





Renderings





Renderings





Colors and Materials



MANU: ATAS (OR EQUAL)
TYPE: OPALINE/OPF SMOOTH PANEL
6" COVERAGE
COLOR: WOODLAND SERIES CEDAR

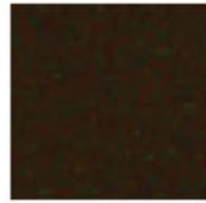


MANU: EL DORADO STONE
TYPE: STACKED STONE
COLOR: SILVER LINING

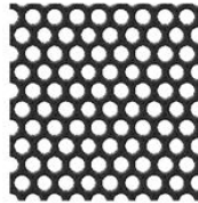


STANDING SEAM METAL ROOFING
PAC-CLAD, SNAP-CLAD,
16" COVERAGE OR EQUAL
BLACK FINISH

PROVIDE 2 COATS MAPEI "ULTRACARE"
ENHANCING SEALANT



ANODIZED ALUMINUM FINISH
DARK BRONZE



MCNICHOLS PERFORATED METAL
ROUND, CARBON STEEL, COLD ROLLED,
16 GAGUE (.0598" THICK),
1/4" ROUND ON 1/2" STAGGERED CENTERS,
23% OPEN AREA



SHERWIN WILLIAMS
SW 6258 TRICORN BLACK



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



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



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed Building Elevations
- ✓ Landscape Plan

Staff welcomes any feedback



DRB22-01156 Higley 202



Request

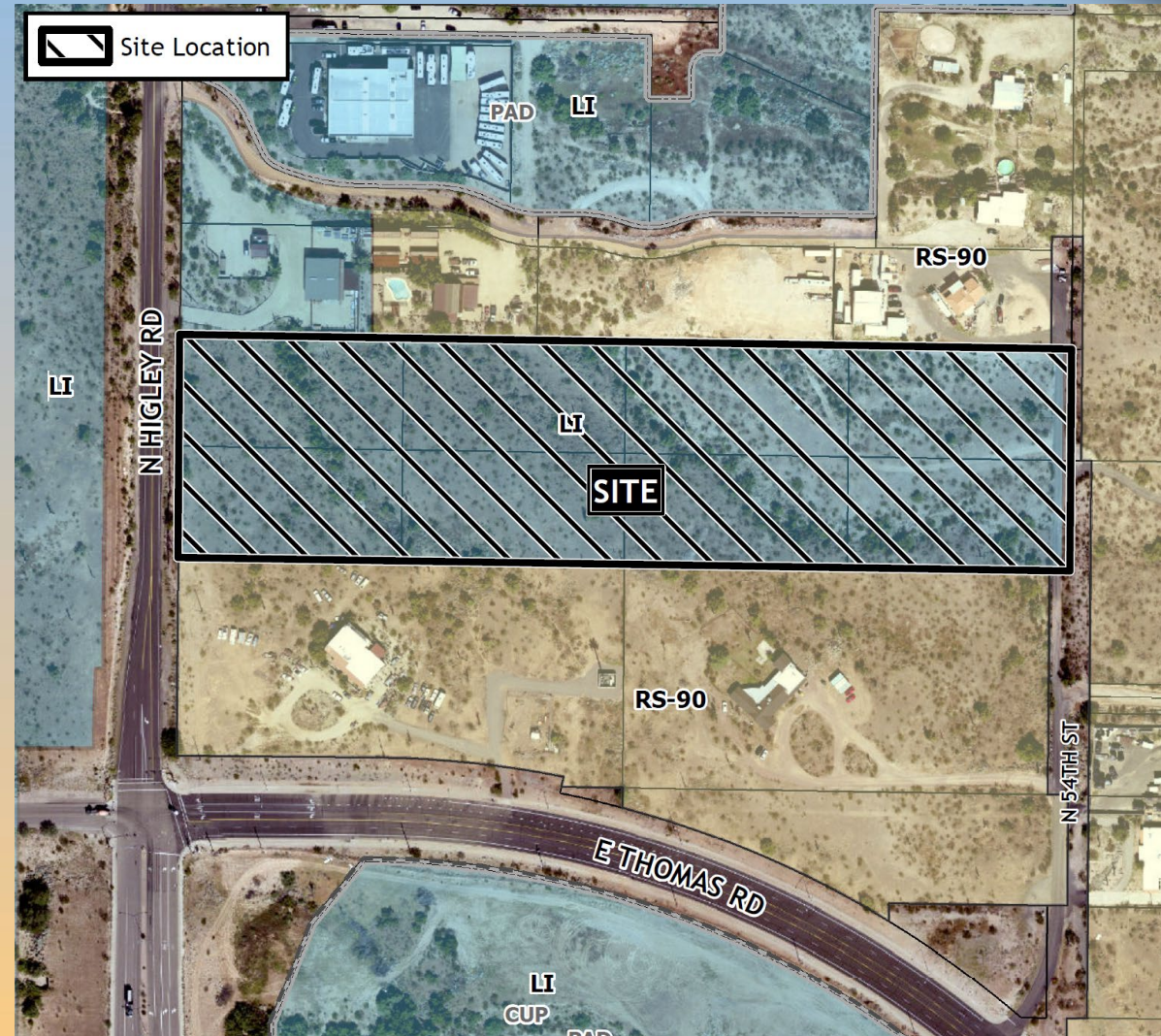
- Design Review
- To allow an Industrial Business Park





Location

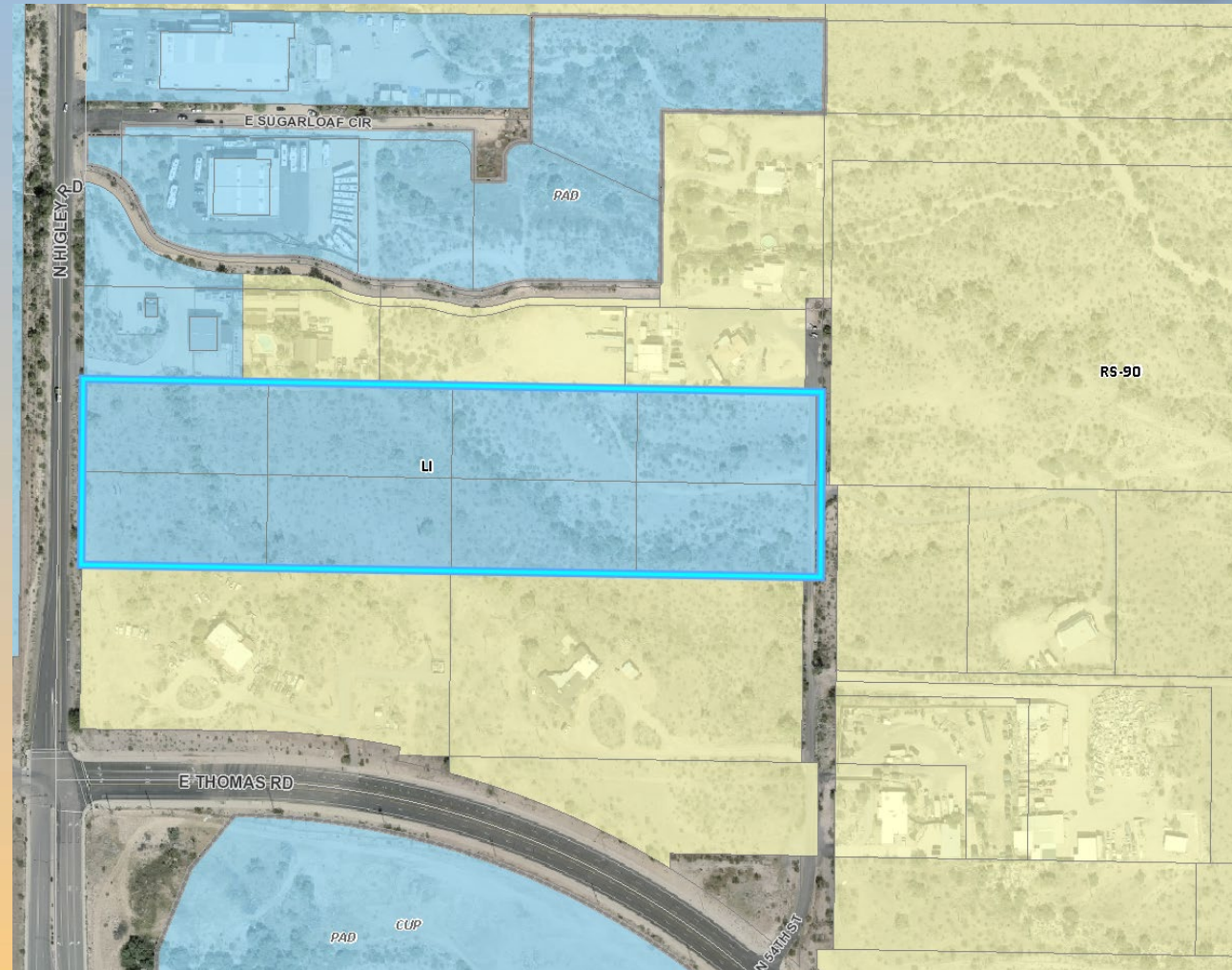
- North of Thomas Road
- East of Higley Road





Zoning

- Light Industrial (LI)
- Proposed Rezone to LI-PAD to allow for lots to front on a private drive





Site Photos

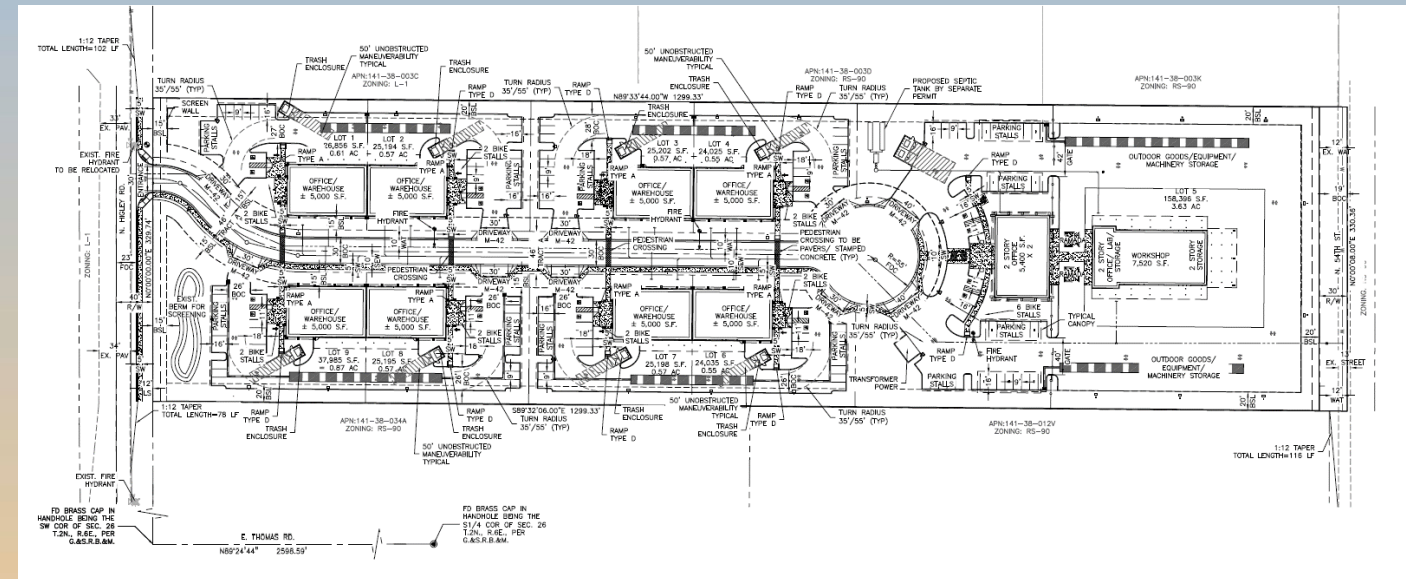


Looking east from Higley Road



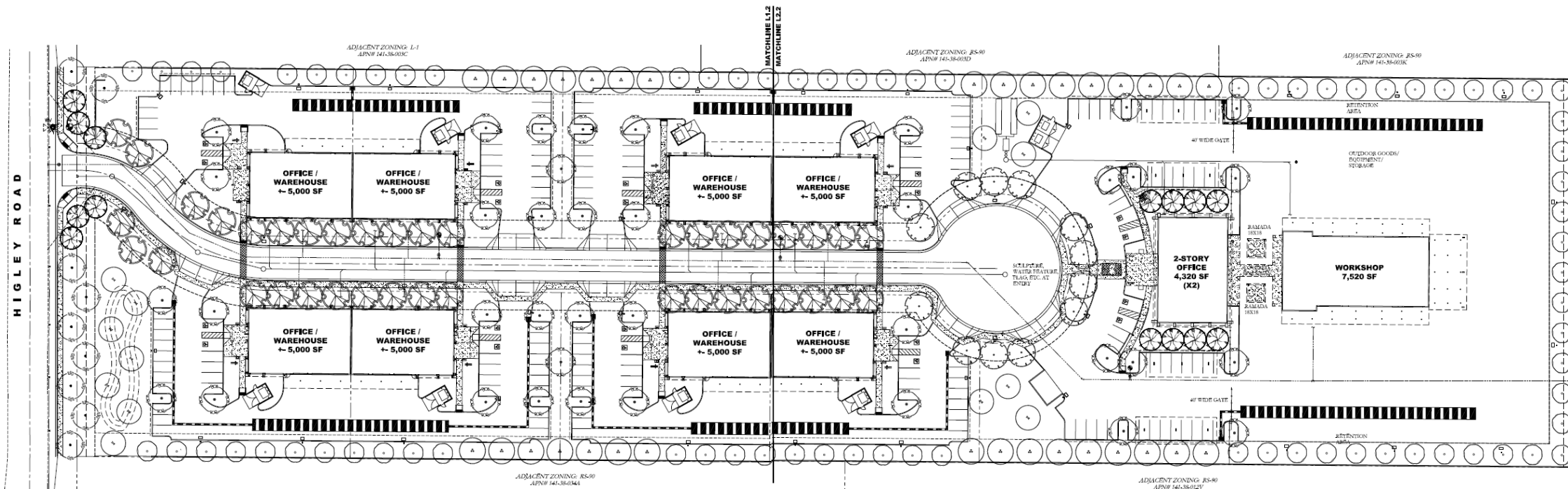
Site Plan

- 9 buildings of various sizes
- Majority of buildings are general industrial spec buildings
- Kinkaid Civil proposed user for 2 story office





Landscape Plan



PLANT MATERIAL SCHEDULE		
SYMBOL	SPECIES	SIZE / QTY.
TREES AND PALMS		
	ULMUS PARVIFLORA CHERRY BLOSSOM	2"4" BOX / 38
	ACACIA ANAETHOLA	2"4" BOX / 76
	MULGA	2"4" BOX / 13
	ACACIA SWEET ACACIA	2"4" BOX / 13
	ACACIA NEMOROSA JACARANDA	3"6" BOX / 14
	RED BUSH RED BUSH RED PUP-PRESTACHE	2"6" BOX / 12
	FRAXINUS VESUTINA ARJUNA ASH	3"6" BOX / 13
	DAURIGERIA BELLINA BISCUIT TREE	2"4" BOX / 32
	CRIDENDUM "DESERT MIMOSA" THORNLESS PAIL VERDE HYBRID	2"6" BOX / 9
	CHAMADROPHILA MIMOSOSA FAN PALM	2"4" BOX / TEO
	MYRTILLARIA EVERGREEN PEAR	2"4" BOX / TEO
	CHITRA TARKENSTEDT "NIM" GAVIN CHITRA	2"4" BOX / TEO
	NERUM OLIVARIA RED TREE CLEANDER	2"4" BOX / TEO
<small>ALL TREES LOCATED IN PARKING LOT BEHIND ARE ADJACENT TO UNDERGROUND GARAGE. ALL TREES LOCATED IN PARKING LOT BEHIND ARE ADJACENT TO UNDERGROUND GARAGE. ALL TREES LOCATED IN PARKING LOT BEHIND ARE ADJACENT TO UNDERGROUND GARAGE.</small>		
SHRUBS, SUCULENTS & CACTI		
	RUSSIA BRITANNICA LONG-LEAF BLUE RUSSIA	5 GAL /
	RUSSIA PENINSULARIS BAJA RUSSIA	5 GAL /
	TECOMA STANS V. ANGIUSTATA	5 GAL /
	TECOMA STANS HYBRID ORANGE JUBILEE	5 GAL /
	CALLIPANDIA CALIFORNICA BAJA RED FOUR O'CLIMBER	5 GAL /
	LEUCOPHYLLUM CHICOTRUM RED BIRD OF PARADISE	5 GAL /
	LEUCOPHYLLUM ARIZONICUM CHILIFOLIUM RAIN	5 GAL /
	LEUCOPHYLLUM LAMONANCA RED BIRD OF PARADISE	5 GAL /
	LEUCOPHYLLUM FRUTESCENTES PINK CACTI	5 GAL /
	LEUCOPHYLLUM CANDIDUM WHITE CACTI	5 GAL /
	SAVILLA LEUCANTHA MORGAN BAJA	5 GAL /
	MULHEDERIA INGENS DEER GRASS	5 GAL /
	LEUCOPHYLLUM APP. TOMCH GLOW	5 GAL /
	RED HERCULES RED HERCULES	5 GAL /
	NERUM OLIVARIA DWARF WHITE PEAR	5 GAL /
	SENNA AETASIDES RED TARTARUS SENNA	5 GAL /
	EUPHORBIA REDICA CORNET PLANT	5 GAL /
	JACOBINIA BACATA MEXICAN HONEYCUCULUB	5 GAL /
	DEUTEROCYCLUS FORTHRIGHT LILY	5 GAL /
	STREPTOCARPUS AFRICAN BIRD OF PARADISE	5 GAL /
VINES & GROUND COVER		
	BOLANDRA SPECTABILIS BARBARIAN VINE	15 GAL / STAKED
	BOLANDRA SPECTABILIS PURPLE VARIETY	15 GAL / STAKED
	LANTANA MONTEVIDENSIS TROPICAL GLOW	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING PURPLE	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING WHITE	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING RED	1 GAL /
	LANTANA BRITANNICA "WATER" DWARF PURPLE RUSSIA	1 GAL /
MATERIALS		
NO SYMBOL	DESERT VARNISH ROCK (IN ALL NON-TURF AREAS, COLOR SHOULD BE BROWN OR AN APPROVED EQUIV. COLOR TO MATCH LOCAL CLIMATE. SUBMIT SAMPLES FOR PRIOR APPROVAL.	
3-4" DIA.	SURFACE SPECIFIC GRANITE BOLDERS	
2" DIA.	TO MATCH DC BURLY 10" OF BOULDER	



Elevations



EAST SIDE ELEVATION



WEST SIDE ELEVATION



NORTH SIDE ELEVATIONS



SOUTH SIDE ELEVATIONS

FINISH COLOR



A SERIES
SHERWIN WILLIAMS
SW 1000
IBIS WHITE



B SERIES
SHERWIN WILLIAMS
SW 9143
CADET



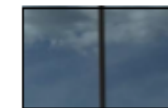
C SERIES
SHERWIN WILLIAMS
SW 6256
GRAYS HARBOR



D
SHEET METAL CLADDING
FINISH: CHEMETAL CO.
#S14 MAYAN
www.chemetalco.com
OR EQUIVALENT



E
WINDOWS/ DOORS
FRAMES
DARK BRONZE
ANODIZED ALUMINUM



F
GLAZING,
REFLECTIVE
GRAY



G SERIES
HOLLOW METAL
FRAME AND DOORS
OVERHEAD DOORS
STEEL RAIL/GABLE
WALL SCONCE
SW 1048
URBANE BRONZE



6 SERIES
HOLLOW METAL
FRAME AND DOORS
OVERHEAD DOORS
STEEL RAIL/CABLE
WALL SCONCE
SW T048
URBANE BRONZE



Renderings





Renderings

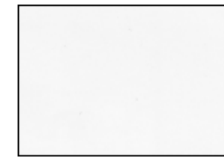




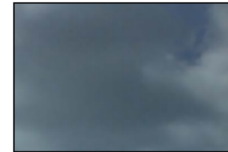
Colors and Materials



E
WINDOWS/ DOORS
FRAMES
DARK BRONZE
ANODIZED ALUMINUM



A SERIES
SHERWIN WILLIAMS
SW 7000
IBIS WHITE



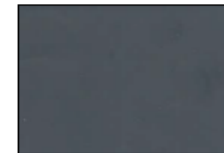
F
GLAZING:
REFLECTIVE
GRAY



B SERIES
SHERMAN WILLIAMS
SW 9143
CADET



G SERIES
HOLLOW METAL
FRAME AND DOORS
OVERHEAD DOORS
STEEL RAIL'G/CABLE
WALL SCOTCH
SW 7048
URBANE BRONZE



C SERIES
SHERMAN WILLIAMS
SW 6236
GRAYS HARBOR



D
SHEET METAL CLADDING
FINISH: CHEMETAL CO.
#314 MAYAN
www.chemetalco.com
OR EQUIVALENT



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
- ✓ Height. Vary building height, providing at least 2 changes



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Alternative Compliance for Building Materials

Staff welcomes any feedback



DRB22-01277

Brickyards on Ellsworth



Request

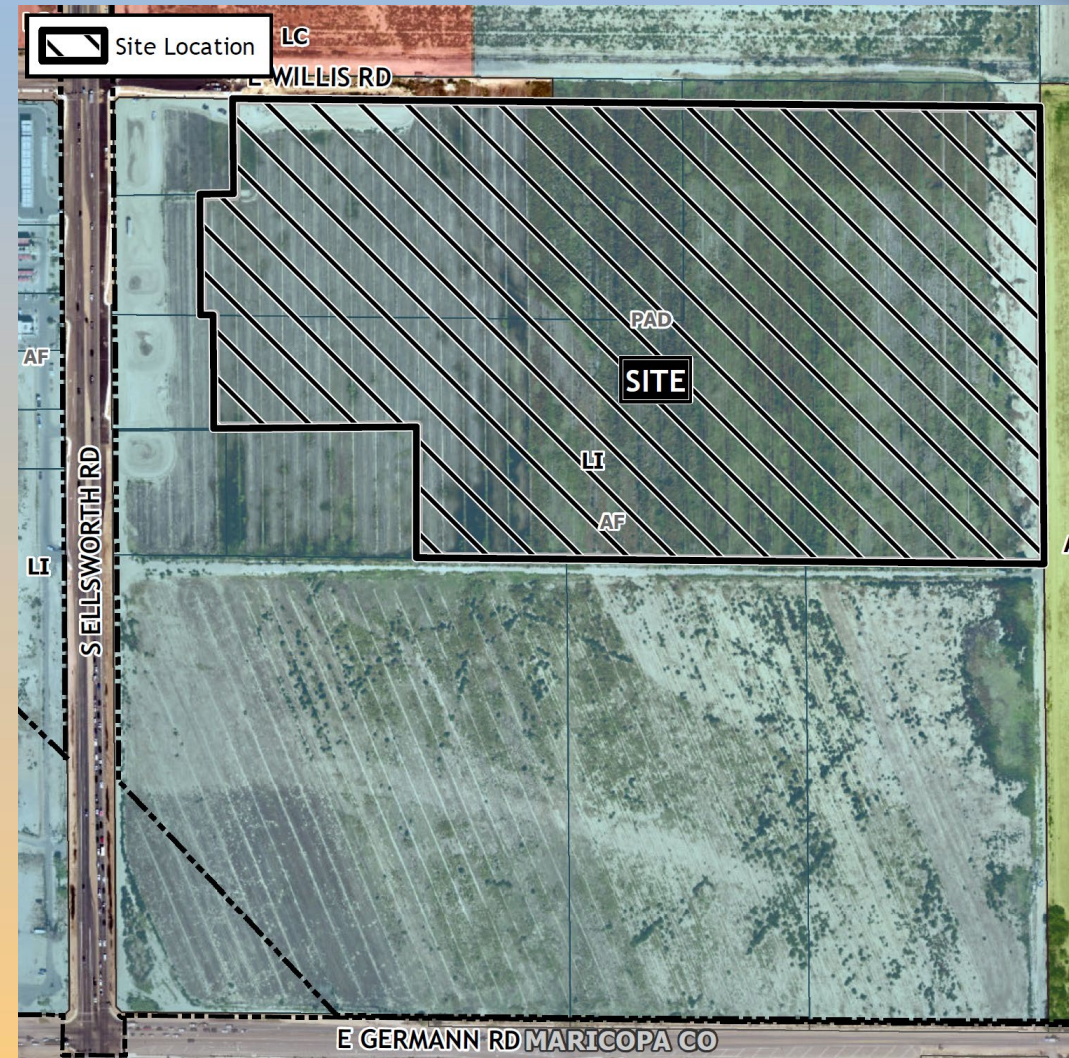
- Design Review
- Industrial park





Location

- South of Willis Road
- East of Ellsworth Road
- North of Germann Road





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)





Site Photos




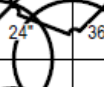







Looking east from Ellsworth Road

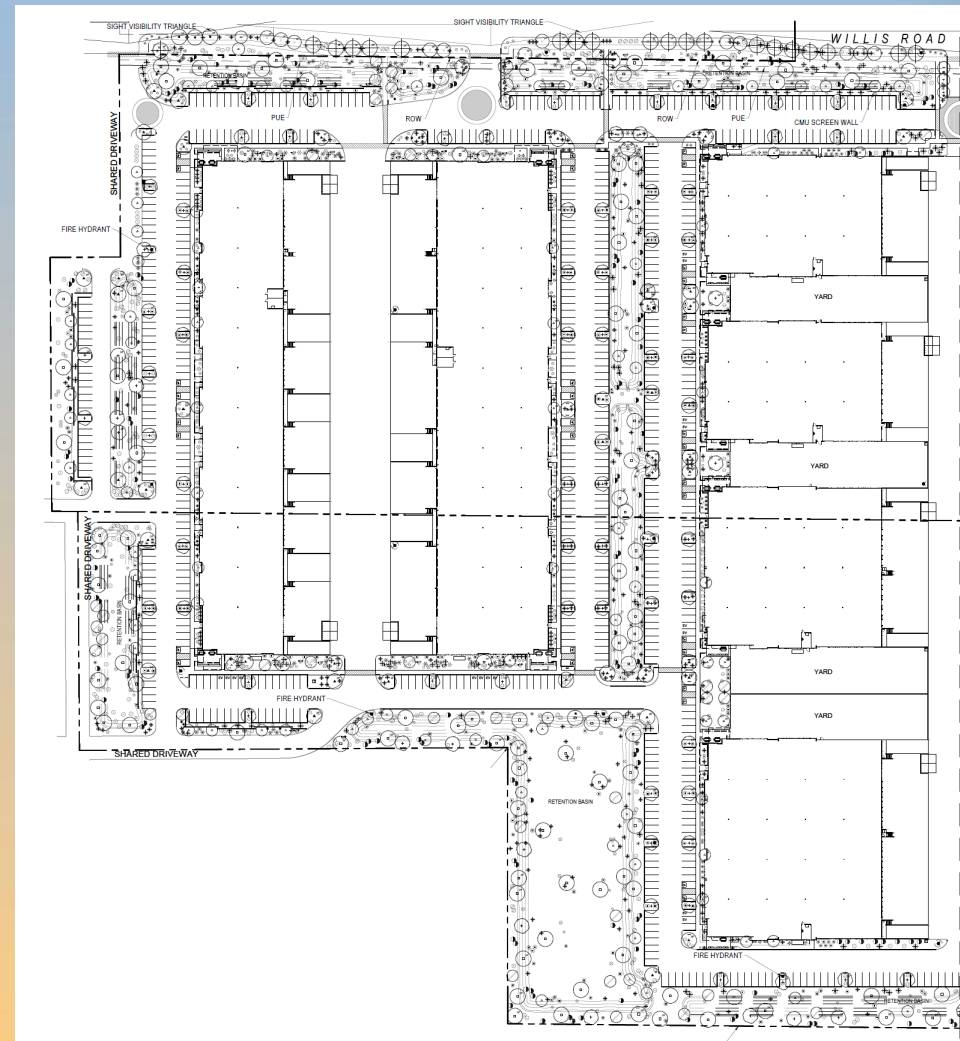
[illegible]



Landscape Plan

PLANT MATERIAL SCHEDULE


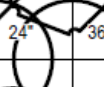







SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Chitalpa tashkentensis</i>	Chitalpa
	<i>Pistachia x 'Red Push'</i>	Red Push Pistache
	<i>Prosopis chilensis</i>	Chilean "Thornless" Mesquite
	<i>Ulmus parvifolia</i>	Evergreen Elm
	<i>Quercus Virginiana</i>	Live Oak
	<i>Acacia aneura</i>	Mulga
ACCENT TREES		
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
	<i>Chilopsis linearis 'Bubba'</i>	Bubba Desert Willow
	<i>Sophora secundiflora</i>	Texas Mountain Laurel

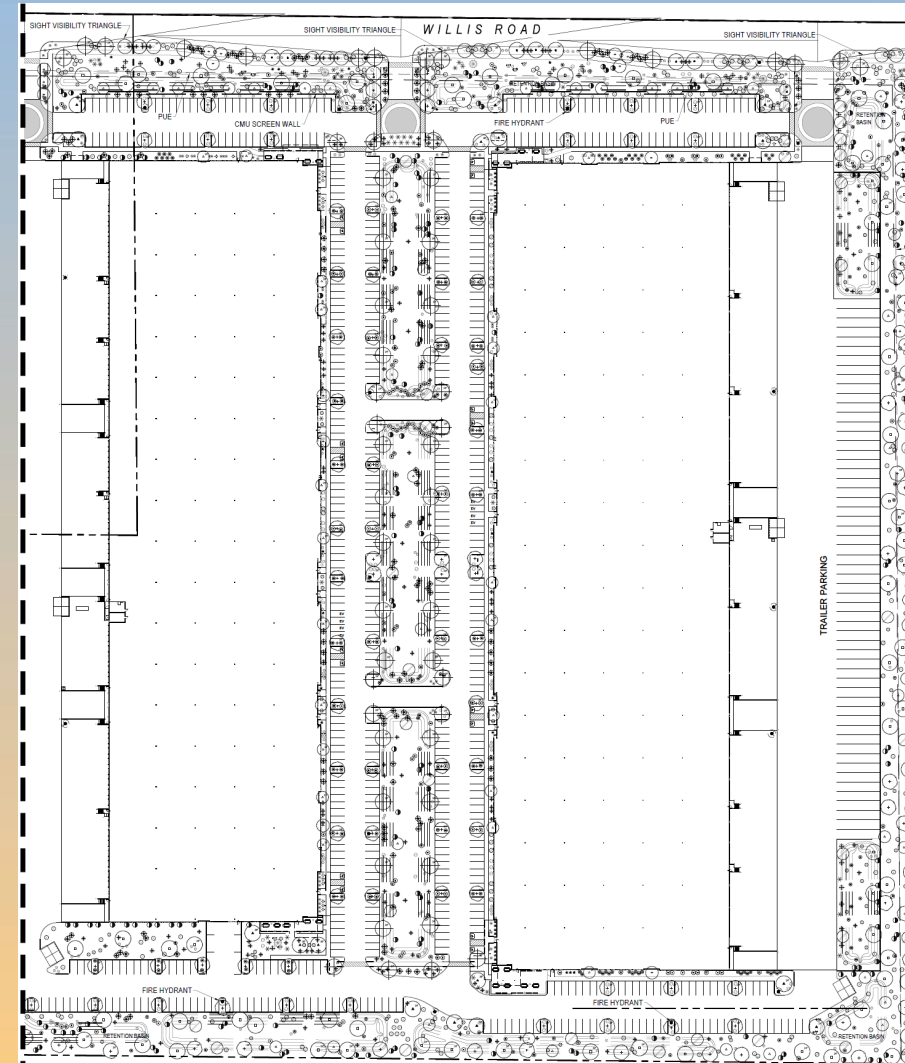




Landscape Plan

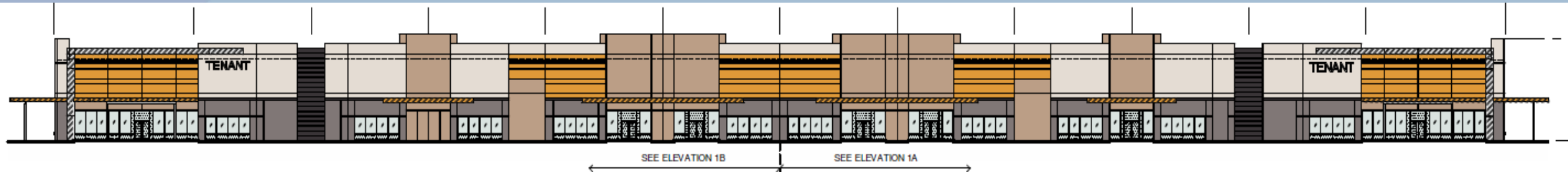
PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	COMMON NAME
	<i>Chitalpa tashkentensis</i> Chitalpa
	<i>Pistachia x 'Red Push'</i> Red Push Pistache
	<i>Prosopis chilensis</i> Chilean "Thornless" Mesquite
	<i>Ulmus parvifolia</i> Evergreen Elm
	<i>Quercus Virginiana</i> Live Oak
	<i>Acacia aneura</i> Mulga
ACCENT TREES	
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise
	<i>Chilopsis linearis 'Bubba'</i> Bubba Desert Willow
	<i>Sophora secundiflora</i> Texas Mountain Laurel

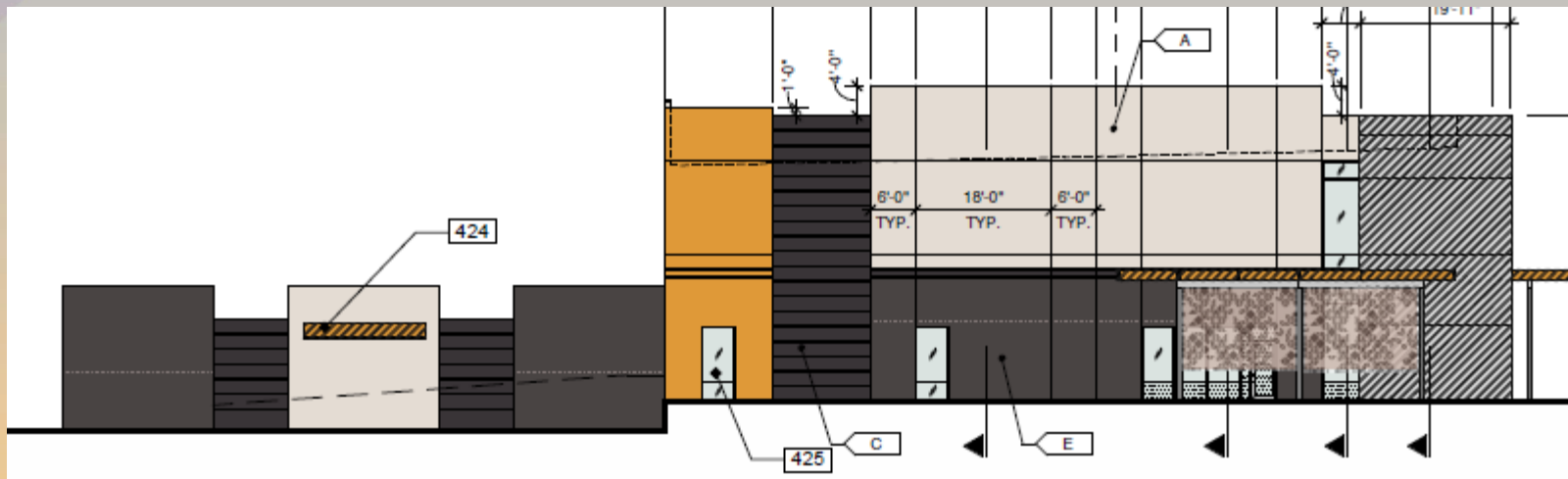




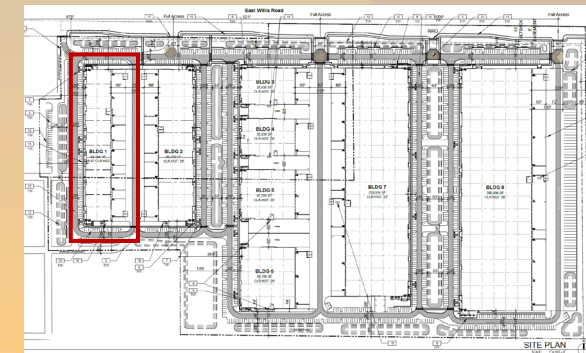
Elevations – Building 1



West

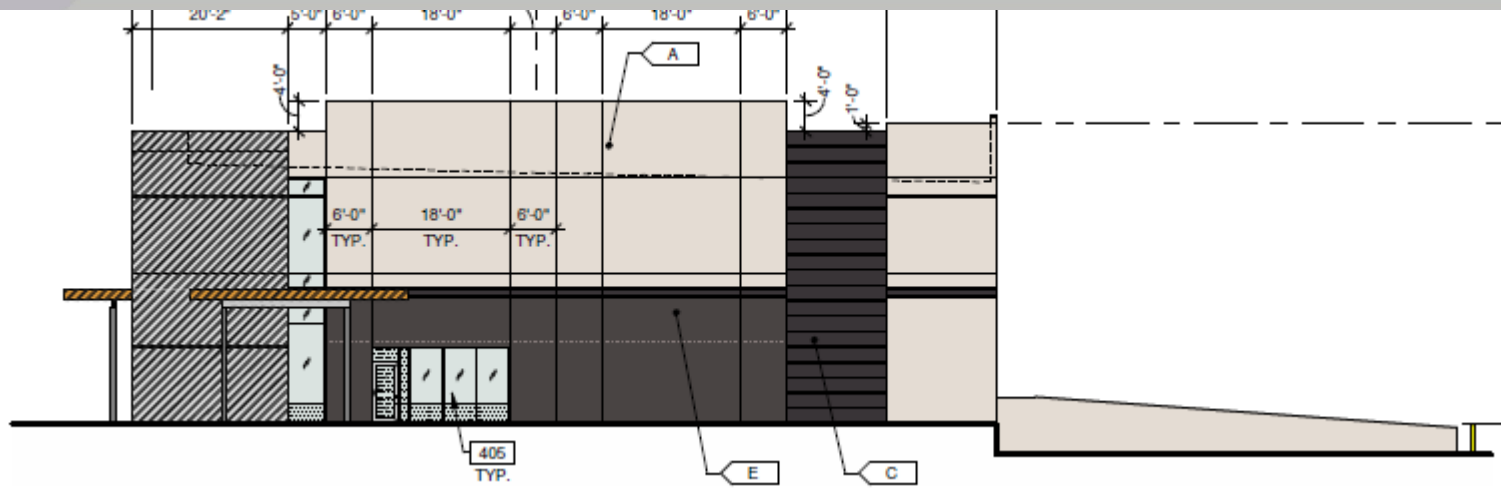
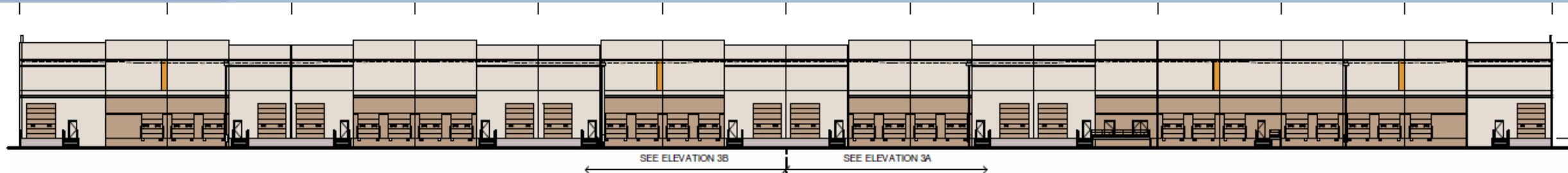


North



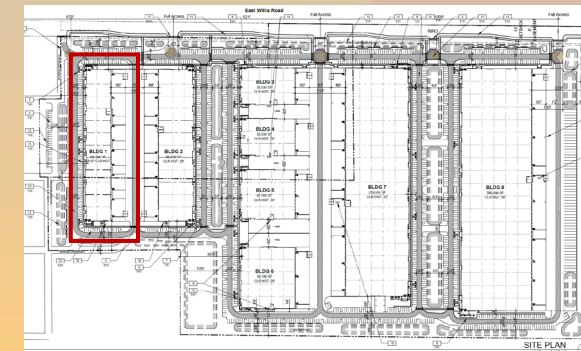


Elevations – Building 1



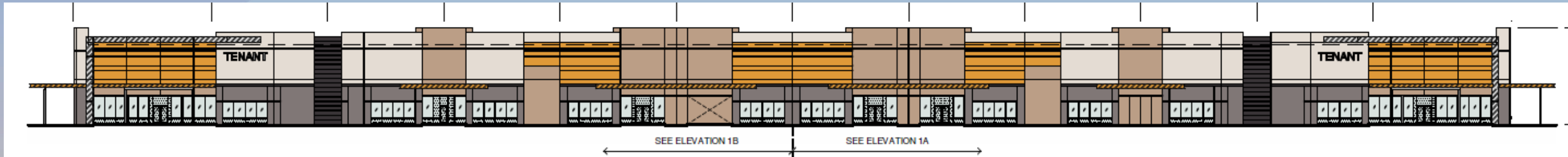
East

South

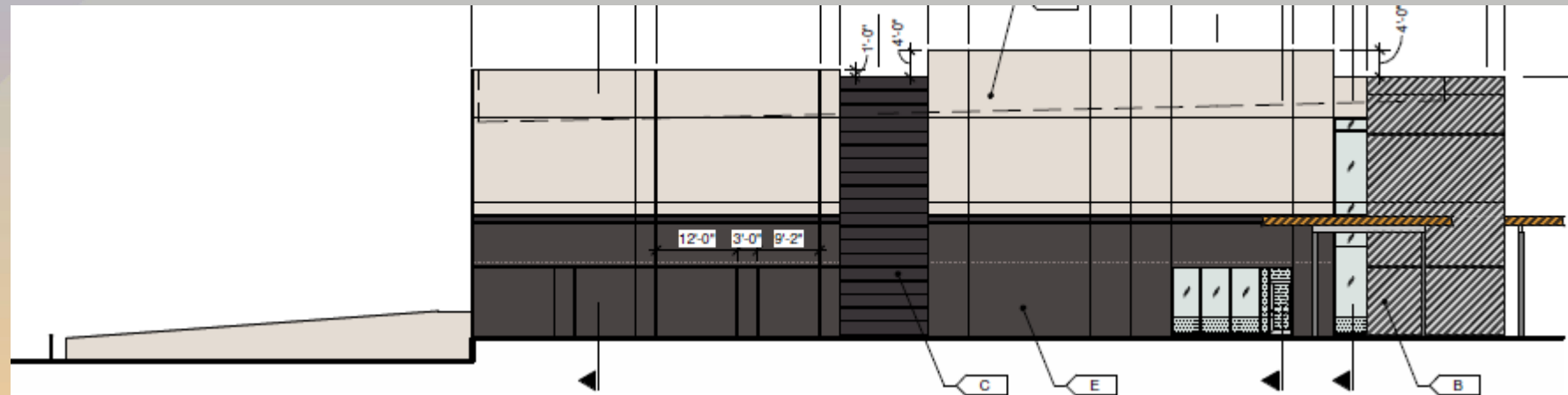




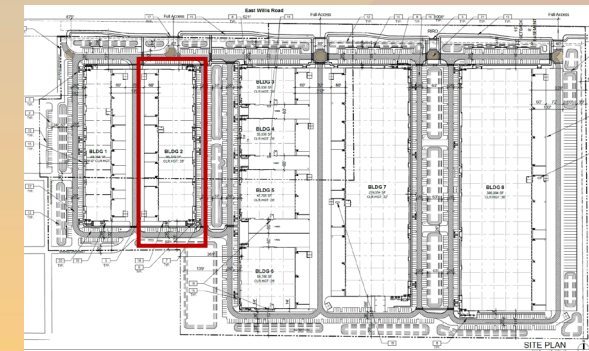
Elevations – Building 2



East

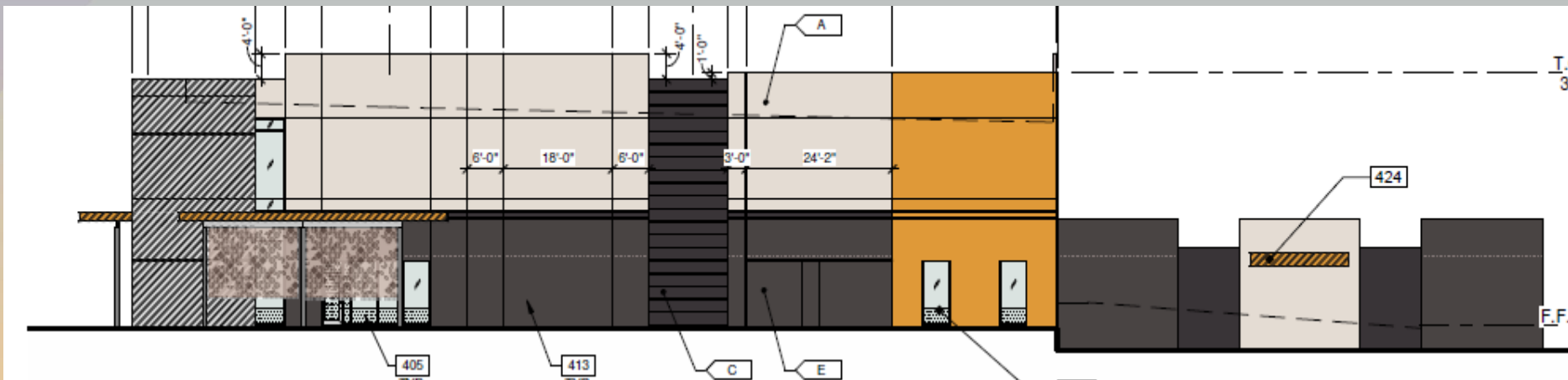
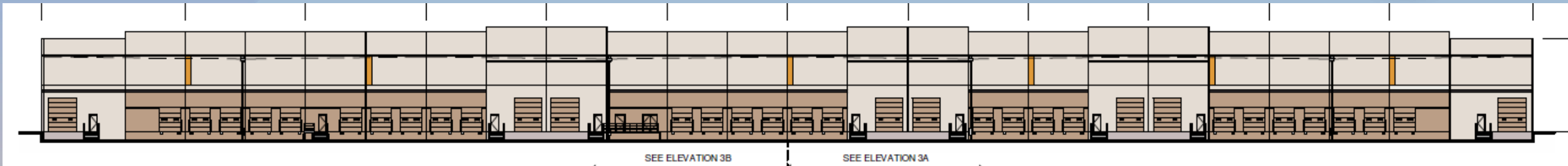


South



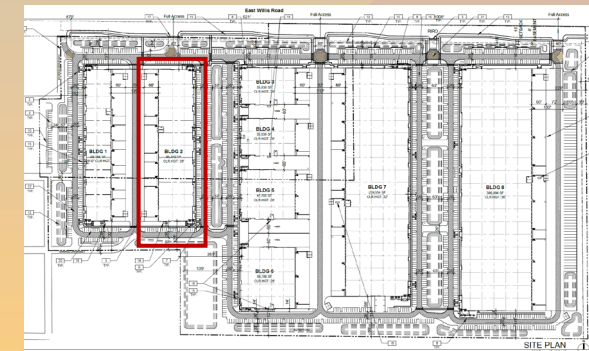


Elevations – Building 2



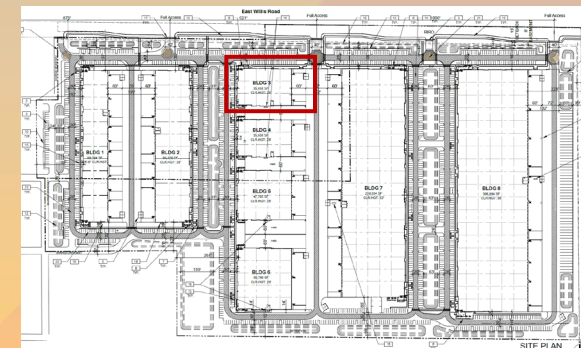
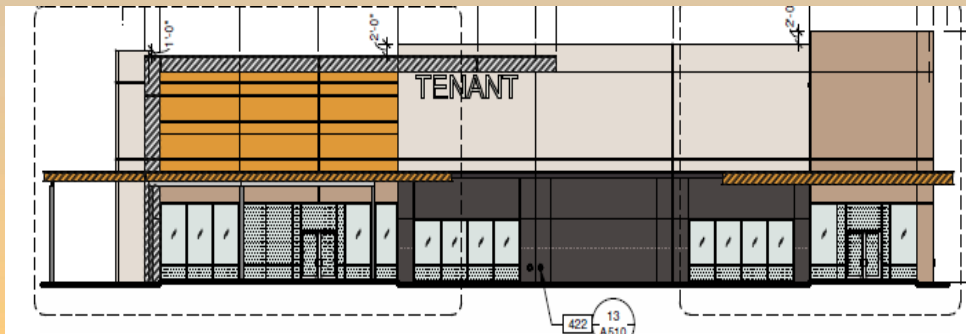
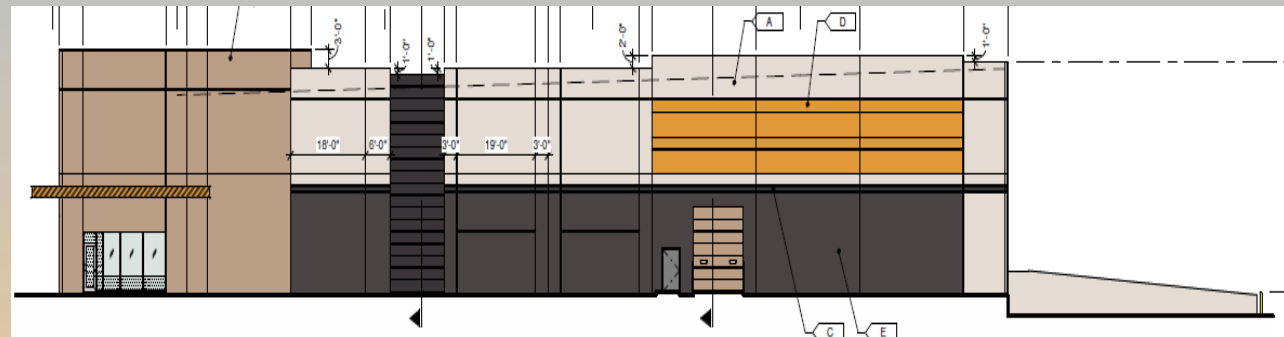
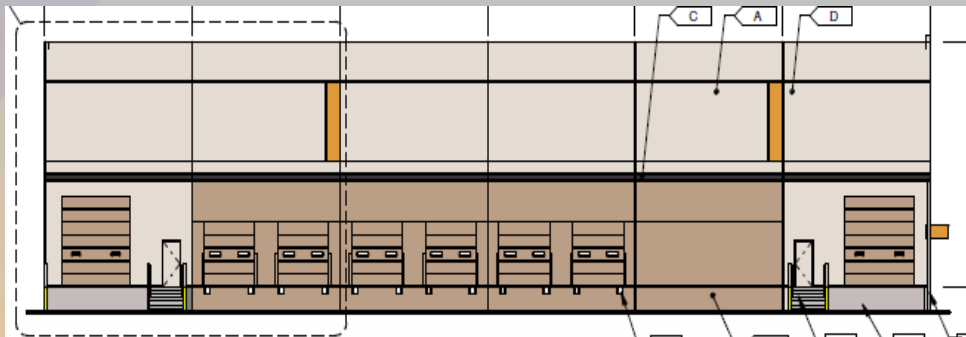
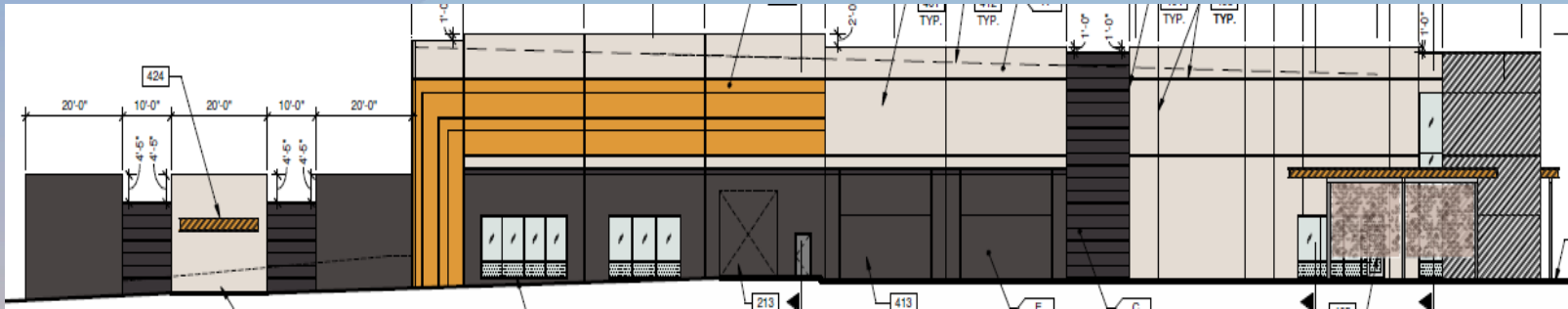
West

North



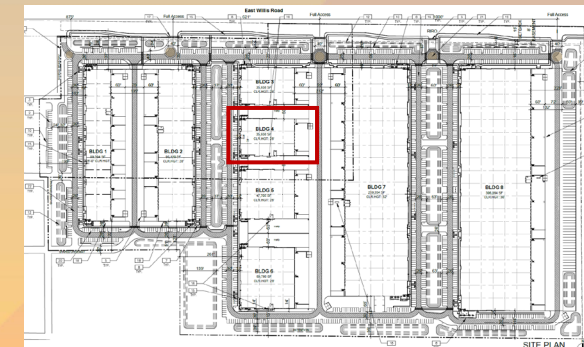
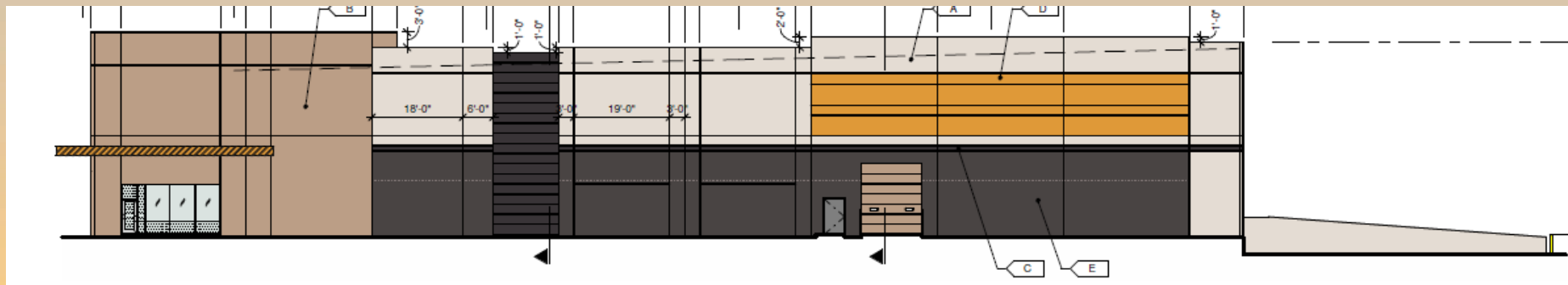
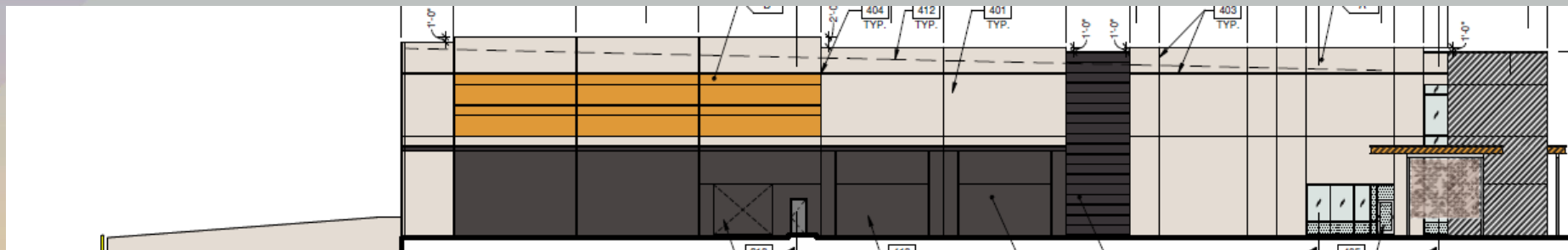
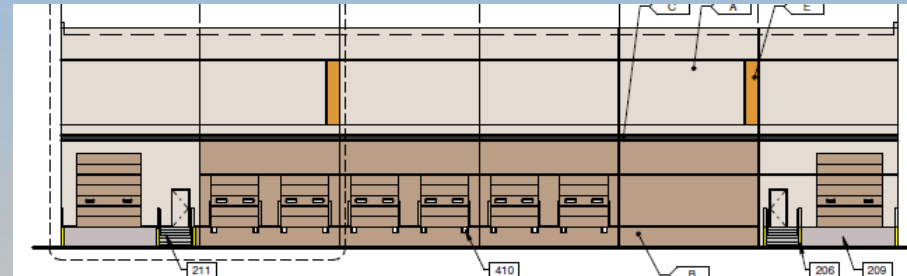
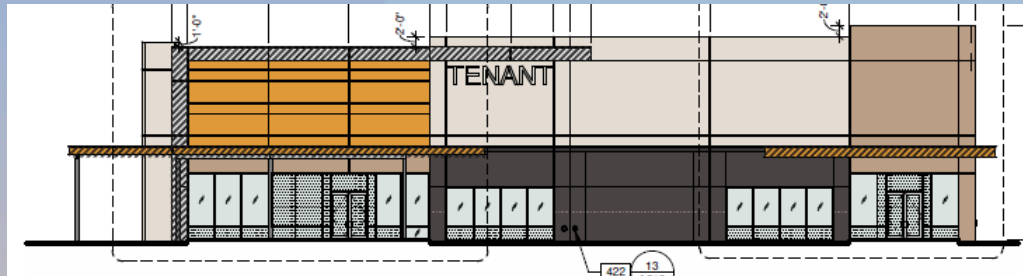


Elevations – Building 3



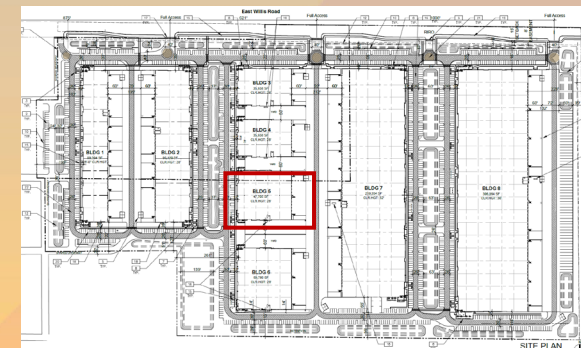
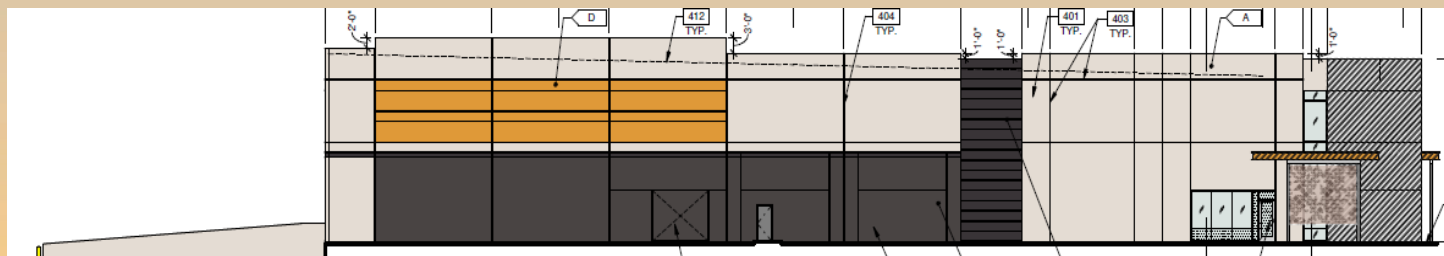
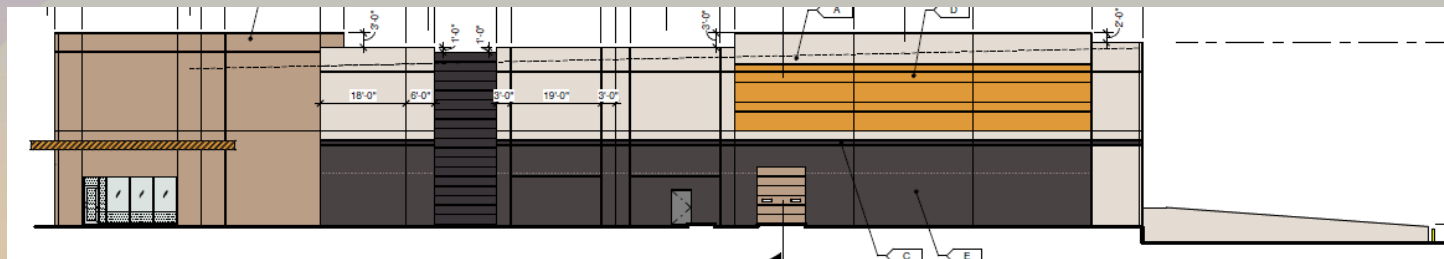
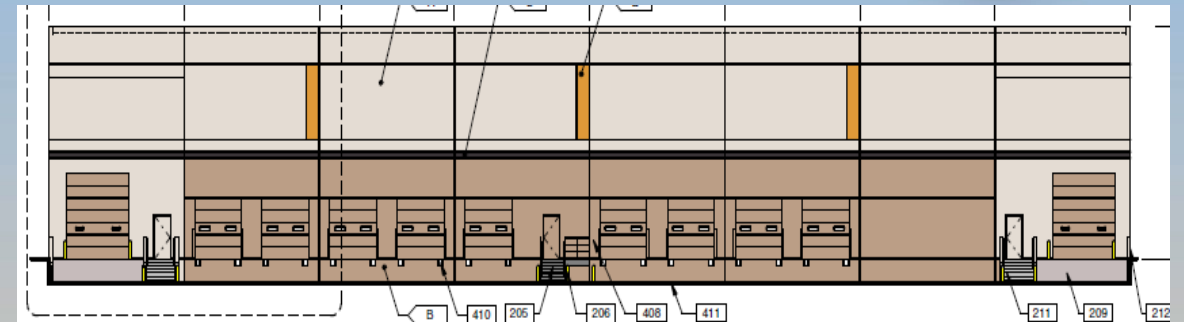
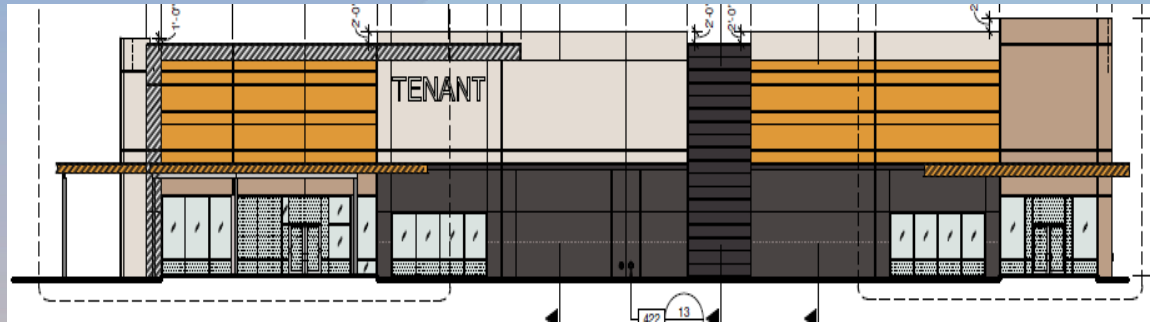


Elevations – Building 4



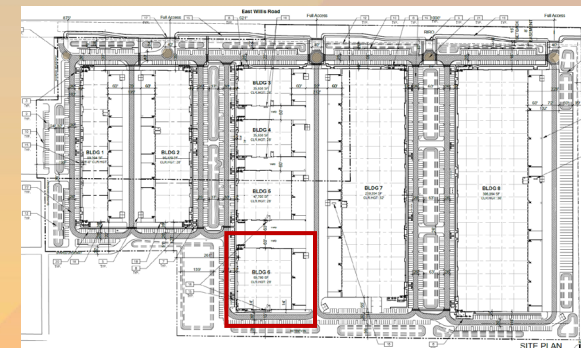
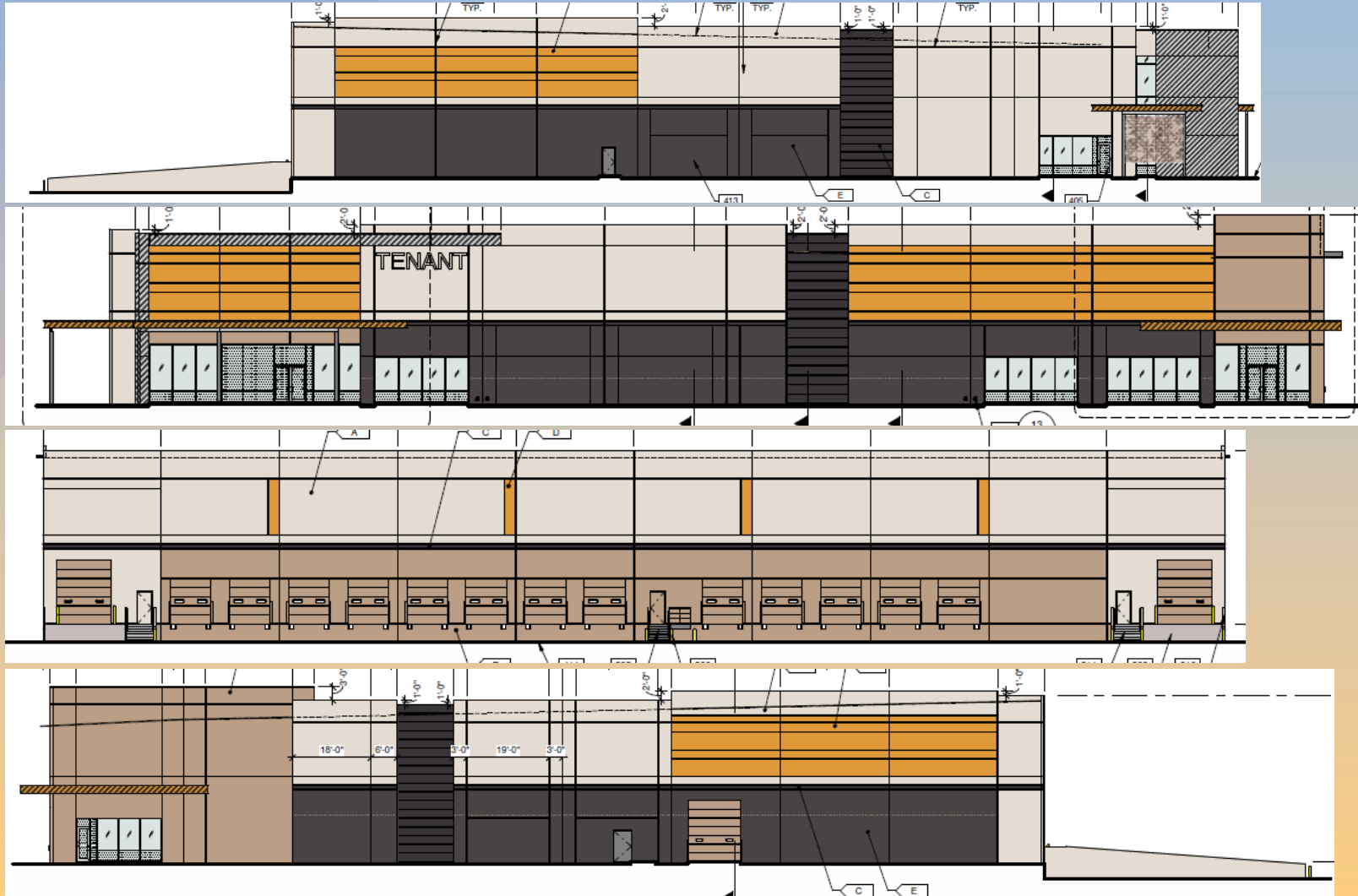


Elevations – Building 5





Elevations – Building 6





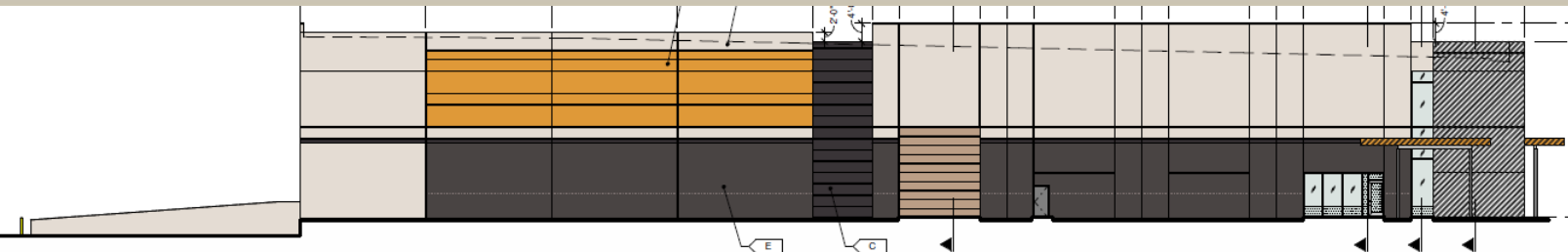
Elevations – Building 7



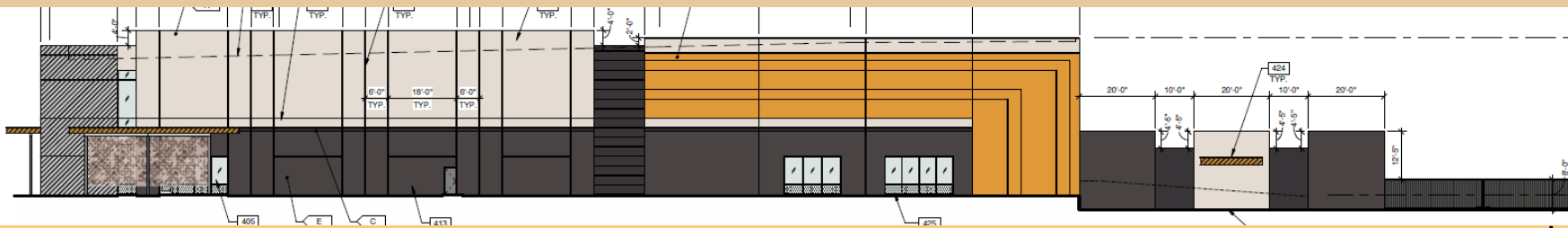
East



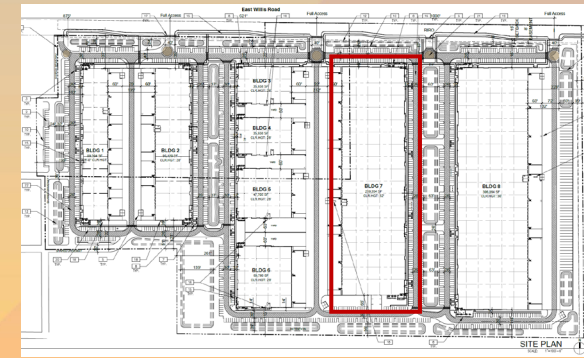
West



South



North

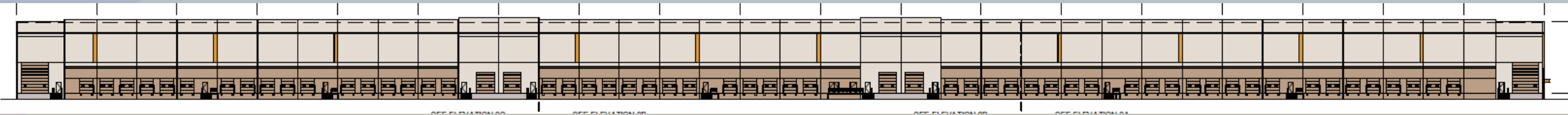




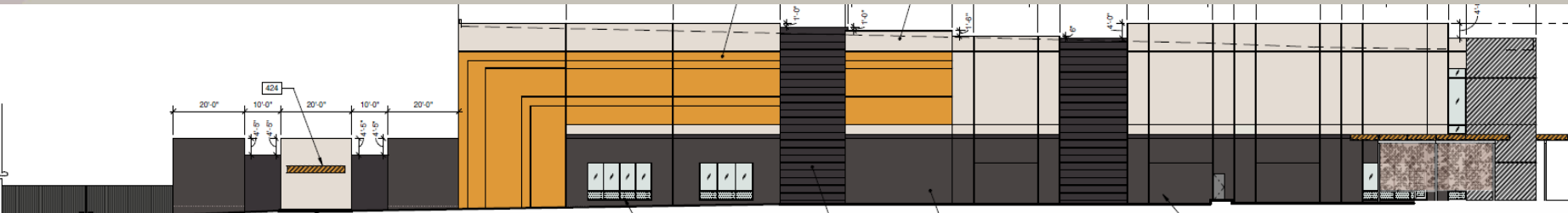
Elevations – Building 8



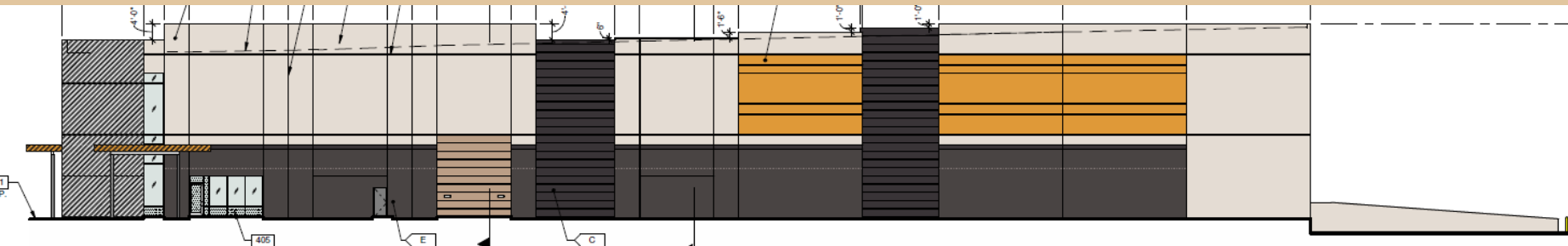
West



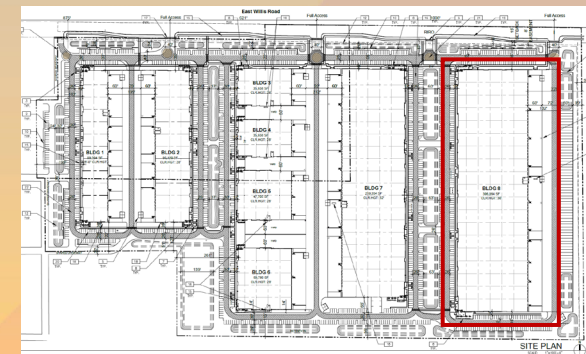
East



North



South





Rendering





Rendering





Rendering





Rendering

BUILDING 8

BUILDING 7

BUILDING 3

0 TREES SHOWN





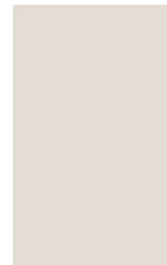
Colors and Materials



1 VITRO OPTIBLUE GLASS, SOLARBAN Z75



2 ALUMINUM STOREFRONT:
ARCADIA, BLACK AB-8



3 SHERWIN WILLIAMS:
EVERYDAY WHITE -
SW 6077



4 CLOPLAY -
COMMERCIAL TAN



5 SHERWIN WILLIAMS:
DEEP FOREST BROWN -
SW 9175



6 SHERWIN WILLIAMS:
GOLD CREST - SW 6670



7 METAL PANEL - KOVACH
BRUSHED SILVER (ACM)



8 BRICK VENEER:
PACIFIC GREY
DESERT GRAY COLOR



PERSPECTIVE RENDER



Alternative Compliance

- No more than 50% of the façade may be covered with one material
- Incorporate 3 different and distinct materials
- Parapet detailing



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

Staff welcomes any feedback



DRB22-01345

La Mesita Phase 4

Josh Grandlienard, AICP, Planner II

March 14, 2023



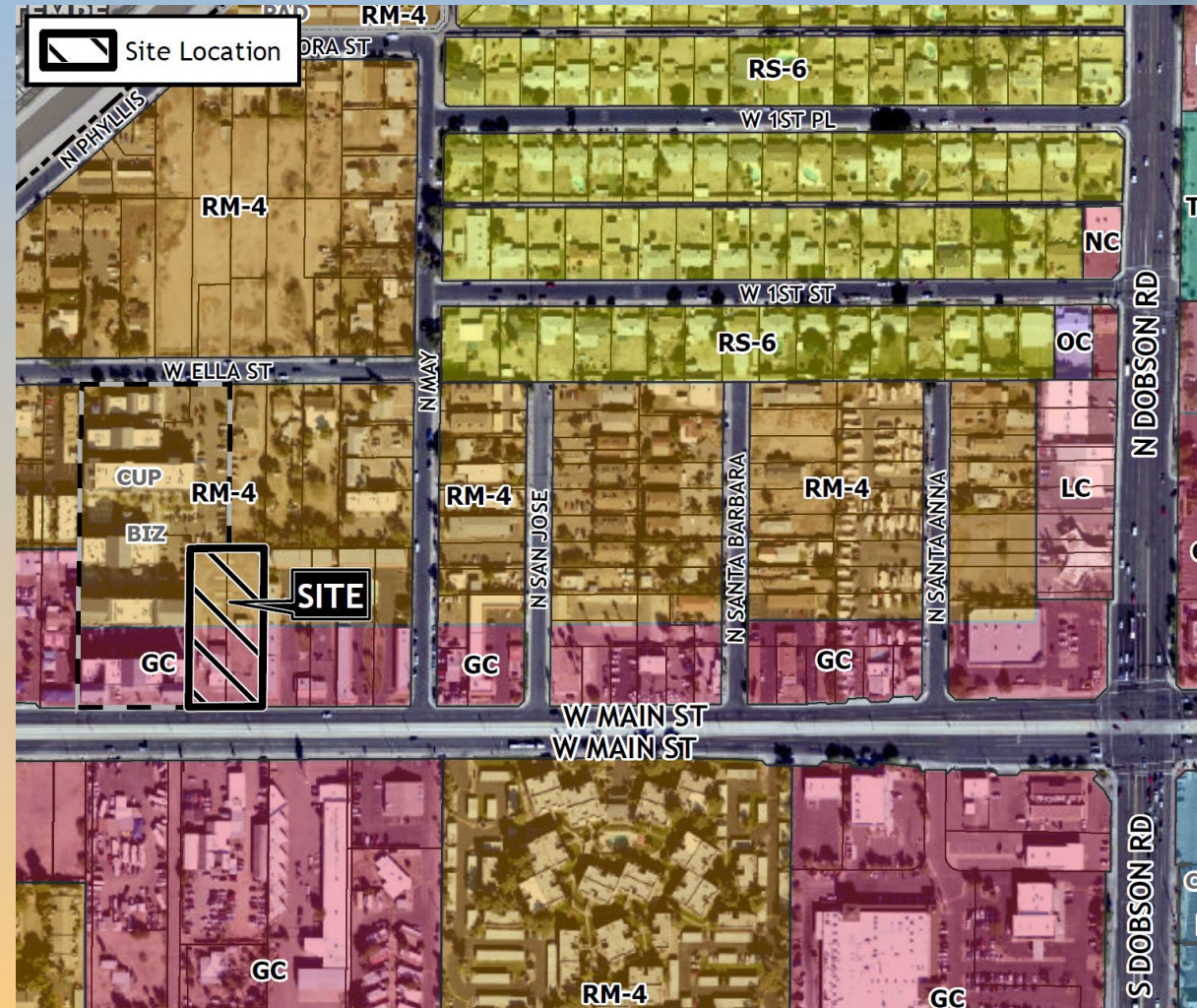
Request

- Design Review
- To allow a Multiple Residence Development





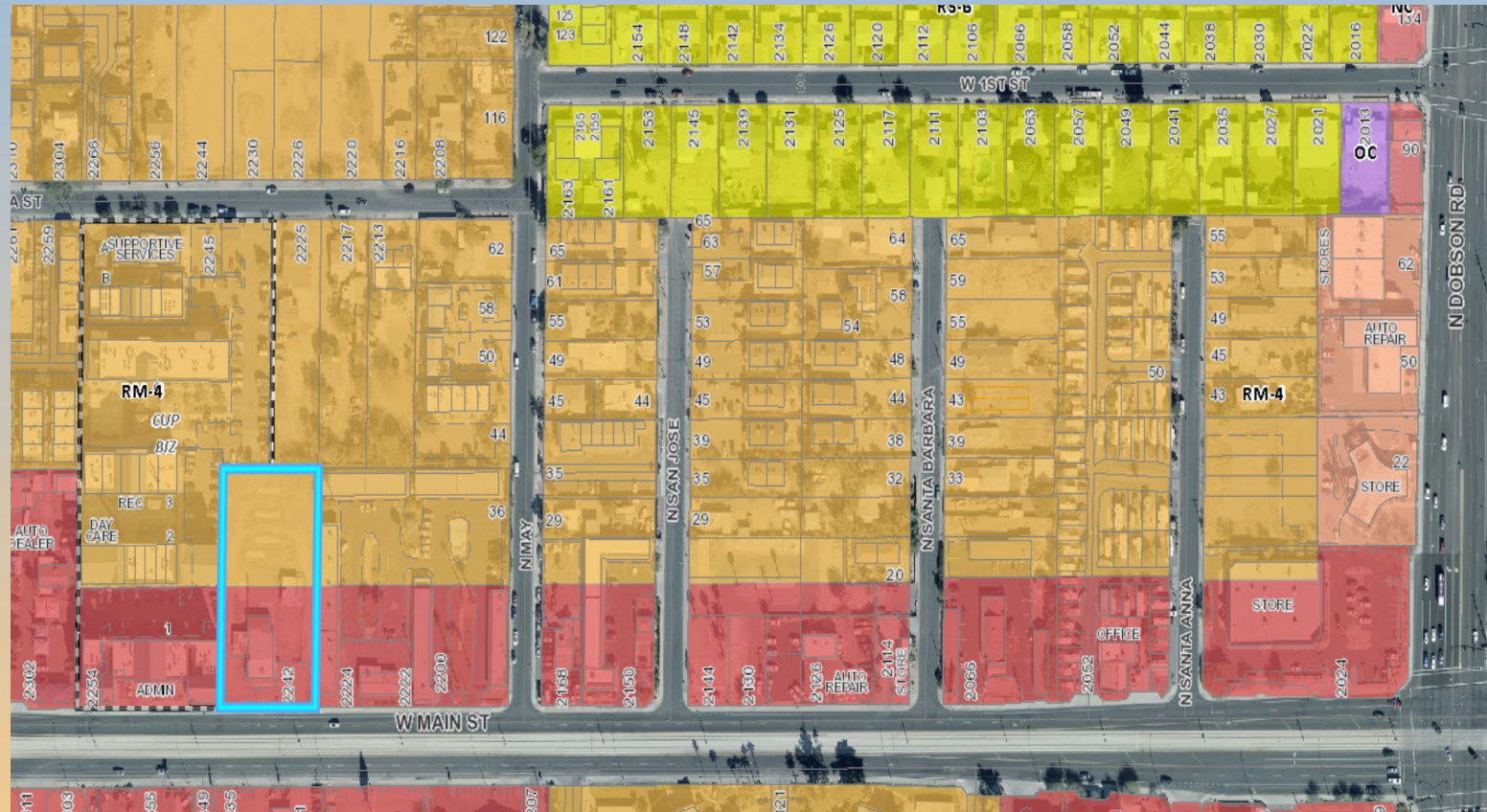
- North side of Main Street
- West of Dobson Road
- Existing La Mesita Phases 1-3 adjacent to the east





Zoning

- Existing General Commercial (GC) and RM-4 Split
- Proposed concurrent rezone to GC with a Council Use permit and Bonus Intensity Zone





Site Photos

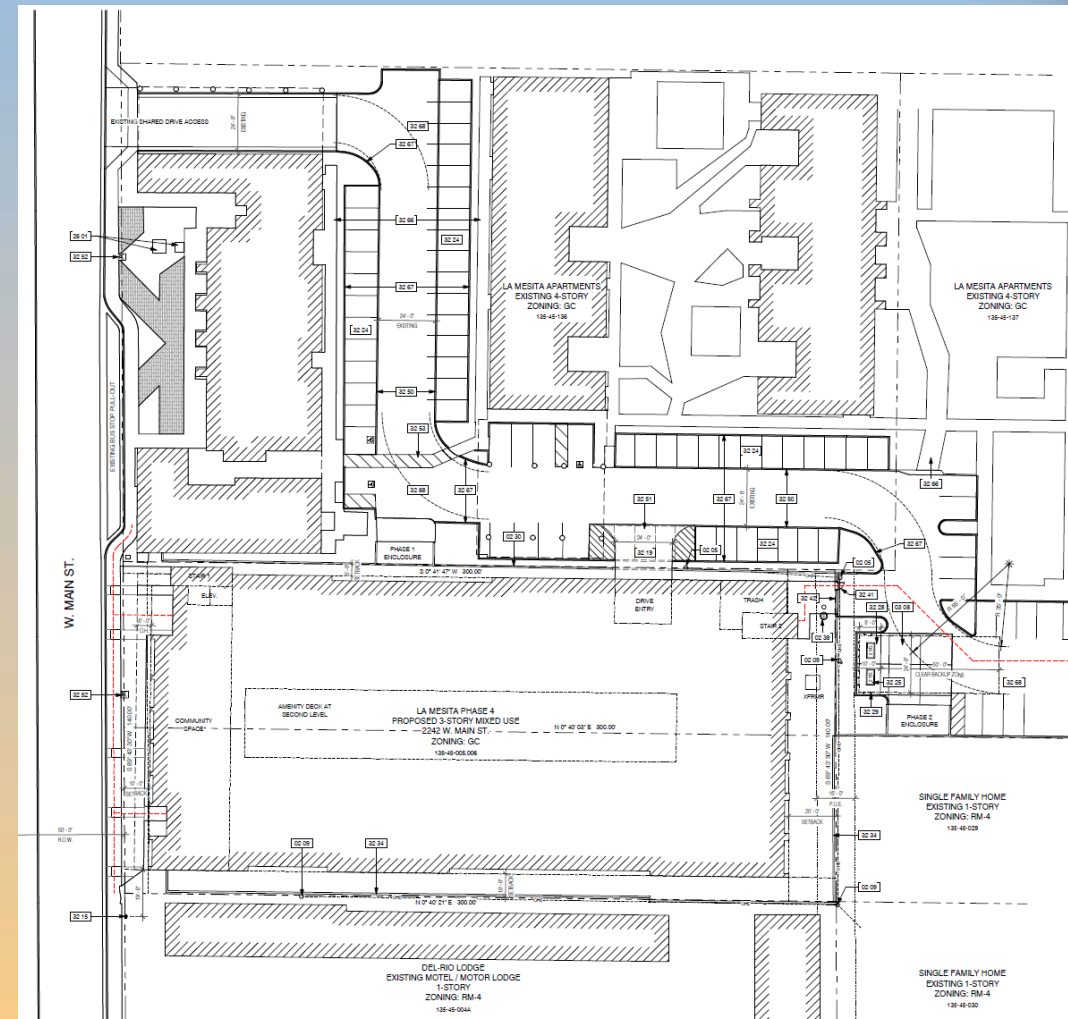


Looking northwest from Main Street



Site Plan

- 1 new proposed structure
- Stacked flat style building, 1st floor parking structure with offices located along Main, with Apartments on the 2nd and 3rd floors

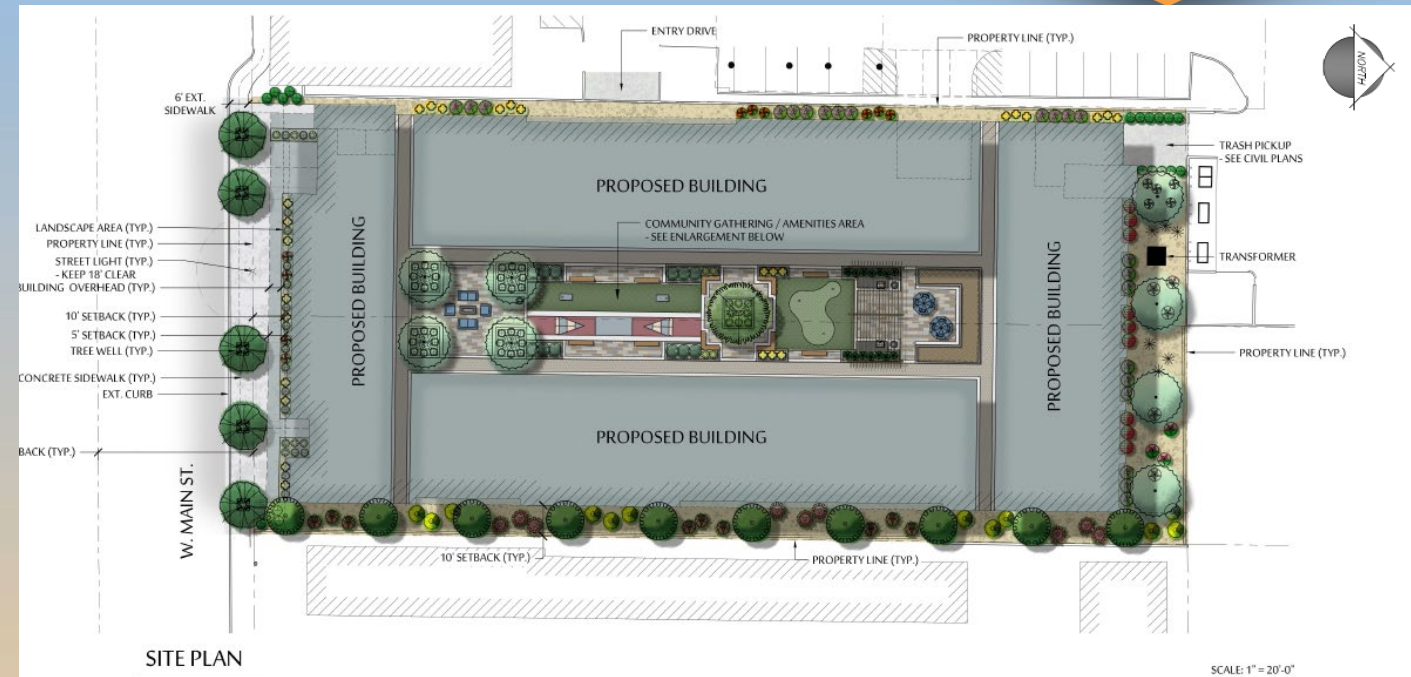




Landscape Plan

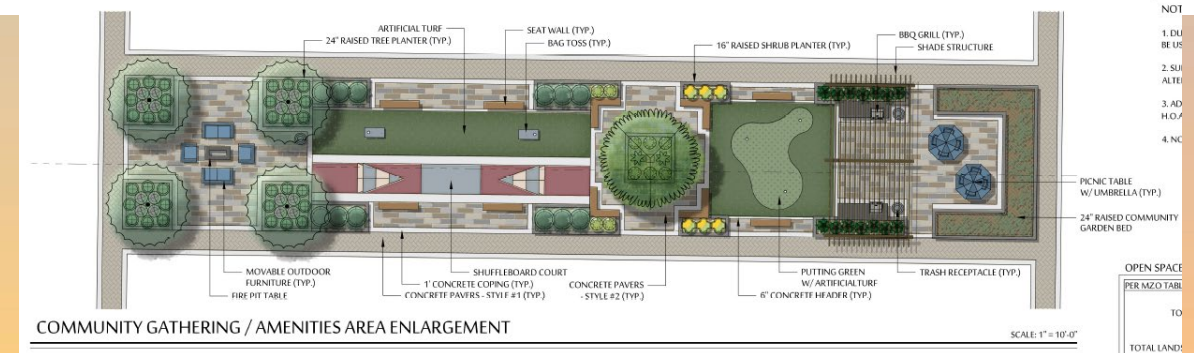
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	ACACIA, ANUERA - MULGA	8	24" BOX
	PISTACIA LENTICUS - MASTIC	10	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	5	24" BOX
	ULMUS PARVIFOLIA - EVERGREEN ELM	1	24" BOX
SHRUBS			
	CALLIANDRA CALIFORNICA - RED FAIRY DUSTER	9	5 GAL.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' - TEXAS SAGE	9	5 GAL.
	OLEA EUROPEA 'MONTRA' - 'LITTLE OLLIE' DWARF OLIVE	12	5 GAL.
	RUELLIA PENINSULARIS - DESERT RUELLIA	22	5 GAL.
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN	9	5 GAL.
	TECOMA STANS - YELLOW BELLS	12	5 GAL.
ACCENTS			
	ALOE VERA - MEDICINAL ALOE	2	5 GAL.
	BOUTELOUA GRACILIS - BLONDE AMBITION	27	5 GAL.
	EUPHORBIA ANTISYPHILITICA - CANDELLIA	17	5 GAL.
	DASYLIRION WHEELERI - DESERT SPOON	6	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA	15	5 GAL.
	LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS	16	5 GAL.
	MUHLENBERGIA CAPILLARIS 'LENCA' - REGAL MIST PINK MUHLY	8	5 GAL.
	PORTULACARIA AFRA - ELEPHANT FOOD	32	5 GAL.
	YUCCA RUPICOLA - TWISTED LEAF YUCCA	14	5 GAL.
GROUND COVERS			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	20	5 GAL.
	RUELLIA BRITTONIANA 'KATIE' - DWARF BRITISH RUELLIA	16	5 GAL.
	WEDELIA TRILOBATA - YELLOW DOT	20	5 GAL.
	3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: TO BE DETERMINED	7,965 SQ. FT.	



SITE PLAN

SCALE: 1" = 20'-0"



COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT










SCALE: 1" = 10'-0"



Elevations



MATERIAL LEGEND

A		PAINT COLOR MANUF: DUINN EDWARDS COLOR: DEW381 DROPLETS
B		SECONDARY PAINT COLOR MANUF: DUINN EDWARDS COLOR: DE6227 MUSLIN
C		ACCENT PAINT COLOR MANUF: DUINN EDWARDS COLOR: DE6227 MUSLIN
D		ACCENT PAINT COLOR MANUF: DUINN EDWARDS COLOR: DE6364 CAVERNOUS
E		8" X 8" X 16" CMU, STACKED BOND MANUF: ECHELON MASONRY STYLE: MEGASTONE COLOR: MALIBU SAND
F		BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: CANYON ROSE
G		7/8" CORRUGATED METAL PANEL MANUF: WESTERN STATES COLOR: PAINTED RUSTED
H		PAINT COLOR MANUF: DUINN EDWARDS COLOR: MATCH CORR. METAL
J		VINYL WINDOW UNIT MANUF: AVANTI INDUSTRIES, LLC COLOR: BLACK

1 SOUTH COLORED ELEVATION
 1/8" = 1'-0"



Elevations



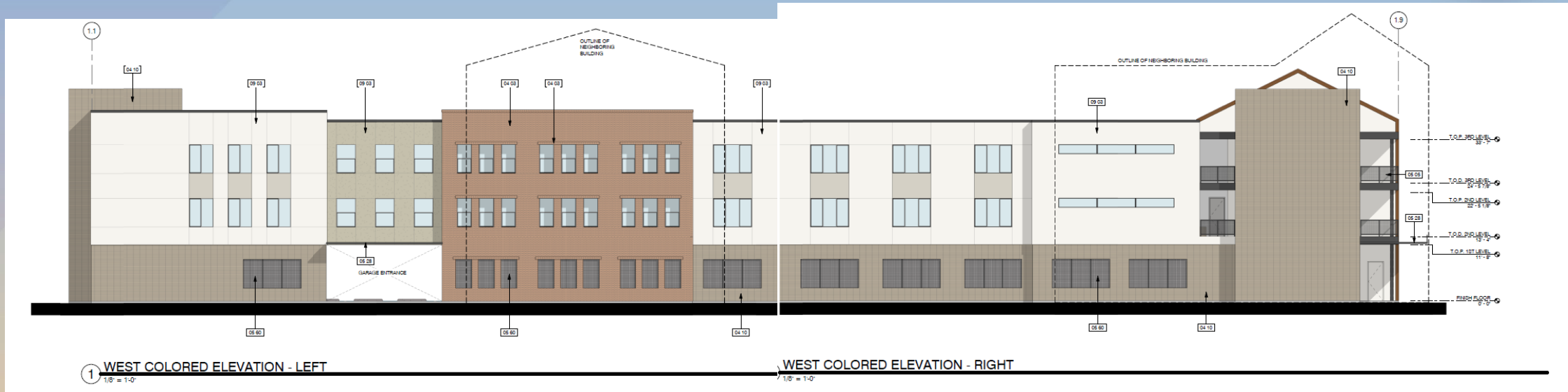
MATERIAL LEGEND

[A]	PAIN T COLOR MANUF: DUNN EDWARDS COLOR: DEW381 DROPLETS
[B]	SECONDARY PAIN T COLOR MANUF: DUNN EDWARDS COLOR: DE6227 MUSLIN
[C]	ACCENT PAIN T COLOR MANUF: DUNN EDWARDS COLOR: DE6227 MUSLIN
[D]	ACCENT PAIN T COLOR MANUF: DUNN EDWARDS COLOR: DE6364 CAVERNOUS
[E]	8" X 8" X 1 1/2" CMU, STACKED BOND MANUF: ECHELON MASONRY STYLE: MESASTONE COLOR: MALIBU SAND
[F]	BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: CANYON ROSE
[G]	7/8" CORRUGATED METAL PANEL MANUF: WESTERN STATES COLOR: PAINTED RUSTED
[H]	PAIN T COLOR MANUF: DUNN EDWARDS COLOR: MATCH CORR. METAL
[J]	VINYL WINDOW UNIT MANUF: AVANTI INDUSTRIES, LLC COLOR: BLACK

2 NORTH COLORED ELEVATION
1/8" = 1'-0"



Elevations



MATERIAL LEGEND	
[A]	PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEW381 DROPLETS
[B]	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB227 MUSLIN
[C]	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB227 MUSLIN
[D]	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB364 CAVERHOUSE
[E]	8" X 8" X 16" CMU, STACKED BOND MANUF: SCHLON MASONRY STYLE: MESASTONE COLOR: MALBU SAND
[F]	BRICK, VEEBER MANUF: INTERSTATE BRICK STYLE: MATTE 2 1/4" NORMAN COLOR: DAYCH ROSE
[G]	7/8" CORRUGATED METAL PANEL MANUF: WESTERN METAL COLOR: PAINTED RUSTED
[H]	PAINT COLOR MANUF: DUNN EDWARDS COLOR: MATCH CORR. METAL
[I]	VINYL WINDOW UNIT MANUF: AVANT INDUSTRIES, LLC COLOR: BLACK



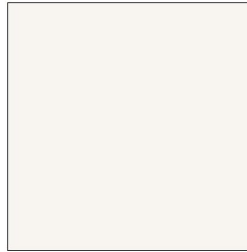
Elevations



MATERIAL LEGEND	
A	PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEW381 DROPLETS
B	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB27 MUSLIN
C	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB27 MUSLIN
D	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEB364 CAVERHOUSE
E	8" X 8" X 1/2" CMU, STACKED BOND MANUF: SCHERON MASONRY STYLE: MEGASTONE COLOR: MALBU SAND
F	BRICK: VEEBER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: GAYCH ROSE
G	7/8" CORRUGATED METAL PANEL MANUF: WESTERN STATED COLOR: PAINTED RUSTED
H	PAINT COLOR MANUF: DUNN EDWARDS COLOR: MATCH CORR. METAL
I	VINYL WINDOW UNIT MANUF: AVANT INDUSTRIES, LLC COLOR: BLACK

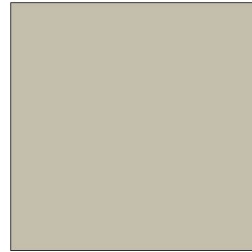


Colors and Materials



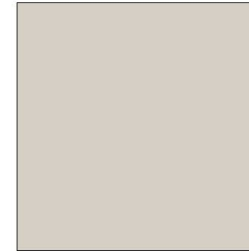
Primary Paint Color

Manufacturer: Dunn Edwards
Color: DEW381 Droplets



Secondary Paint Color

Manufacturer: Dunn Edwards
Color: DE6234 Serene Thought



Accent Paint Color

Manufacturer: Dunn Edwards
Color: DE6227 Muslin



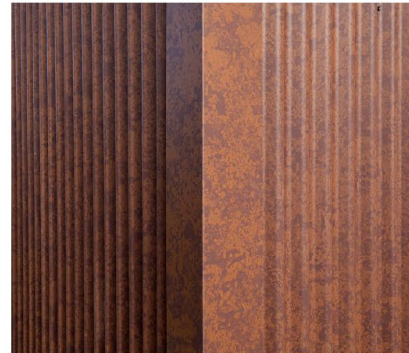
Accent Paint Color

Manufacturer: Dunn Edwards
Color: DE6364 Cavernous



8"x8"x16" Concrete Masonry Units

Manufacturer: Echelon Masonry
Style: Mesastone, Stacked Bond
Color: Malibu Sand



Corrugated Metal Panel

Manufacturer: Western States Metal
Style: 7/8" Corrugated Panel
Color: Painted Rusted



Brick Veneer

Manufacturer: Interstate Brick
Style: Matte Finish, 2 1/4" Norman
Color: Canyon Rose



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations

Staff welcomes any feedback



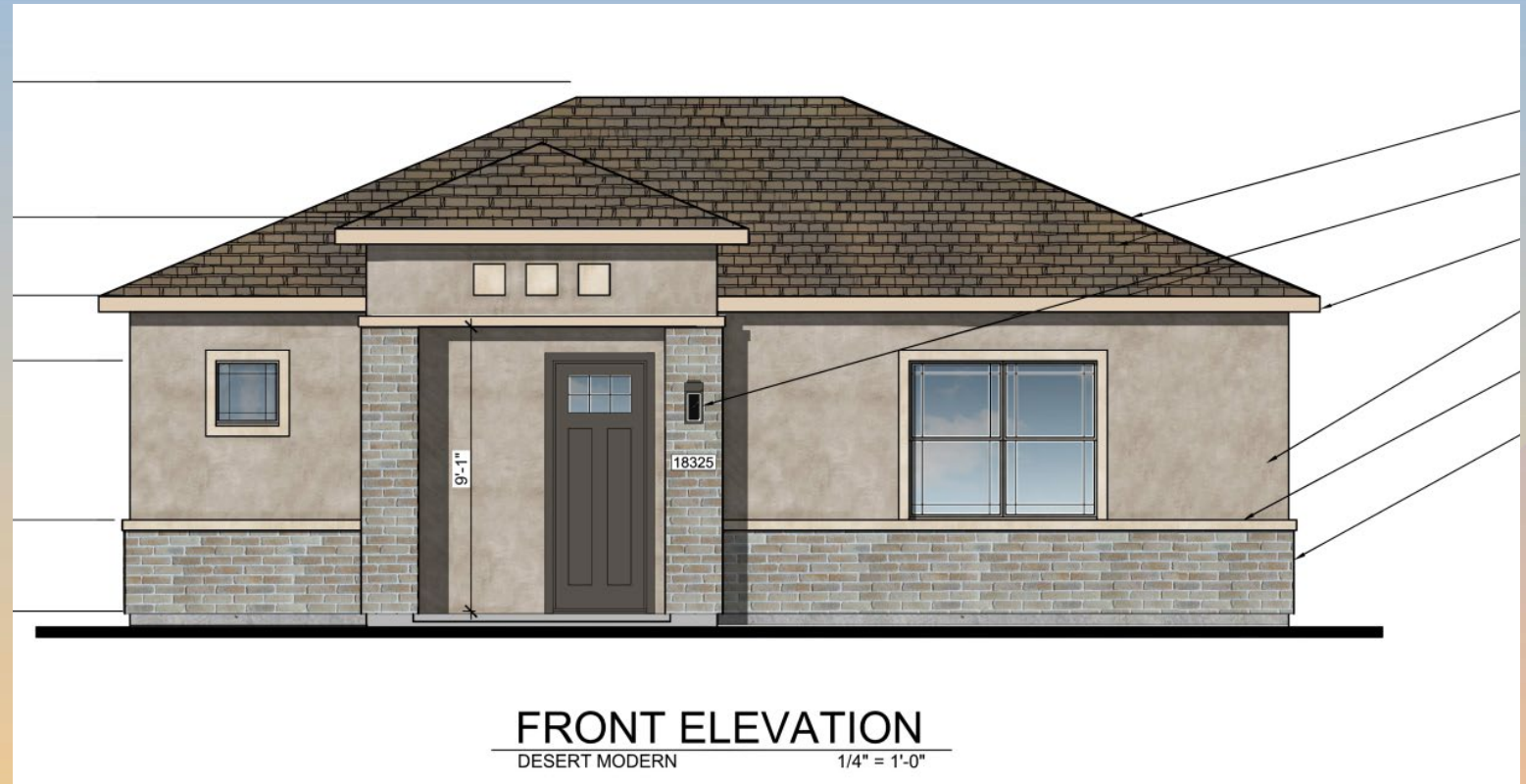
DRB23-00013

Home Away from Home



Request

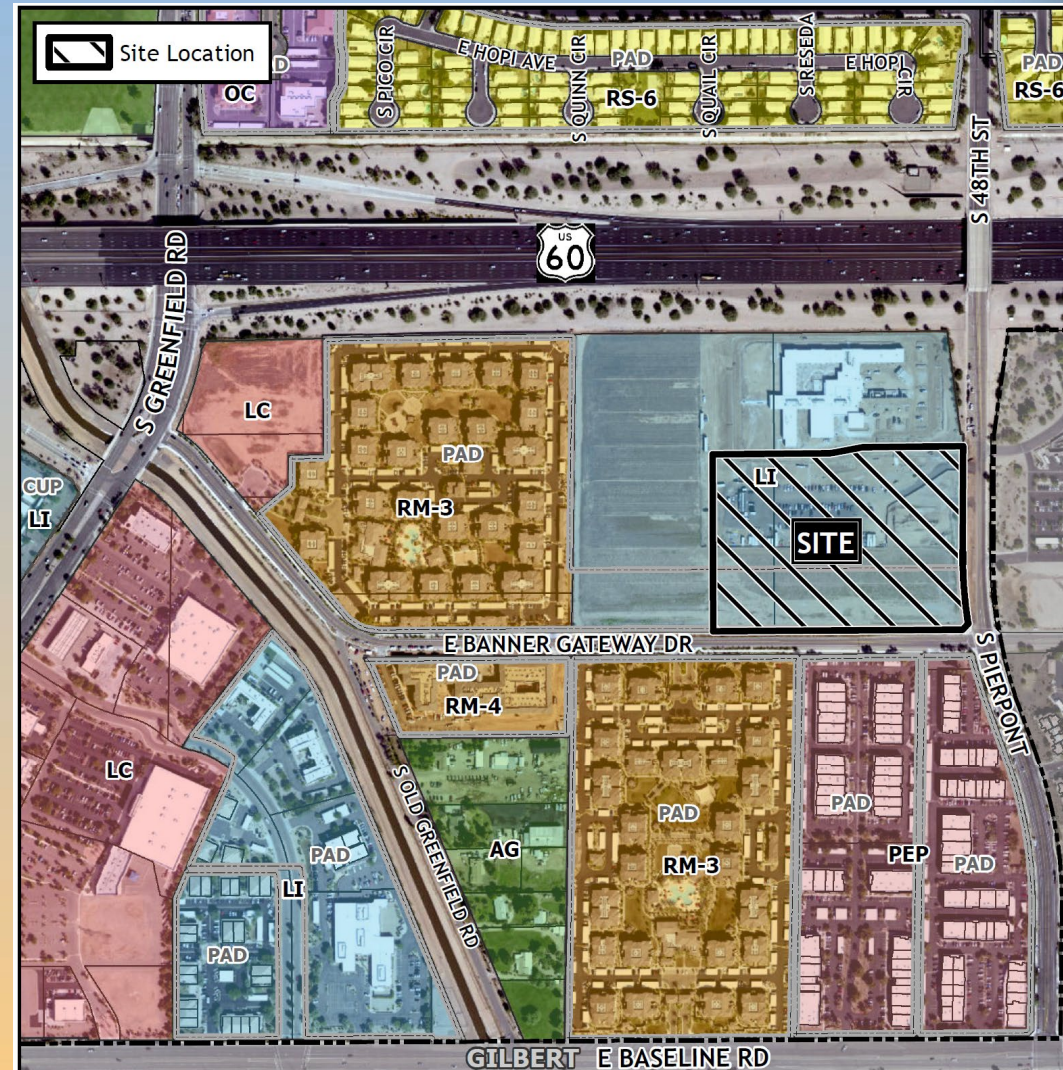
- Design Review
- Temporary patient housing for Banner Health





Location

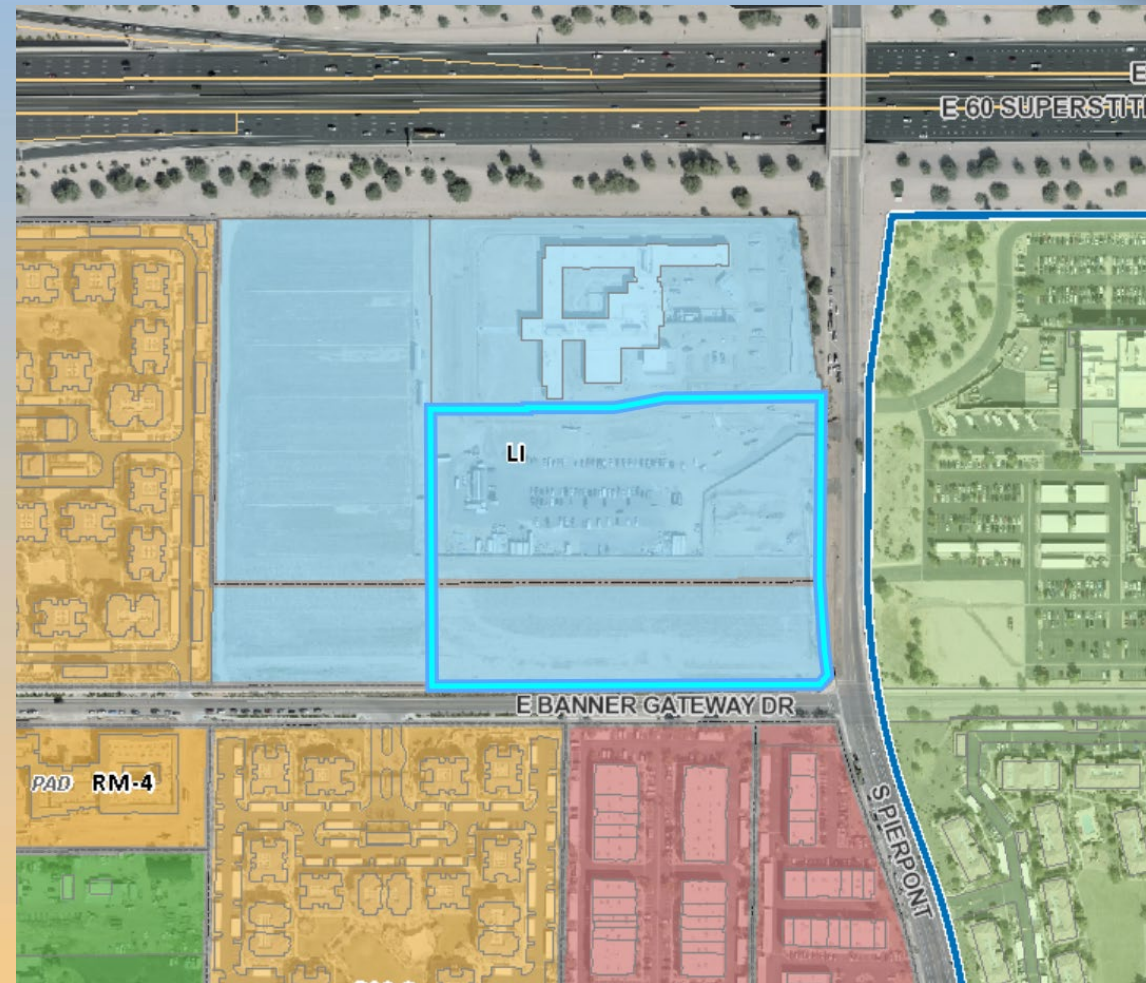
- North of Banner Gateway Drive
- West of Pierpont
- South of the US 60





Zoning

- Light Industrial (LI)





Site Photos



North from Banner Gateway Drive



Site Photos



West from Pierpont Drive



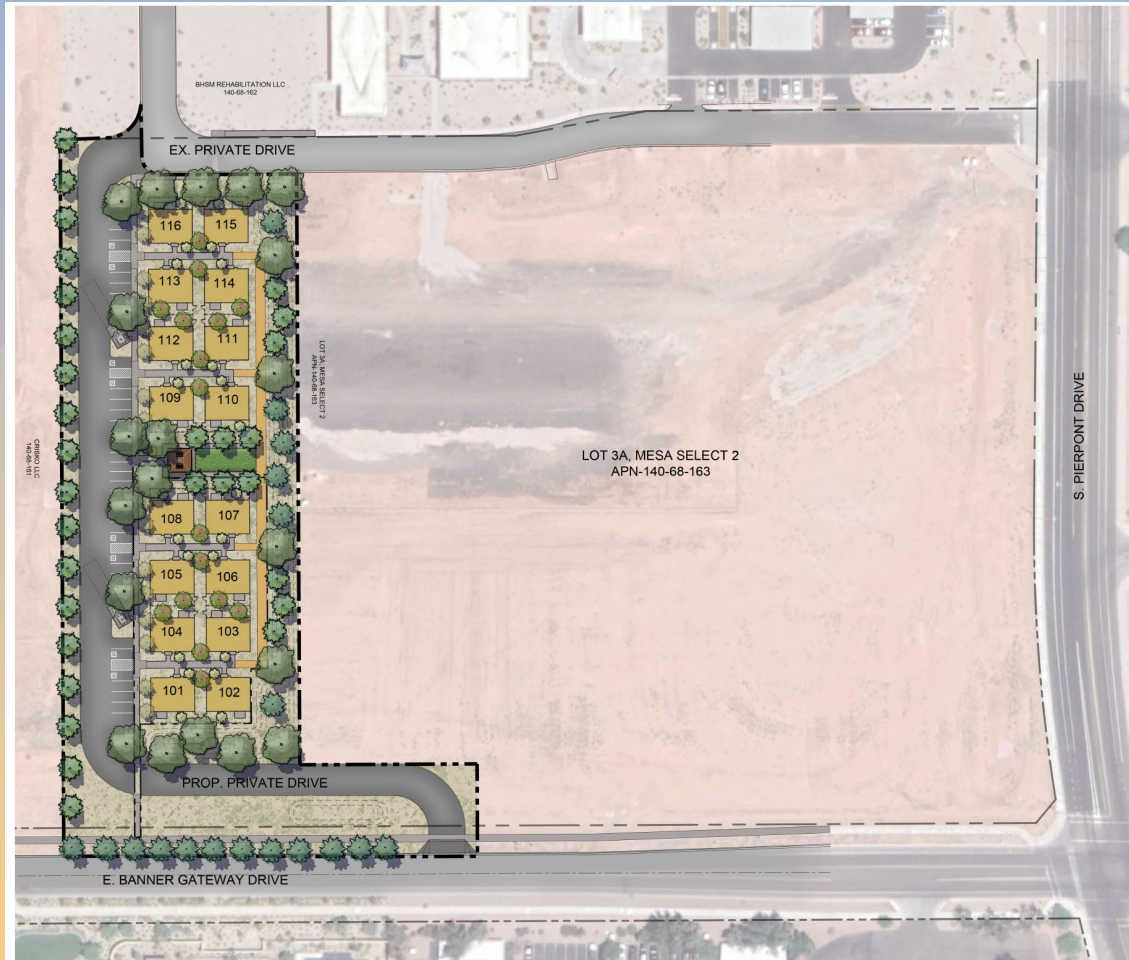
Site Plan

- 16 detached units (8 in each phase)
- Small centralized amenity space
- 15' perimeter yards provided
- Access from Banner Gateway Drive
- 34 parking spaces provided





Landscape Plan



LANDSCAPE MATERIAL SCHEDULE				
TREES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS	
Acacia saligna	24" BOX	12		
Acacia saligna	24" BOX	18		
Bauhinia tomentosa	24" BOX	24		
Quercus agrifolia	24" BOX	17		
Sophora secundiflora	24" BOX	18		
Ulmus parvifolia	24" BOX	18		
SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS	
Buddleia gracilis 'Blonde Ambition'	5 GAL	127		
Buddleia gracilis	5 GAL	10		
Buddleia gracilis	5 GAL	65		
Buddleia gracilis	5 GAL	73		
Buddleia gracilis	5 GAL	29		
Buddleia gracilis	5 GAL	20		
Buddleia gracilis	5 GAL	96		
Buddleia gracilis	5 GAL	430		
Buddleia gracilis	5 GAL	57		
Buddleia gracilis	5 GAL	17		
GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS	
Baccharis x 'Dawn' TM	1 GAL	33		
Baccharis x 'Dawn' TM	1 GAL	14		
Baccharis x 'Dawn' TM	1 GAL	330		
MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS	
ROCK MULCH	10"	PLAN	2" DEPTH, FIELD VERIFY S.F.	
PAVING GOLF	500	PLAN	FIELD VERIFY S.F.	

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE COVERAGE
TOTAL LANDSCAPE AREA: 58,757SF
COVERAGE: 30,825SF (52.4%)
EVERGREEN TREE: 4,700SF (47 TOTAL)
SHADE TREE: 900SF (18 TOTAL)
ORNAMENTAL TREE: 1,000SF (40 TOTAL)
LARGE SHRUB: 2,300SF (46 TOTAL)
MEDIUM SHRUB: 6,200SF (248 TOTAL)
SMALL SHRUB: 730SF (73 TOTAL)
GROUNDCOVER: 9,425SF (377 TOTAL)
ORNAMENTAL GRASS: 5,570SF (557 TOTAL)

TOTAL PERIMETER LANDSCAPE (BANNER GATEWAY)
TOTAL REQUIRED: 1 TREE AND 6 SHRUBS PER 25 LINEAR FEET
TOTAL LINEAR FEET: 298.5FT
TOTAL TREES REQUIRED: 12
TOTAL TREES PROVIDED: 12
TOTAL SHRUBS REQUIRED: 72
TOTAL SHRUBS PROVIDED: 79

PARKING LOT ISLAND LANDSCAPE
NOTE: A MINIMUM OF 1 SHADE TREE AND 3 SHRUBS ARE PROVIDED PER PARKING LOT ISLAND.

FOUNDATION LANDSCAPE
TREES REQUIRED: 6
TREES PROVIDED: 16

TOTAL PERIMETER LANDSCAPE (NORTH SETBACK)
TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 134FT
TOTAL TREES REQUIRED: 4
TOTAL TREES PROVIDED: 4
TOTAL SHRUBS REQUIRED: 27
TOTAL SHRUBS PROVIDED: 33

TOTAL PERIMETER LANDSCAPE (EAST SETBACK)
TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 500FT
TOTAL TREES REQUIRED: 15
TOTAL TREES PROVIDED: 17
TOTAL SHRUBS REQUIRED: 100
TOTAL SHRUBS PROVIDED: 128

TOTAL PERIMETER LANDSCAPE (WEST SETBACK)
TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 594FT
TOTAL TREES REQUIRED: 18
TOTAL TREES PROVIDED: 18
TOTAL SHRUBS REQUIRED: 119
TOTAL SHRUBS PROVIDED: 130



Elevations



LEFT ELEVATION
DESERT MODERN 1/8" = 1'-0"



REAR ELEVATION
DESERT MODERN 1/8" = 1'-0"

COLOR SCHEME-1 (Desert Modern)



Main Body:
Taupe Tone (SW 7633)
Mfg: Sherwin Williams



Trim:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



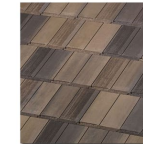
Fascia:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



Front Door:
Thunder Gray (SW 7645)
Mfg: Sherwin Williams



Masonry:
Residential Alamo
Mfg: Boral stone



Roof:
Saxony 900 Split Shake -
Charcoal Brown Blend
Mfg: Boral Roof



RIGHT ELEVATION
DESERT MODERN 1/8" = 1'-0"



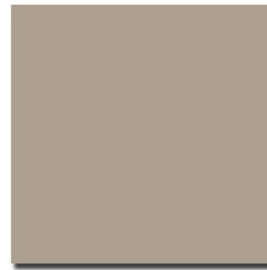
FRONT ELEVATION
DESERT MODERN 1/4" = 1'-0"

- CONCRETE ROOF TILE
- COACH LIGHT
- WOOD FASCIA
- STUCCO
- STUCCO BAND
- MASONRY VENEER

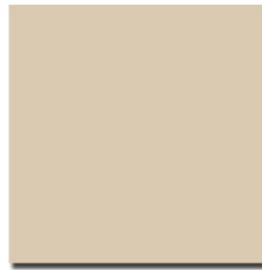


Colors and Materials

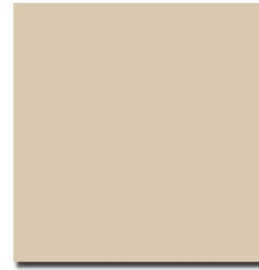
COLOR SCHEME-1 (Desert Modern)



Main Body:
Taupe Tone (SW 7633)
Mfg: Sherwin Williams



Trim:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



Fascia:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



Front Door:
Thunder Gray (SW 7645)
Mfg: Sherwin Williams



Masonry
Residential Alamo
Mfg: Boral stone



Roof:
Saxony 900 Split Shake -
Charcoal Brown Blend
Mfg: Boral Roof



Alternative Compliance

- ✓ Materials. At least 3 kinds of different + distinct materials with no more than 50% of each façade being covered with one (1) single material



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB23-00025

Sonoran Gateway Exchange



Request

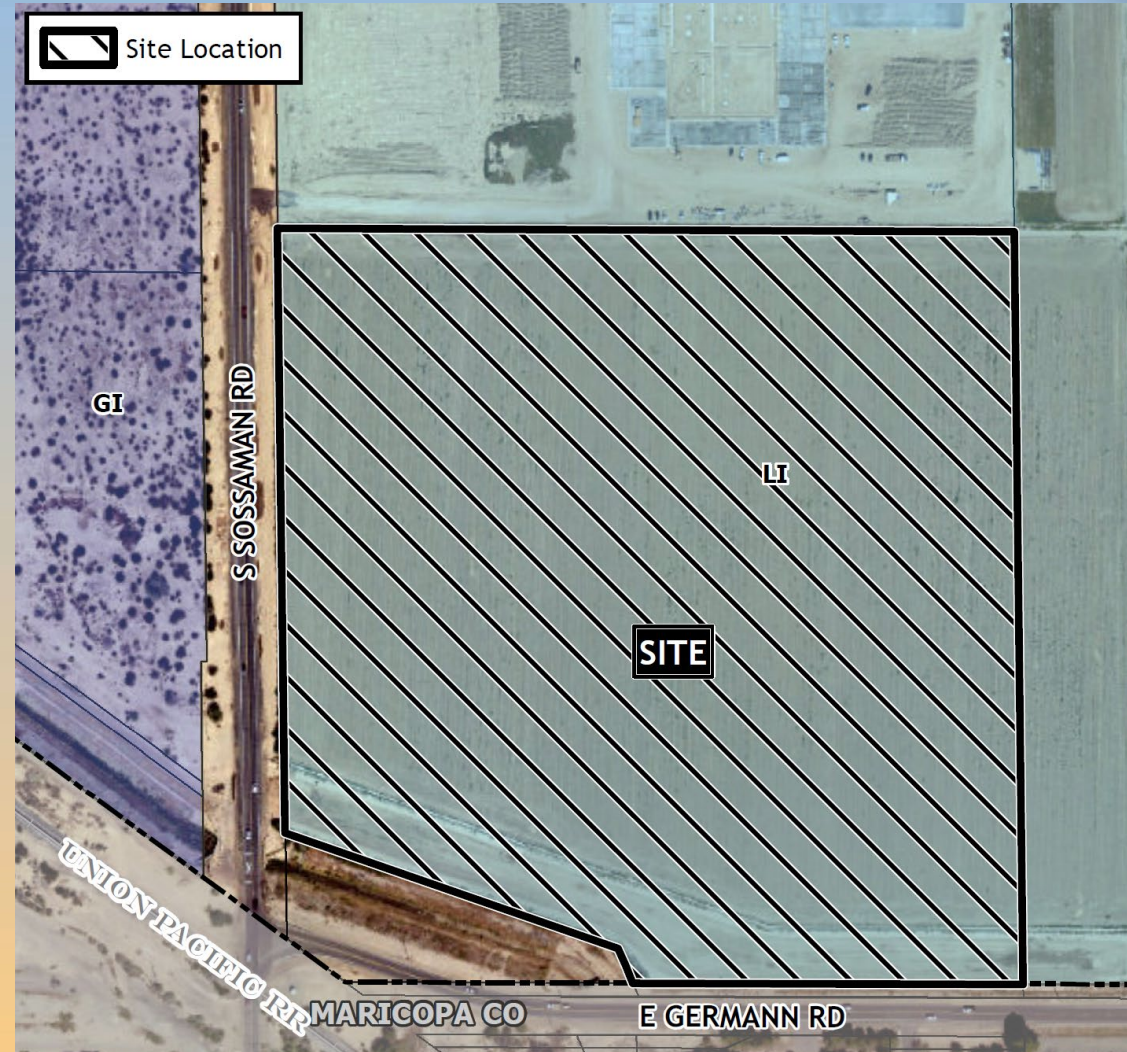
- Design Review
- Industrial park





Location

- North of Germann Road
- East of Sossaman Road





Zoning

- Light Industrial (LI)





Site Photos

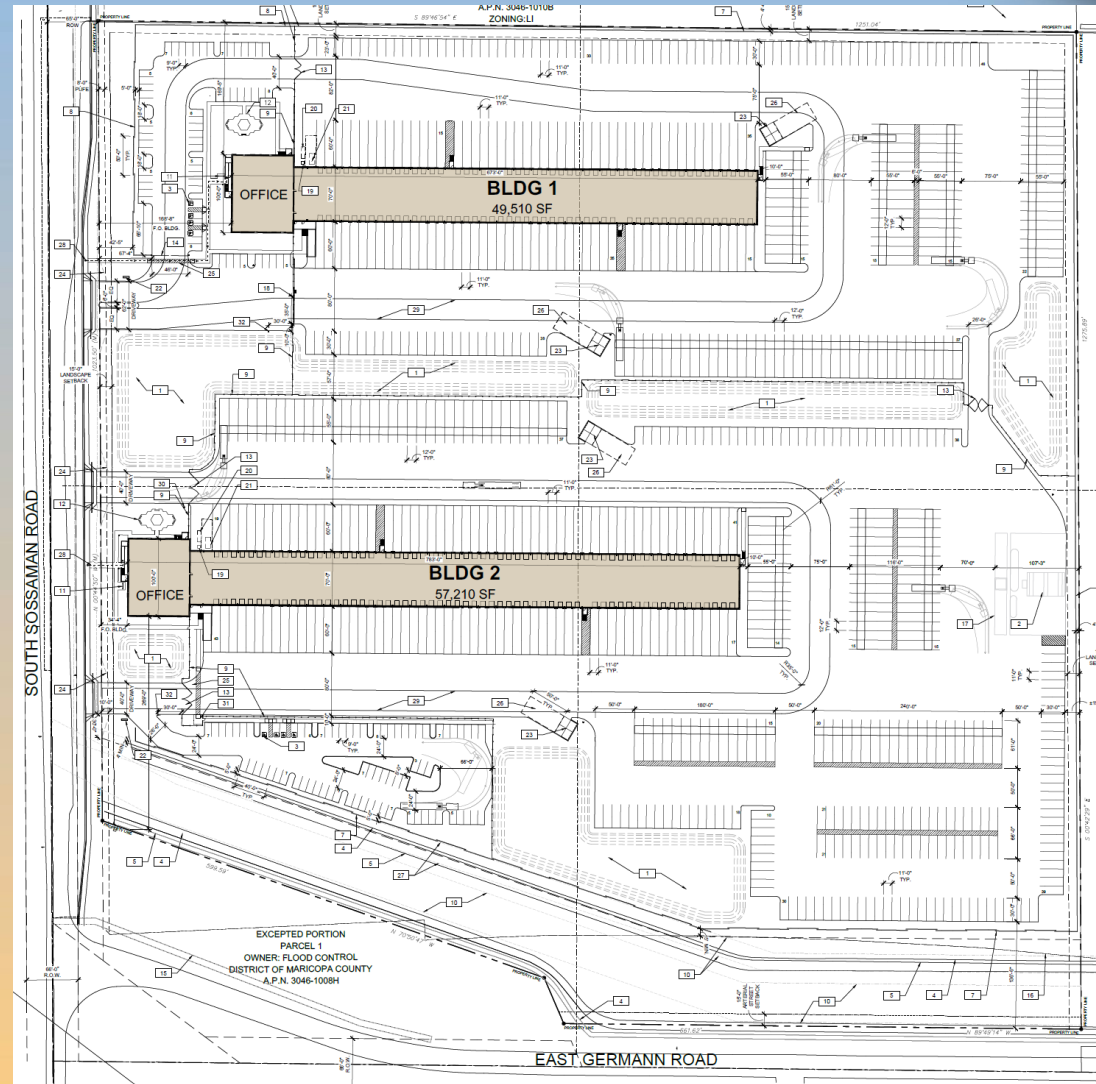


Looking east from Sossaman Road



Site Plan

- 2 industrial buildings, 49,510 – 57,210 SF
- Access from Sossaman Road
- Truck docks and loading on sides of buildings
- Outdoor storage to sides and rear





Landscape Plan

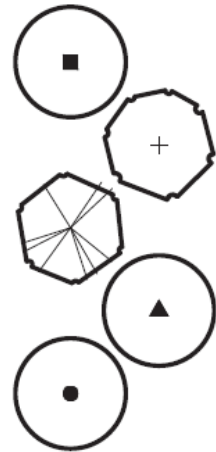




Landscape Plan

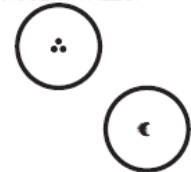
PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES:		

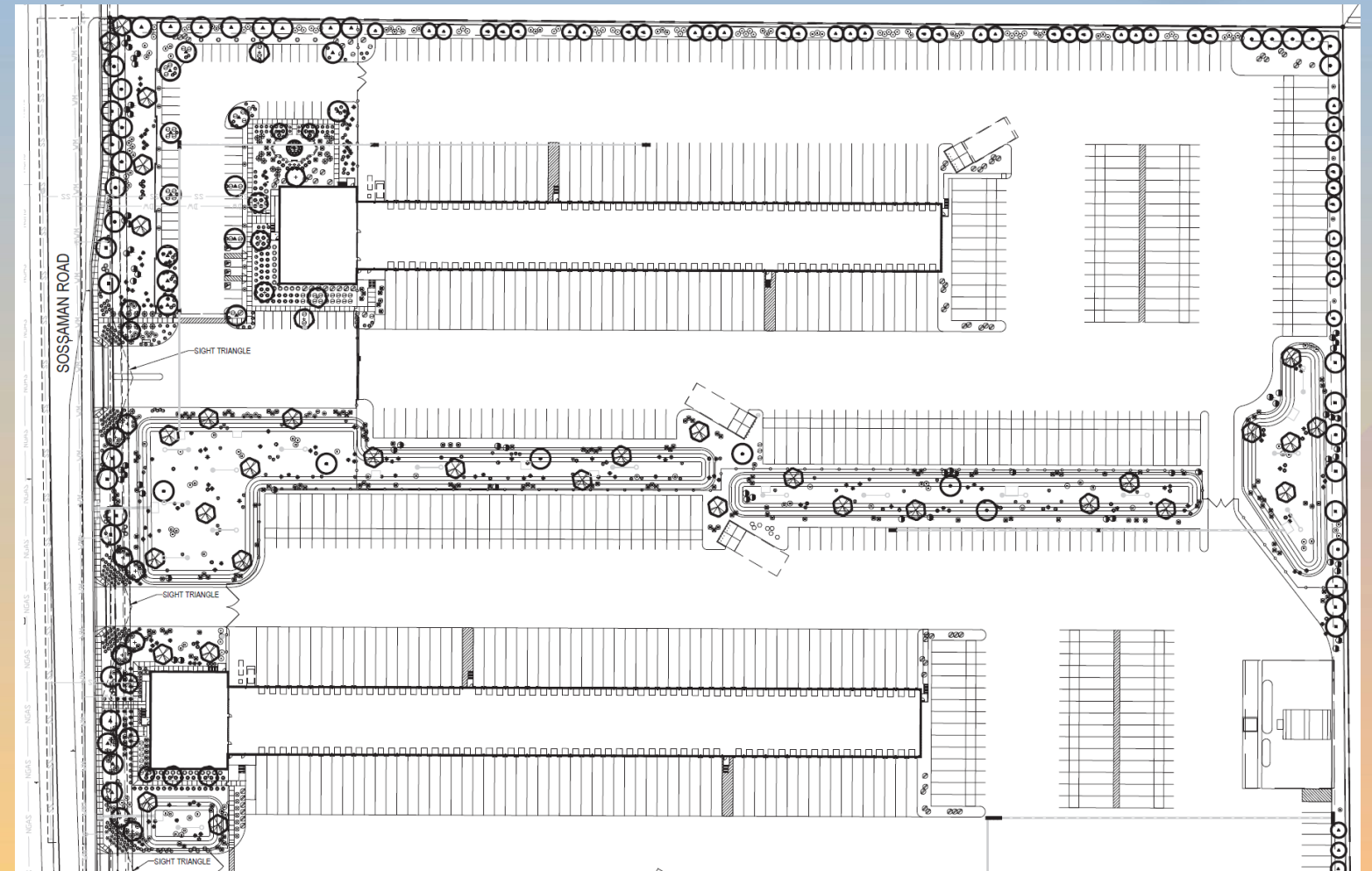


<i>Cercidium x 'Desert Museum'</i> Desert Museum Palo Verde	15 gal 24" box
<i>Chitalpa tashkentensis</i> Chitalpa	24" box 36" box
<i>Prosopis glandulosa</i> Texas Honey Mesquite	15 gal 24" box
<i>Quercus virginiana</i> Southern Live Oak	15 gal 24" box
<i>Ulmus parvifolia</i> Evergreen Elm	15 gal 24" box

ACCENT TREES:



<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal 24" box
<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal 24" box





Landscape Plan

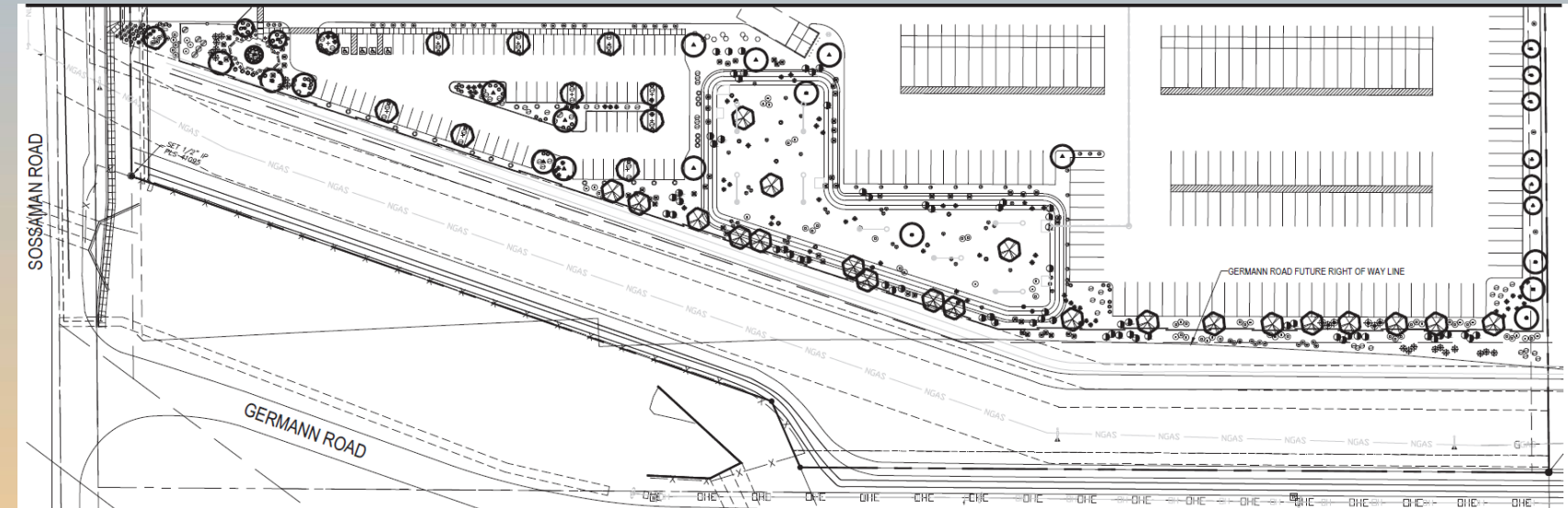
PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES:		

	<i>Cercidium x 'Desert Museum'</i> Desert Museum Palo Verde	15 gal 24" box
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box 36" box
	<i>Prosopis glandulosa</i> Texas Honey Mesquite	15 gal 24" box
	<i>Quercus virginiana</i> Southern Live Oak	15 gal 24" box
	<i>Ulmus parvifolia</i> Evergreen Elm	15 gal 24" box

ACCENT TREES:

	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal 24" box
	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal 24" box





Elevations – Building 1



NORTH ELEVATION - SCALE: 1" = 20'-0"



A: PARTIAL NORTH ELEVATION - SCALE: 1/8" = 1'-0"



Elevations – Building 1



SOUTH ELEVATION - SCALE: 1" = 20'-0"



B: PARTIAL SOUTH ELEVATION - SCALE: 1/8" = 1'-0"



Elevations – Building 1



EAST ELEVATION - SCALE: 1/8" = 1'-0"



WEST ELEVATION - SCALE: 1/8" = 1'-0"



Elevations – Building 2



NORTH ELEVATION - SCALE: 1" = 20'-0"



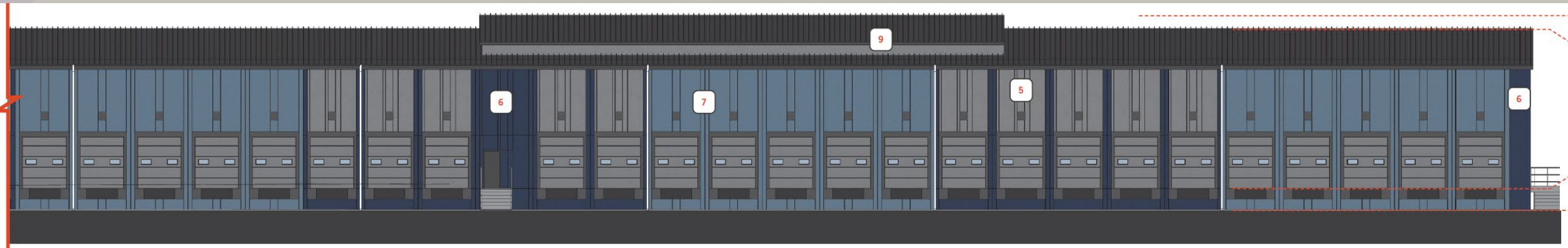
A: PARTIAL NORTH ELEVATION - SCALE: 1/8" = 1'-0"



Elevations – Building 2



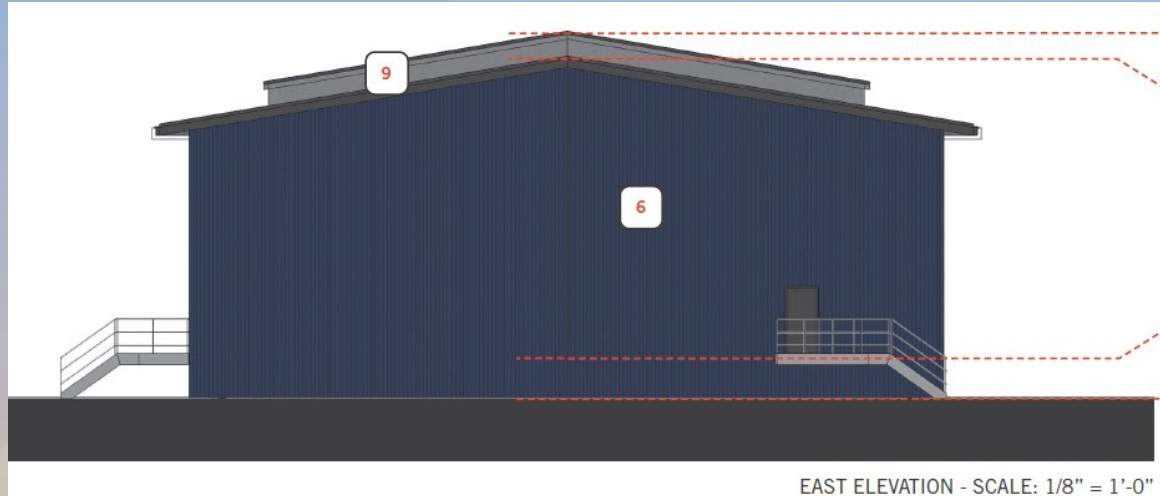
SOUTH ELEVATION - SCALE: 1" = 20'-0"



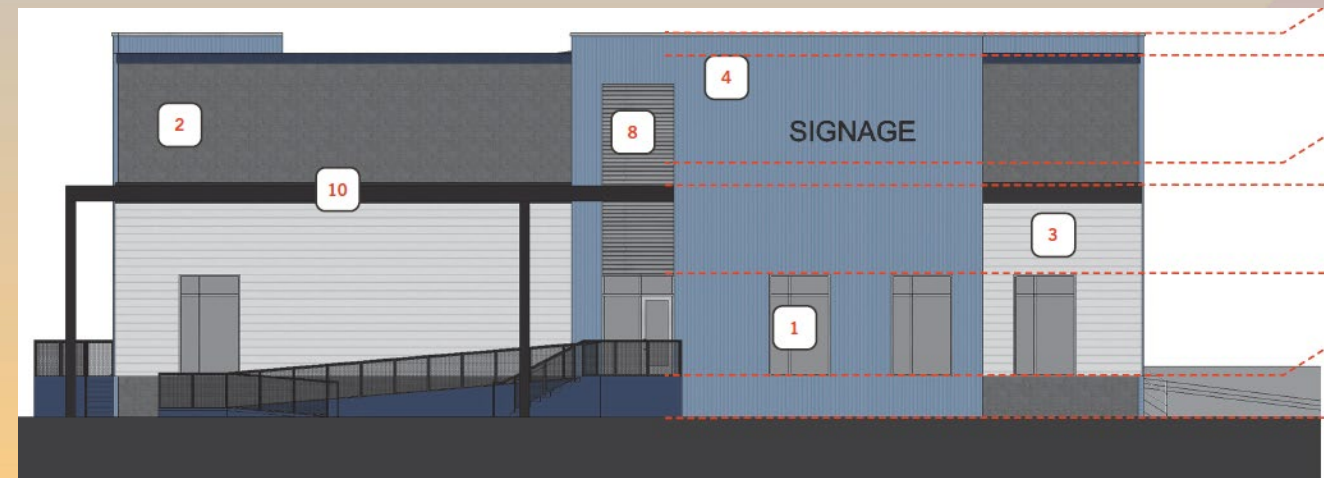
B: PARTIAL SOUTH ELEVATION - SCALE: 1/8" = 1'-0"



Elevations – Building 2



EAST ELEVATION - SCALE: 1/8" = 1'-0"



WEST ELEVATION - SCALE: 1/8" = 1'-0"



Rendering





Rendering



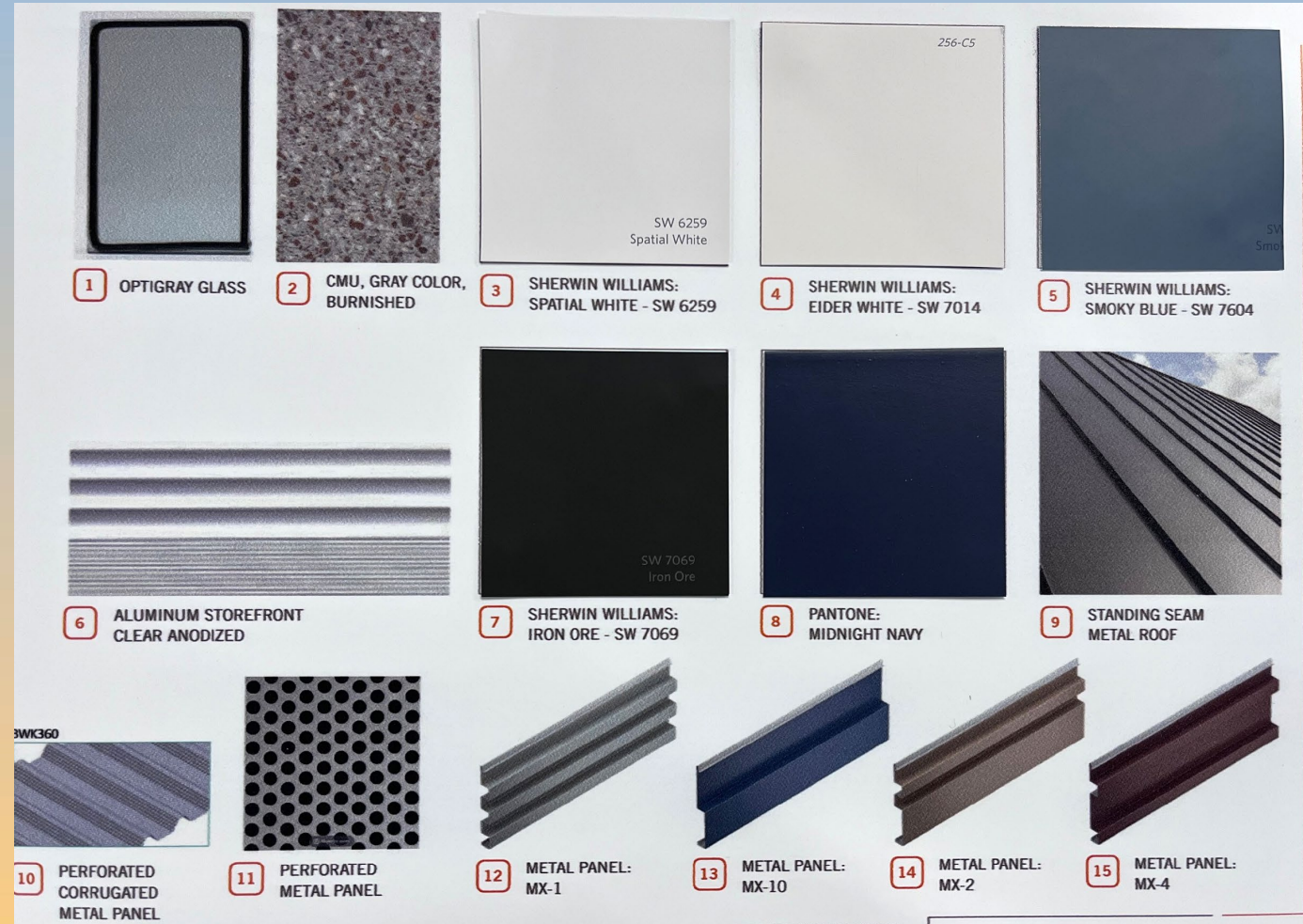


Rendering





Colors and Materials





Alternative Compliance

- No more than 50% of the façade may be covered with one material
- Incorporate 3 different and distinct materials



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

Staff welcomes any feedback



Design Review Board