

**Tuesday, June 13, 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 Dane Astle
Boardmember Justin Trexler

MEMBERS ABSENT:

Chair Paul Johnson
Boardmember Jeanette Knudsen

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Jennifer Merrill
Joshua Grandlienard
Sean Pesek
Emily Johnson
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

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

Vice Chair Tanner Green welcomed everyone to the meeting at 4:32 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the May 9, 2023 Design Review Board Meeting.**

A motion to approve the Minutes from May 9, 2023, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Astle.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Green – Thomas – Placko – Astle – Trexler

NAYS – None

ABSENT– Johnson – Knudsen

ABSTAINED – None

3 Discuss and take action on the following Design Review cases:

- 3a DRB22-01109 - “TMW Offroad”** (District 6). Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road. (2± acres). Design Review for an industrial development. Tim Nielsen, Farnsworth Construction Co., Applicant; Tyco Metal Works LLC, Owner.

Staff Planner Jennifer Merrill presented the case:

See attached presentation.

Conditions of Approval:

1. Compliance with the final DRB site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.
4. Approval of Case No. ZON21-00995.
5. Due to the proximity to the Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
6. Any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting are not permitted.
7. Provide surface material details on the landscape plan for review and approval by the Planning Division.

A motion to approve case DRB22-01109 was made by Boardmember Thomas and seconded by Boardmember Trexler.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Green – Thomas – Placko – Astle – Trexler

NAYS – None

ABSENT– Johnson – Knudsen

ABSTAINED – None

- 3b DRB23-00303 - "Golfland Height Exception"** (District 4). Within the 100 to 400 blocks of West Hampton Avenue (south side). Located east of Country Club Drive and south of Southern Avenue. (12± acres). Request for a height exception to allow an 80 foot tall water slide tower in the General Industrial (GI) District. Steve Carlston, Mesa Golfland Properties Associates, LTD., Applicant; Mesa Golfland Properties Associates, LTD., Owner.

Staff Planner Cassidy Welch presented the case:
See attached presentation.

Conditions of Approval:

1. Compliance with all requirements of Design Review.
2. Compliance with all City development codes and regulations.
3. Landscaping must comply with the landscape plan approved with case no. DR01-013 and all dead, dying, and missing landscape materials must be replaced with landscape materials of similar type and size.

A motion to approve case DRB23-00303 was made by Boardmember Thomas and seconded by Boardmember Astle.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Green – Thomas – Placko – Astle – Trexler

NAYS – None

ABSENT– Johnson – Knudsen

ABSTAINED – None

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

- 4f DRB23-00093 - "Gateway 202 Site Plan Amendment"** (District 6). Within the 4400 to 4700 blocks of South Ellsworth Road (west side) and within the 8700 to 9200 blocks of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (166± acres). Design Review for an accessory minor automobile repair facility. Sean Lake, Pew and Lake, Applicant; Scannell Properties No. 507, Owner.

Staff Planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Change the blue trim from the overall outline of the building and just use it to highlight awnings
- Contrast the color of the roof top equipment – consider using the gauntlet grey/darker roof color from the primary buildings
- More trees and fewer scrubs in the retention area
- Over reliance on the Chilean mesquite – consider a change

- 4h DRB23-00219 - "Brightpath Child Care"** (District 1). Within the 1200 to 1300 blocks of North Val Vista Drive (west side) and within the 3500 block of East Brown Road (north side). Located west of Val Vista Drive and north of Brown Road. (1± acres). Design Review for a daycare.

Staff Planner Emily Johnson presented the case.

See attached presentation.

Staff planner Emily Johnson summarized the case:

- The design of the building is not the right direction and does not feel right for the future of Mesa
- Should take queues from the Mesa Design Guidelines to bring updated material palette, the current palette and shape of the building is wrong but not necessarily the two-story, but the design should be something to be proud of
- The design does not fit, would be nice if something was built here that works well with the church and adjacent architecture
- The 2-story scale seems out of place but may just be the boxy nature with the gabled roof and the materials not seeming to fit in with Mesa and the southwest
- Materials could be rethought and the scale as well to better fit in on this site
- Could not tell the difference between the sod and granite on the landscape plan in the plant legend, granite areas should have a stipple patch
- Wanted to know what type of citrus trees were being used and the plan for them, the applicant said they are going to match what is there and keep a single species. Suggested that all citrus be on their own irrigation valve separate from other landscape. Also suggested upsizing some of the citrus along Brown and Val Vista.
- There is a mastic tree in one of the parking lot islands, and the Board did not see the need to have that tree in there.
- Looking at surroundings, this does not match anything in the area and the office buildings to the south blend in nicer with the neighborhood. The standing seem roof being 30 feet off the ground does not tie in and at least the church has some Spanish tile that feeds off the surrounding, so there is still an opportunity to have a two-story building but nicer.
- There is a general distaste for the building
- Quality Development Design Guidelines should be used, specifically Section A.1.g, corner sites should be designed with special attention to engaging all street frontages, and historically, the citrus stand is a

corner facing building addressing the corner. The square building squared up on the site, loses the engagement on the corner.

- Also from the Quality Development Design Guidelines, Section B, Architectural Design as it relates to massing and scaling with the surrounding developments. Putting a two-story, primarily stucco building on this corner does not work.
- Taking elements from the neighborhood, the Trovita neighborhood to the south east, have relatively newer homes and they have varied designs. A daycare could pull in more residential character at this site.
- Too much stucco and the color feels too orange against the stone
- The scale, structure, shape, color, and materials as well as addressing the corner and the character of the neighborhood and the two-stories are where the concerns are generally
- Coming back with updates to the building that more clearly address the QDDG may be suggested, looking to meet the intent of the guidelines, not just what the zoning code says

Jarilyn Wright, 3637 E Fairbrook St - expressed their opposition to this project.

Susan Rees, 3822 E Fargo St - expressed their opposition to this project.

- 4a DRB22-00376 - "Reed Park Residences"** (District 4). Within the 500 block of South Williams (east side). Located west of Gilbert Road and south of Broadway Road. (4± acres). Design Review for a multiple residential development. Reese Anderson, Pew & Lake, PLC, Applicant; Ridgeway Investments LLC, Owner.

Staff Planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- The balconies (fascia) could have their own character and don't need to match the stucco beyond.
- Swap out the cascalote smoothies with cascalote standard trees
- Suggestion for windows to have dark anodized finish to match other metal trim
- CMU caps on screen walls should all match, be consistent throughout the site

- 4b DRB22-00820 - "1759 N Rosemont"** (District 2). Within the 1700 block of North Rosemont (east side) and within the 5100 block of East Ingram Street (south side). Located west of Higley Road and south of McKellips Road. (1± acres). Design Review for a contractor's yard. Danny Christensen, CEW Associates, Applicant; Zack Causer, Owner.

Staff Planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Internalize downspouts
- Ensure the look of the roll up in the final details of approved site plan
- Ensure detailing is executed
- Verify screen wall
- Verify the screen door
- Consider incorporating wall into the building

- 4c DRB22-00978 - "Sunflower Cremation and Burial"** (District 2). Within the 5600 block of East Main Street (north side) and within the 0 to 100 blocks of North 57th Street (west side). Located west of Recker Road and north of Main Street. (1± acres). Design Review for a crematory. Richard Moore, RMA Design Group, Applicant; Sunflower Funeral Holdings, LLC., Owner

Staff Planner Cassidy Welch presented the case.
See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Revise landscape plan to make a symbol distinction between Willow Acacia & Mesquite
- Use alternative compliance to create more compatibility between existing building and new building through materials and colors
- Revise building to be primarily white stucco painted to match
- Incorporate wooden beam or wood-like material over doorways

- 4d DRB22-01242 - "Guadalupe & Power Retail"** (District 6). Within the 2600 to 2700 block of South Power Road (east side) and within the 6800 block of East Guadalupe Road (north side). Located east of Power Road and north of Guadalupe Road. (2± acres). Design Review for a restaurant with a drive-thru facility and an automobile/vehicle car wash. Sean Lake, Pew & Lake, PLC., Applicant; DR One, LLC., Owner.

Staff Planner Cassidy Welch presented the case.
See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Encourage surfboards at vacuum canopies to be metal to mimic a surfboard
- Ensure pedestrian connection to park considers pedestrian safety
- Pedestrian connection through shared wall with park is designed intentionally

- 4e DRB23-00051 - "Red Hawk"** (District 6). Within the 7100 to 7600 blocks of East Elliot Road (north side) and within the 3100 to 3500 blocks of South Sossaman Road (west side). Located west of Sossaman Road and north of Elliot Road. (187± acres). Design Review for an industrial development. Eric Goeken, HDR Engineering, Inc., Applicant; Stone Applications, LLC, Owner.

Staff Planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Revise the landscape plan to provide more detail
 - Surface materials, granite sizes
 - Type of hydroseeding
- Establish consistency between landscape plan and landscape renderings
- Revise entry monument landscaping at main entrance for more symmetry
- Concerns with the over-reliance with pine trees (water heavy trees) – consider Sissoo, Mesquites, or Evergreen Elms

- 4g DRB23-00124 - "Baywood Medical Collaborative II"** (District 2). Within the 6300 block of East Broadway Road (north side) and within the 300 block of South 63rd Street (east side). Located north of Broadway Road and west of Power Road. (1± acres). Design Review for a medical office. Vince Dalke, Dalke Design Group, Applicant; CWRP Baywood MOB Owner LLC., Owner.

Staff Planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- No comments

- 4i DRB23-00249 - "Mesa Drive Apartments"** (District 1). Within the 400 to 500 blocks of North Mesa Drive (east side), within the 400 block of East 4th Place (north side) and within the 400 to 500 blocks of North Lesueur (west side). Located east of Mesa Drive and north of University Drive. (6± acres). Design Review for a multiple residence development. Ashley Sams, Synectic Design, Applicant; AZ MED CAP LLC, Owner.

Staff Planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- Revise the vinyl fencing adjacent to the first floor patios. Consider a solid, darker color.
- Revise the landscape plan in the following areas:
 - Indicate decomposed granite or other ground cover adjacent to all sidewalks
 - Check the Site Visibility Triangle Easements adjacent to LeSueur
 - Replace the Thornless Cascalote with standard Cascalote
 - Remove plants with thorns from areas adjacent to walkways

- 4j DRB23-00267 - "St. Timothy's Catholic School"** (District 3). Within the 2500 block of South Alma School Road (west side) and within the 1200 block of West Meseto Avenue (north side). Located west of Alma School Road and north of Guadalupe Road. (2± acres). Design Review for new church building. Vince Di Bella, Adaptive Architects, Inc., Applicant; St. Timothy Roman Catholic Parish - Mesa, Owner.

Staff Planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- Revise the landscape plan to remove Live Oak trees, or other sap producing trees, from areas adjacent to parking areas.

- 4k DRB23-00345 - "Air Flow Test Facility"** (District 6). Within the 7800 block of East Skybridge Boulevard (south side). Located east of Sossaman Road and north of Pecos Road. (16± acres). Design Review for an industrial development. Glenn Klipfel, ADM Group, Inc., Applicant; SkyBridge LLC, Owner.

Staff Planner Sean Pesek presented the case.

See attached presentation.

Staff planner Sean Pesek summarized the case:

- No comments

- 5 Adjournment:** Boardmember Astle moved to adjourn the meeting and was seconded by Boardmember Trexler. Without objection, the meeting was adjourned at 7:53 PM.



Design Review Board



DRB22-01109

TMW Offroad



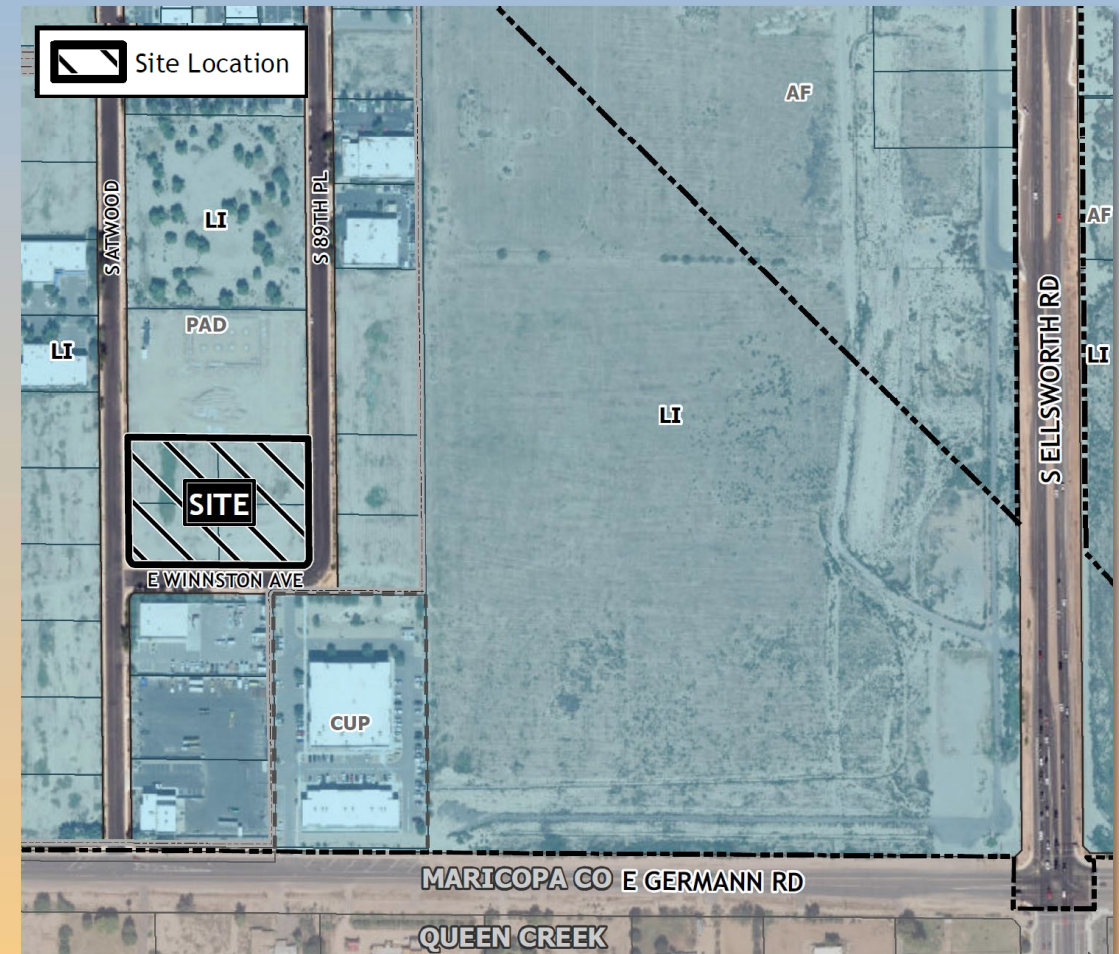
Request

- Design Review
- To allow Warehouse, fabrication, and offices/showroom





- West of Ellsworth Road
- North of Germann Road
- Within Gateway Airport Commerce Park





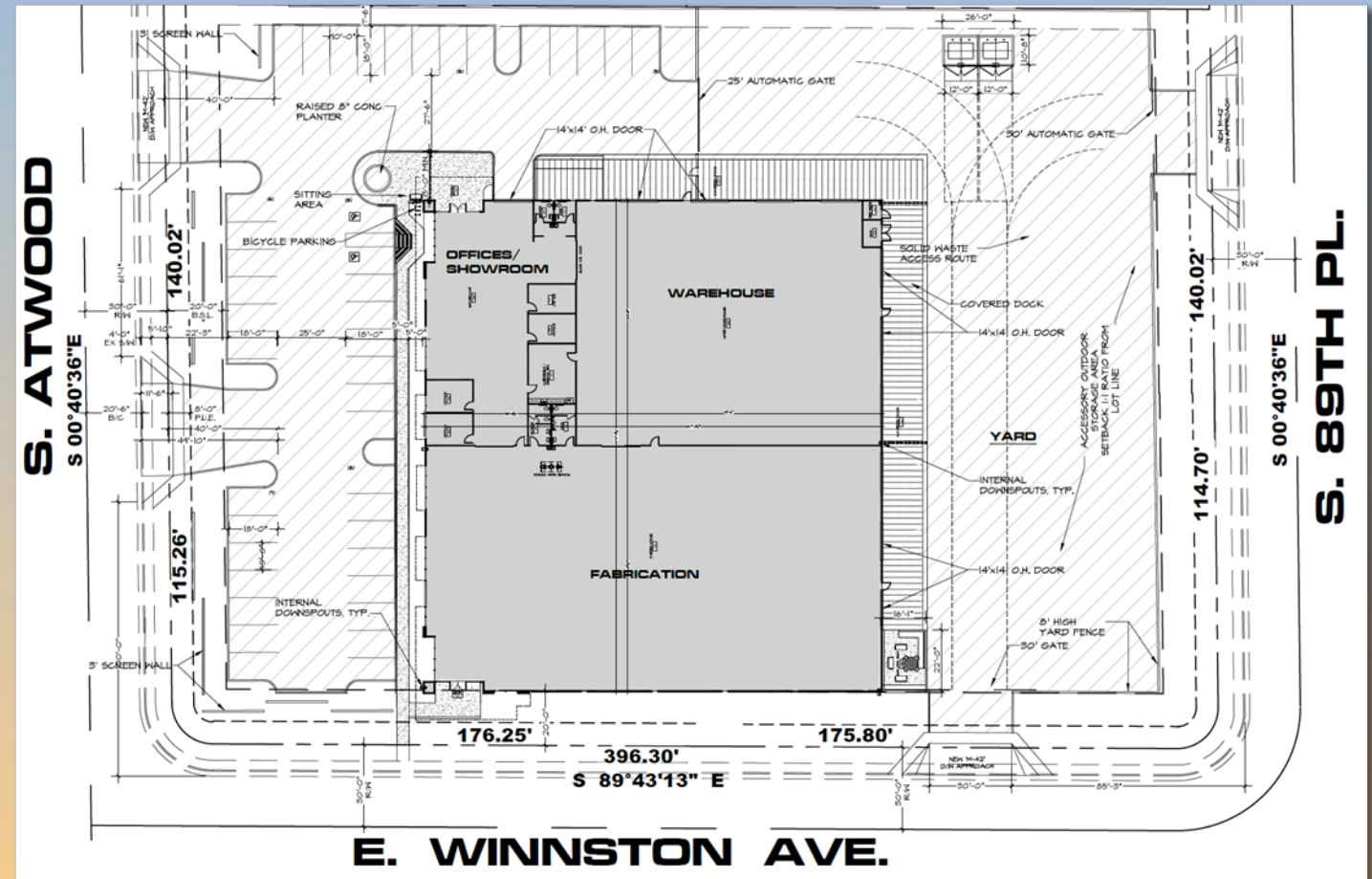
Site Photo



View from the southwest corner of the site



- New 29,937 sq ft building
- Primary access from Atwood
- Screened yard in rear (east) one-half of property





Landscape Plan

PLANT SCHEDULE

TREES:

BOTANICAL NAME

ACACIA STENOPHYLLA

COMMON NAME

SHOESTRING ACACIA

CERCICUM FLORIDUM 'INDO BLUE'

BLUE PALO VERDE

CHILOPSIS LINEARIS

DESERT WILLOW

PARKINSONIA ACULEATA HYBRID

DESERT MUSEUM PALO VERDE

ULMUS PARVIFOLIA 'TRUE GREEN'

EVERGREEN ELM

SHRUBS:

BOTANICAL NAME

CAESALPINIA PULCHERRIMA

COMMON NAME

RED BIRD OF PARADISE

DASYLIRIUM WHEELERI

DESERT SPOON

HESPERALOE PARVIFOLIA

RED YUCCA

LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'

THUNDER CLOUD SAGE

LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'

GREEN CLOUD SAGE

NOLINA MICROCARPA

BEAR GRASS

GROUND COVER:

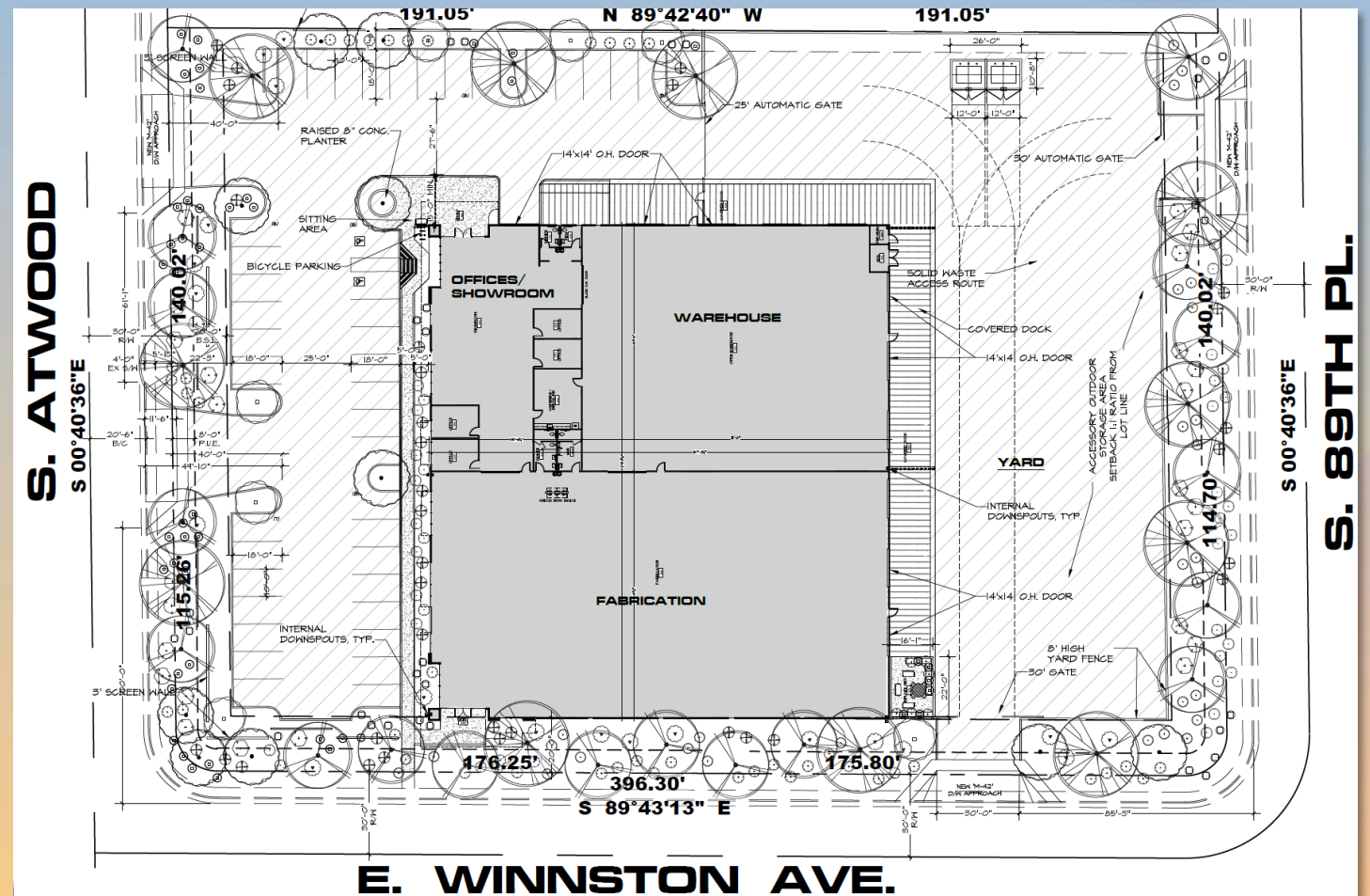
BOTANICAL NAME

LANTANA 'BANDANA RED'

BANDANA RED LANTANA

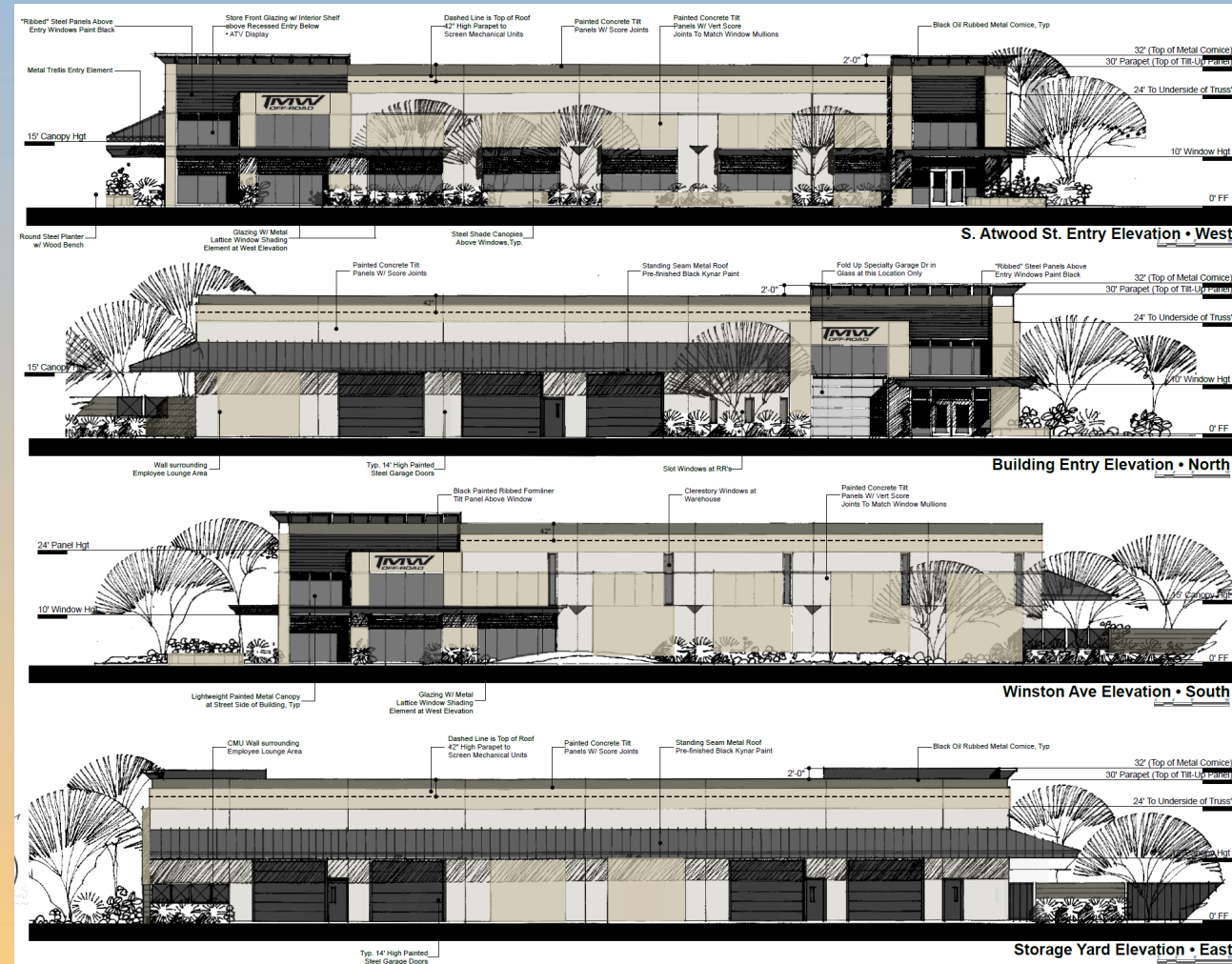
LANTANA 'NEW GOLD'

NEW GOLD LANTANA





Elevations





Colors and Materials

Exterior Color and Materials Board:

Exterior Materials Calculations:

Exterior Walls:



W1 • Primary Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 7646 "First Star"



W2 • Accent Painted Tilt Panel Walls
MFR: Sherwin Williams
Color: SW 1015 "Skyline Steel"



W3 • Accent Painted Tilt Panel Walls and CMU
MFR: Sherwin Williams
Color: SW 7019 "Guantlet Gray"

Metal Painted Shading Elements:



MP1 • Metal Shade Elements
Metal Ribbed Panels
MFR: Sherwin Williams
Color: SW SW6258 "Tricom Black"

Metal Roofing:



MR1 • Painted Metal Roofing
MFR: Wester States Metal Roofing
Color: Charcoal Gray

Glazing and Frames:



G1 • Window Glazing
MFR: PPG
Color: Solar Ban 90 Gray



G1 • Anodized Aluminum Storefront
Color: Anodized Black

West Elevation (Atwood):

- CONCRETE TILT PANEL - 3,676 S.F. - 65%
- GLASS / GLAZING - 1,327 S.F. - 24%
- STEEL CANOPIES / CORNICES - 369 S.F. - 7%
- STEEL RIBBED PANELS - 220 S.F. - 4%

North Elevation:

- CONCRETE TILT PANEL - 2,810 S.F. - 51%
- GLASS / GLAZING - 429 S.F. - 8%
- STEEL CANOPIES / CORNICES - 1020 S.F. - 19%
- STEEL RIBBED PANELS - 189 S.F. - 3%
- STEEL OVERHEAD DOORS - 1,016 S.F. - 19%

East Elevation (89th):

- CONCRETE TILT PANEL - 3,574 S.F. - 61%
- STEEL CANOPIES / CORNICES - 1,324 S.F. - 22%
- STEEL OVERHEAD DOORS - 998 S.F. - 17%

South Elevation (Winnston):

- CONCRETE TILT PANEL - 4,038 S.F. - 79%
- GLASS / GLAZING - 688 S.F. - 13%
- STEEL CANOPIES / CORNICES - 192 S.F. - 4%
- STEEL RIBBED PANELS - 194 S.F. - 4%



Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



DRB23-00303

Golfland Height Exception



Request

- Design Review
- To allow a height exception to allow an 80 foot tall water slide tower





Location

- 311 West Hampton Avenue
- South of Southern Avenue
- West of Country Club Drive
- South side of Hampton Avenue

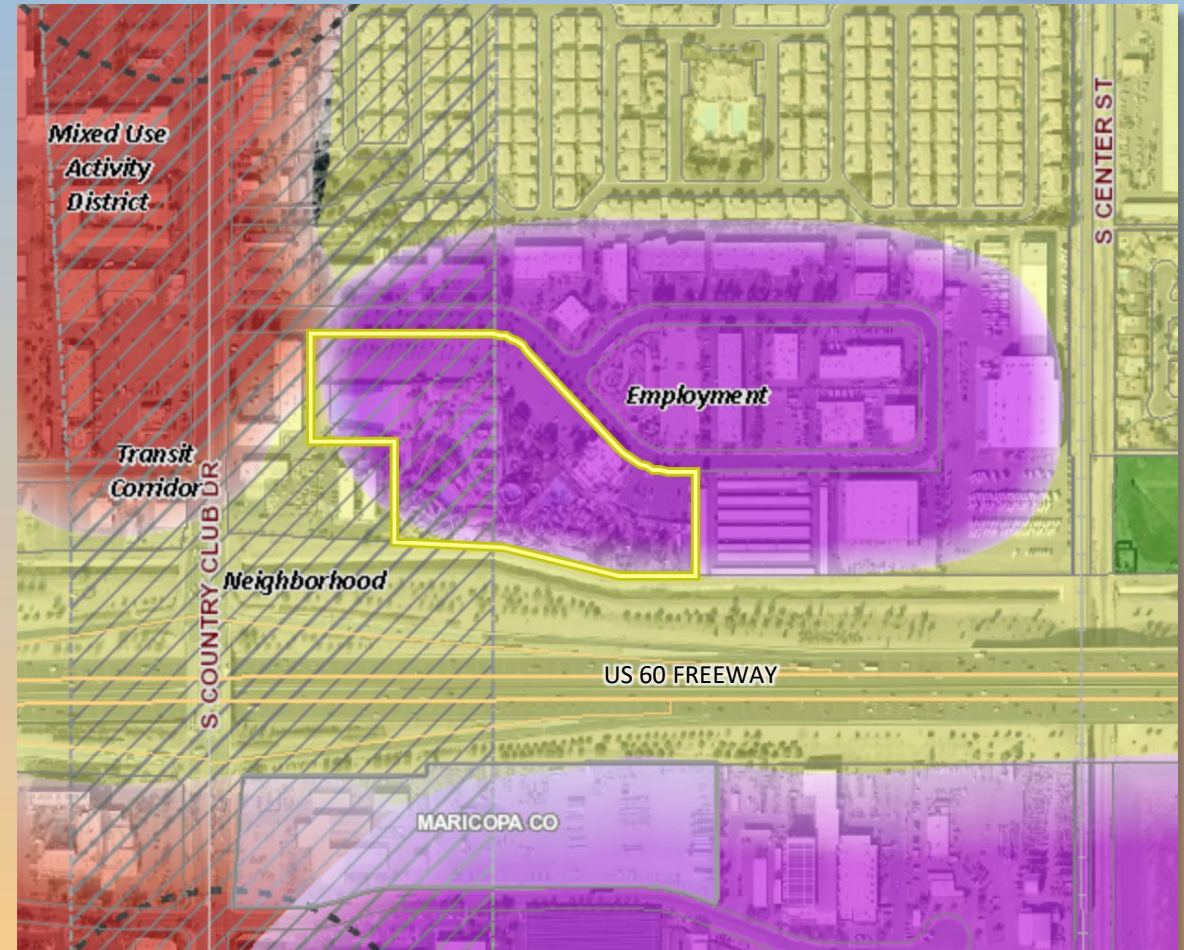




General Plan

Employment

- Provide a wide range of employment opportunities in high quality settings

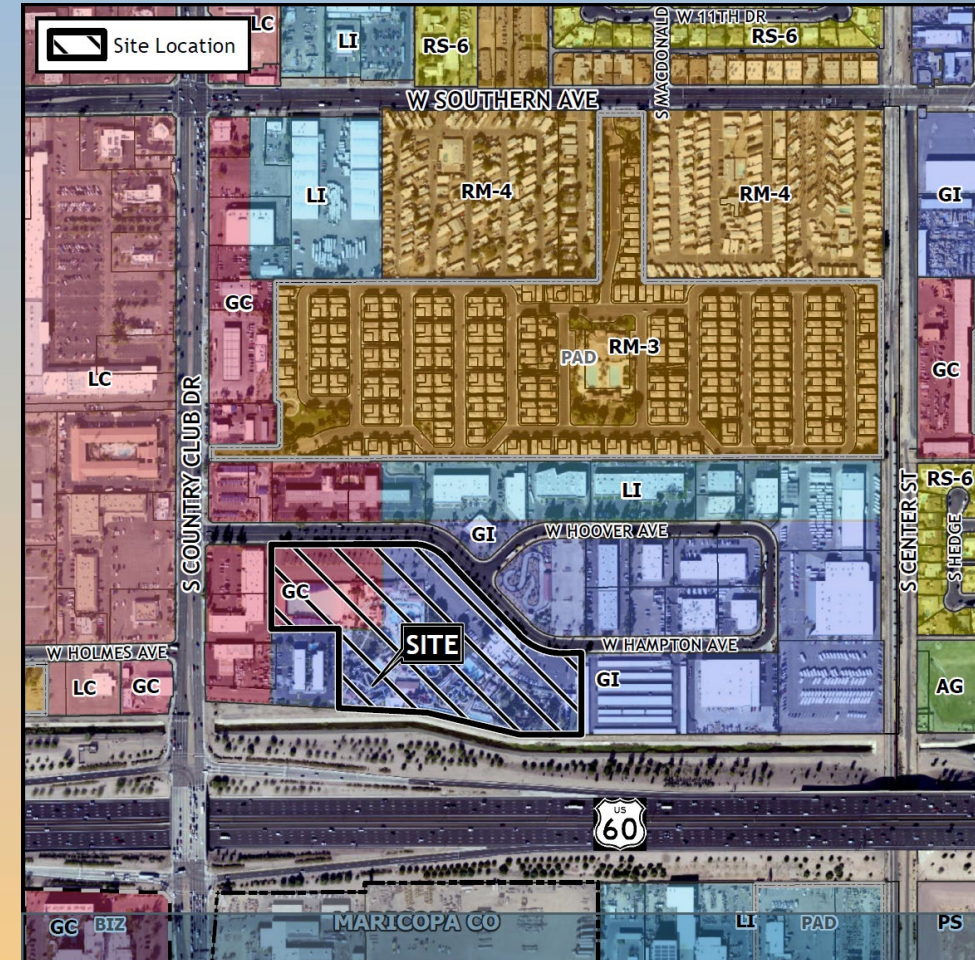




Zoning

General Industrial (GI)

- Maximum allowed height is 50 feet





Site Photo



Looking south towards the site from Hampton Avenue



Site Photo



Looking north towards the site from US 60 westbound off-ramp



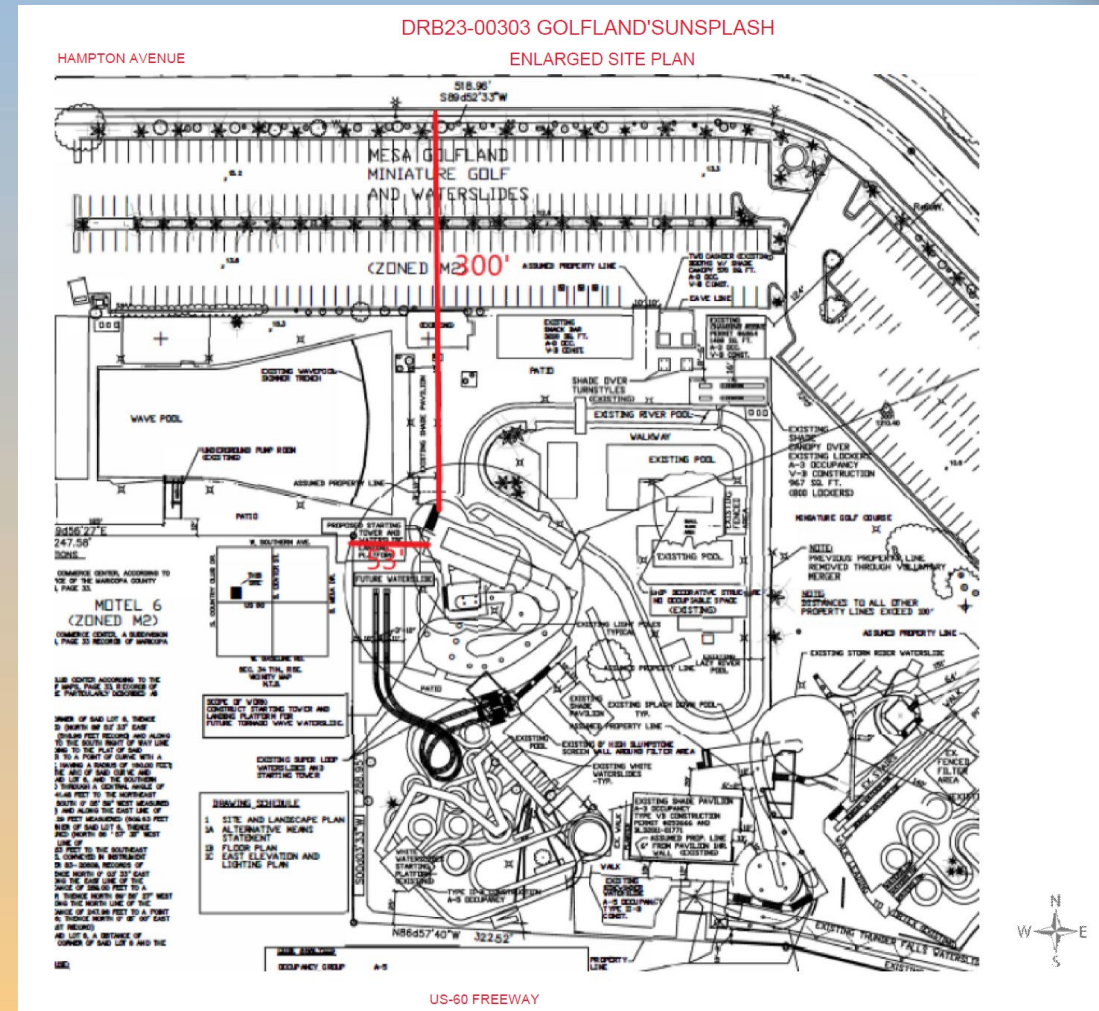
Approval Criteria

Section 11-30-3(C) Exceptions to Height Limits

- ✓ Does not exceed the maximum number of stories in the zoning district in which the project is located
- ✓ The increased setbacks, enhanced landscaping or other screening measures effectively mitigate the impact of the building height;
- ✓ The exception is necessary to accommodate the proposed uses or activities within the building or structure;

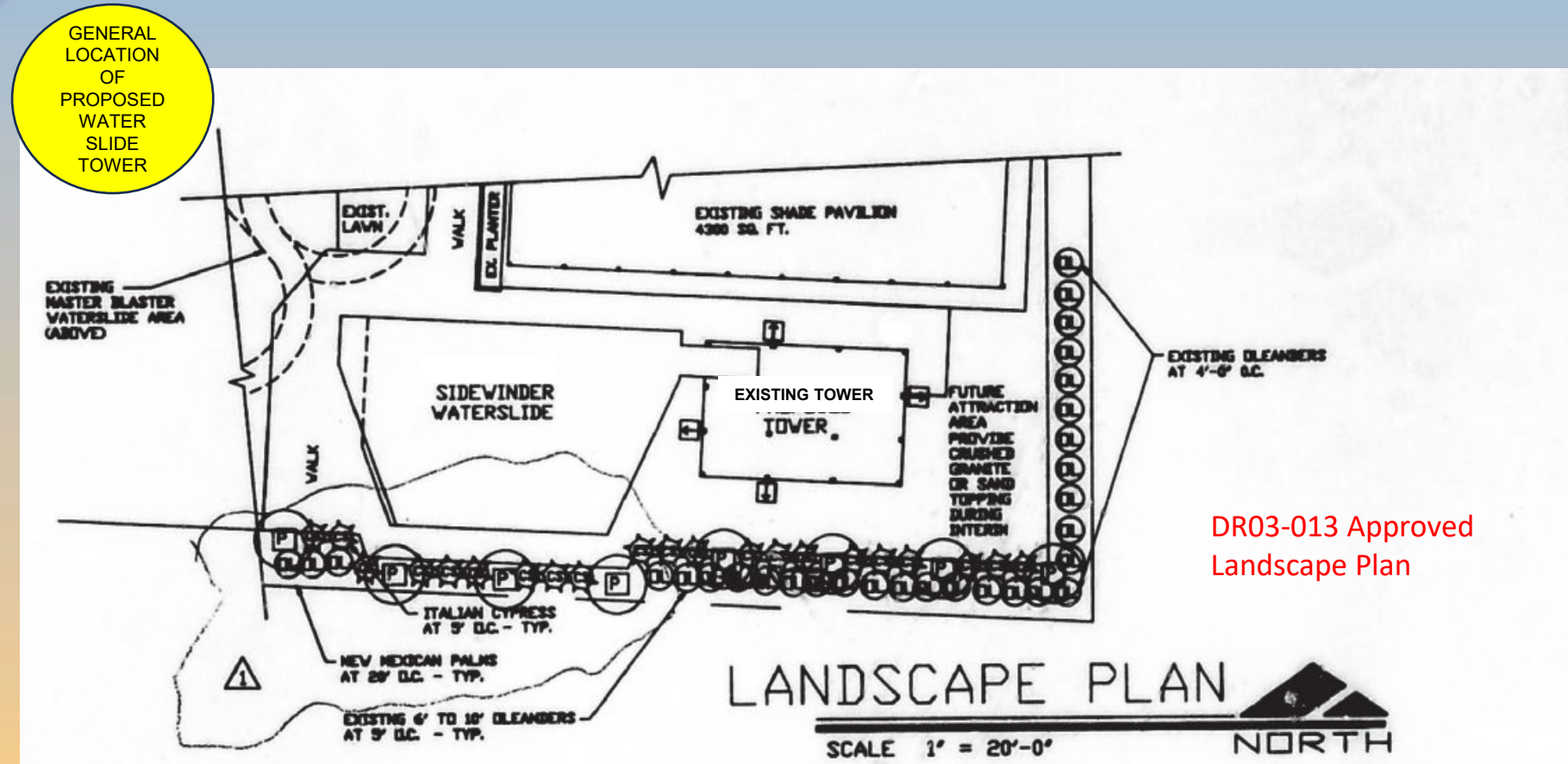


- New 80 foot tall water slide tower
- 300 feet south of Hampton Avenue
- 53 feet east of the west property line
- Integrated into the site





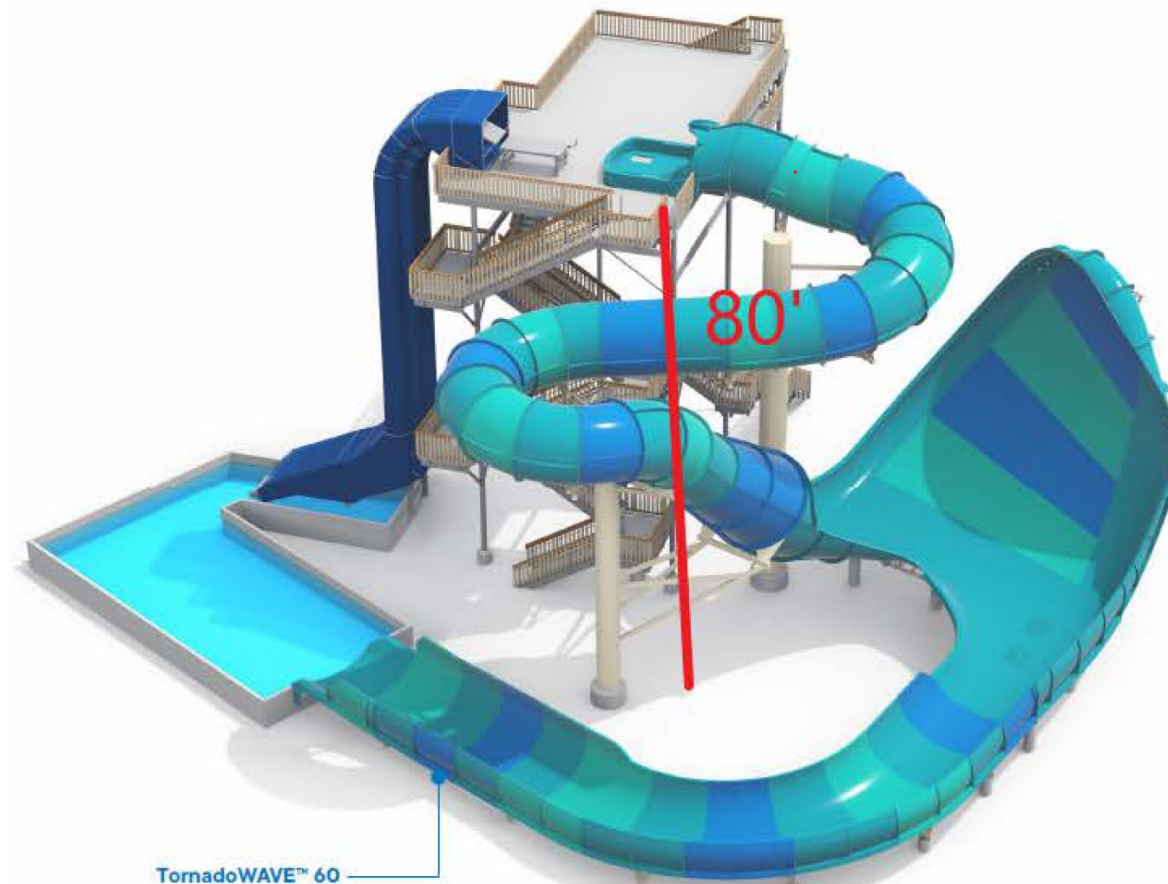
Landscape Plan



DR03-013 Approved Landscape Plan



Elevations





Elevations





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the height exception findings of Section 11-30-3(C) of the MZO

Staff recommends Approval with Conditions



DRB23-00093

Gateway 202



Request

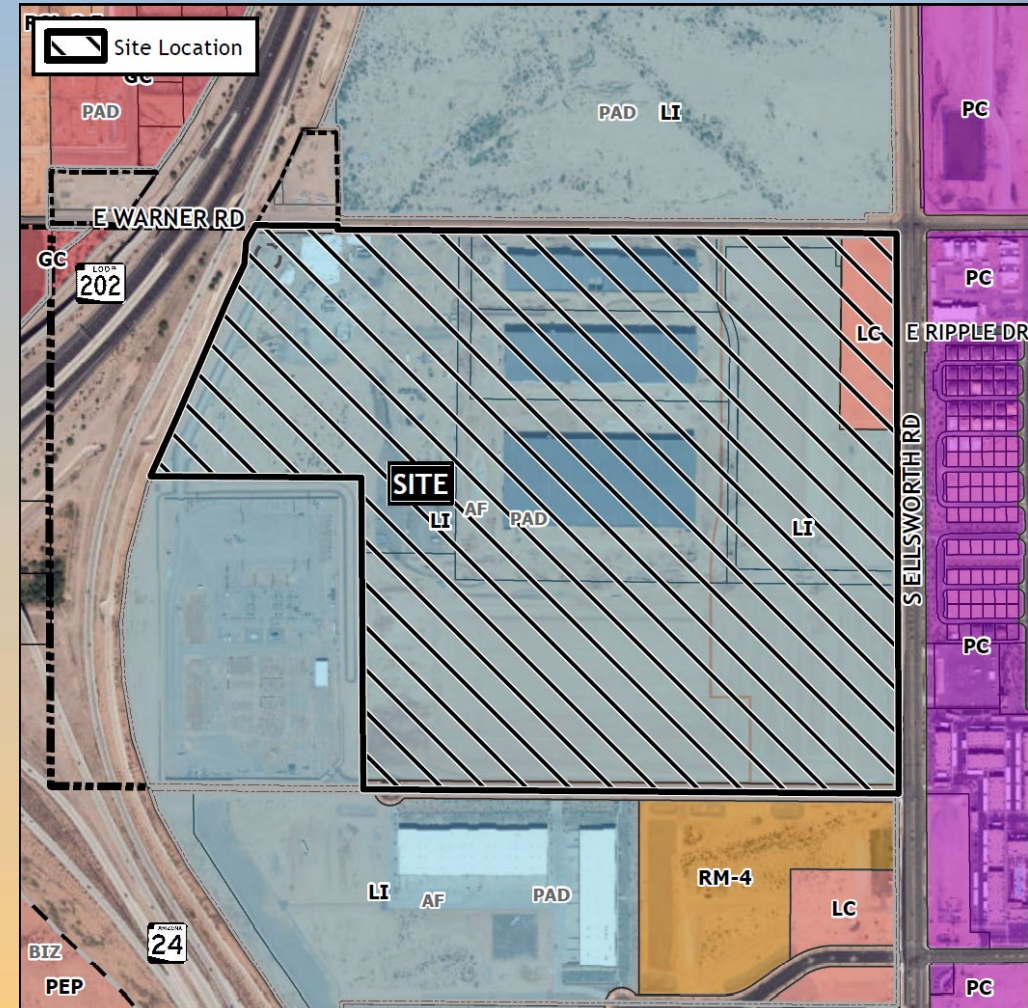
- Design Review
- To allow an accessory automobile facility





Location

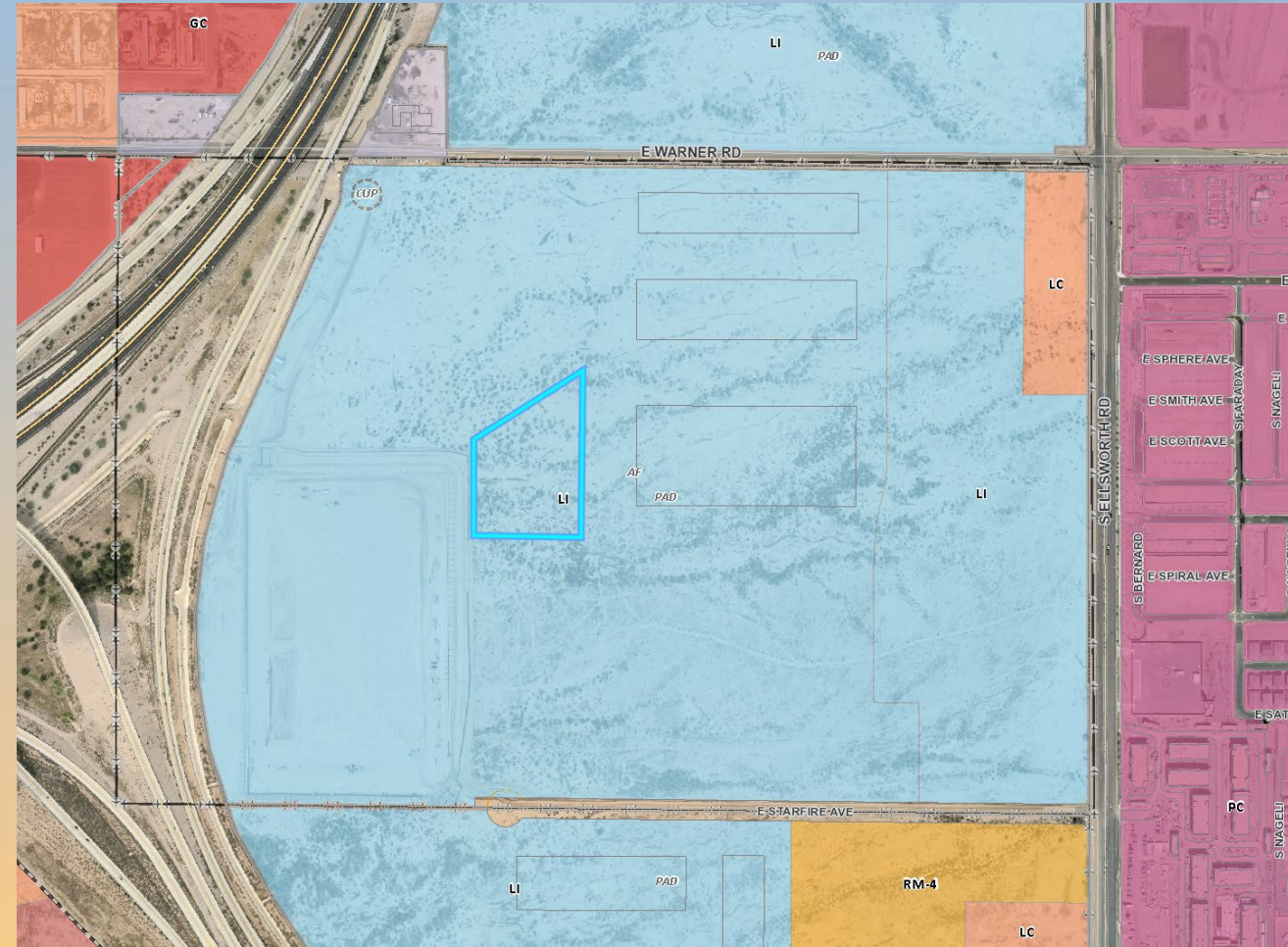
- East of SR Loop 202
- South of Warner Road
- West side of Ellsworth Road





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Accessory use for a user within the larger industrial center





Site Photos

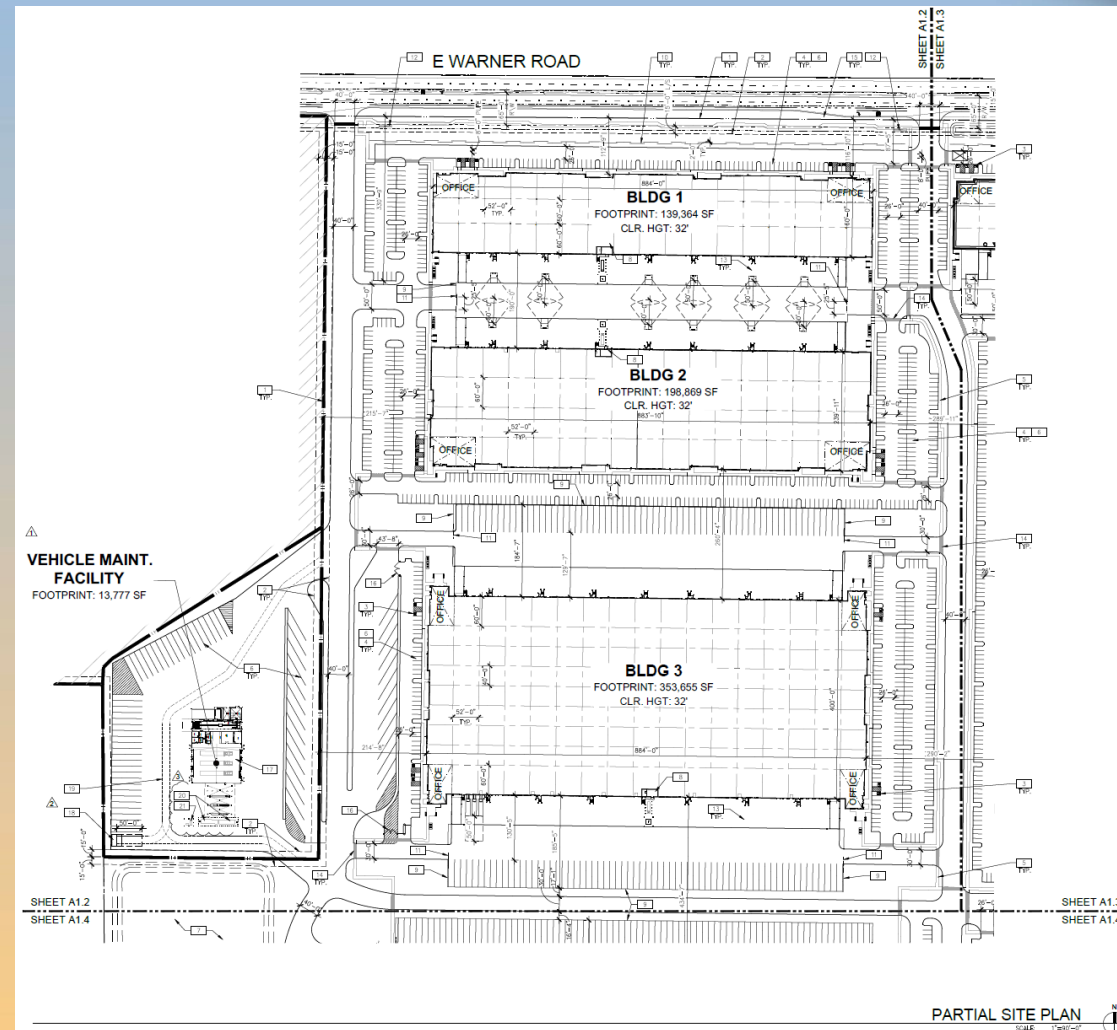


Looking West from Ellsworth Road



Site Plan

- 1 New accessory structure for the user of Building 3
- Screened by an 8' high CMU wall and Building 3





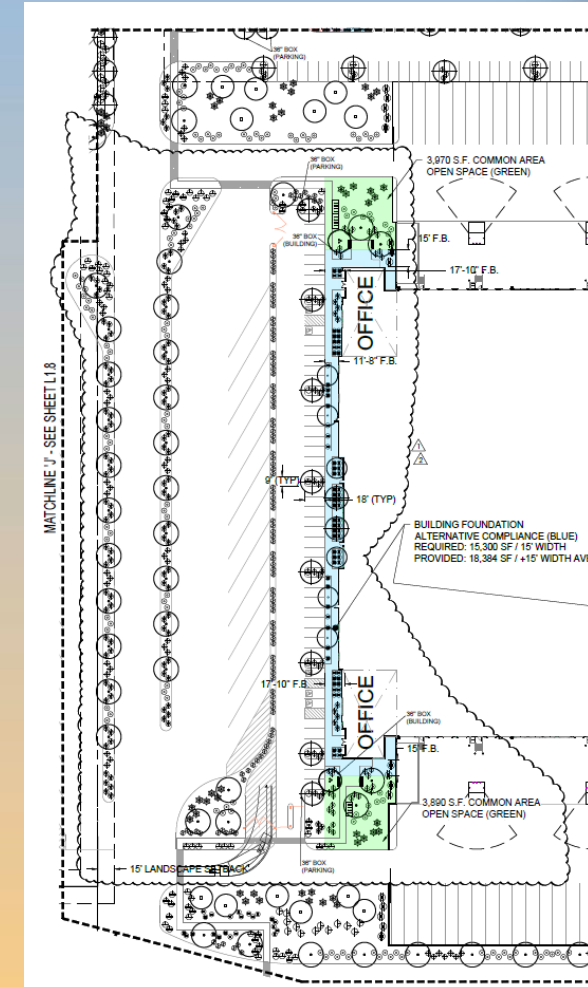
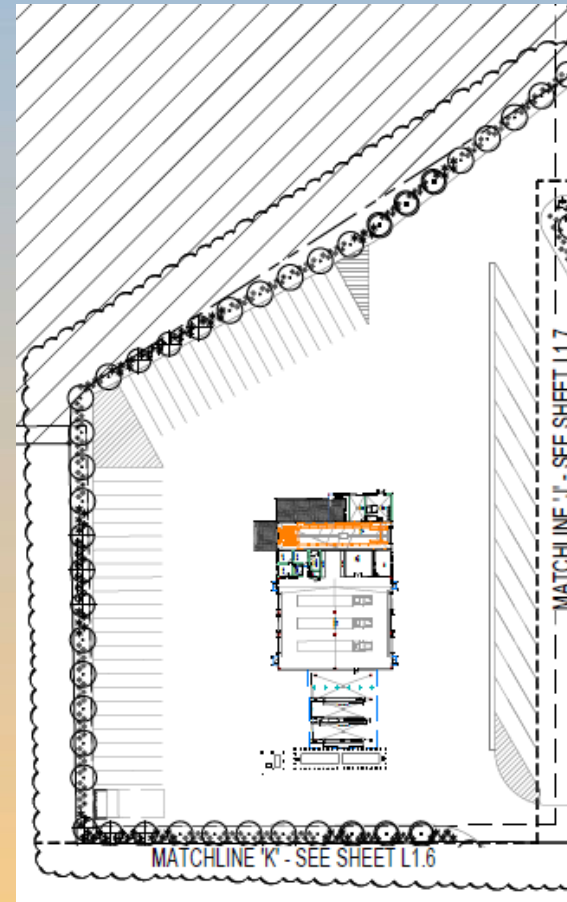
Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
	ACACIA SALICINA	24" BOX	127	STAKE AS REQUIRED
	WILLOWLEAF ACACIA	24" BOX	450	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM	36" BOX	81	STAKE AS REQUIRED
	PARKINSONIA PREACOX	24" BOX	34	STAKE AS REQUIRED
	PALO BREA	36" BOX	46	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS'	15 GAL.	329	STAKE AS REQUIRED
	THORNLESS CHILEAN MESQUITE	24" BOX	87	STAKE AS REQUIRED
	PROSOPIS 'AZT PODLESS'	24" BOX	0	STAKE AS REQUIRED
	AZT PODLESS MESQUITE	36" BOX	-	STAKE AS REQUIRED
	CHILOPSIS LINEARIS 'DESERT DIVA'	24" BOX	32	STAKE AS REQUIRED
	DESERT DIVA DESERT WILLOW	36" BOX	10	STAKE AS REQUIRED
	PROSOPIS JULIFLORA	15 GAL.	66	STAKE AS REQUIRED
	VELVET MESQUITE	15 GAL.	-	STAKE AS REQUIRED
	PHOENIX DACTYLIFERA	25" CLEAR TRUNK	20	-
	DATE PALM	25" CLEAR TRUNK	20	-
SHRUBS				
	CASSIA NEMOPHILA	1 GAL.	150	1 GPH EMITTER
	DESERT CASSIA	1 GAL.	150	1 GPH EMITTER
	EREMOPHILA HYGROPHANA 'BLUE BELLS'	5 GAL.	987	1 GPH EMITTER
	BLUE BELLS EMU	5 GAL.	987	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE'	5 GAL.	1507	1 GPH EMITTER
	VALENTINE EMU	5 GAL.	1507	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL.	312	1 GPH EMITTER
	GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET'	1 GAL.	288	1 GPH EMITTER
	N.C.N.	1 GAL.	288	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANAE 'RIO BRAVO'	5 GAL.	1,595	1 GPH EMITTER
	RIO BRAVO SAGE	5 GAL.	1,595	1 GPH EMITTER
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL.	1,608	1 GPH EMITTER
	THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMITTER
	TECOMA 'CRIMSON FLARE'	5 GAL.	216	1 GPH EMITTER
	CRIMSON FLARE ESPERANZA	5 GAL.	216	1 GPH EMITTER
ACCENTS				
	HESPERALOE FUNIFERA	5 GAL.	391	1 GPH EMITTER
	GIANT YUCCA	5 GAL.	391	1 GPH EMITTER
	HESPERALOE PARVIFLORA	5 GAL.	539	1 GPH EMITTER
	RED YUCCA	5 GAL.	539	1 GPH EMITTER
	HESPERALOE CAMPANULATA 'MSW NUEVO LEON'	5 GAL.	1,554	1 GPH EMITTER
	LIONHEART® P.P.#32009	5 GAL.	1,554	1 GPH EMITTER
GROUND COVER				
	EREMOPHILA GLABRA 'MINGEW GOLD'	1 GAL.	1,591	1 GPH EMITTER
	OUTBACK SUNRISE EMU	1 GAL.	1,591	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED	2"	DEPTH ALL LANDSCAPE AREAS
	DECOMPOSED GRANITE RIP-RAP	6-8" SIZE	8"	DEPTH AS SHOWN

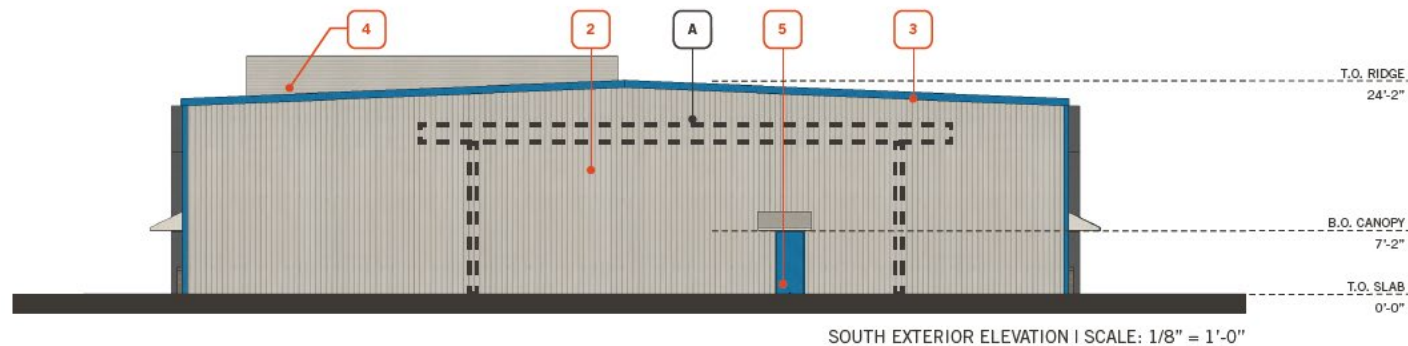
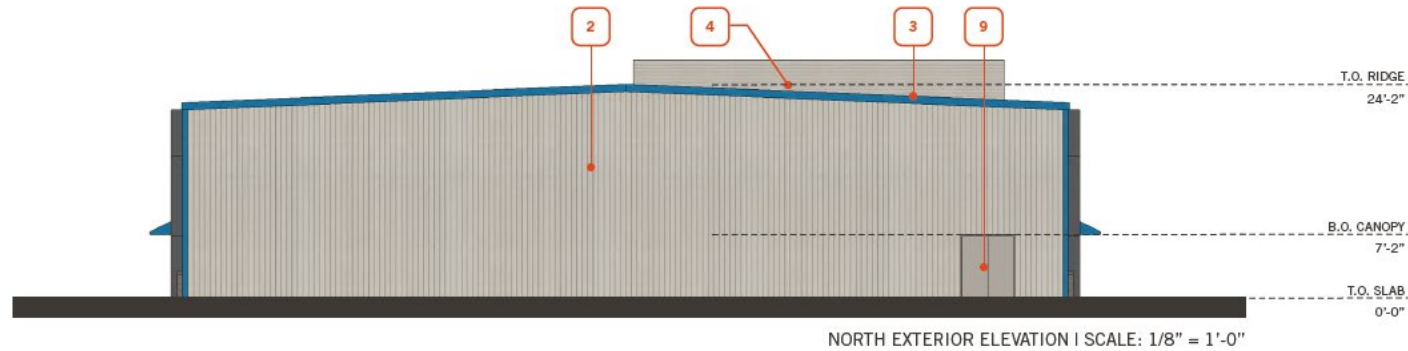
NOTES:

- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



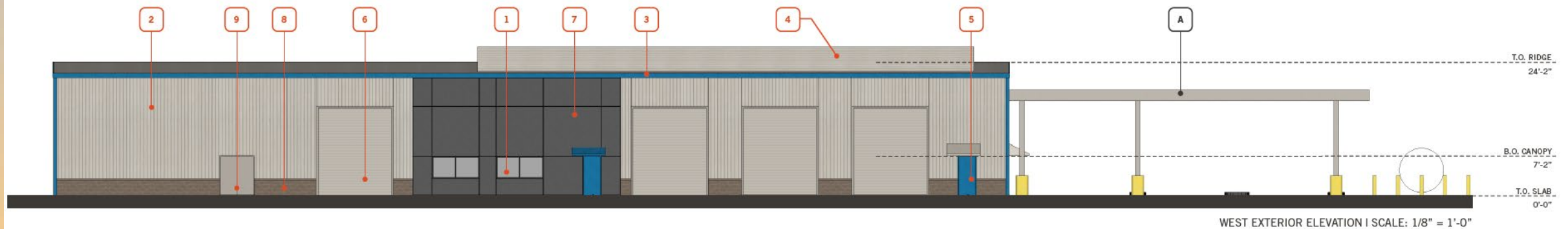
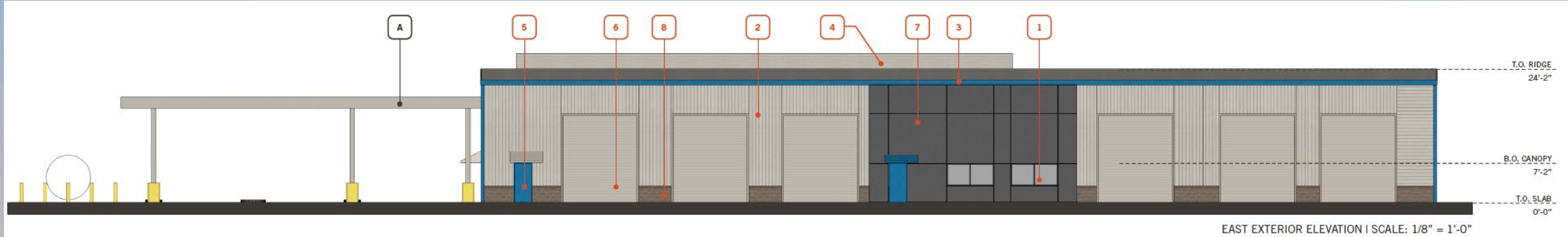


Elevations





Elevations





Renderings





Material Comparison



KEYNOTES

- A** SHERWIN WILLIAMS:
PEPPERCORN - SW 7674
- B** SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016
- C** CMU
- D** SHERWIN WILLIAMS
BLUE MOSQUE - SW 6789
- E** BLACK ANODIZED ALUMINUM MULLION SYSTEM W/
HIGH PERFORMANCE INSULATED GLAZING - VITRO
OPTIBLUE GLASS

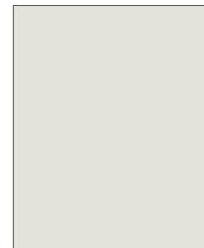




Colors and Materials



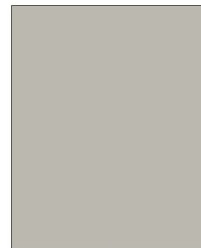
1 VITRO OPTIBLU GLASS



2 SHERWIN WILLIAMS:
ETHEREAL WHITE -
SW 6182



3 SHERWIN WILLIAMS:
CONSERVATIVE GRAY -
SW 6183



4 SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016



5 SHERWIN WILLIAMS:
GAUNTLET GRAY - SW 7019



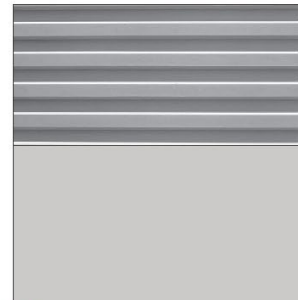
6 SHERWIN WILLIAMS:
PEPPERCORN - SW 7674



7 ALUMINUM STOREFRONT
ARCADIA, BLACK AB-8



9 CMU BLOCK:
COLOR/FINISH: MERLOT /
SPLIT FACE (OR APPROVED
EQUIVALENT MATERIAL
WITH COMPARABLE COLOR
AND TEXTURE, SUCH AS
FORMLINER)



8 US FORMLINER: 1/31 RIB TYPE C -
COLOR TO MATCH SHERWIN WILLIAMS:
PASSIVE - SW 7064



10 CANOPY STEEL TO MATCH:
SHERWIN WILLIAMS:
BLUE MOSQUE - SW 6789





Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Parapet. All parapets must have detailing



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB23-00219

Brightpath Child Care

Emily Johnson, Planner I

June 13, 2023



Request

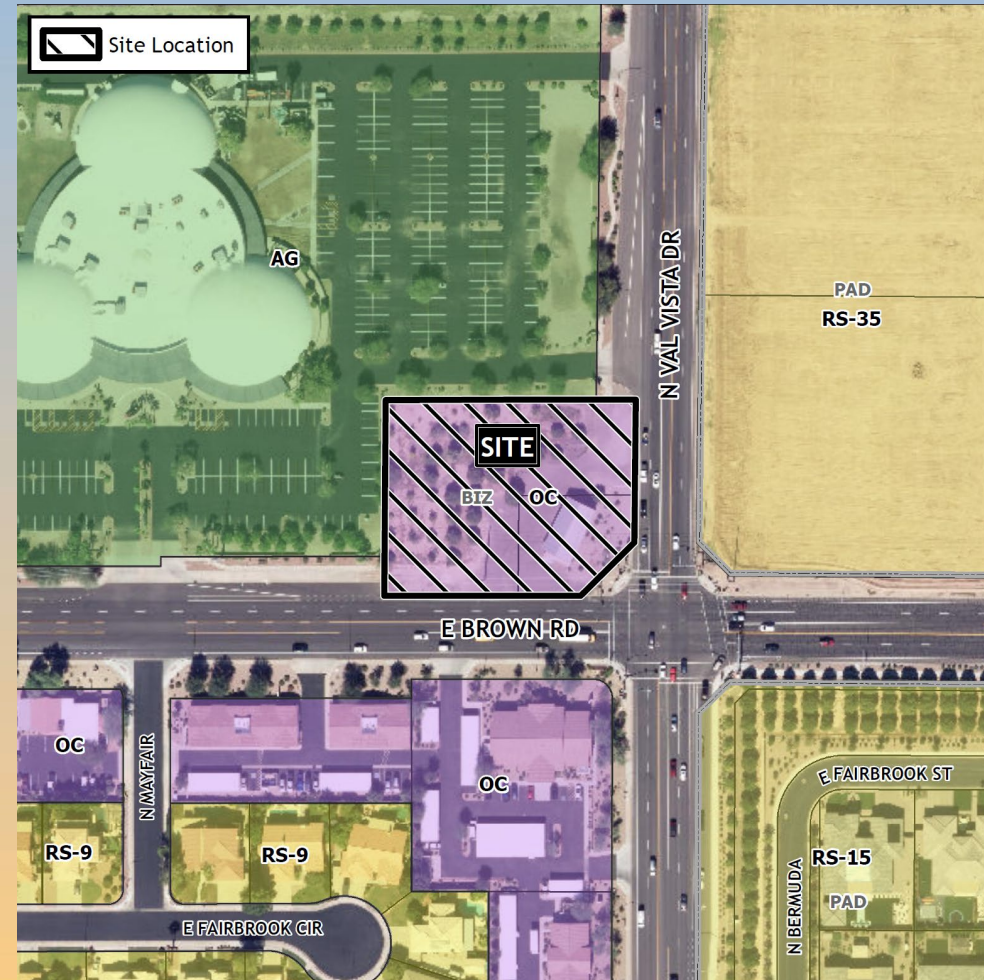
- Design Review
- To allow Day Care





Location

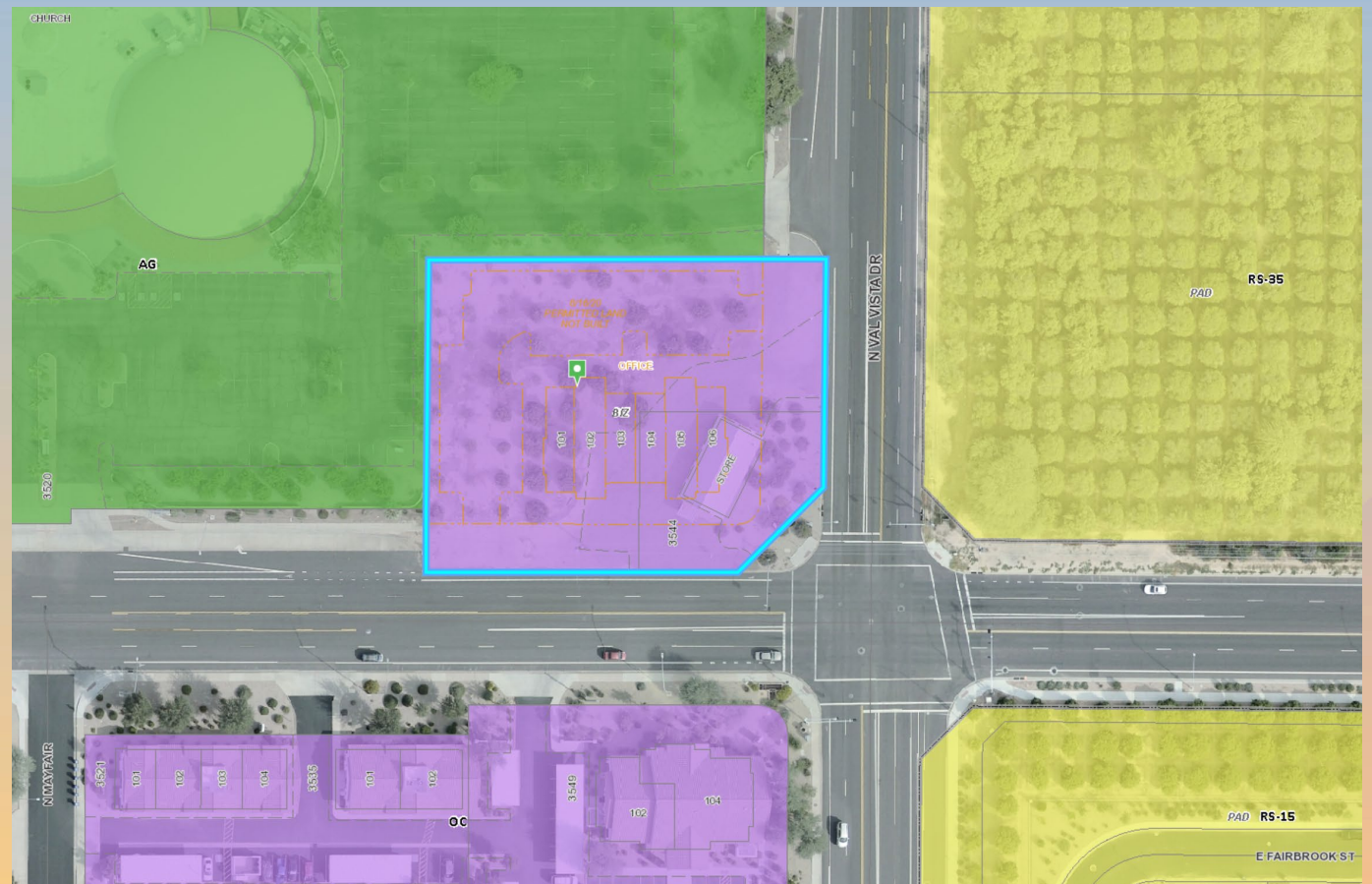
- West of Val Vista Drive
- North of Brown Road





Zoning

- Office Commercial with Bonus Intensity Zone overlay (OC-BIZ)





Site Photos

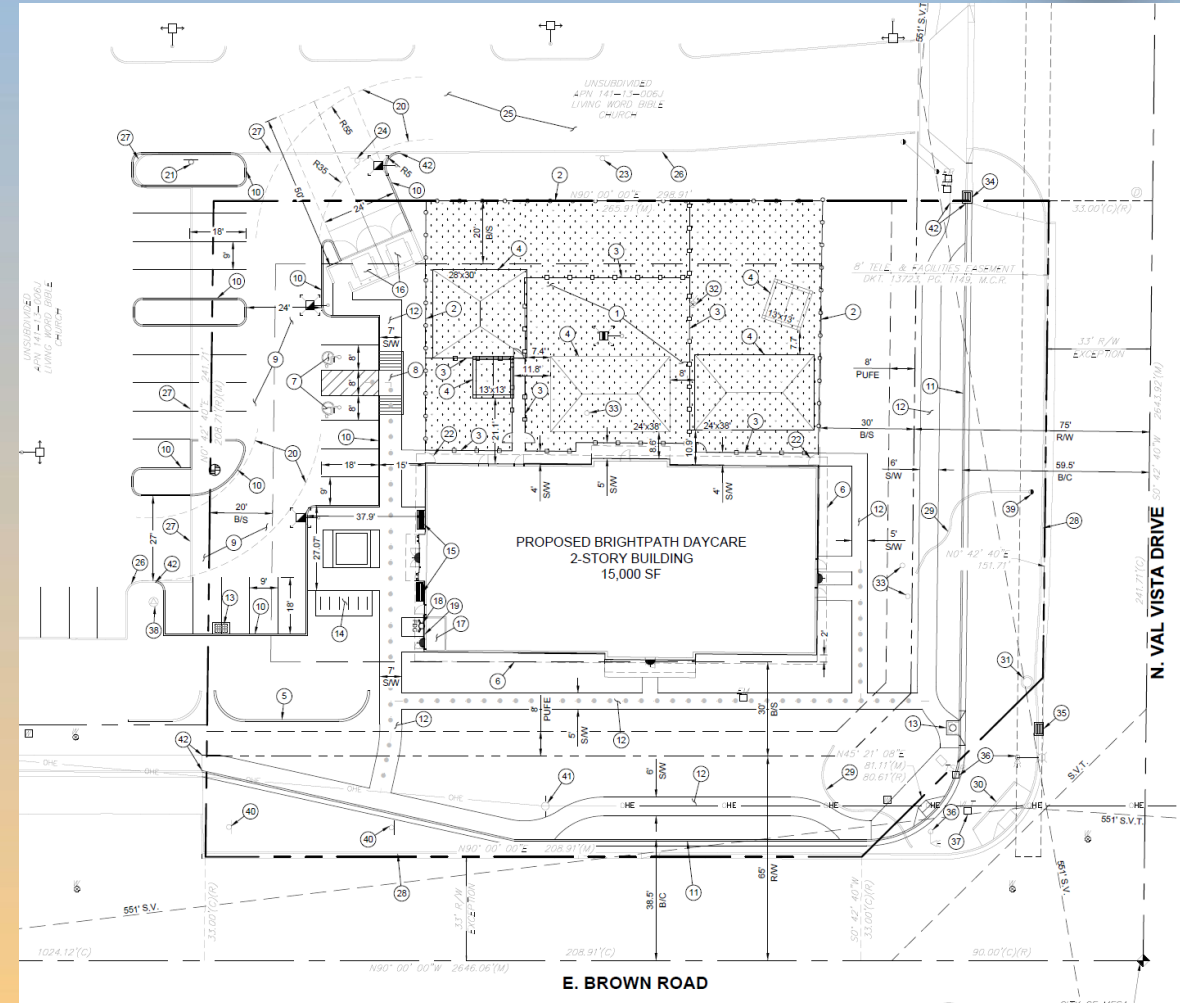


North from Brown Road



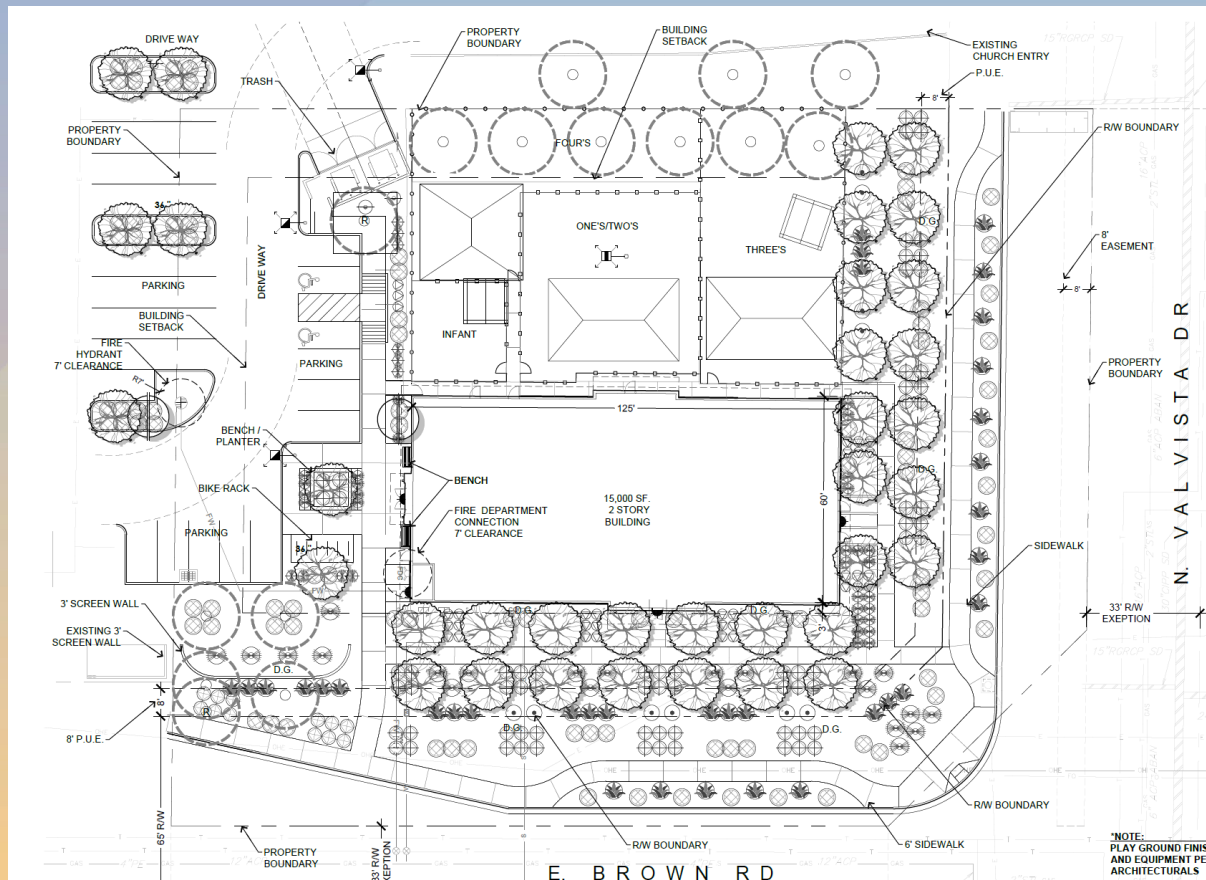
Site Plan

- 15,242 sq ft day care facility
- Playground with shade structures
- Pedestrian link with sidewalk
- Cross access and shared parking agreement with Living Word Bible Church





Landscape Plan



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)						SHRUBS					
*Bee - Install Size <td colspan="6">*Bee - Install Size</td>						*Bee - Install Size					
	CITRUS X Species	Citrus	24" b/b	33	6'x3'		MUHLERBERGIA RIGENS	DEER GRASS	5 GAL.	22	3'h x3'w
	CITRUS X Species	Citrus	36" b/b	2	6'x3'		MUHLERBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	39	3'h x3'w
	CITRUS X Species (EXISTING)	Citrus	24" b/b	12	6'x3'		NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	10	5'h x5'w
	CITRUS X Species (EXISTING/REMOVE)	Citrus	24" b/b	-2	6'x3'		BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	2	3'h x 4'w
	PISTACIA lentiscus	Mastic Tree 20x20'	2"	2	8'x5' Std.		TOTAL SHRUBS: 73				
TOTAL TREES: 47											
GROUND PLANE											
		DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'									
		CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF									
		SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE									
		ALTERNATE: NATURAL 'MIDIRON' BERMAUDA SOD TURF									
*ALL TREES PLANTED IN THE CITRUS SUB-AREA SHOULD BE LOCALLY GROWN AND BUDDED ONTO SEVILLE SOUR ORANGE ROOT STOCK. VARIOUS VARIETIES OF CITRUS MAY BE BUDDED. THE TREES MAY BE EITHER 24-INCH BOXED OR 20-INCH BALLED. ALL CITRUS TREES SHOULD BE PROVIDED WITH FLOOD IRRIGATION IF IRRIGATION WATER IS AVAILABLE TO THE PROPERTY.											
ACCENTS											
		ALOE barbadensis		Medicinal Aloe		5 GAL.	33	2'h x 3'w			
		AGAVE vilmoriniana		Octopus Agave		5 GAL.	35	3'h x 3'w			
TOTAL ACCENTS: 68											
GROUNDCOVERS											
		CARISSA GRANDIFLORA 'GREEN CARPET'		TUTTLE NATAL PLUM		5 GAL.	82	3'h x 4'w			
		EREMOPHILA GLABRA 'MINGENOW GOLD.'		OUTBACK SUNRISE EMU		5 GAL.	94	18'h x6'w			
TOTAL GROUND COVER: 172											



Elevations



1 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



2 SIDE (WEST) ELEVATION
1/8" = 1'-0"



3 SIDE (EAST) ELEVATION
1/8" = 1'-0"



4 REAR (NORTH) ELEVATION
1/8" = 1'-0"

FACADE AREA BREAKDOWN

	West	North	East	South
Material	%	%	%	%
Stone	33.02%	27.54%	10.10%	33.23%
Stucco	51.42%	42.62%	59.45%	48.34%
Siding	15.56%	29.84%	30.45%	18.43%
Total	100.00%	100.00%	100.00%	100.00%



Renderings





Renderings





Colors and Materials

PAINTED SIDING



JAMES HARDIE CEDARMILL
FIBER CEMENT LAP SIDING-
NAVAJO BEIGE

METAL TRIM COLOR

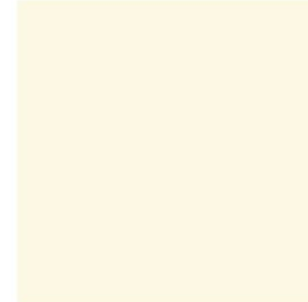


ANODIZED ALUMINUM

STUCCO COLORS



01013 ■ 34 Sedona



01008 ■ 80 Marble White

STUCCO COLORS ARE BASED ON THE STOCOLOR SOUTHWEST
COLLECTION BY STO CORP.

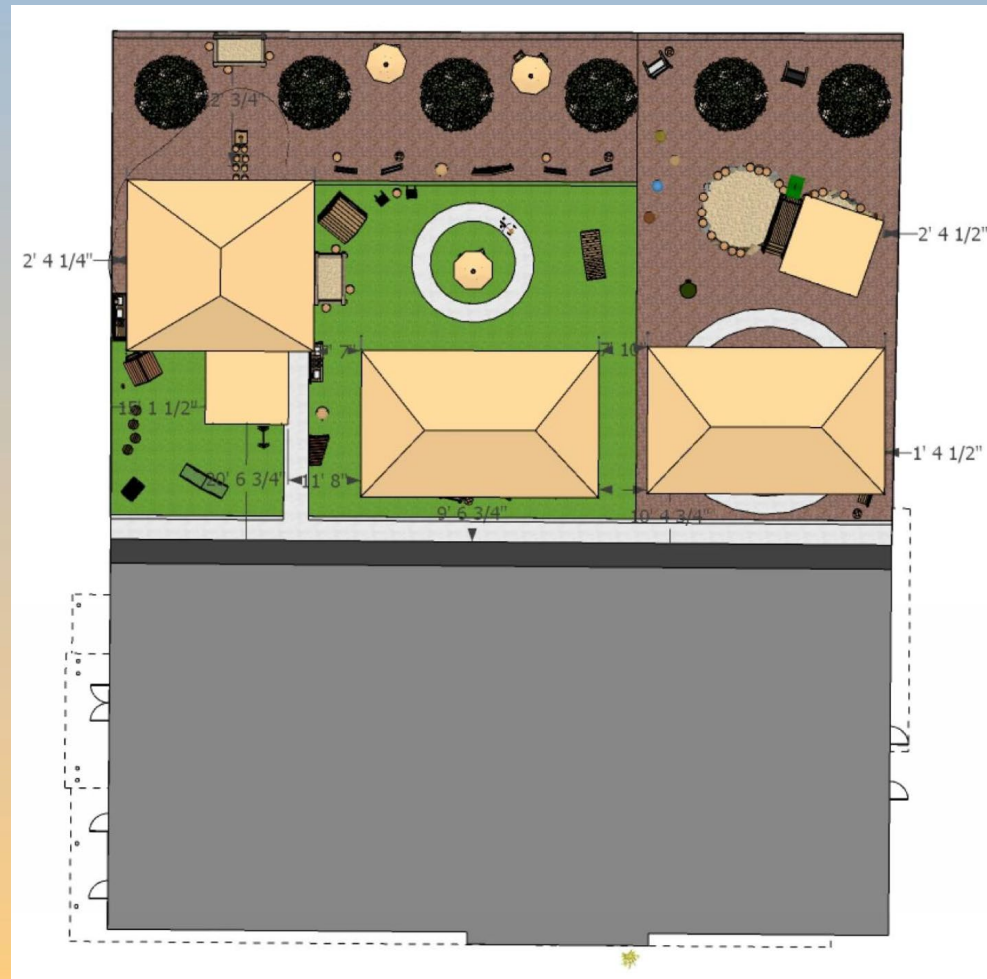
CULTURED STONE



COUNTRY LEDGESTONE, COLOR: SEVILLA, AS
MANUFACTURED BY CULTURED STONE

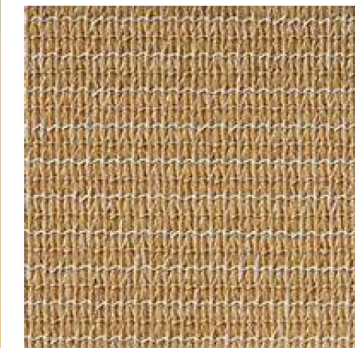
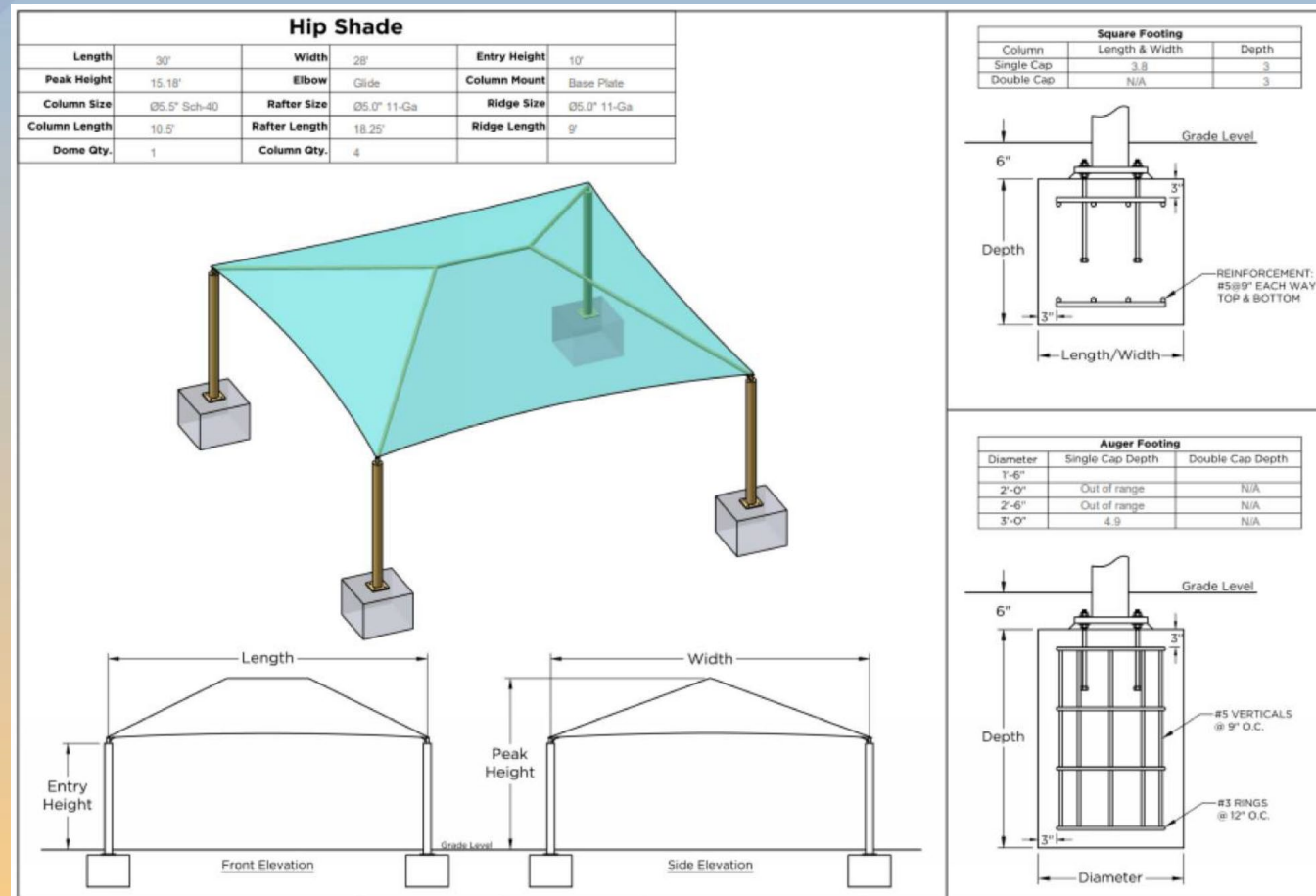


Site Plan - Playground





Elevations - Playground



Desert Sand
Shade Factor: 86%
UV Blocking: 93%



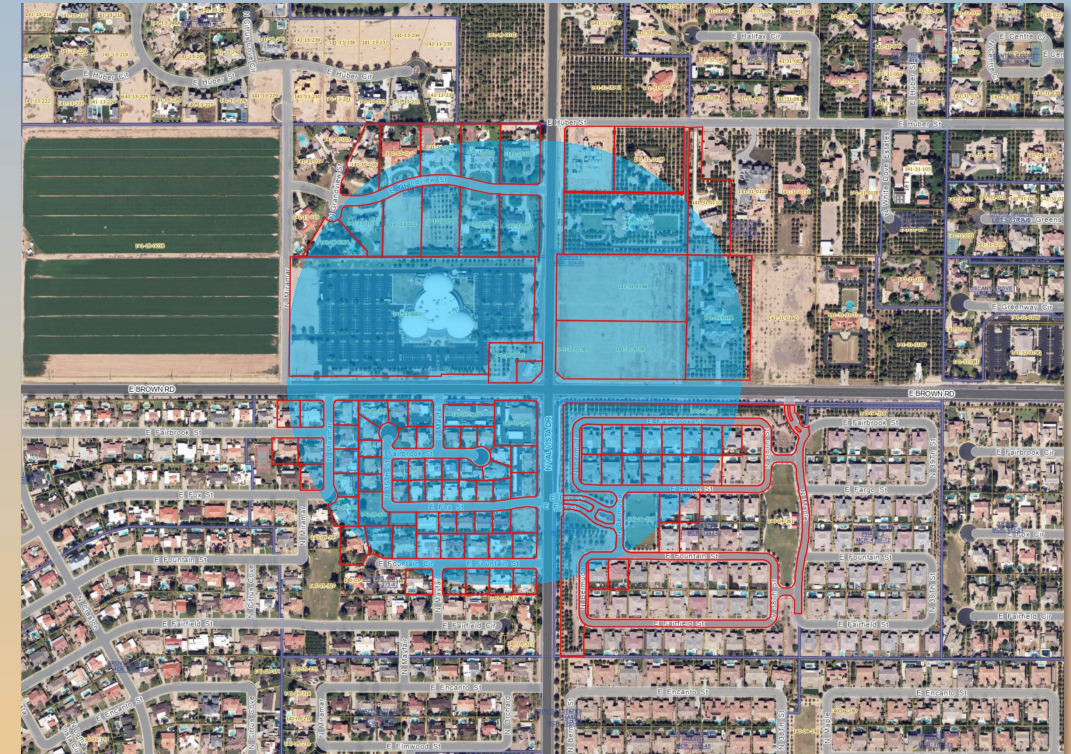
Renderings - Playground





Citizen Participation

- Notified property owners within 1,000 feet
- Held neighborhood meeting on January 31, 2023
- Staff has had 1 resident reach out regarding landscaping and blue cards have been received.





Site Context Photos



North from Brown Rd



South from Brown Rd



East at Brown Rd and Val Vista Dr



SE corner of Mckellips and Val Vista



Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Roof Articulation. Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation



Alternative Landscape Plan

- ✓ Number of Plants. A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.

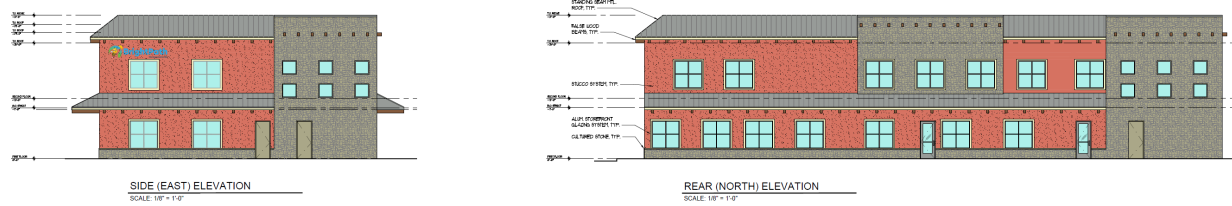
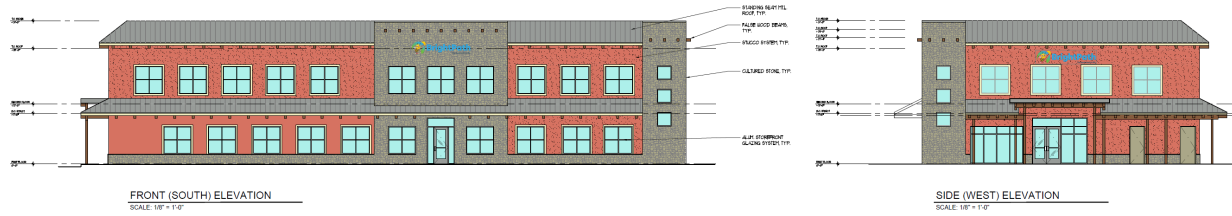


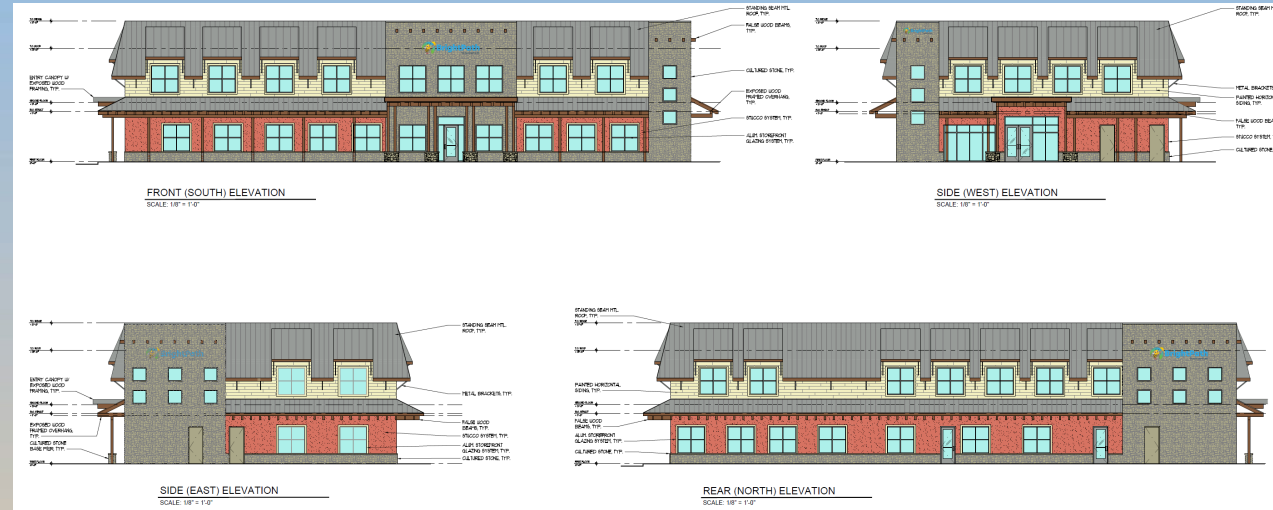
Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback







DRB22-00376

Reed Park Residences



Request

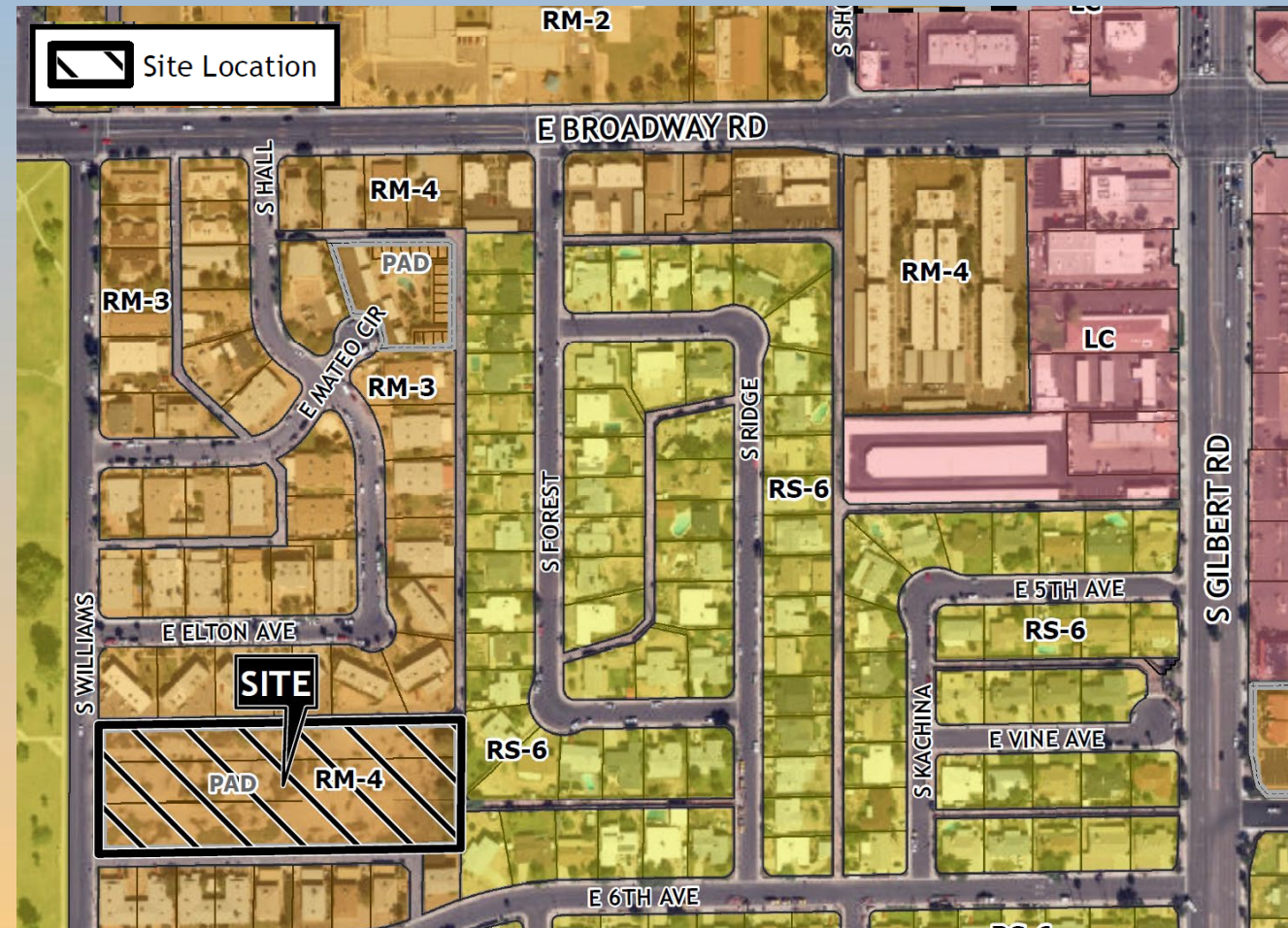
- Design Review
- To allow a new apartment development





Location

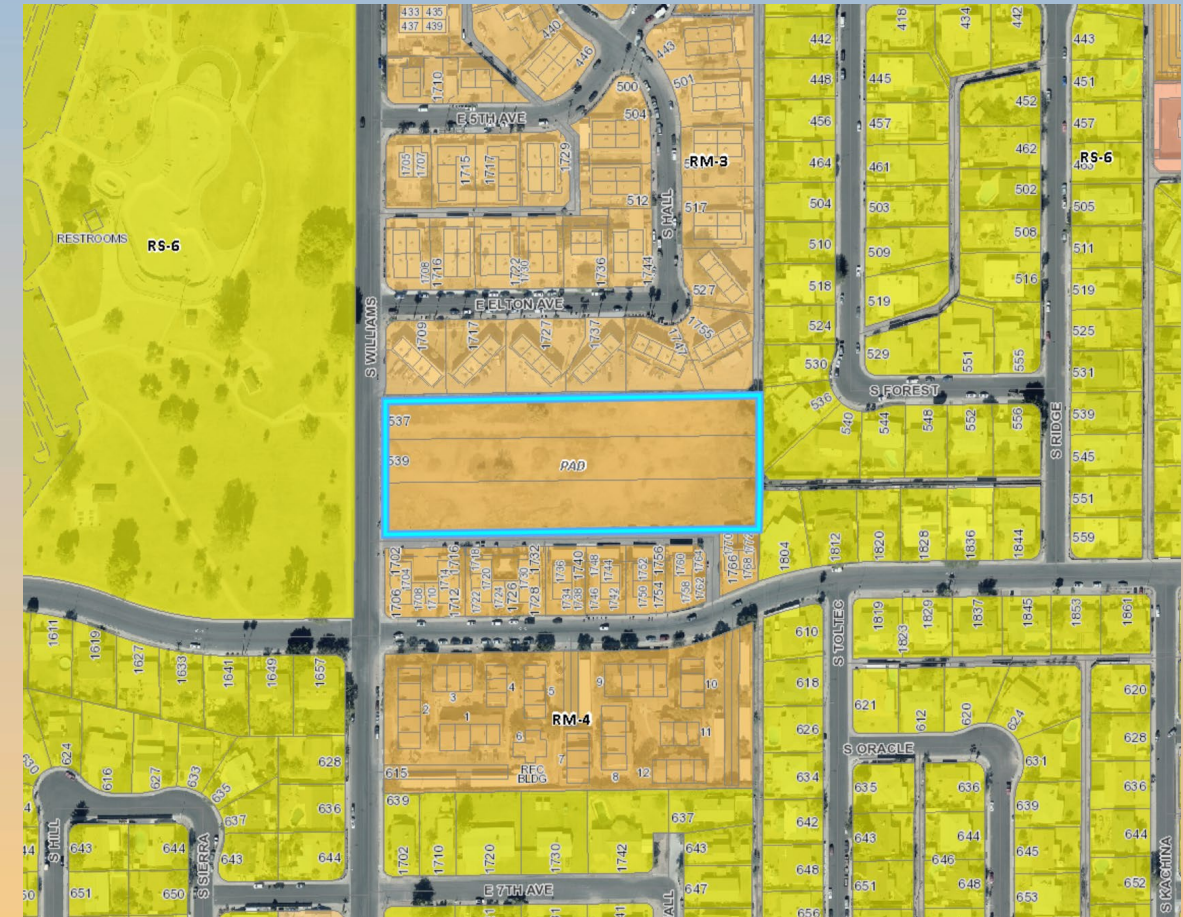
- West of Gilbert Road
- South of Broadway Road
- East side of Williams, across from Reed Park





Zoning

Multiple-Residence-4 with a Planned
Area Development overlay (RM-4
PAD)





Site Photo



Looking northeast towards the site from Williams



Site Photo



Looking southeast towards the site from Williams



PARK MESA ZONING: RM-3
RESIDENTIAL SUBDIVISION

FOUND REBAR PIN WITH TAG RLS 1378 AFFIXED
TAG RLS 42017

PROPOSED PARKING (TYP)

COVERED PARKING (TYP)

LANDSCAPE ISLAND (TYP)

COVERED PARKING (TYP)

FOUND IRON PIN NO ID AFFIXED TAG RLS 42017
FOUND REBAR PIN NO ID

PROPOSED FIRE HYDRANT

TRASH ENCLOSURE

55'-35' TURNING RADIUS

PROPOSED PEDESTRIAN GATE

PROPOSED FIRE HYDRANT

LANDSCAPE ISLAND (TYP)

POOL

MAILBOX CLUSTER

AMENITIES

PROPOSED FIRE HYDRANT

LANDSCAPE ISLAND (TYP)

PROPOSED GATE

TRASH ENCLOSURE

50' UNOBSTRUCTED MANEUVERING PATH

PARKING STALLS

COVERED PARKING (TYP)

LANDSCAPE ISLAND (TYP)

COVERED PARKING (TYP)

FOUND ALUMINUM CAP 9068 AFFIXED TAG RLS 42017
FOUND REBAR PIN NO ID

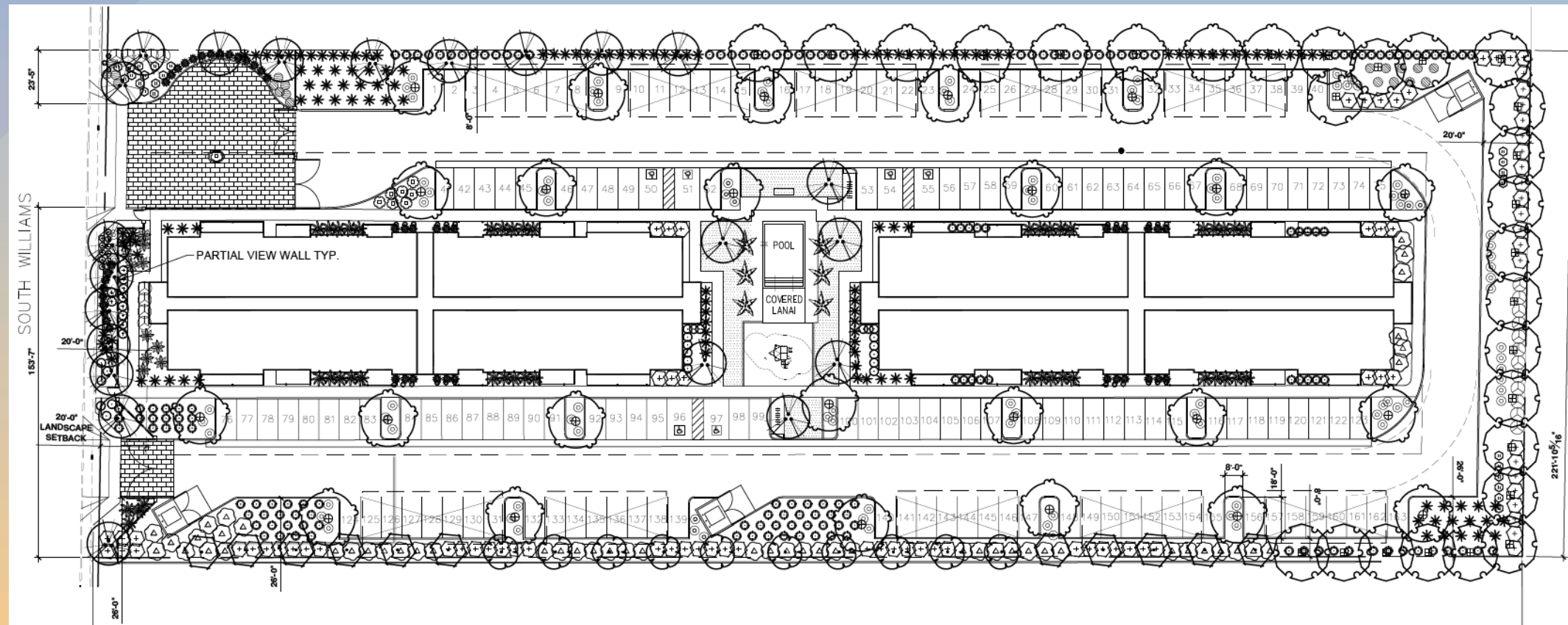
PROPOSED SINGLE CURB TYPICAL

SET 1/2" REBAR PIN WITH CAP RLS 42017

PARK RIDGE OF MESA ZONING: RS-6
RESIDENTIAL SUBDIVISION



Landscape Plan





Front Elevation





Side & Rear Elevations





Rendering





Rendering

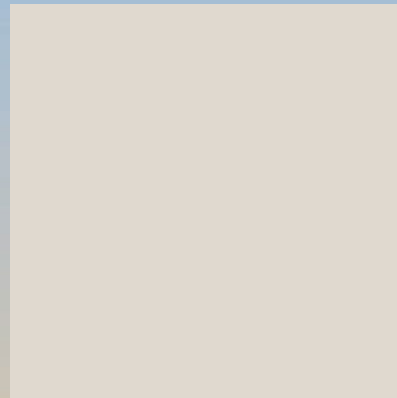




Material Board



James
Hardie –
Plank Lap
Siding –
Timber Bark



Sherwin-
Williams –
Egret White



Beehive Brick
& Stone –
Manganese
Smooth
Norman Thin



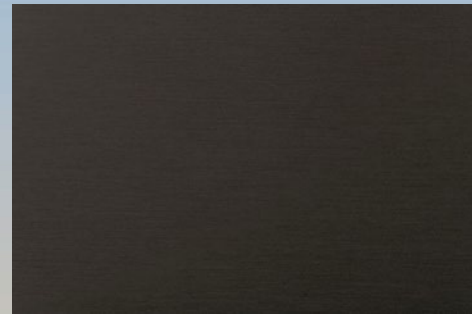
PPG –
Stonehenge
Greige



Material Board

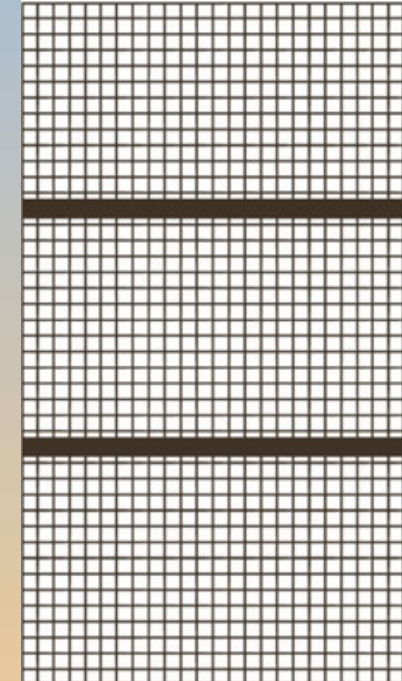


CMU Wall –
Painted to match
Crystal Haze
#DE6219



Dark Anodized
Bronze –
Parking
Canopies, Fence
Railings & Trash
Enclosure Doors

Dark Anodized
Bronze
Aluminum
Metal Mesh at
Exterior
Stairways





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



General Plan

Neighborhood

- Safe places to live and enjoy surrounding community
- Associated non-residential uses





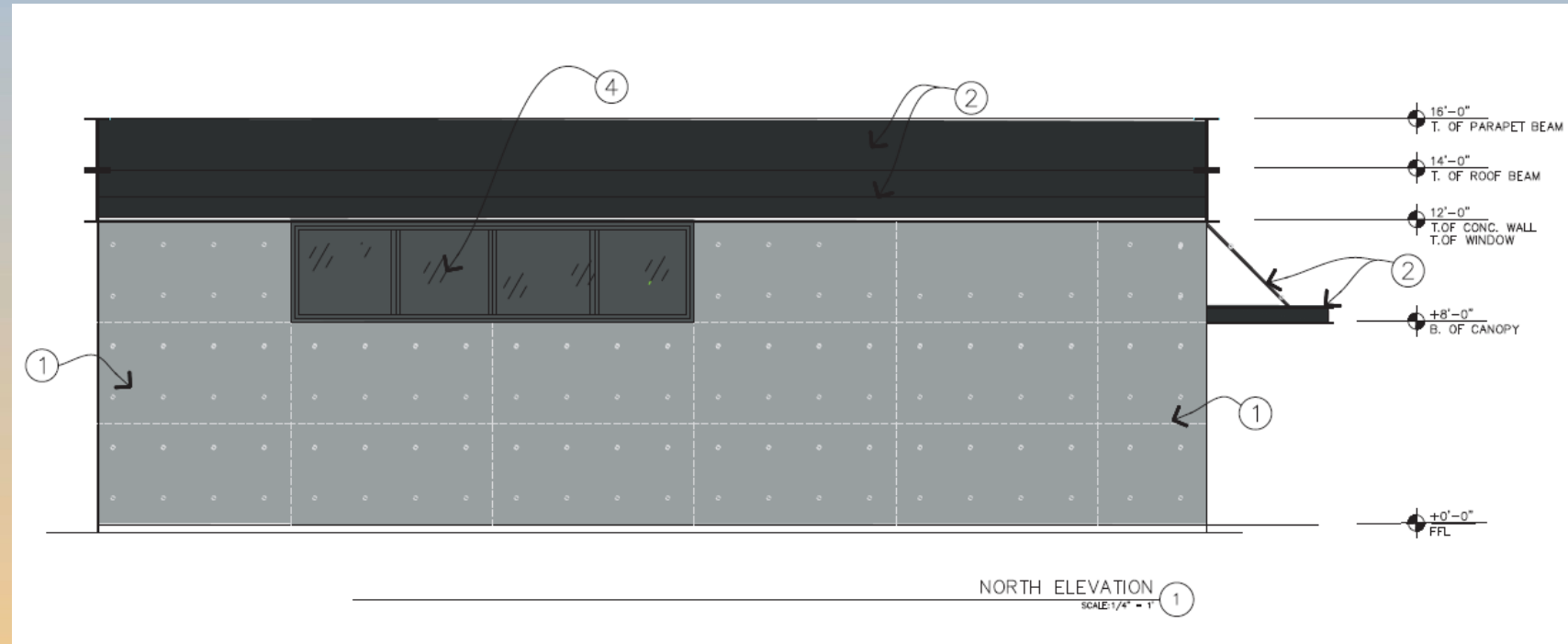
DRB22-00820

1759 N Rosemont



Request

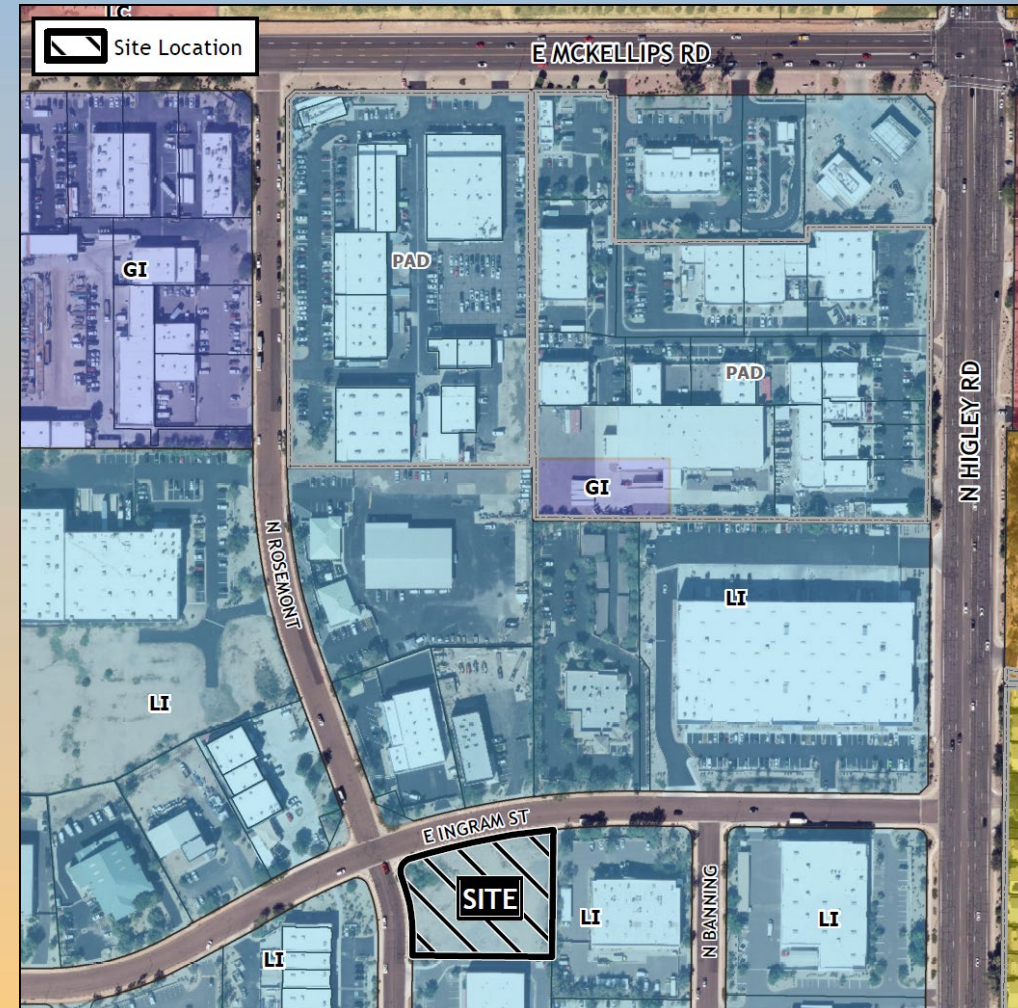
- Design Review
- To allow a Contractor's Yard





Location

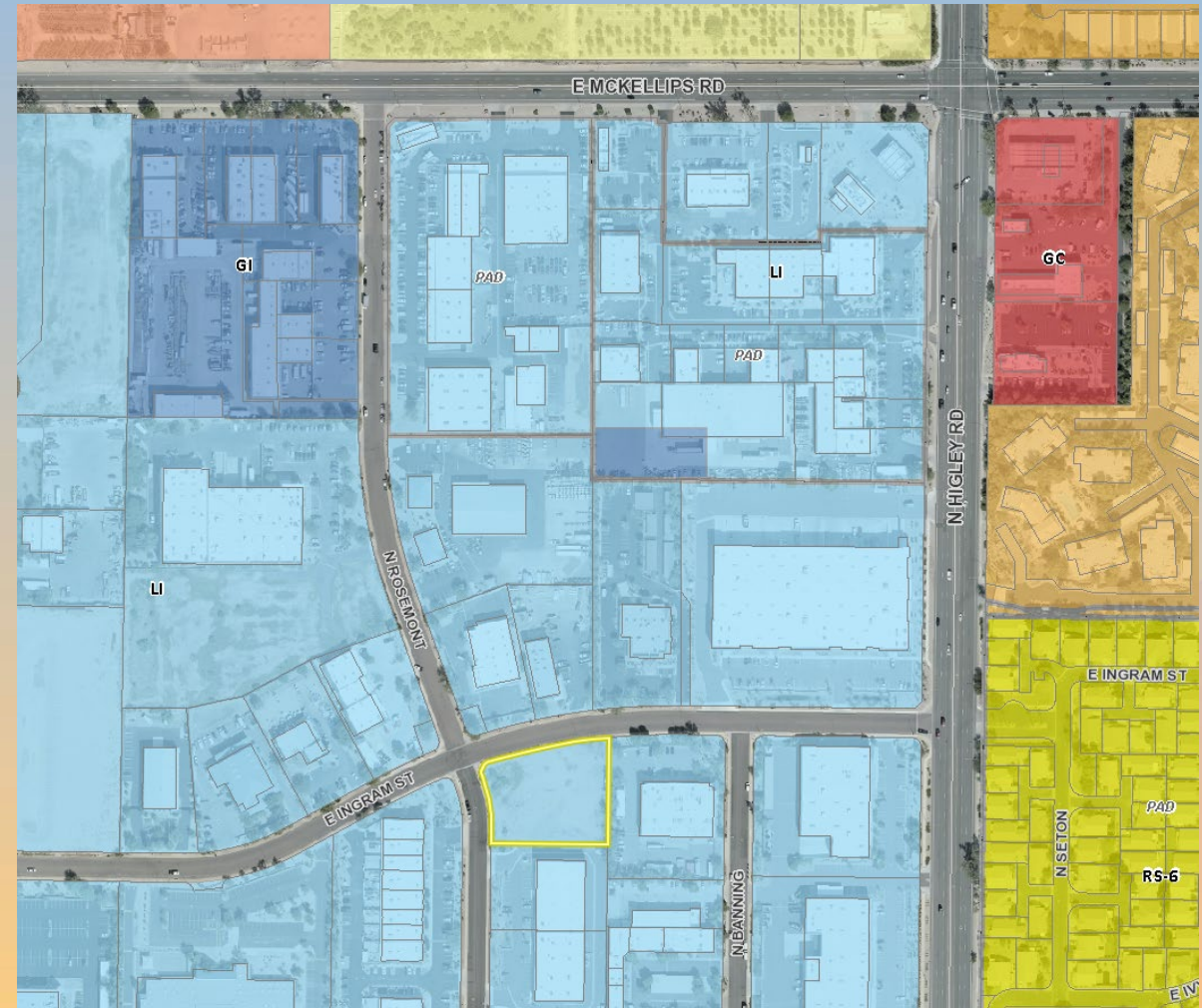
- East of Higley Road
- South of McKellips Road
- South side of Ingram St





Zoning

- Light Industrial
- Use is allowed by right



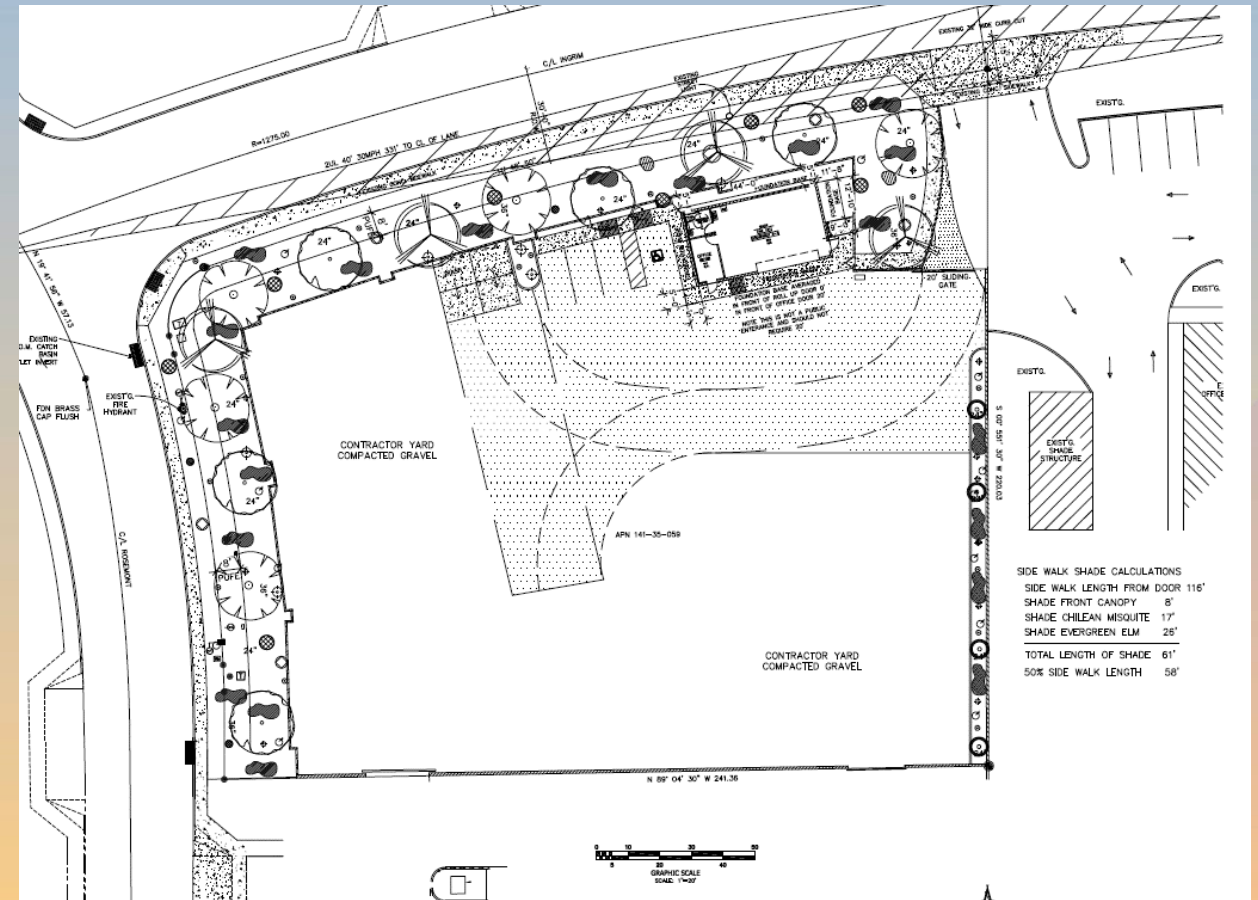


Site Photos



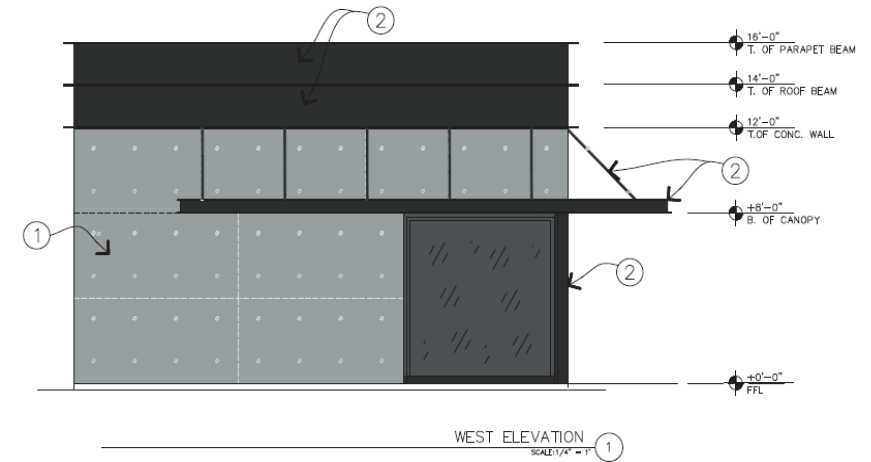
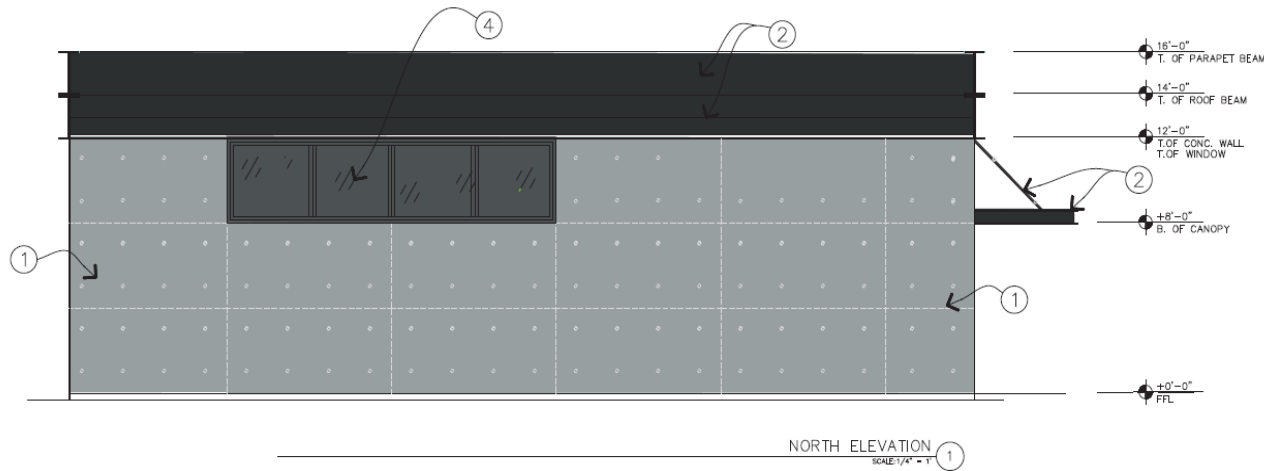
View from the Intersection of N Rosemont and E Ingram St

[illegible]

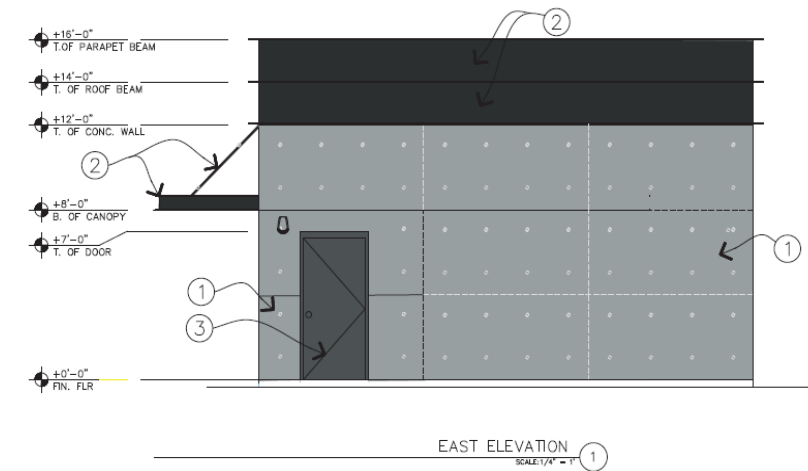
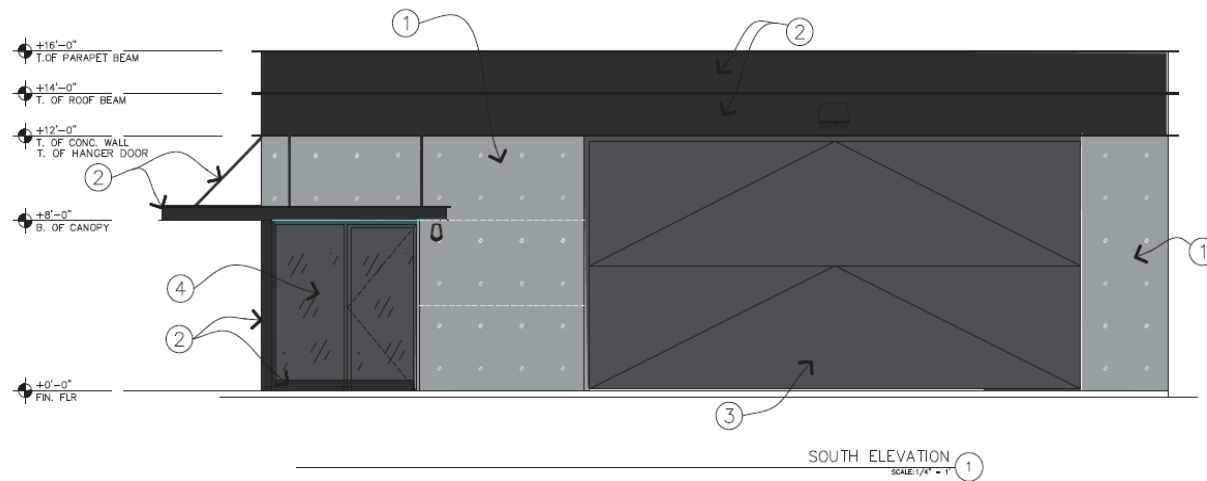




Elevations



- ① EXPOSED CAST IN PLACE CONCRETE W/ SNAP TIES
- ② SHERWIN WILLIAMS NO LIMITS HGSW1461
- ③ SHERWIN WILLIAMS FLANNEL GREY HGSW1464
- ④ GLASS DARK GREY DBL. GLAZED LOW-E BLACK ALUM. FRAME





Colors and Materials

*MATERIAL BOARD FOR
1759 N. ROSEMONT, MESA, AZ 85205
APN 141-35-059*

BUILDING PRIMARY COLOR
EXPOSED CAST IN PLACE
CONCRETE W/ SNAP TIES

BUILDING 2ND COLOR
SHERWIN WILLIAMS
FLANNEL GREY HGSW1464

BUILDING ACCENT COLOR
SHERWIN WILLIAMS
NO LIMITS HGSW1461

PERIMETER WALL
EXPOSED CAST IN PLACE
CONCRETE W/ SNAP TIES

STORFRONT TRIM COLOR
GLASS DARK GREY DBL.
GLAZED LOW-E
BLACK ALUM. FRAME

C.E.W. ASSOCIATES LLC
Architecture, Design

929 S 79TH PL, MESA, AZ 85208
TEL: 480-452-8138
email: cewassociates@yahoo.com



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
- ✓ Roof Articulation. Provide architectural interest at the skyline and accentuate appropriate building elements.



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB22-00978

Sunflower Cremation & Burial



Request

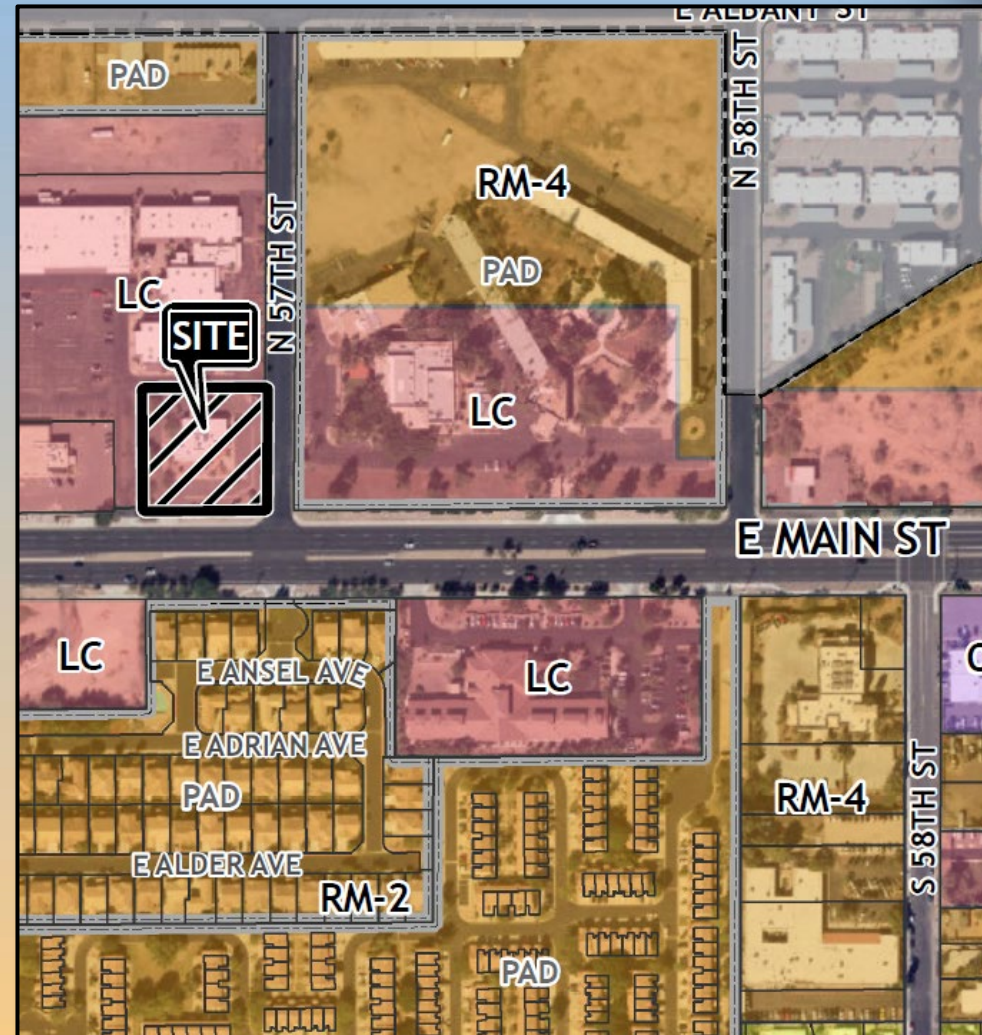
- Design Review
- To allow an accessory crematorium





Location

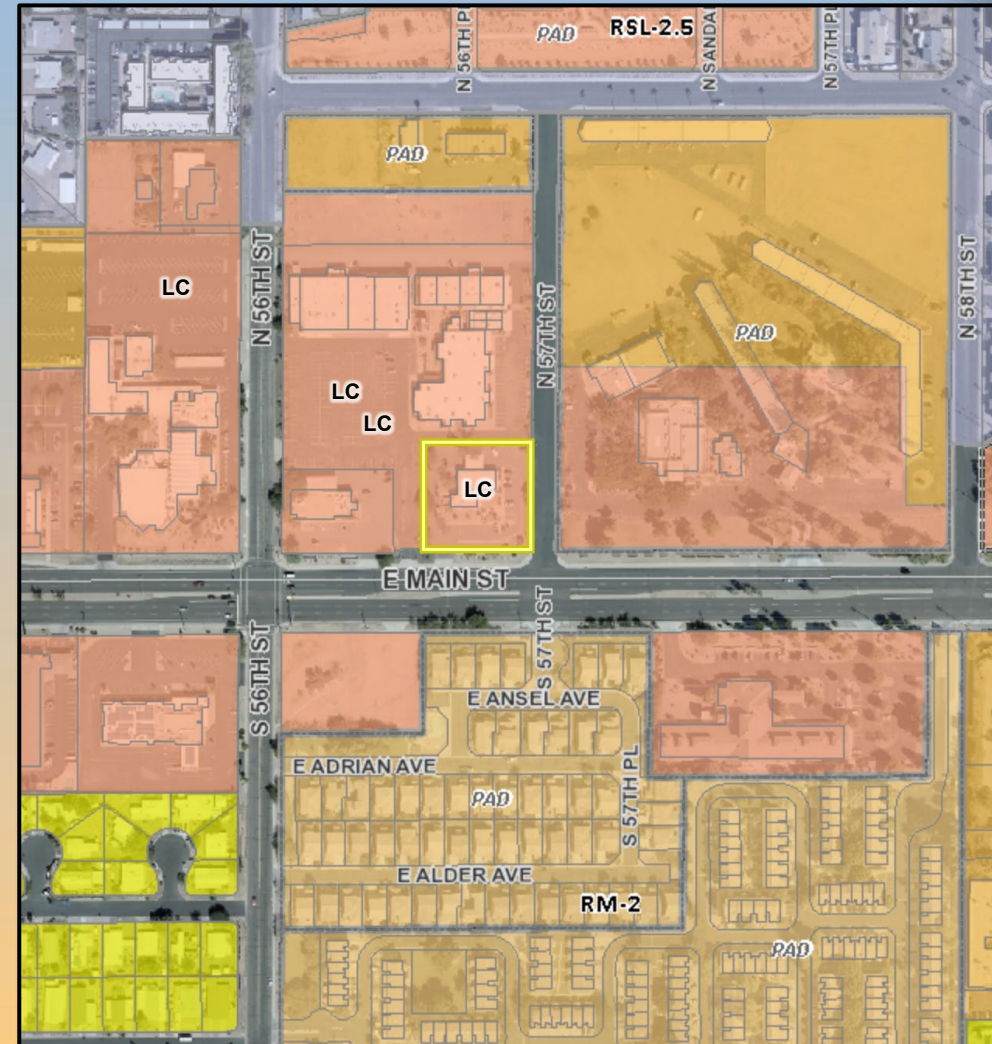
- 5650 East Main Street
- East of Recker Road
- North side of Main Street





Zoning

- Limited Commercial (LC)
- Funeral Parlor and Mortuary is a permitted use
- Accessory Crematorium requires approval of a Special Use Permit
- June 14 P&Z





Site Photo



Looking north from Main Street



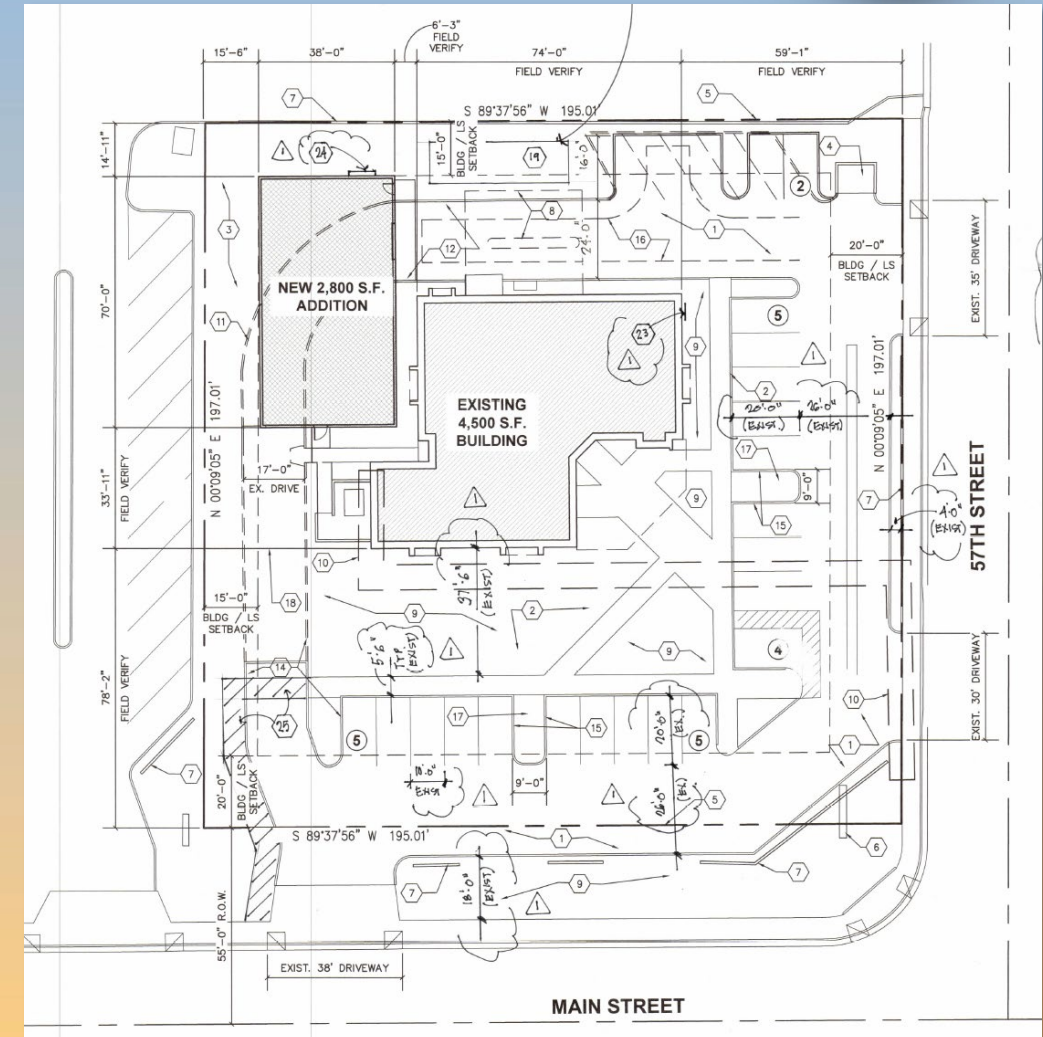
Site Photo



Looking west from 57th Street



- Existing 4,500 SF Funeral Home
- New 2,800 SF accessory crematorium
- Vehicular access from Main and 57th Street
- 21 parking spaces

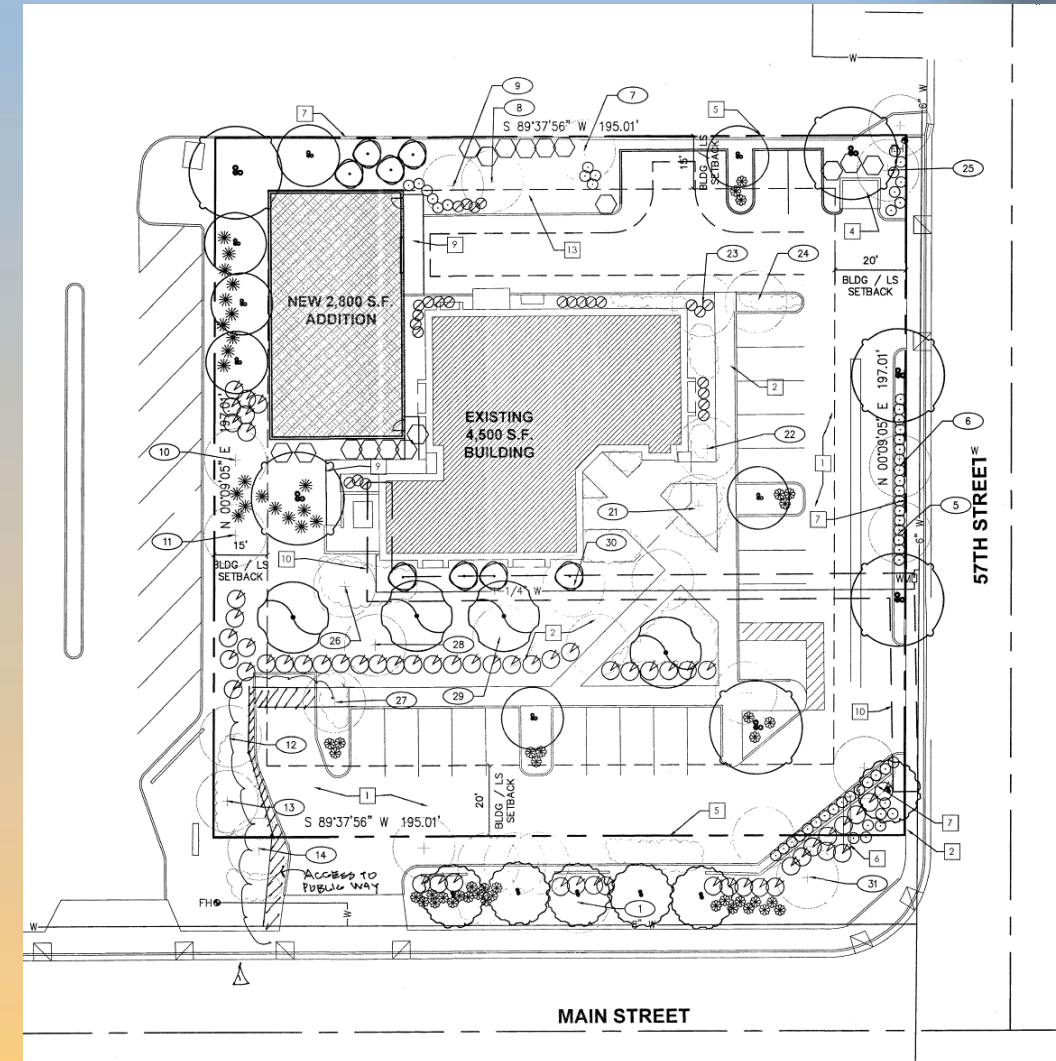




Landscape Plan

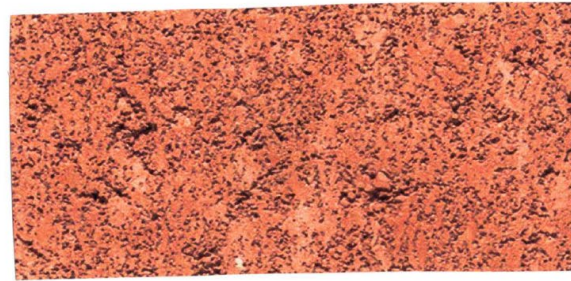
PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY/EQUIV.	NOTES/DETAILS
	Aloe vera Medicinal Aloe	5 GAL.	31 7	
	Colisa grandiflora "tuffa" Creeping Natal plum	5 GAL.	26 28	
	Chilopsis linearis "Ice Adams" Desert Willow	36" BOX	8 32	MULSTEM
	Convolvulus cneorum Bush Morning glory	1 GAL.	56 34	
	Brembofilia myrsophana Aussie Bluebell	5 GAL.	36 38	
	Leucophyllum frutescens "Compact" Pink Texas Sage	5 GAL.	17 30	
	Olea europaea Swan Hill Fruitful Olive	36" BOX	4 100	STANDARD
	Ebonopsis ebano Texas Ebony	36" BOX	4 150	
	Prosopis chilensis Chilean Mesquite	15 GAL.	5 126	MULSTEM
	Buzellia squibbiformis Coral Fountain	5 GAL.	39 35	
	Tecoma stans Yellow bells	5 GAL.	8 100	
	EXISTING SHRUBS TO REMAIN OLEANDER, CARISSA, PRICKLY PEAR, CASSIA			





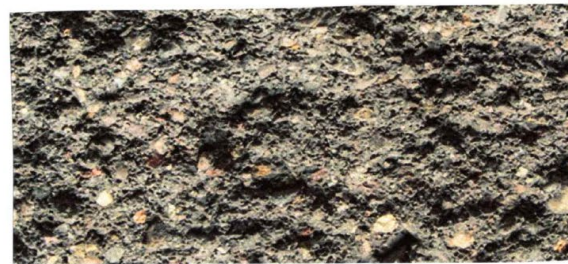
Material Board



SCORED "MATEO RED" CMU



"LIGHT GRAY" SPLIT FACE CMU



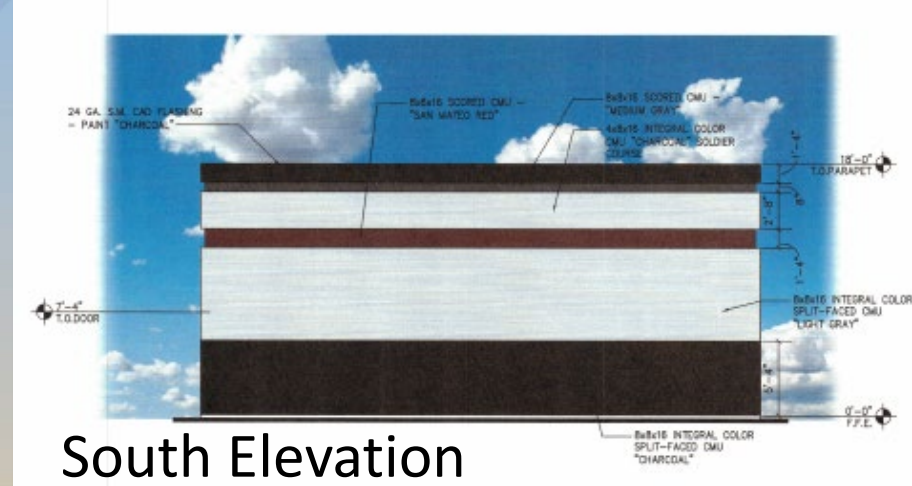
INTEGRAL COLOR "CHARCOAL" CMU



"MEDIUM GRAY" SCORED CMU



Elevations



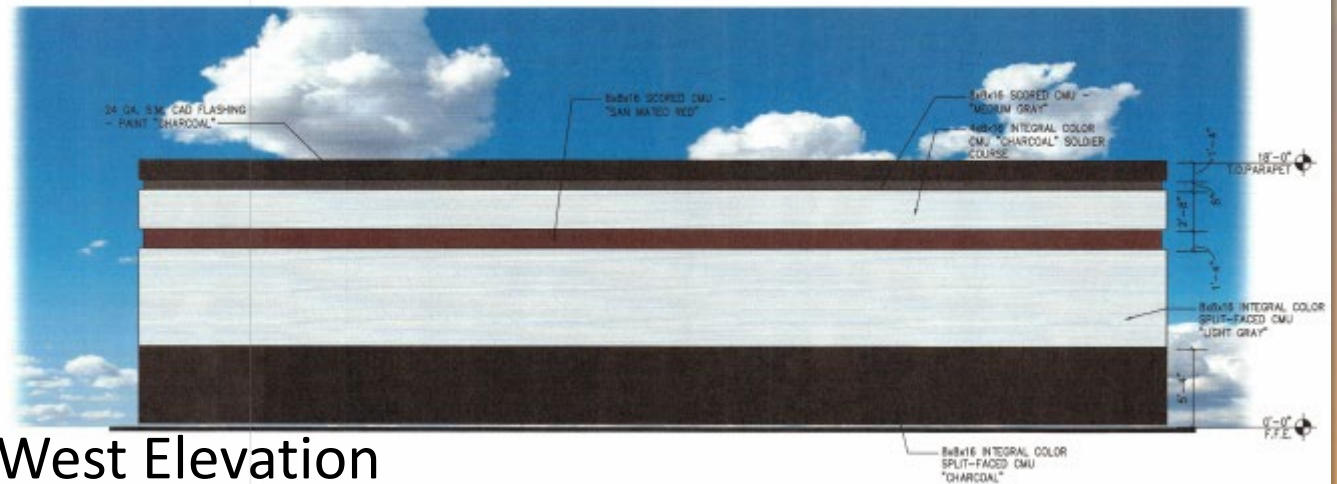
South Elevation

SOUTH ELEVATION 696 SQUARE FEET OF SURFACE AREA

CHARCOAL BASE (5'-4") 206 S.F./31%
LIGHT GRAY FIELD BAND (6'-8") 258 S.F./37%
RED ACCENT BAND (1'-4") 52 S.F./7%
LIGHT GRAY ACCENT (2'-8") 102 S.F./14%
MEDIUM GRAY ACCENT (8") 26 S.F./4%
CHARCOAL TOP BAND (1'-4") 52 S.F./7%
(INCLUDES PAINTED METAL EDGE TRIM)

WEST ELEVATION 1260 SQUARE FEET OF SURFACE AREA

CHARCOAL BASE (5'-4") 373 S.F./29%
LIGHT GRAY FIELD BAND (6'-8") 467 S.F./37%
RED ACCENT BAND (1'-4") 94 S.F./7%
LIGHT GRAY ACCENT (2'-8") 186 S.F./16%
MEDIUM GRAY ACCENT (8") 46 S.F./4%
CHARCOAL TOP BAND (1'-4") 94 S.F./7%
(INCLUDES PAINTED METAL EDGE TRIM)



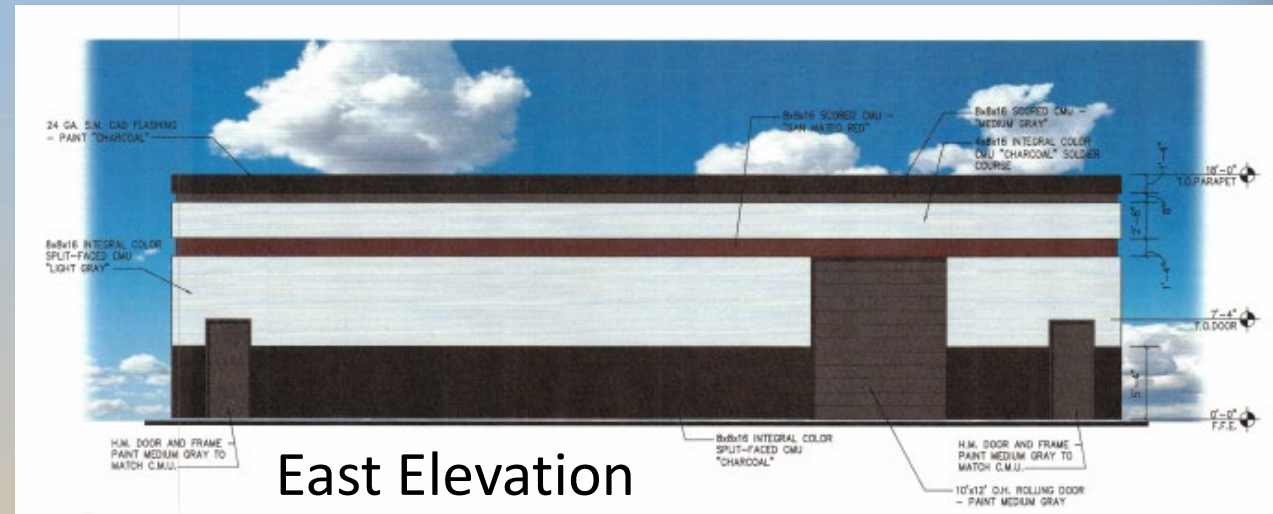
West Elevation



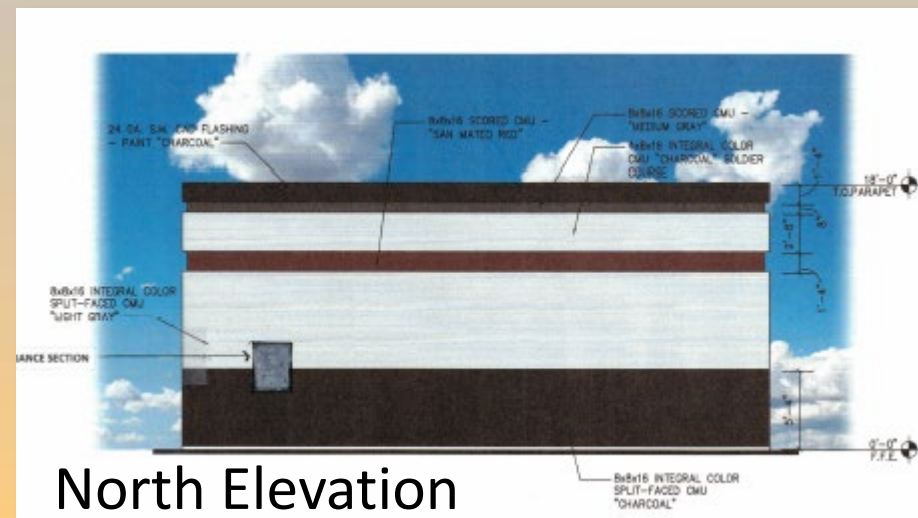
Elevations

EAST ELEVATION 1260 SQUARE FEET OF SURFACE AREA

CHARCOAL BASE (5'-4") 286 S.F./23%
 LIGHT GRAY FIELD BAND (6'-8") 386 S.F./31%
 RED ACCENT BAND (1'-4") 94 S.F./7%
 LIGHT GRAY ACCENT (2'-8") 186 S.F./14%
 MEDIUM GRAY ACCENT (8") 46 S.F./4%
 CHARCOAL TOP BAND (1'-4") 94 S.F./7%
 (INCLUDES PAINTED METAL EDGE TRIM)
 OVERHEAD DOOR 120 S.F./10%
 MAN DOOR AND FRAME 24 S.F./2%
 MAN DOOR AND FRAME 24 S.F./2%



East Elevation



North Elevation

NORTH ELEVATION 696 SQUARE FEET OF SURFACE AREA

CHARCOAL BASE (5'-4") 206 S.F./31%
 LIGHT GRAY FIELD BAND (6'-8") 258 S.F./37%
 RED ACCENT BAND (1'-4") 52 S.F./7%
 LIGHT GRAY ACCENT (2'-8") 102 S.F./14%
 MEDIUM GRAY ACCENT (8") 26 S.F. 4%
 CHARCOAL TOP BAND (1'-4") 52 S.F. 7%
 (INCLUDES PAINTED METAL EDGE TRIM)



Renderings



PROPOSED SOUTH WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH WEST ELEVATION

SCALE: 1/4"=1'-0"



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



Findings

Staff is seeking your review and recommendation on the following:

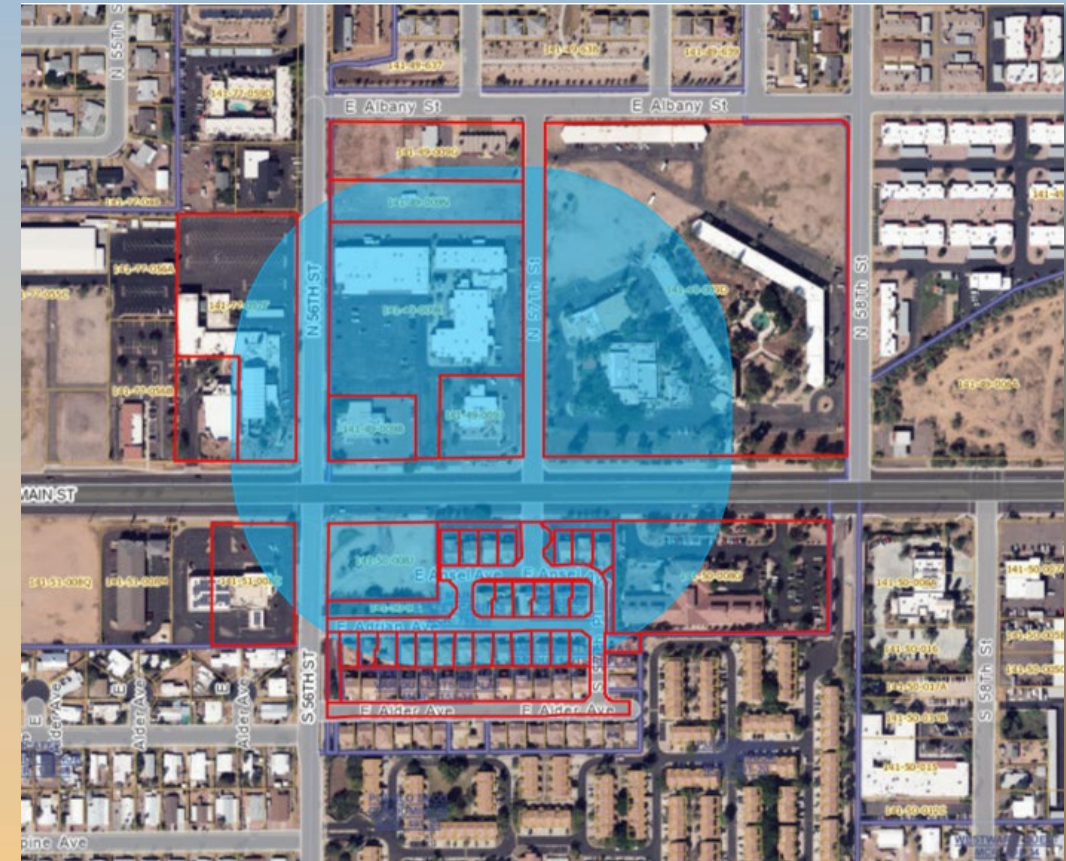
- ✓ Proposed building elevations and landscape design
- ✓ Alternative compliance requests

Staff welcomes any feedback



Citizen Participation

- Notified property owners within 500 feet
- Staff and applicant have received no comments or concerns regarding the proposed elevations

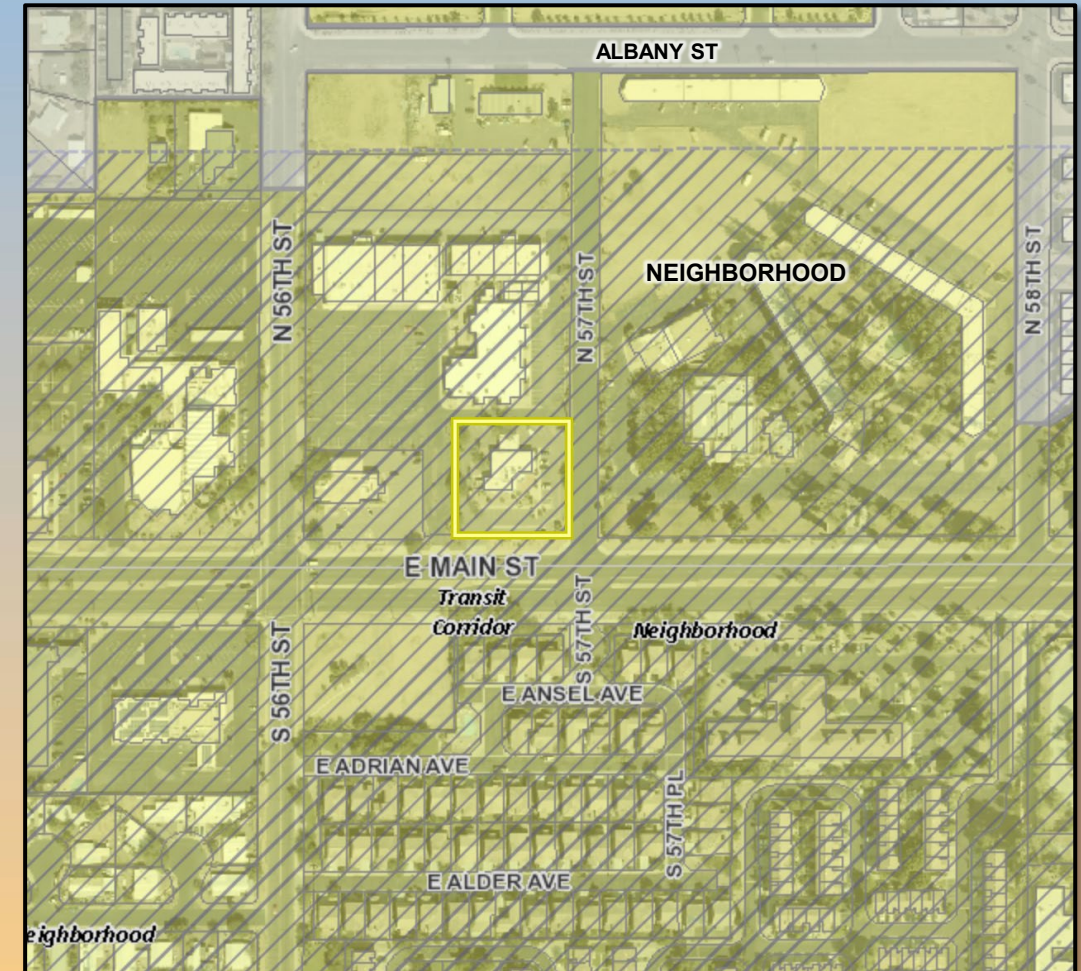




General Plan

Neighborhood with Transit Corridor Overlay

- Safe places for people to live and enjoy the surrounding community
- Often have associated nonresidential uses





DRB22-01242

Guadalupe & Power Retail



Request

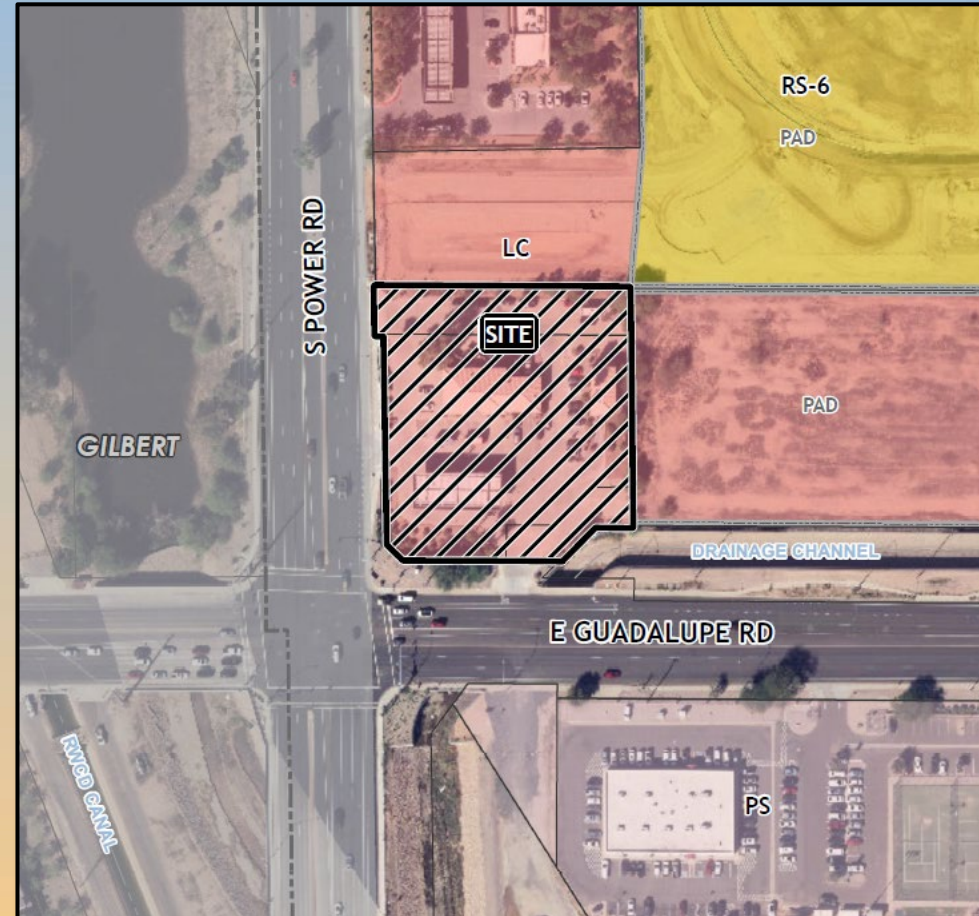
- Design Review to allow:
 - Limited Service Restaurant with drive thru facilities
 - Automobile/vehicle car wash with vacuum canopies





Location

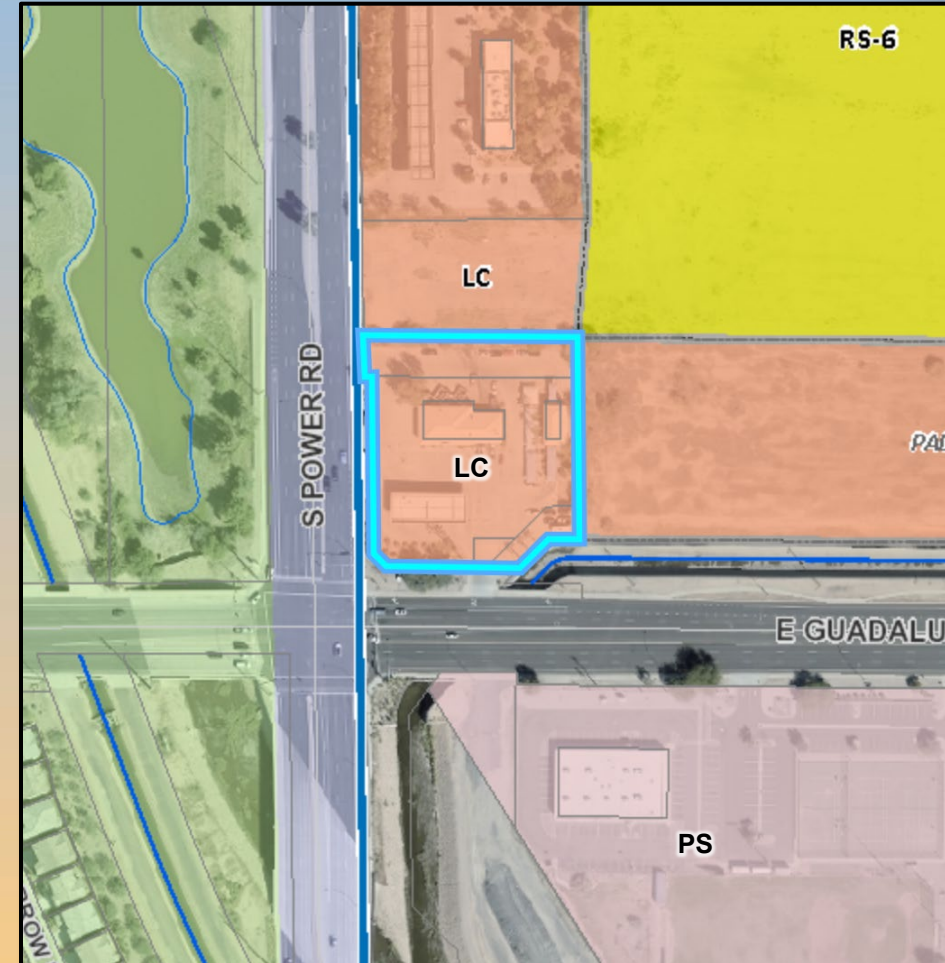
- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- SUP is required for a car wash





Site Photo



Looking north from Guadalupe Road



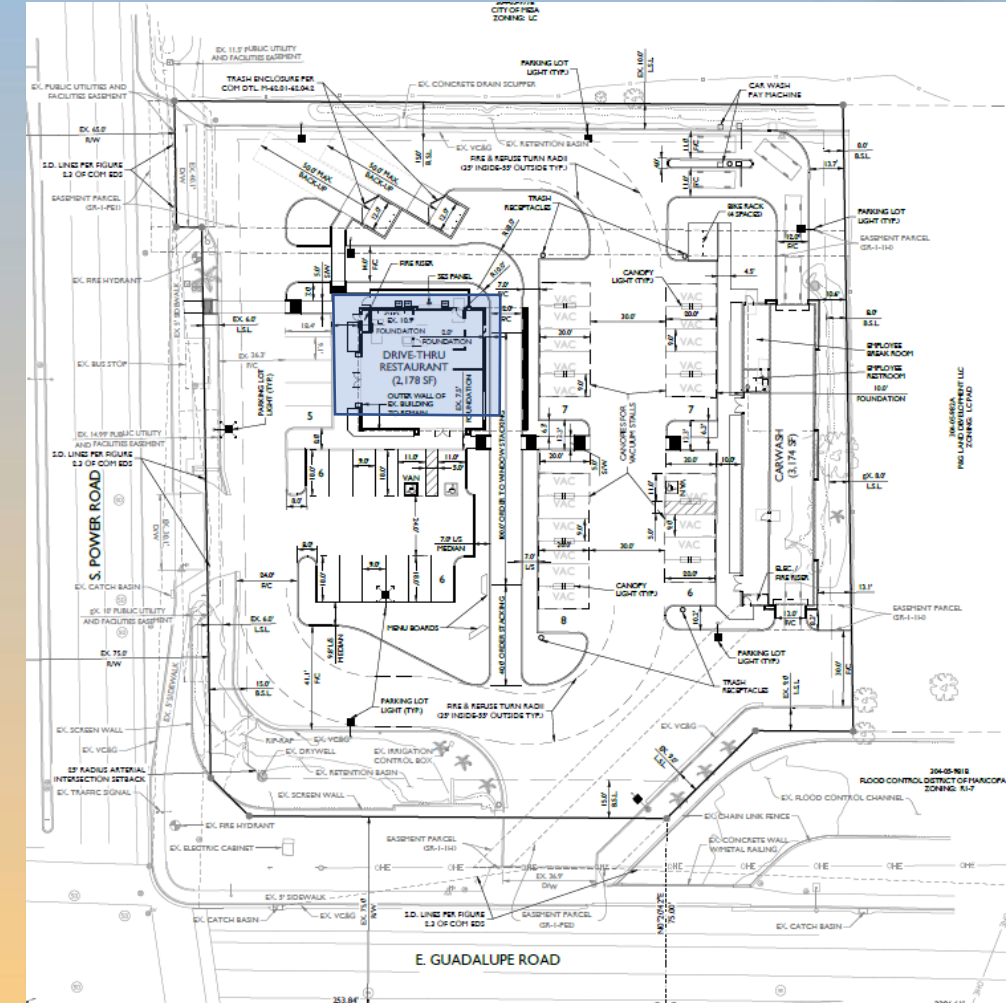
Site Photo



Looking east from Power Road



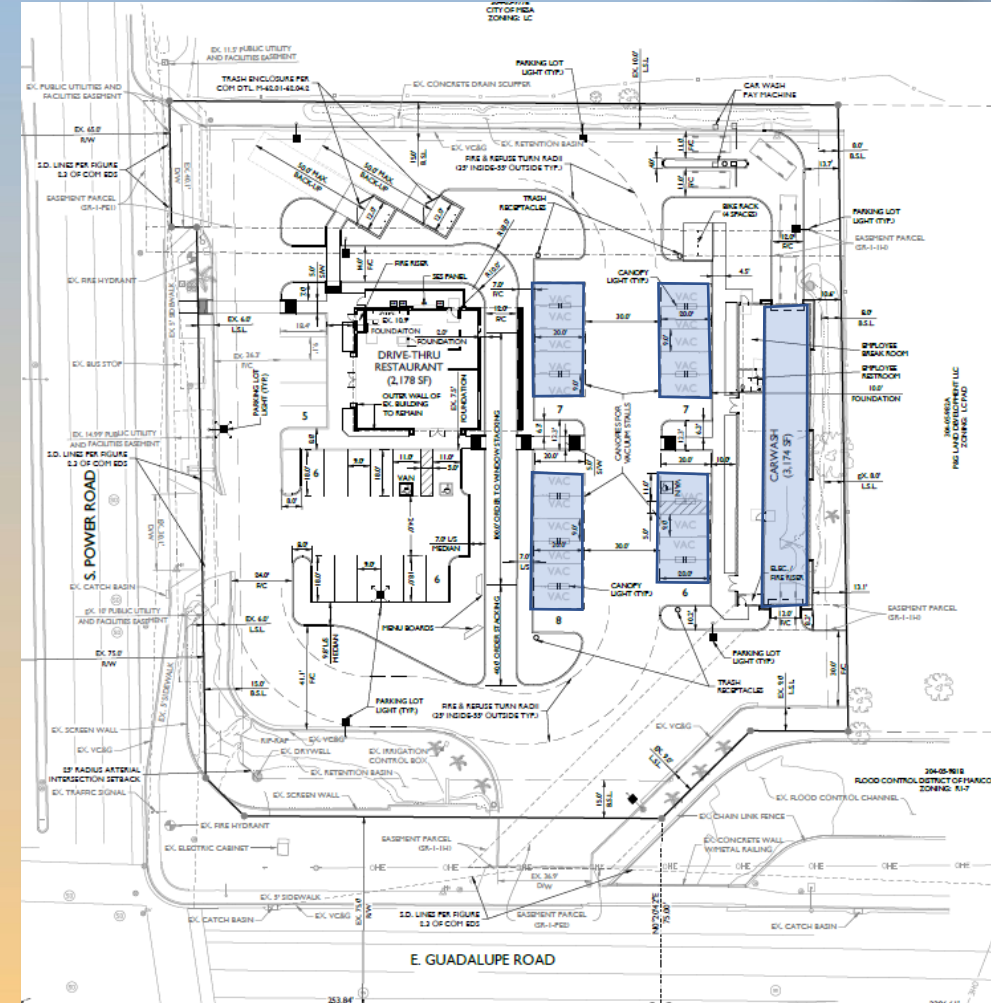
Site Plan





Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- 8 parking spaces and 20 vacuum spaces provided





Landscape Plan

PLANT LEGEND

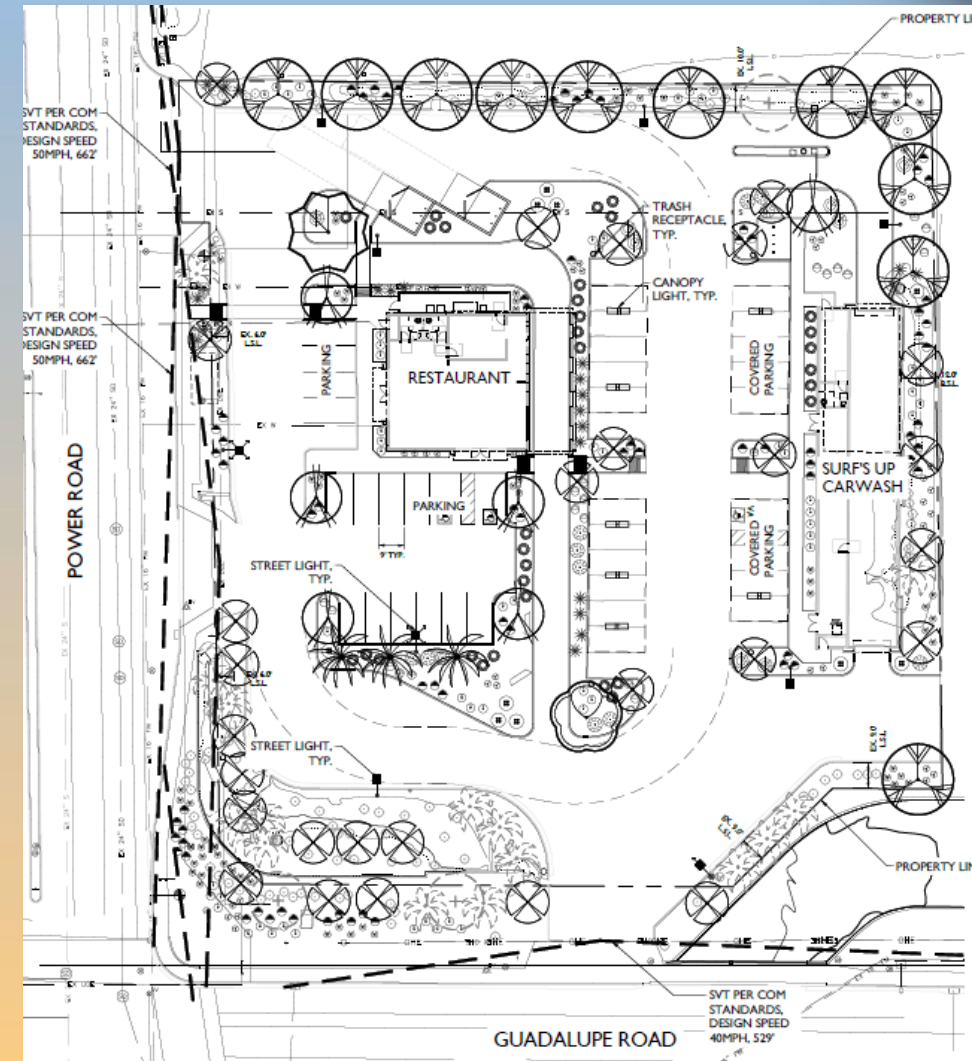
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia senaria</i>	Malpa	04" Box	52
	<i>Chilopsis linearis</i>	Desert Willow	04" Box	1
	<i>Cassia bispinosa</i>	Thornless Cassia	04" Box	4
	<i>Pinus edulis</i>	Alghani Pine	04" Box	11
	<i>Prosopis juliflora</i>	Thornless Mesquite	04" Box	1
	<i>Phoenix dactylifera</i>	Date Palm	10" Tall	2
	Solitaria palm - to remain		10" Tall	15
	Solitaria shade tree - to remain		10" Tall	2

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	Smooth Agave	5 Gal	66
	Desert Willow	5 Gal	11
	Desert Zinnia	5 Gal	51
	Grasslight Yucca	5 Gal	64
	No Brava Sage	5 Gal	12
	Deer Grass	5 Gal	25
	Purple Prickly Pear	5 Gal	42
		5 Gal	91

SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	Outback Sunbrella	1 Gal	9
	Trailing Purple Lantana	1 Gal	71
	New Gold Lantana	1 Gal	52

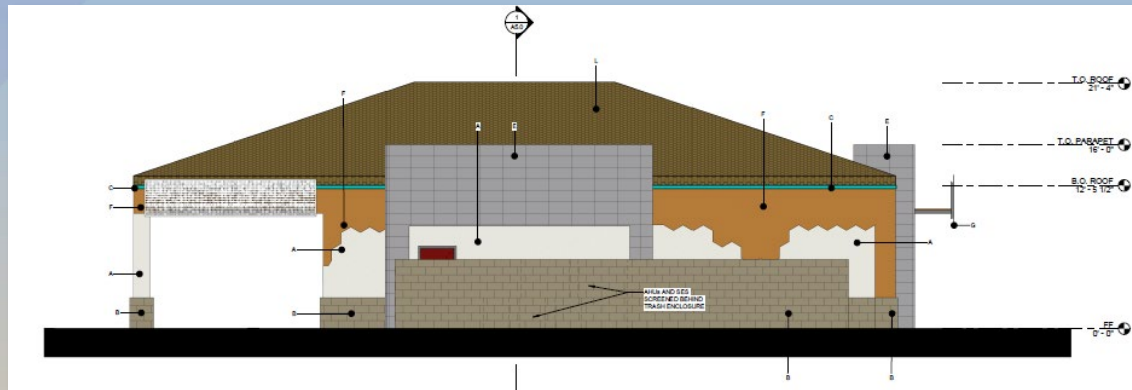
SYMBOL	QTY
	10,448 S.F.

NOTES:
1. ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 5" MIN. DEPTH.
2. EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.





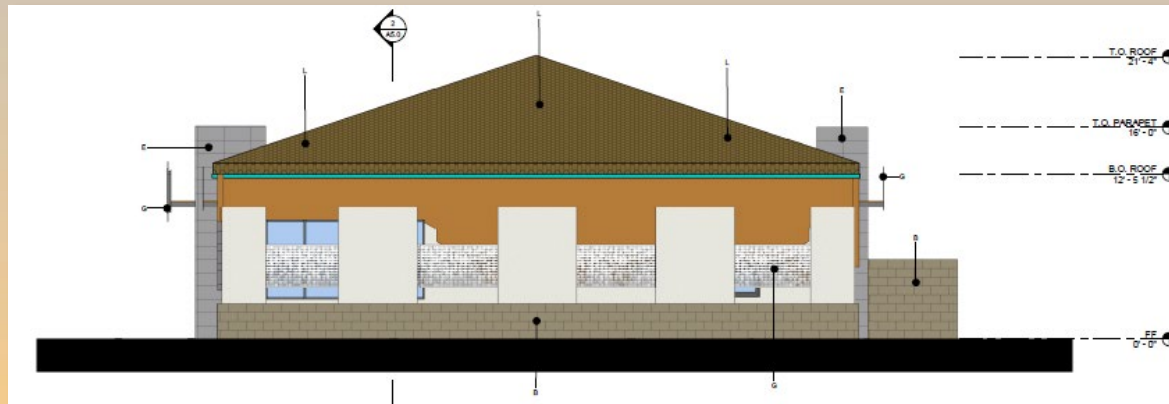
Elevations -- Restaurant



North Elevation

MATERIAL CALCULATIONS

STUCCO (ORANGE) -	151 SF	20%
STUCCO (WHITE) -	265 SF	36%
CMU -	120 SF	16%
SLATE GREY PANEL -	201 SF	27%
GLASS -	0 SF	0%
TOTAL -	737 SF	100%



East Elevation

MATERIAL CALCULATIONS

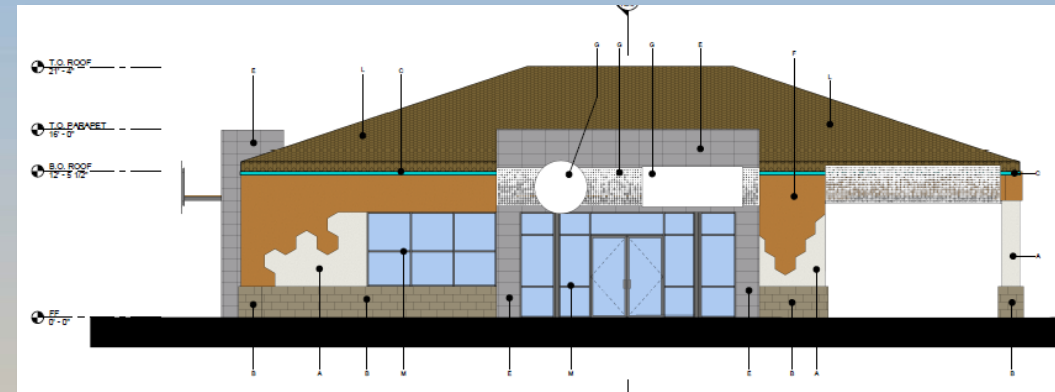
STUCCO (ORANGE) -	202 SF	27%
STUCCO (WHITE) -	91 SF	6%
CMU -	69 SF	11%
SLATE GREY PANEL -	83 SF	26%
GLASS -	0 SF	31%
TOTAL -	445 SF	100%



Elevations -- Restaurant

MATERIAL CALCULATIONS

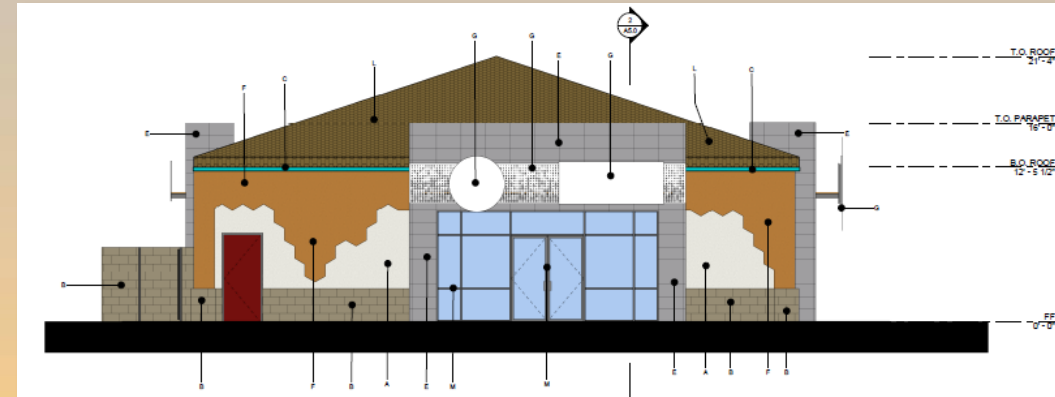
STUCCO (ORANGE) -	202 SF	27%
STUCCO (WHITE) -	48 SF	6%
CMU -	80 SF	11%
SLATE GREY PANEL -	195 SF	26%
GLASS -	235 SF	31%
TOTAL -	760 SF	100%



South Elevation

MATERIAL CALCULATIONS

STUCCO (ORANGE) -	143 SF	22%
STUCCO (WHITE) -	84 SF	13%
CMU -	61 SF	9%
SLATE GREY PANEL -	198 SF	31%
GLASS -	160 SF	25%
TOTAL -	646 SF	100%



West Elevation



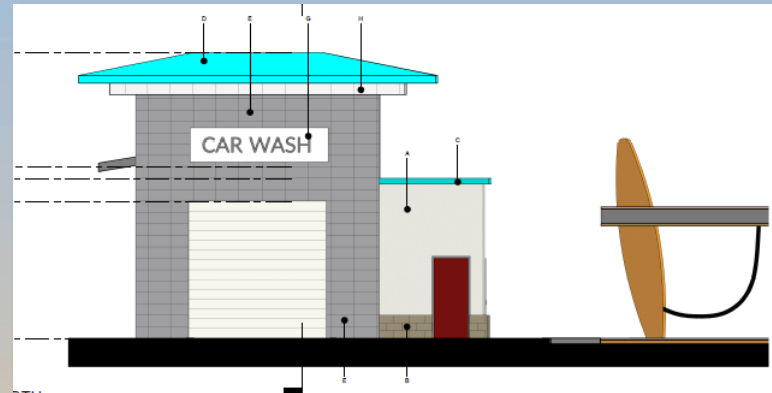
Rendering -- Restaurant



RETAIL EXTERIOR - SOUTH



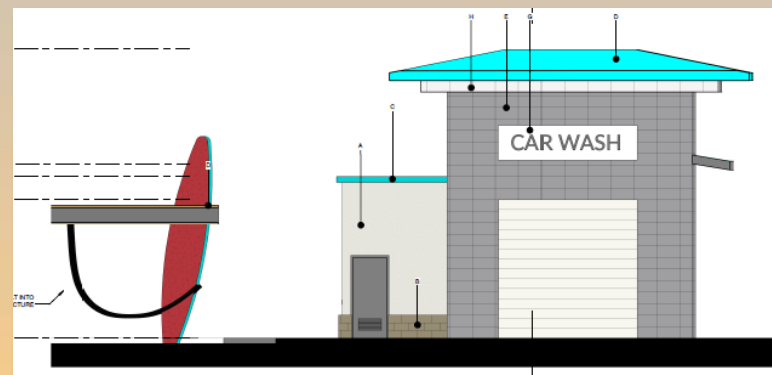
Elevations – Car Wash



North Elevation

MATERIAL CALCULATIONS

TEAL METAL -	63 SF	9%
WHITE PANEL -	62 SF	9%
SLATE GREY PANELS -	276 SF	40%
CMU-	12 SF	2%
STUCCO (WHITE) -	105 SF	15%
STUCCO (BLUE) -	5 SF	1%
OTHER - (DOORS/OPENINGS)	168 SF	24%
TOTAL -	691 SF	100%



South Elevation

MATERIAL CALCULATIONS

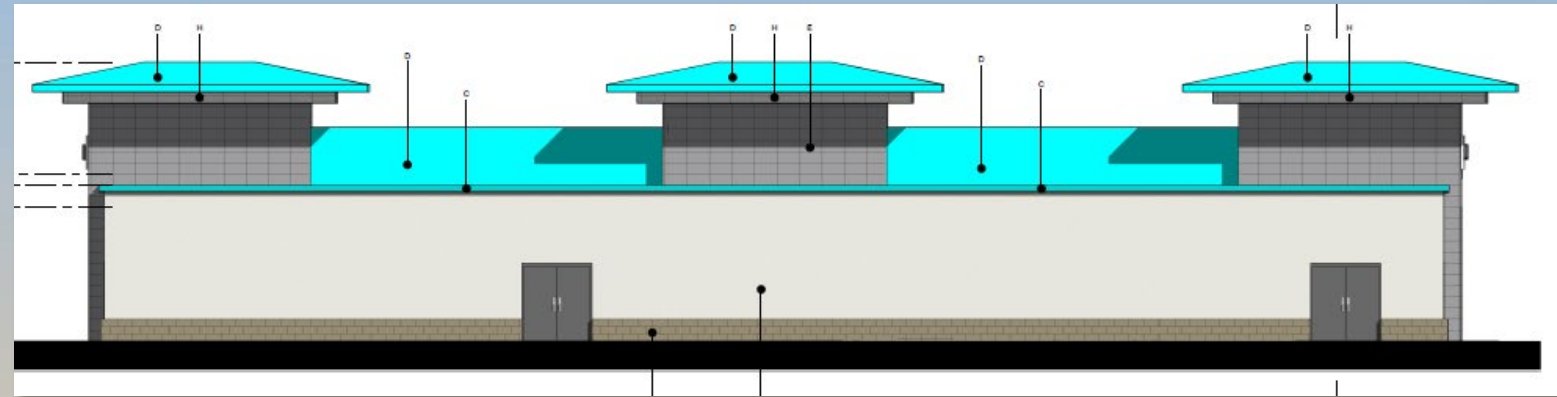
TEAL METAL -	63 SF	9%
WHITE PANEL -	62 SF	9%
SLATE GREY PANELS -	276 SF	40%
CMU-	12 SF	2%
STUCCO (WHITE) -	105 SF	15%
STUCCO (BLUE) -	5 SF	1%
OTHER - (DOORS/OPENINGS)	168 SF	24%
TOTAL -	691 SF	100%



Elevations – Car Wash

MATERIAL CALCULATIONS

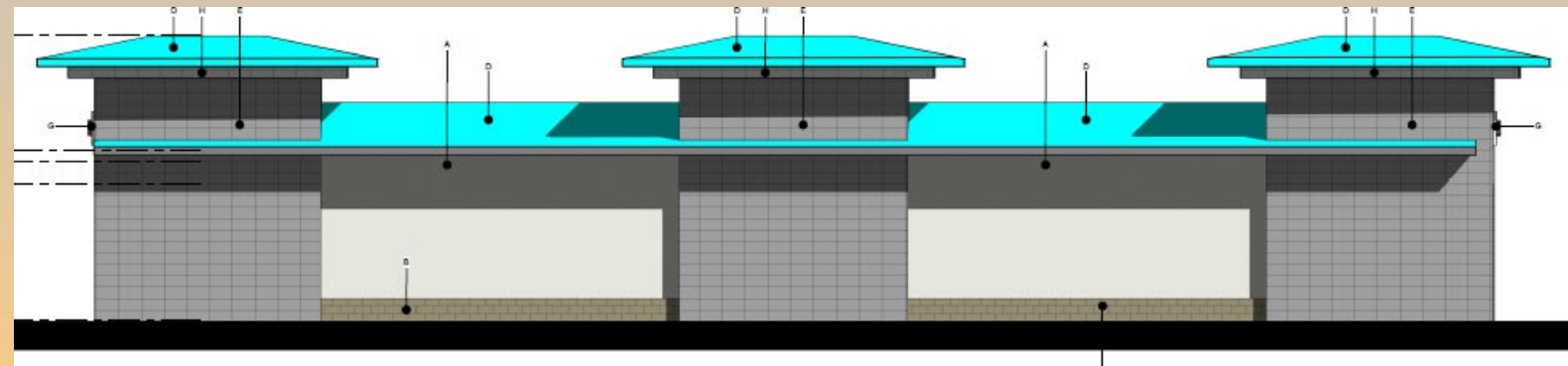
TEAL METAL -	522SF	19%
WHITE PANEL -	74 SF	3%
SLATE GREY PANELS -	480 SF	17%
CMU-	203 SF	7%
STUCCO (WHITE)-	1280 SF	46%
STUCCO (BLUE)-	61 SF	2%
OTHER- (DOORS/OPENINGS)	137 SF	5%
TOTAL -	2757 SF	100%



West Elevation

MATERIAL CALCULATIONS

TEAL METAL -	567 SF	21%
WHITE PANEL -	74 SF	3%
SLATE GREY PANELS -	1202 SF	44%
CMU-	126 SF	5%
STUCCO (WHITE)-	792 SF	29%
STUCCO (BLUE)-	0 SF	0%
OTHER- (DOORS/OPENINGS)	0 SF	0%
TOTAL -	2761 SF	100%



East Elevation



Rendering – Car Wash

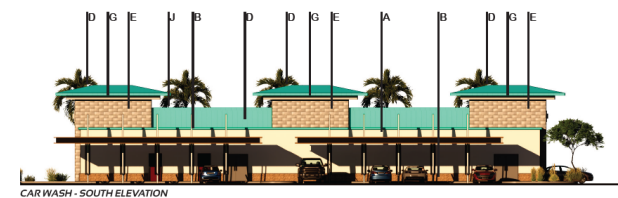
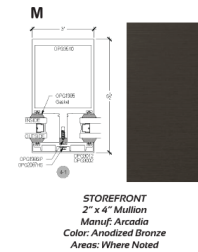
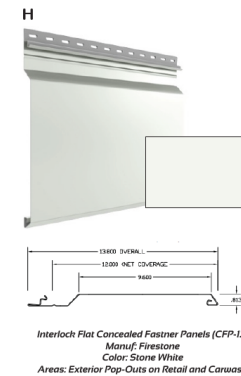
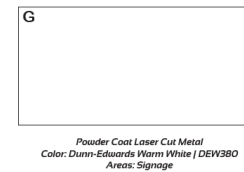
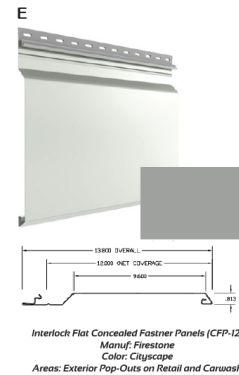
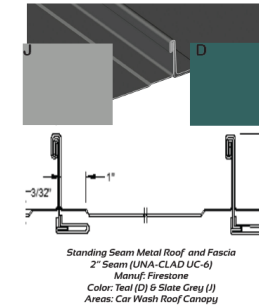
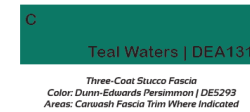
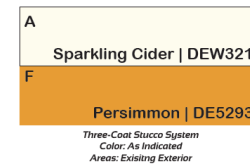


CAR WASH EXTERIOR - SOUTH



Colors and Materials

RETAIL @ NEC OF POWER RD & GUADALUPE RD





Findings

Staff is seeking your review and recommendation on the following:

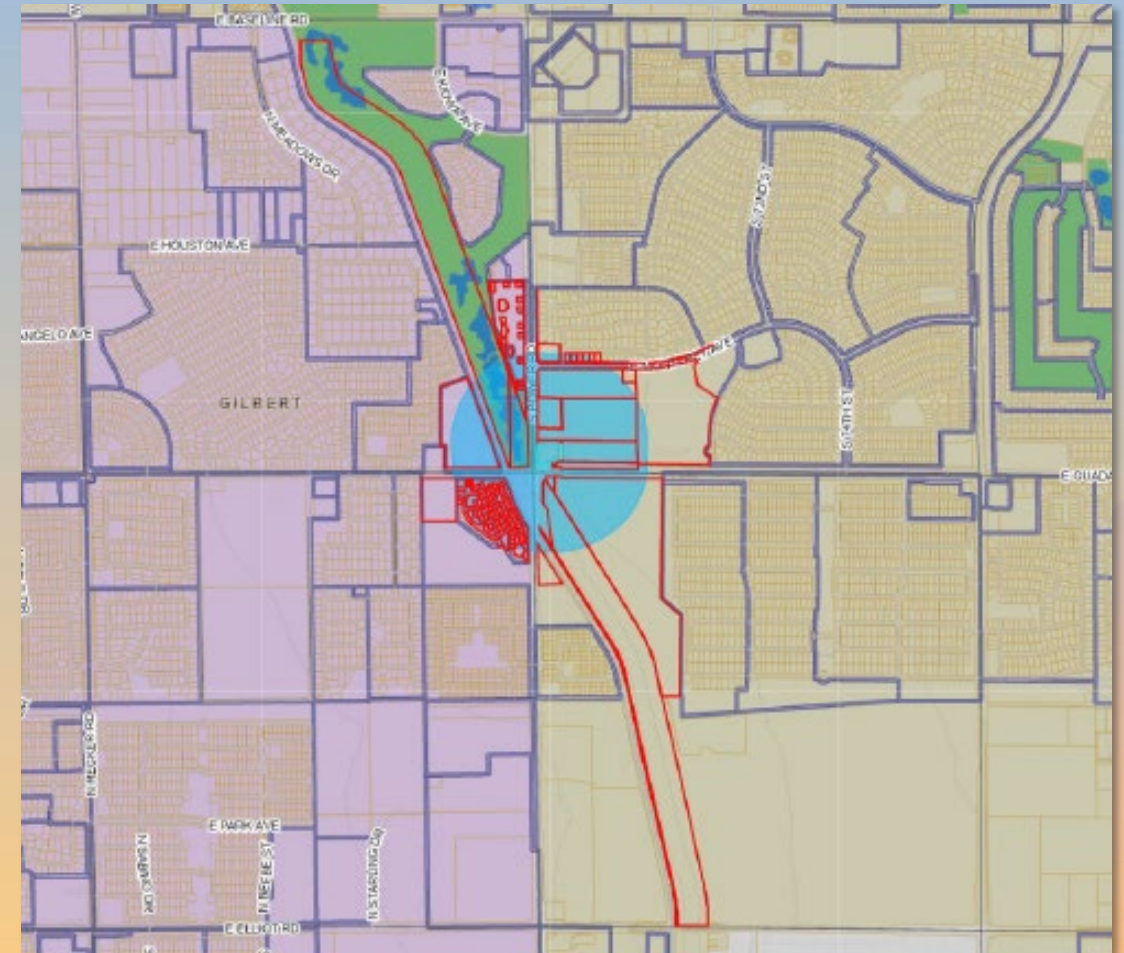
- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Citizen Participation

- Notified property owners within 1,000 feet
- Staff and applicants have received no comments or concerns





General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





DRB23-00051

Red Hawk



Request

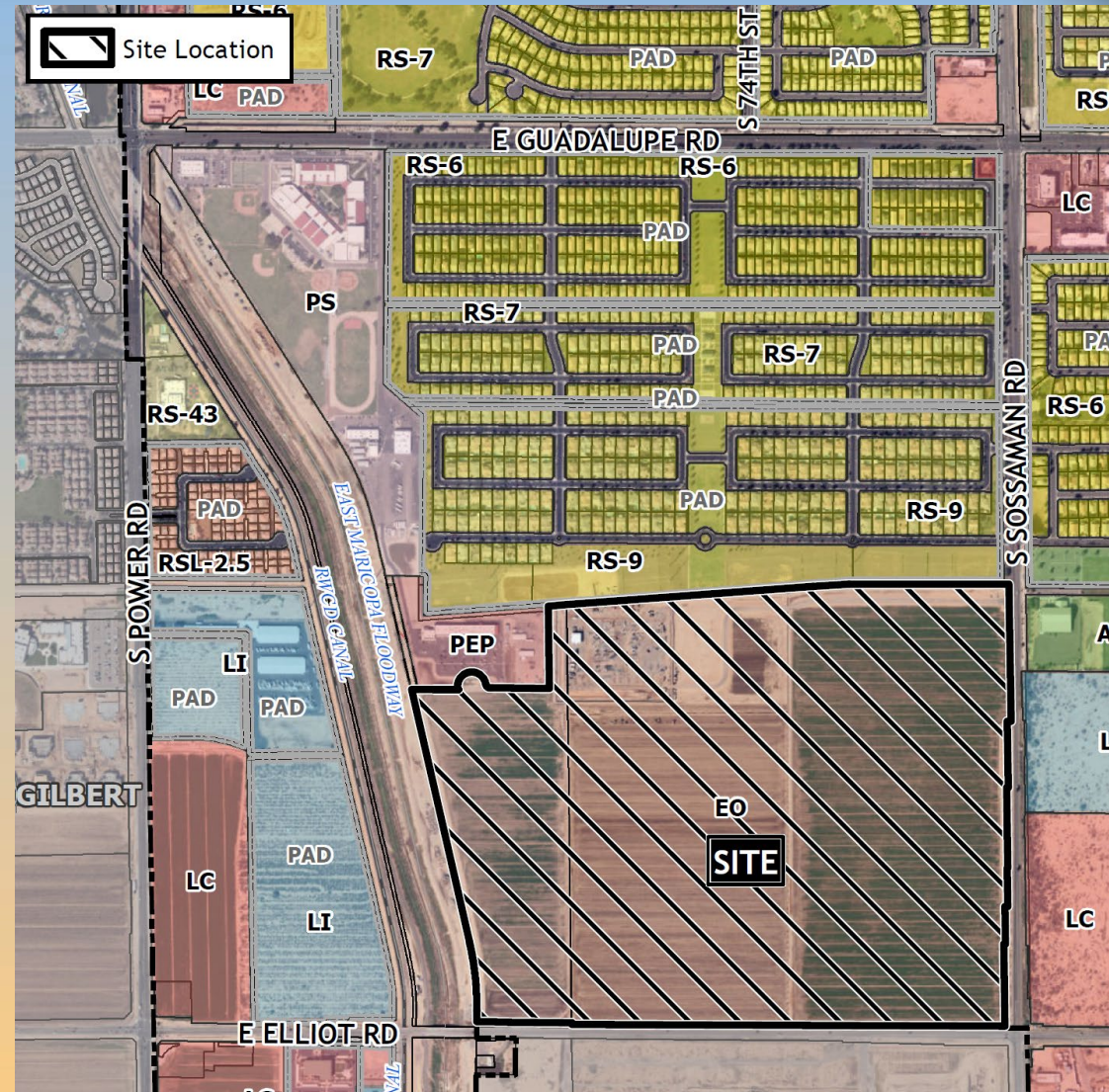
- Design Review
- To allow for an industrial development





Location

- North of Elliot Road
- West of Sossaman Road





Zoning

- Employment Opportunity (EO)
- Includes specific Design Guidelines for Red Hawk
 - Modulation
 - Enhanced entrances
 - Desert tones
 - Enhanced landscaping





Site Photo

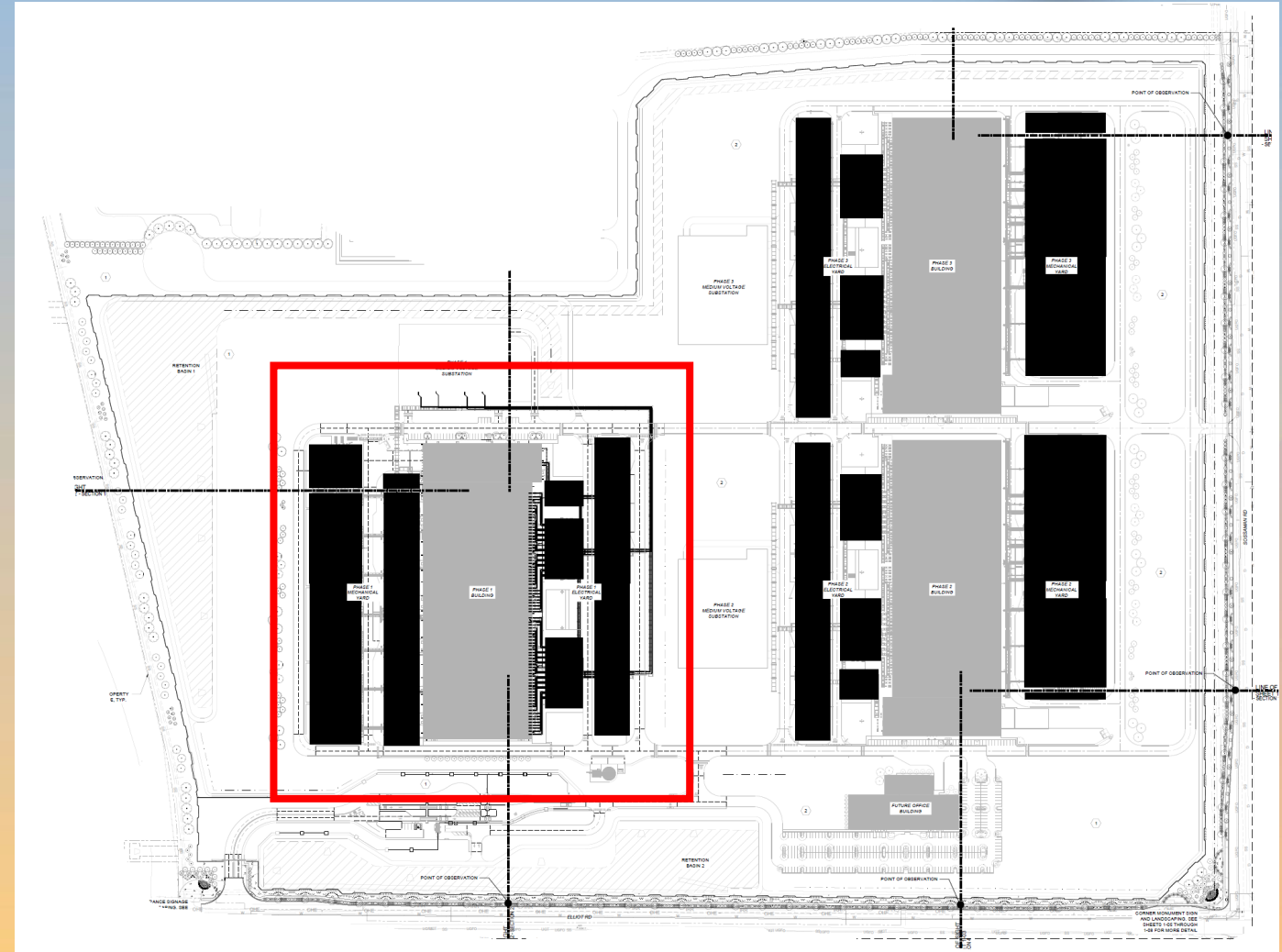


Looking north from Elliot Road



Site Plan














- 288,530 sq ft building
- Phase 1 only
- Data center with associated equipment
- Associated guard shack

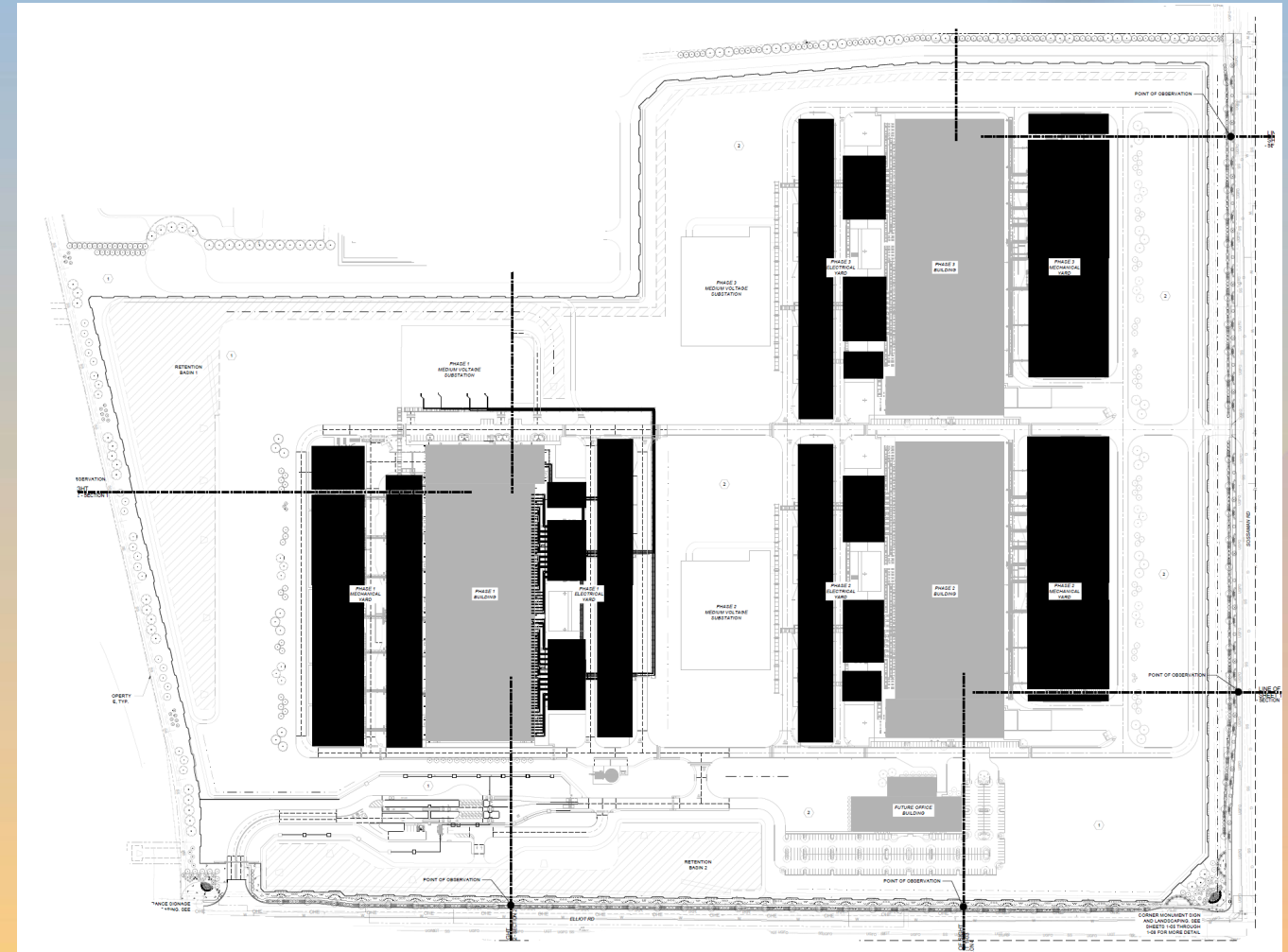




Landscape Plan

PLANT SCHEDULE OVERALL SITE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
	AW	193	ACACIA WILLARDIANA	PALO BLANCO	24"BOX	CG	SPECIMEN
	BA	80	BRAHEA ARMATA	MEXICAN BLUE PALM	36"BOX	CG	SPECIMEN
	OC	27	CAESALPINIA CACALACO	CASCALOTE	24"BOX	CG	SPECIMEN
	CH	15	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	36"BOX	CG	SPECIMEN
	CS	41	CHORISIA SPECIOSA	SILK FLOSS TREE	15 GAL	CG	SPECIMEN
	DS	93	DALBERGIA BISSOO	ROSEWOOD	36"BOX	CG	SPECIMEN
	PC	87	PINUS CANARIENSIS	CANARY ISLAND PINE	24"BOX	CG	SPECIMEN
	PCP	7	PISTACIA CHINENSIS	CHINESE PISTACHE	24"BOX	CG	SPECIMEN
	PD	9	PHOENIX DACTYLIFERA	DATE PALM	36"BOX	CG	SPECIMEN
	PE	133	PINUS ELIOTICA	AFGHAN PINE	15 GAL	CG	SPECIMEN
	PM	11	PARKINSONIA MICROPHYLLA	LITTLE LEAF PALO VERDE	36"BOX	CG	SPECIMEN
	TT	46	TIPLUNA TIPU	TIPU TREE	24"BOX	CG	SPECIMEN
	US	11	UNGUICULARIA SPECIOSA	MEXICAN BUCKEYE	36"BOX	CG	SPECIMEN
	WR	7	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	36"BOX	CG	SPECIMEN





Landscape Plan



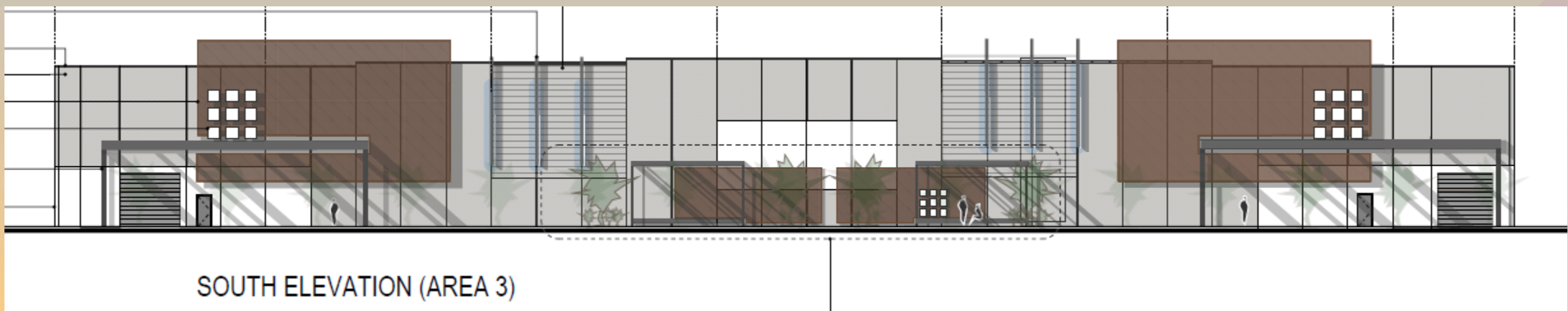
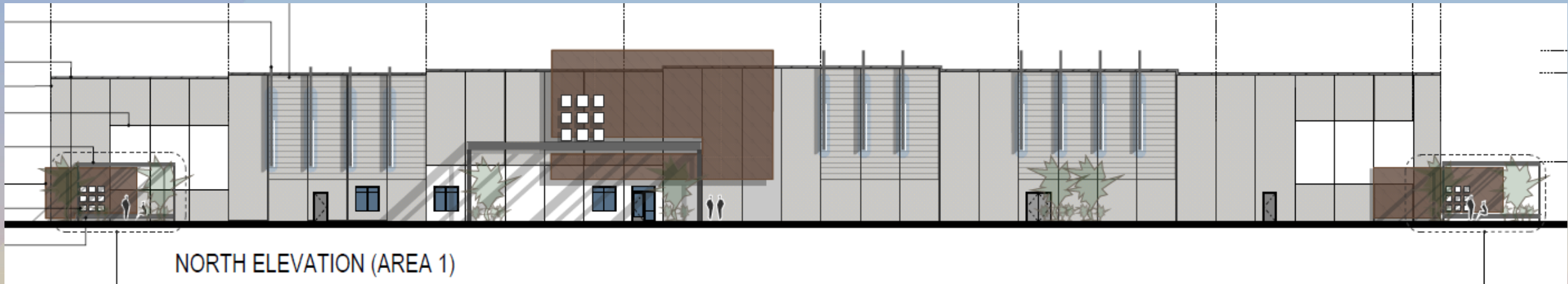
ENLARGED PLAN - MAIN ENTRANCE ON ELLIOT ROAD



ENLARGED PLAN - ELLIOT AND SOSSAMAN ROAD INTERSECTION

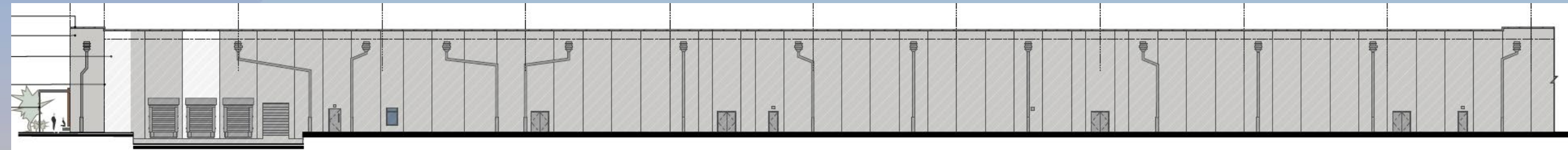


Elevations

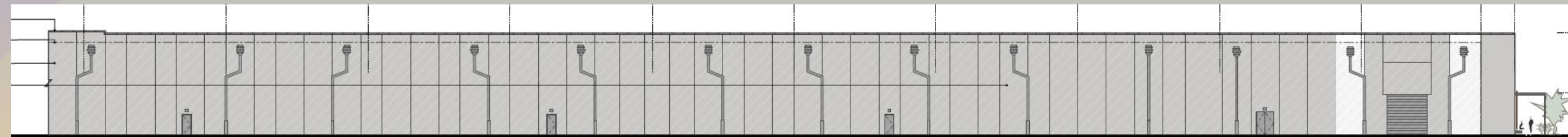




Elevations



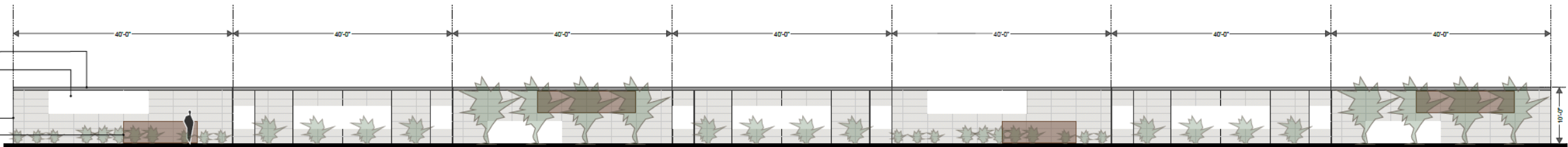
EAST ELEVATION (AREA 1 AND 2 - NORTH)



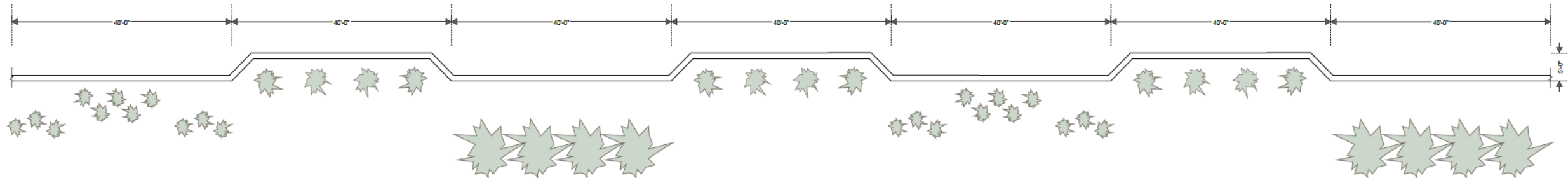
WEST ELEVATION (AREA 1 AND 2 - NORTH)



Elevations



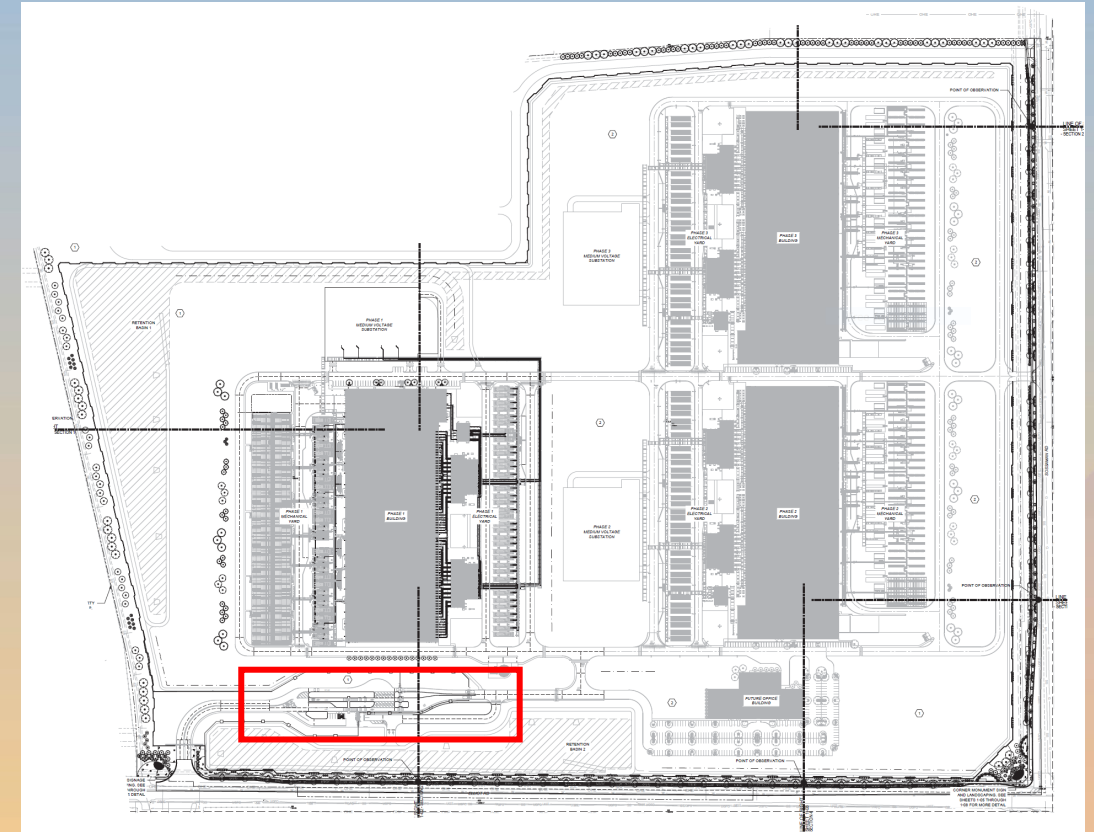
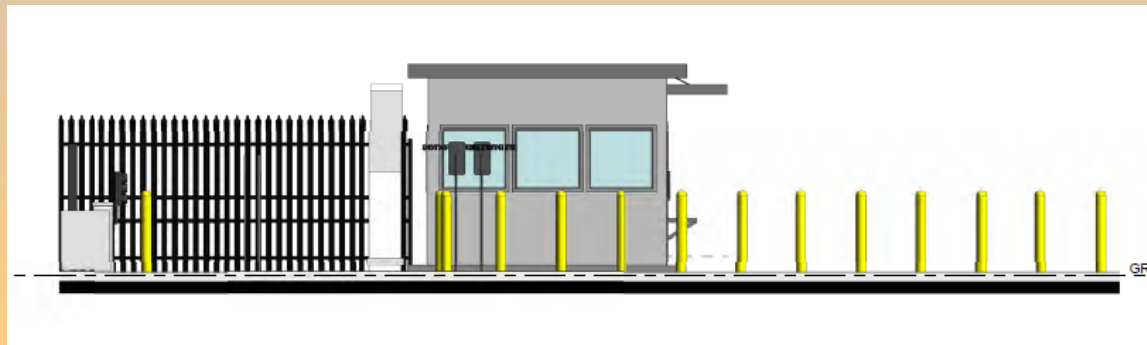
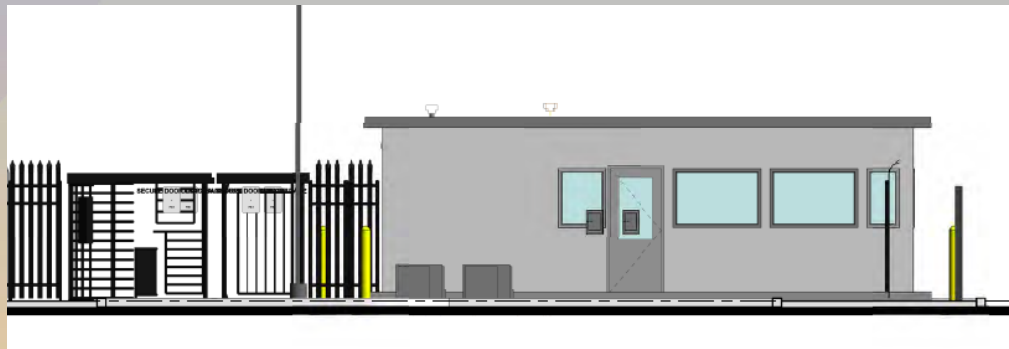
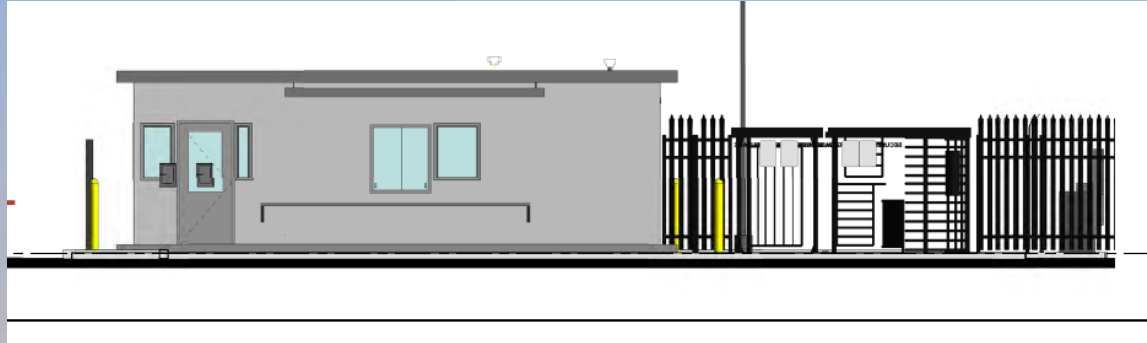
PARTIAL FENCE ELEVATION



PARTIAL FENCE PLAN VIEW

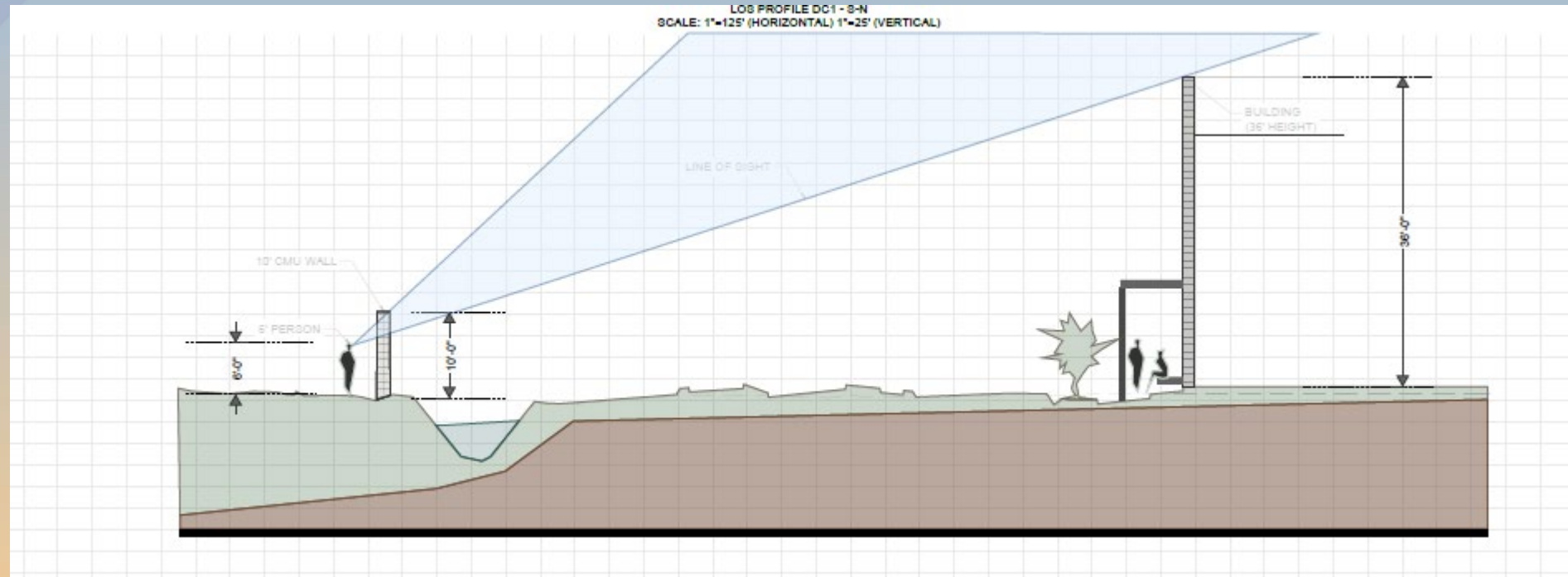


Elevations





Line of Sight





Rendering



View of primary entrance on Elliot Road



Rendering



Elliot & Sossaman intersection



Rendering



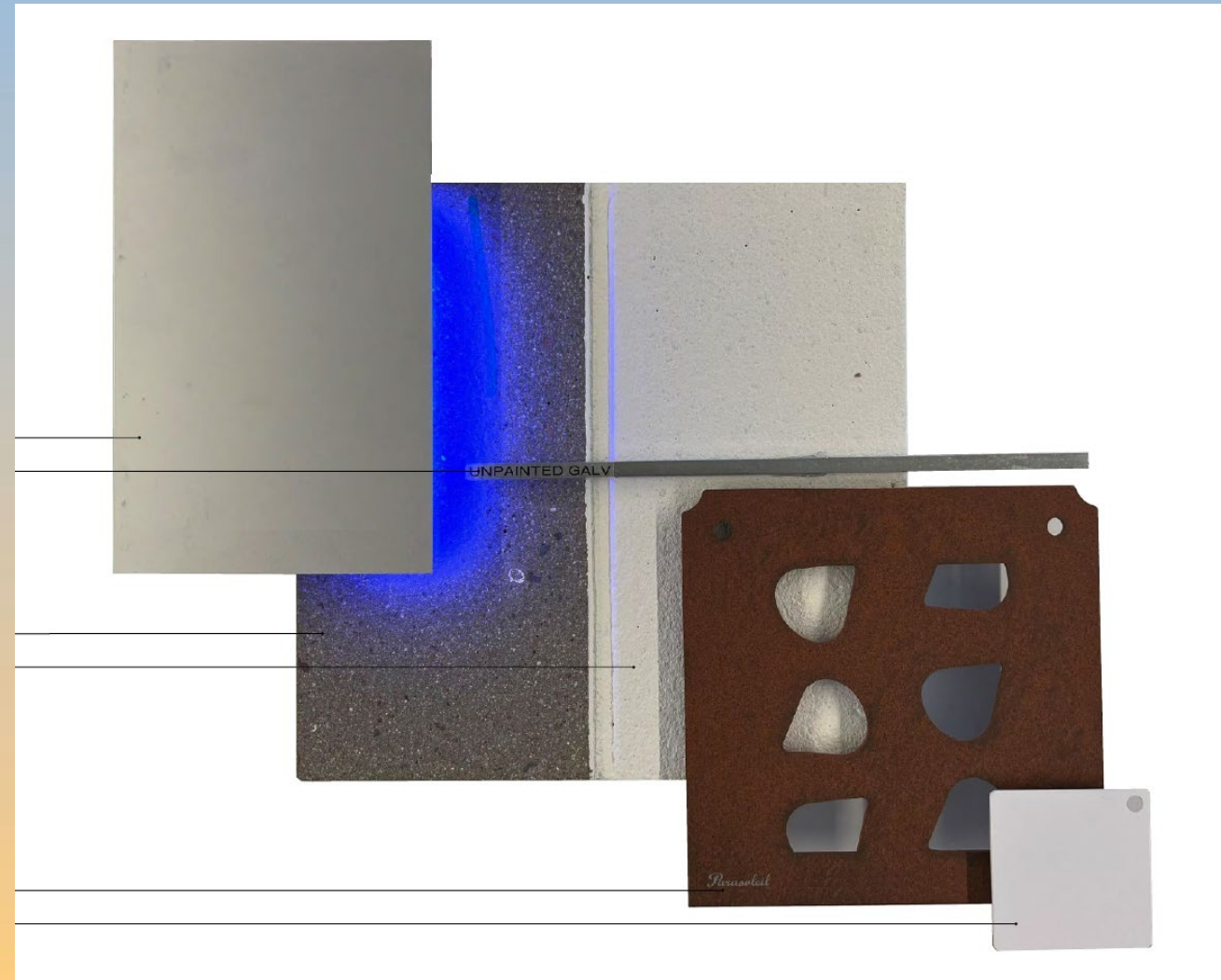


Rendering





Color and Material Board





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
- ✓ Colors. Buildings shall be finished with more than one color.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design

Staff welcomes any feedback



DRB23-00124

Baywood Medical Collaborative II



Request

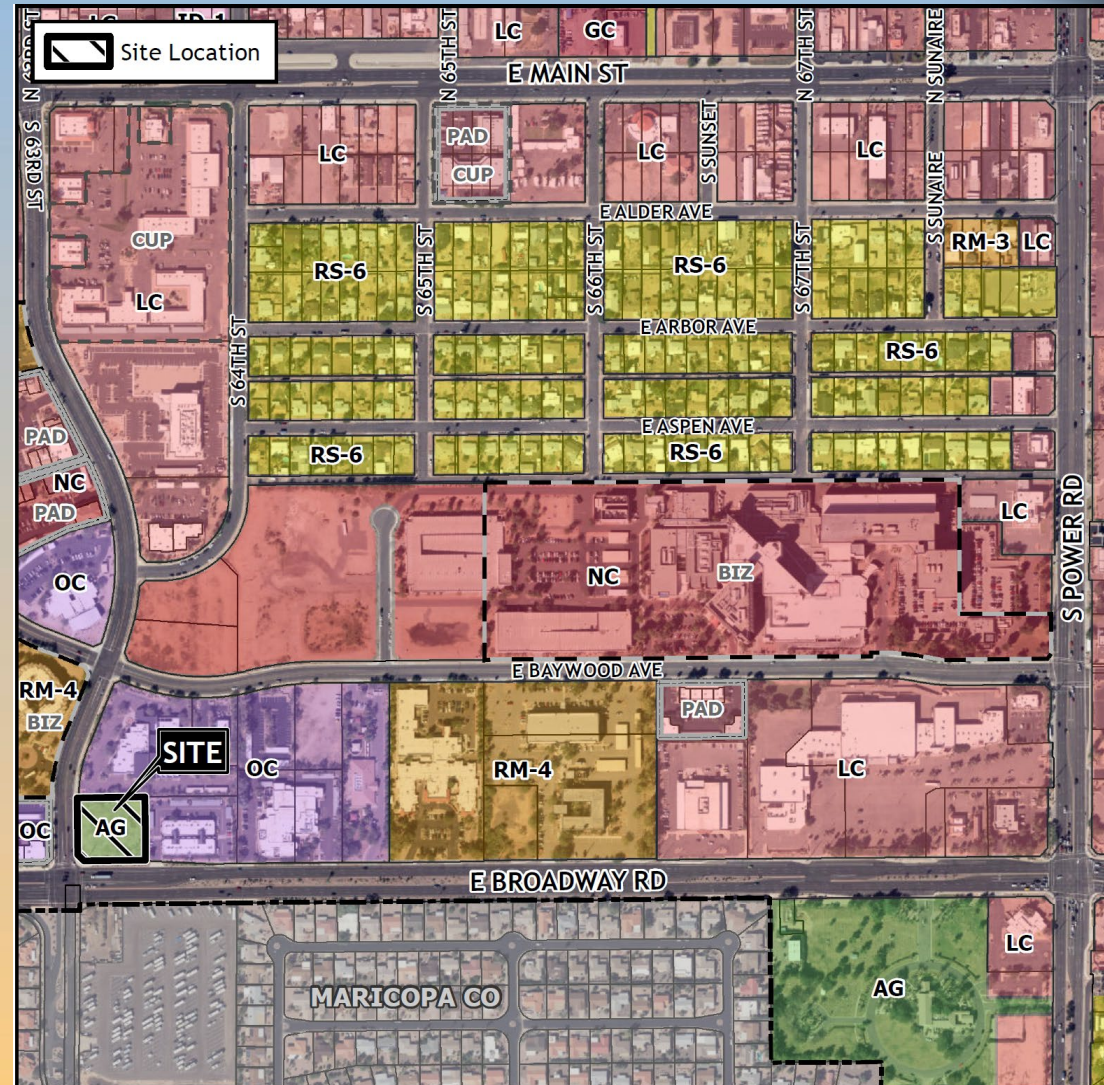
- Design Review
- To allow for the development of a Medical Office





Location

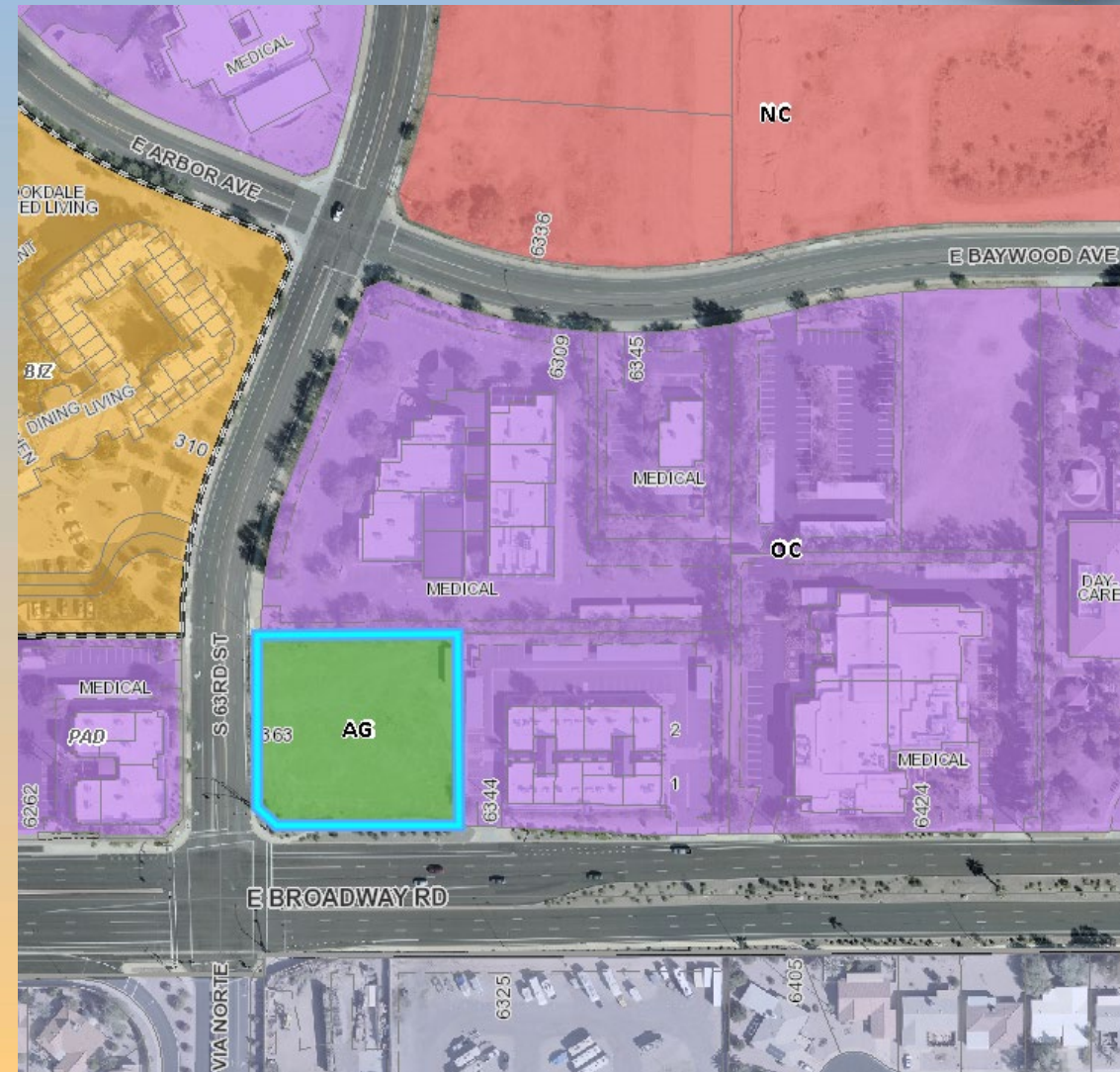
- North of Broadway Road
- East of 63rd Street
- West of Power Road





Zoning

- Site is currently zoned Agricultural (AG)
- Proposed rezone to Office Commercial (OC)
- Proposed use is permitted in the OC district





Site Photos



Looking east from 63rd Street



Site Photos

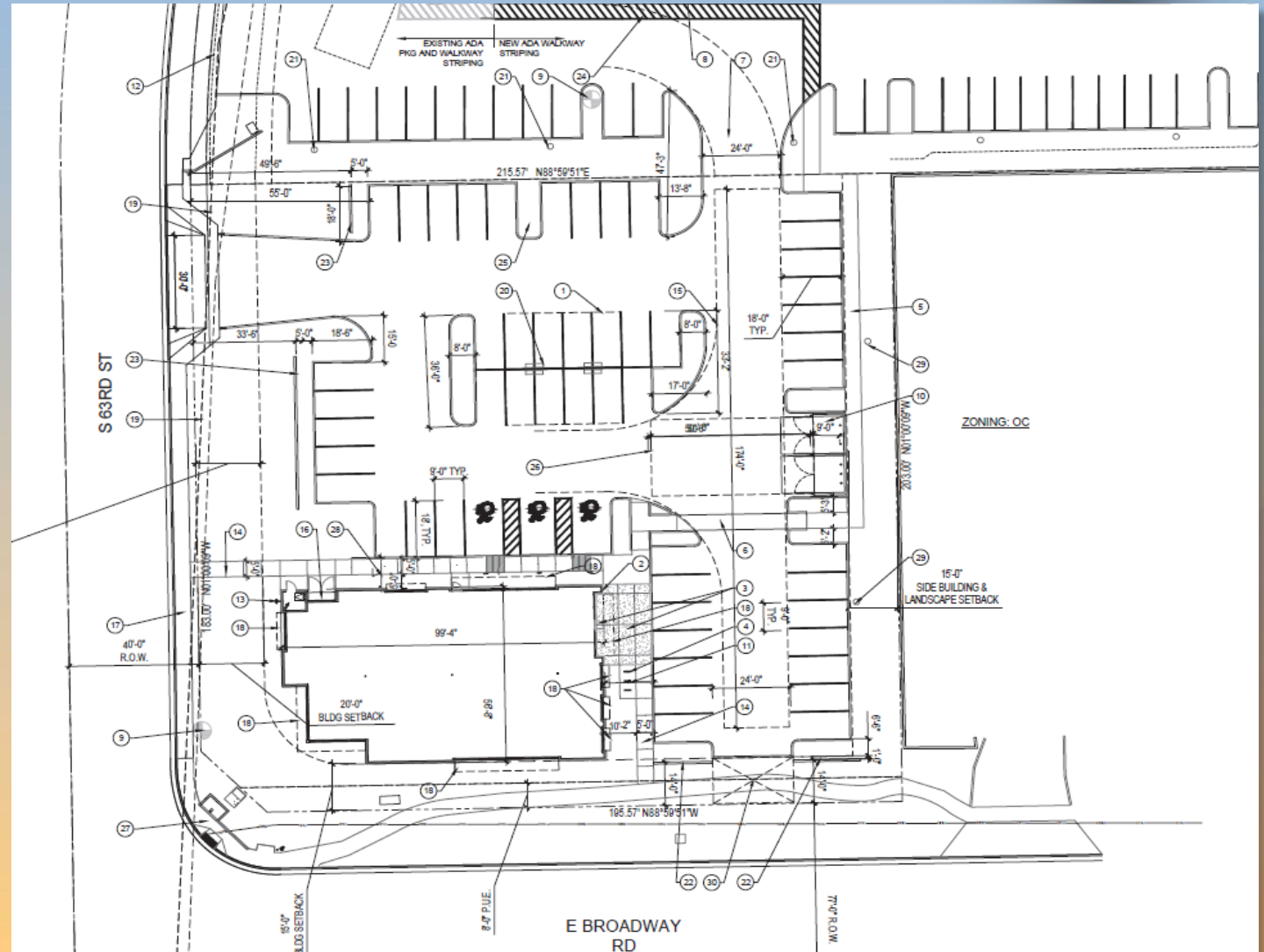


Looking north from Broadway Road



Site Plan
















- 5,214 sq ft building
- Vehicular access from South 63rd Street and internally from the existing Baywood Medical Office Complex
- 26 parking spaces required; 54 spaces provided

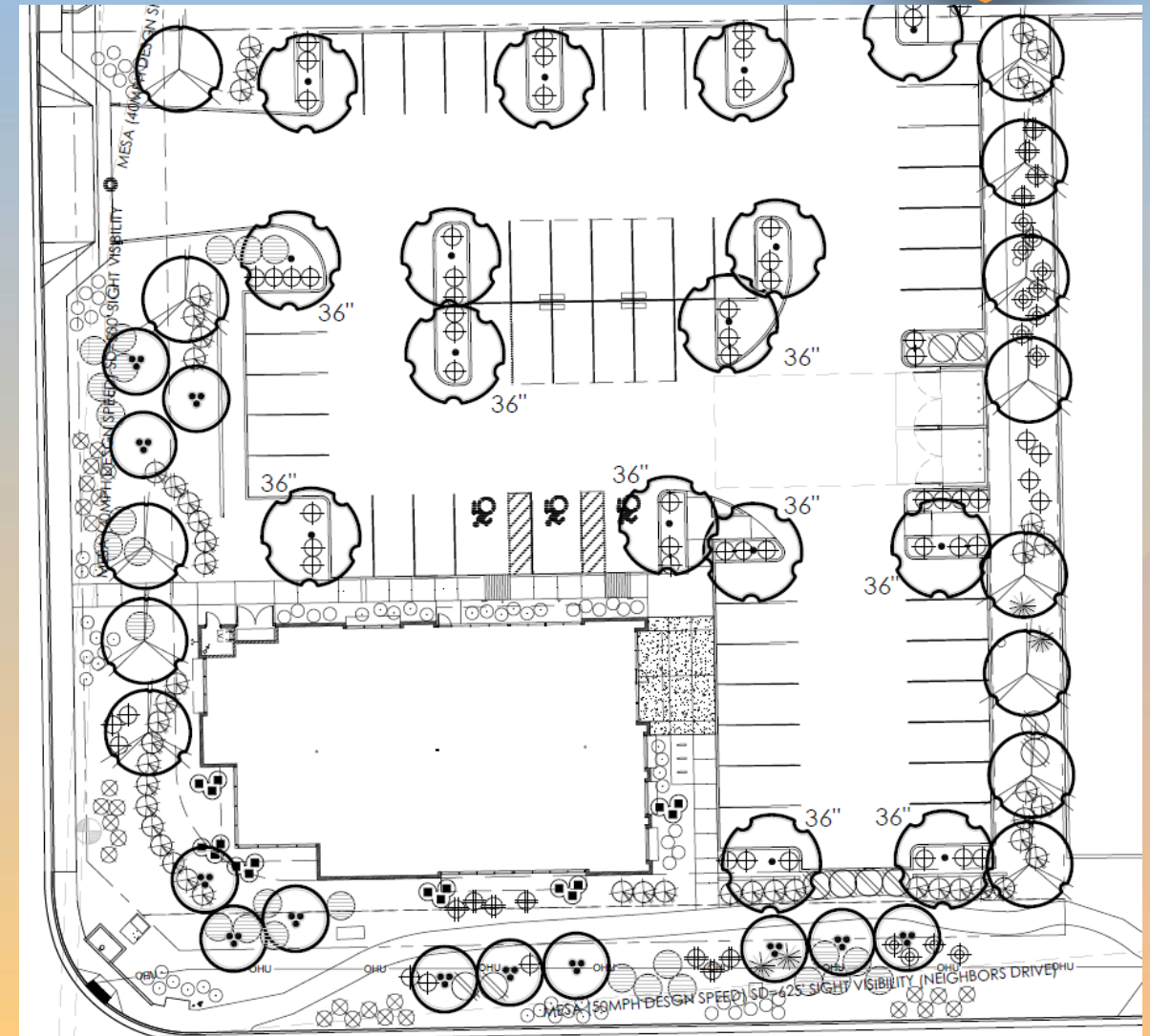




Landscape Plan

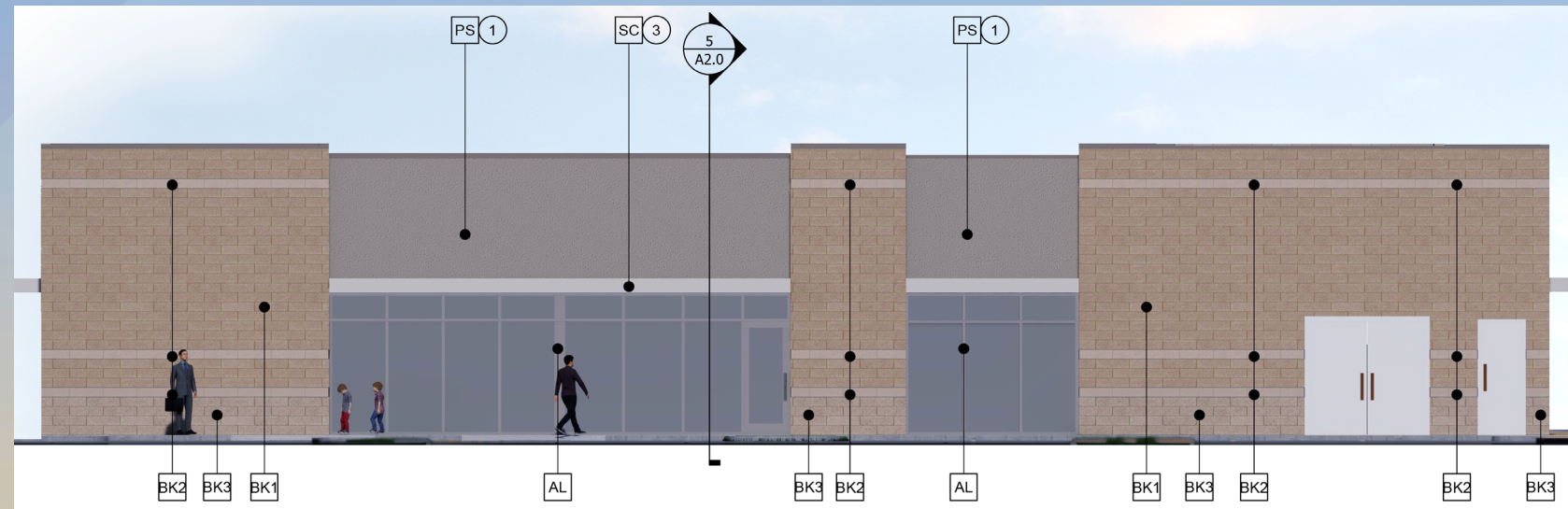
LANDSCAPE LEGEND

	ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 24" BOX (UNLESS NOTED) (16)		DASYLIION WHEELERII DESERT SPOON 5 GALLON (11)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (13)		TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (10)
	CAESALPINIA CACALACO CASALOTE 36" BOX (12)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (49)
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL) (6)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (4)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (65)		EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON (26)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (13)		HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (27)
	1/2" SCREENED (MATCHING GRANITE) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (40)
			LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (38)

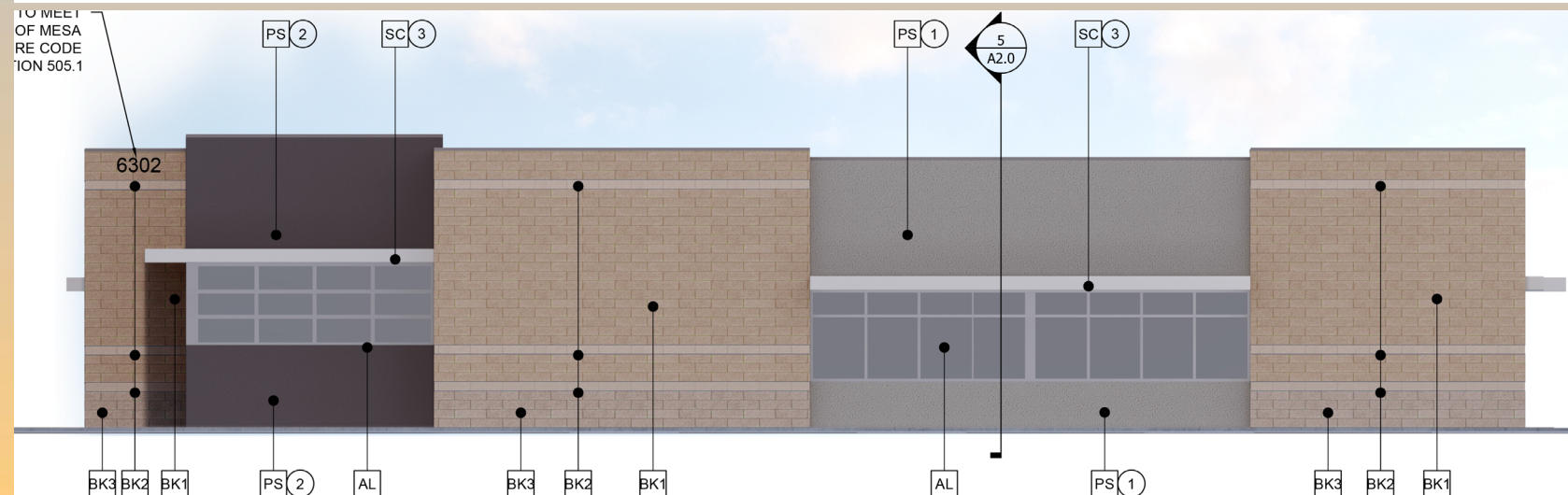




Elevations



North Elevation



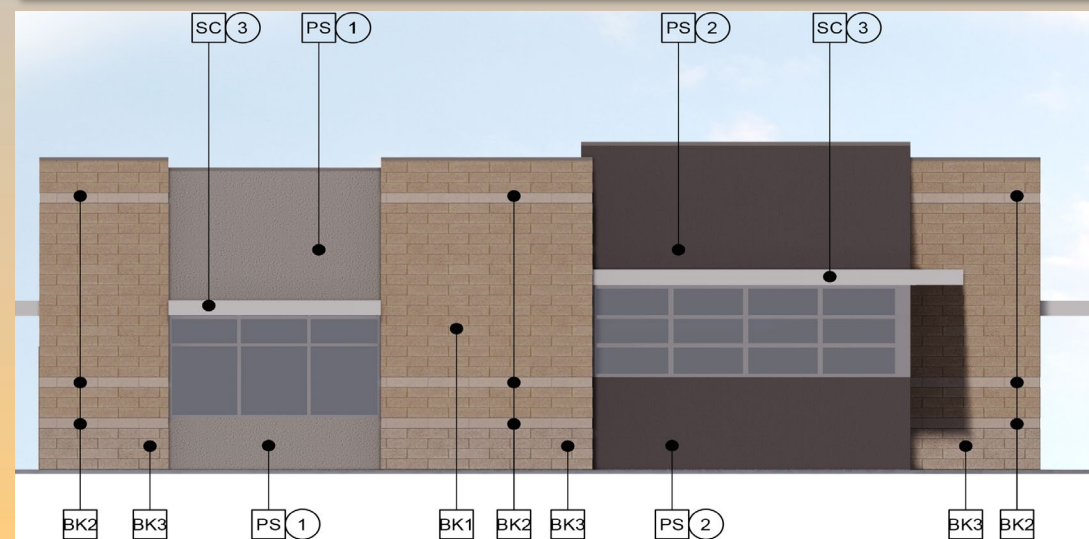
South Elevation



Elevations



East Elevation



West Elevation



Renderings



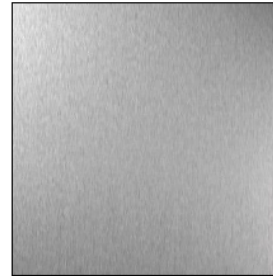


Renderings





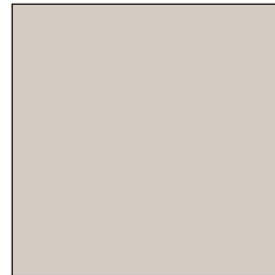
Colors and Materials



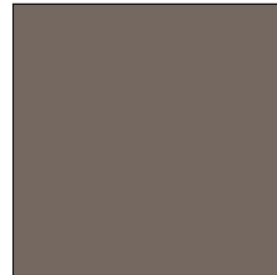
AL - MILL FINISH ALUMINUM



GL - SOLAR BAN
"GRAY"



1 - SHERWIN WILLIAMS - SW 6071
"POPULAR GRAY" LRV - 61



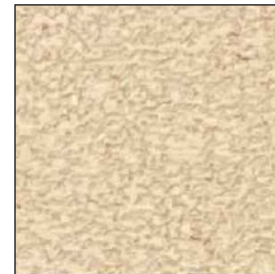
2 - SHERWIN WILLIAMS - SW 6075
"GARRET GRAY" LRV - 15



3 - SHERWIN WILLIAMS - SW 7042
"GHOSTED" LRV - 75



BK1 - ECHELON MASONRY
"RIVERSIDE - NW PURPLE HAZE"



BK2 - ECHELON MASONRY
"RIDGELINE"



BK1 - ECHELON MASONRY (SPLIT-FACED)
"RIVERSIDE - NW PURPLE HAZE"



Alternative Compliance

- No more than 50% of the façade may be covered with one material



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB23-00249

Mesa Drive Apartments



Request

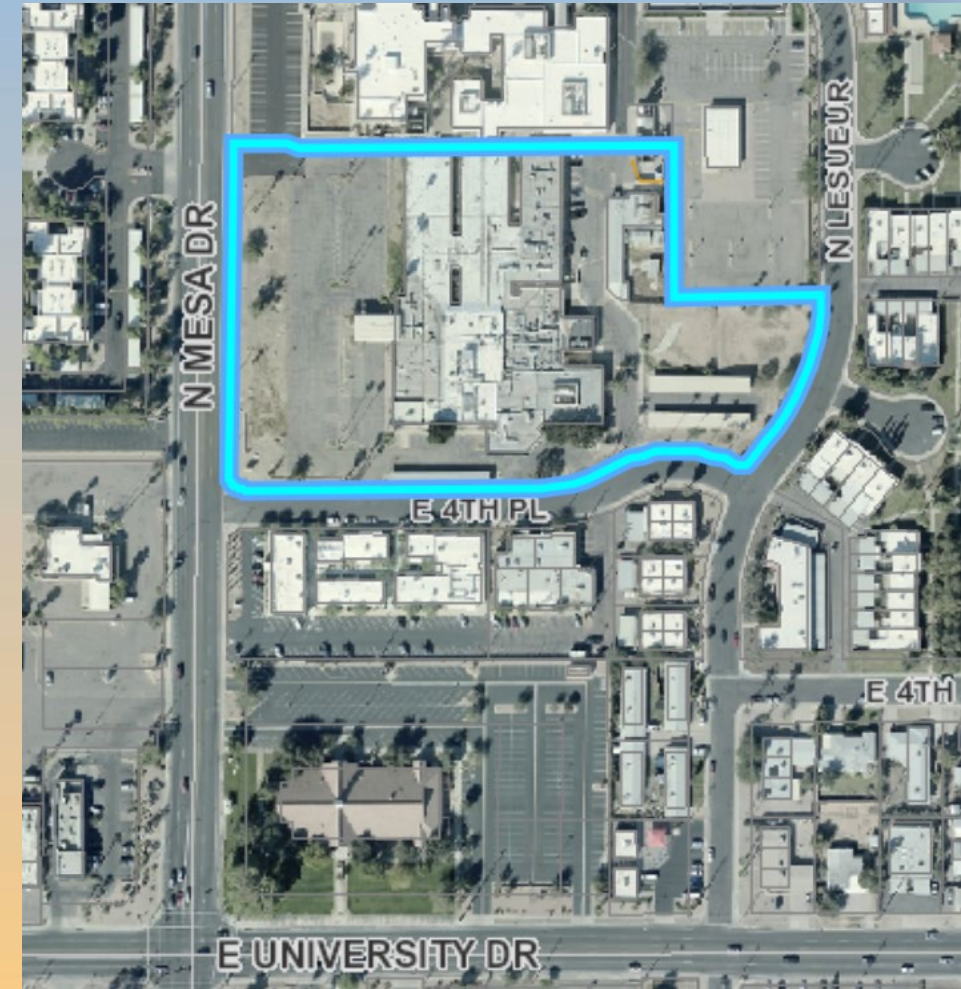
- Design Review
- To allow for development of an multiple residence





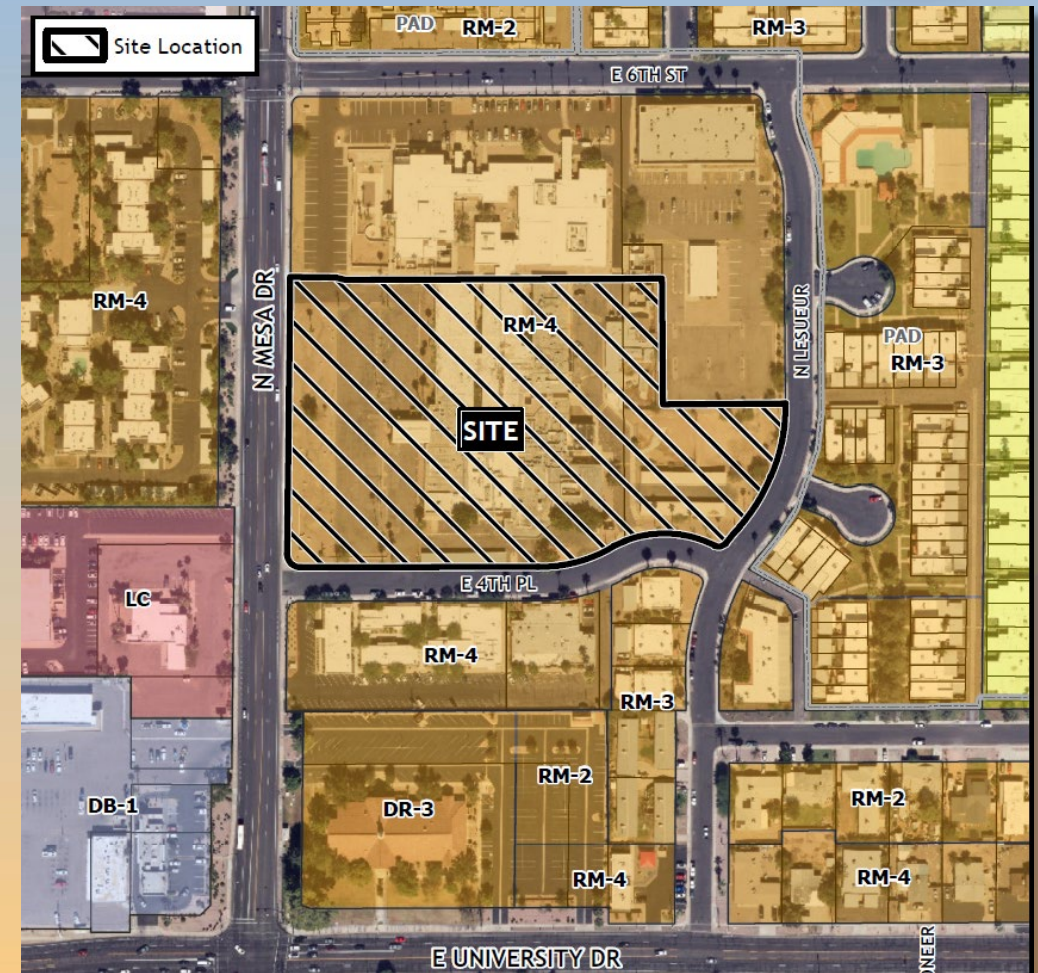
Location

- East of Mesa Drive
- North of University Drive





- Existing: Multiple-Residence-4 (RM-4)
- Proposed: Multiple-Residence-4 with a Planned Area Development overlay (RM-4 PAD)





Site Photo

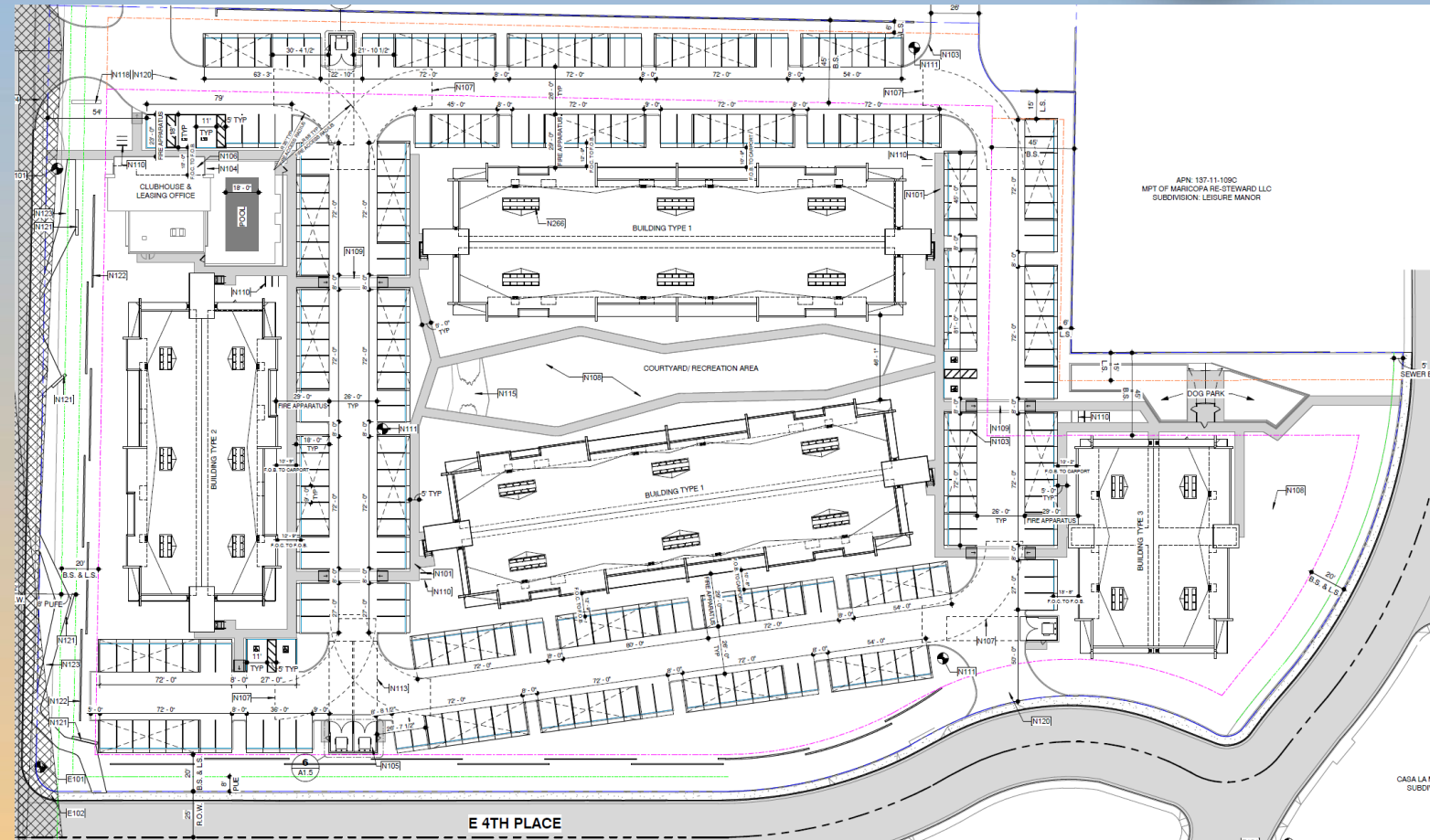


Looking northeast towards the site from Mesa Drive



Site Plan

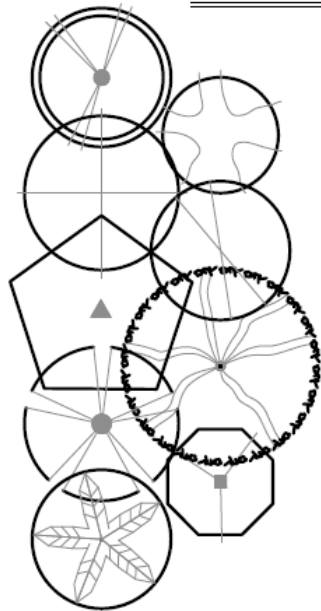
- Access from N. Mesa Drive and E. 4th Place
- 4 apartment buildings – 180 units
 - 3 stories high
 - Studio, 1 and 2 bedroom
- Clubhouse and fitness center
- Pool and dog park
- 297 parking spaces



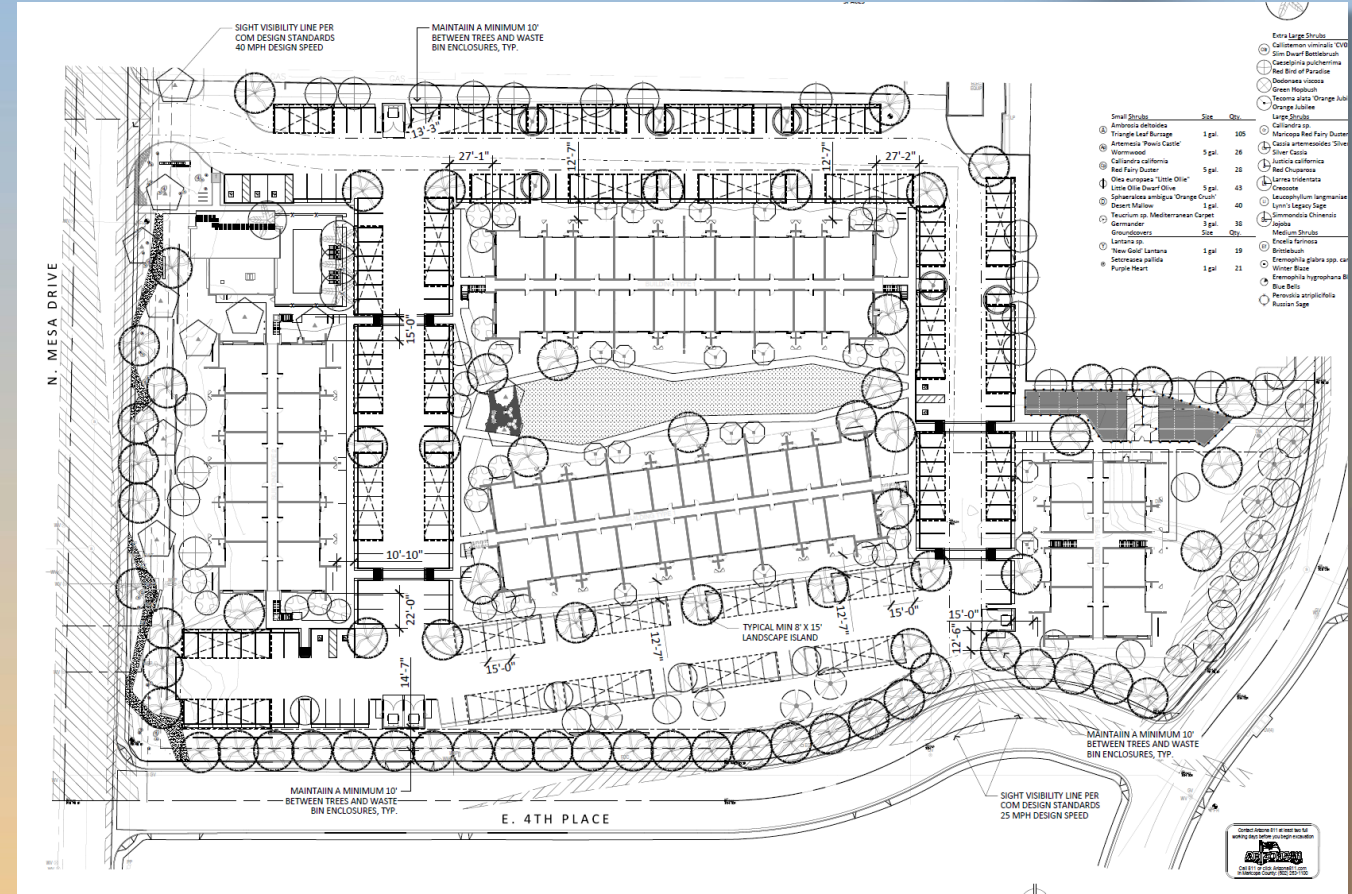


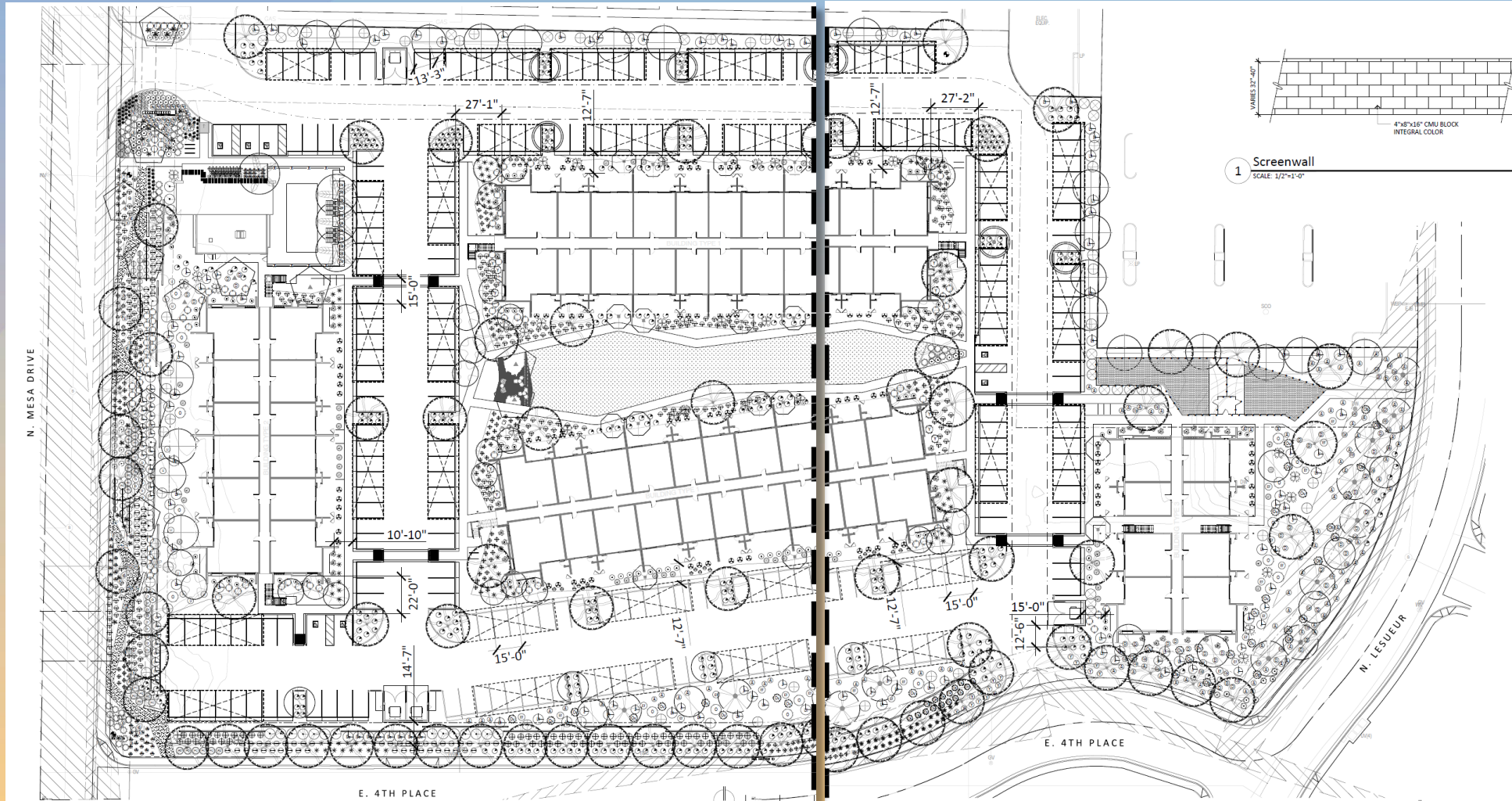
Landscape Plan

PLANT MATERIALS LEGEND



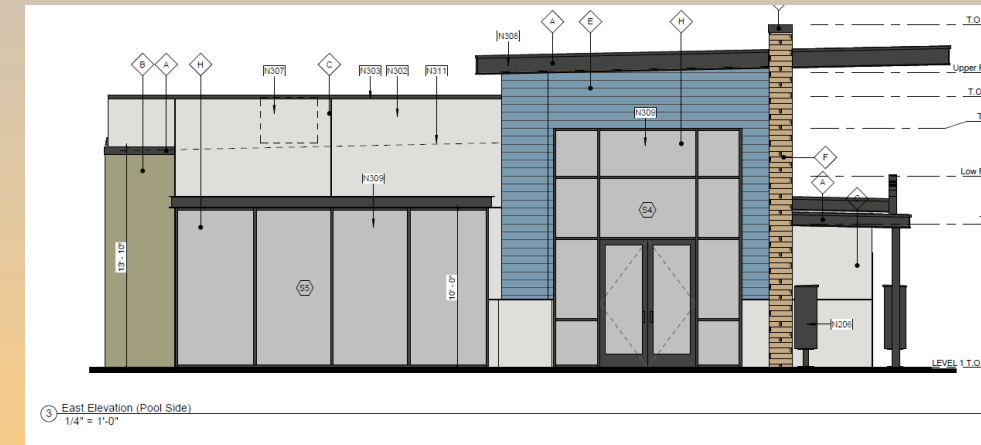
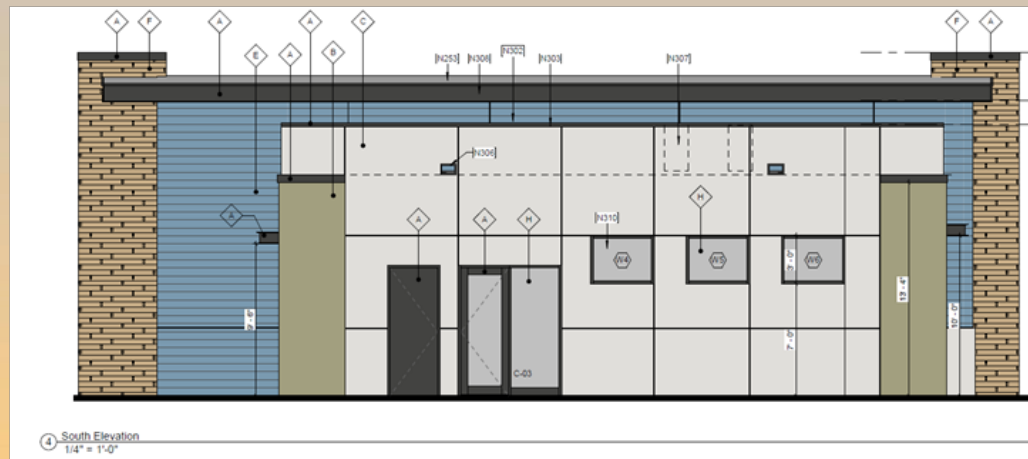
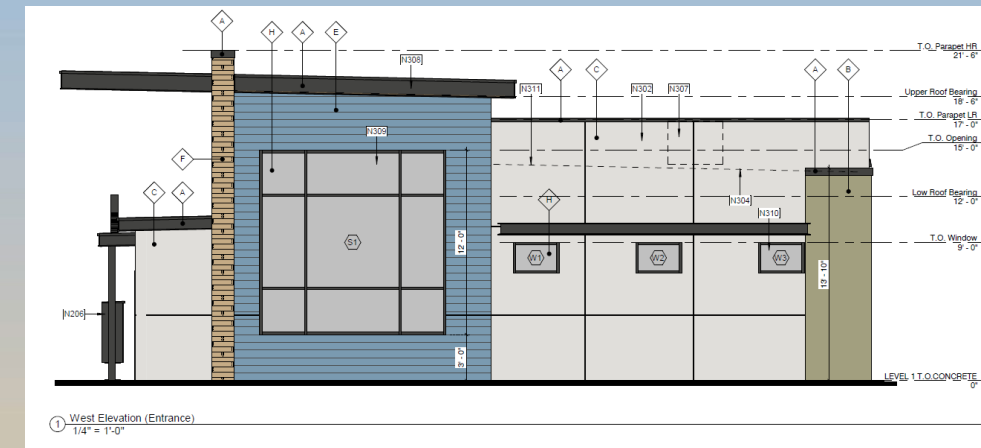
Trees	Size	Qty.
Acacia aneura		
Mulga Acacia	24"/36" box	7
Acacia willardiana		
Palo Blanco	24" box	28
Caesalpinia cacalaco 'Smoothie'		
Thornless Cascalote	24" Box	21
Chilopsis linearis		
Desert Willow	24" Box	14
Olneya tesota		
Ironwood	36" Box	11
Parkinsonia hyb.		
'Desert Museum' Palo Verde	24"/36" box	70
Prosopis hybrid		
Thornless Mesquite	24"/36" box	12
Sophora secundiflora	Mult-Trunk	
Texas Mountain Laurel	24" Box	16
Washingtonia filifera		
Mexican Fan Palm	20'	4







Clubhouse Elevations



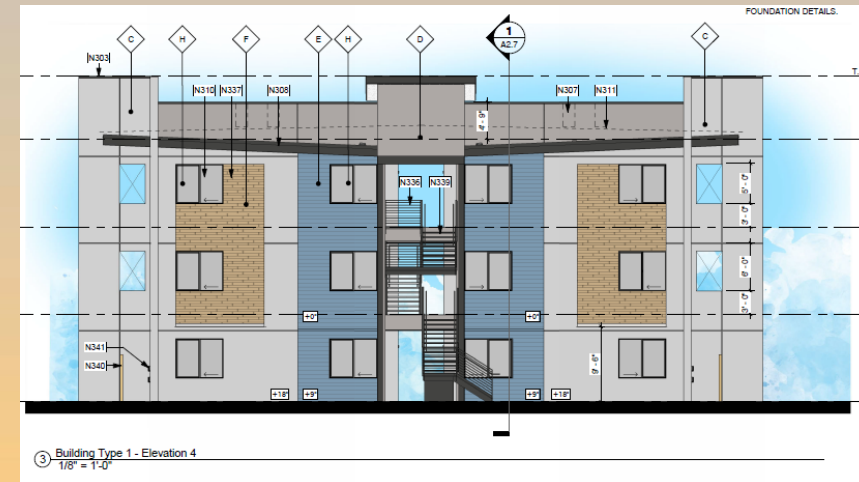
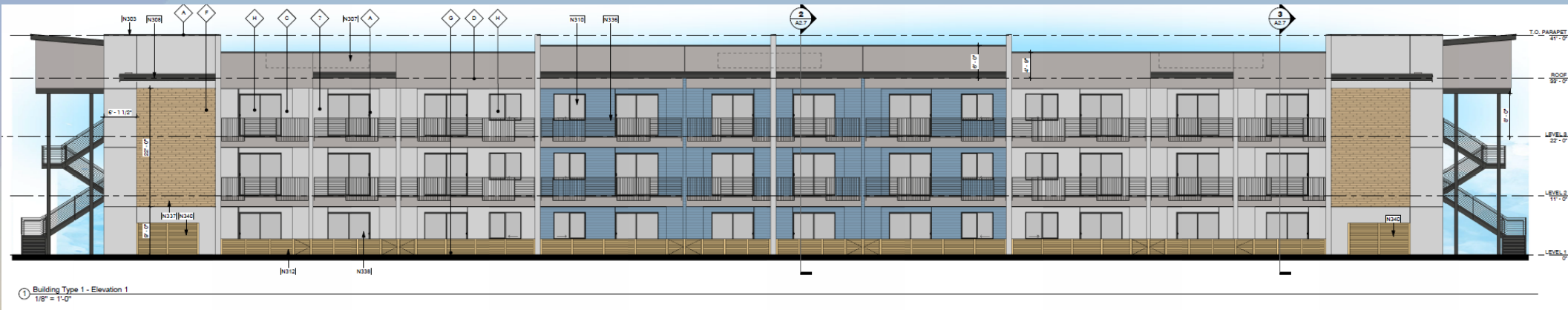


Clubhouse Renderings



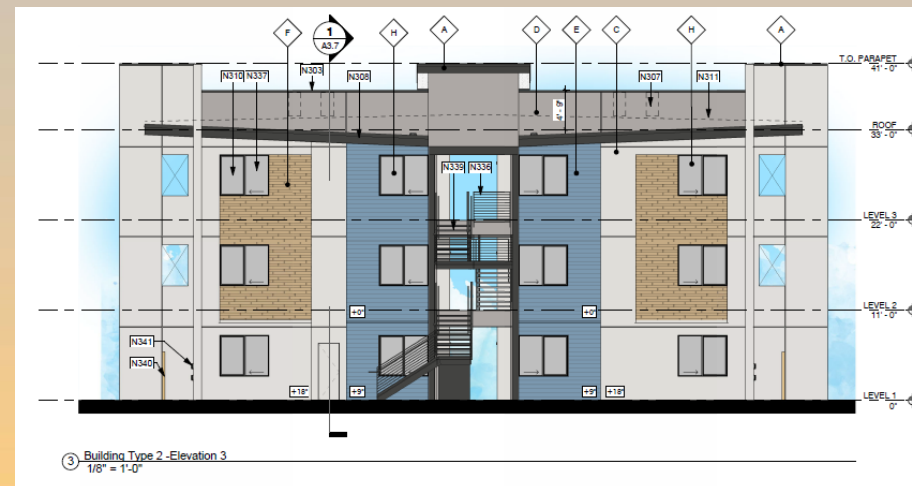


Building Type 1



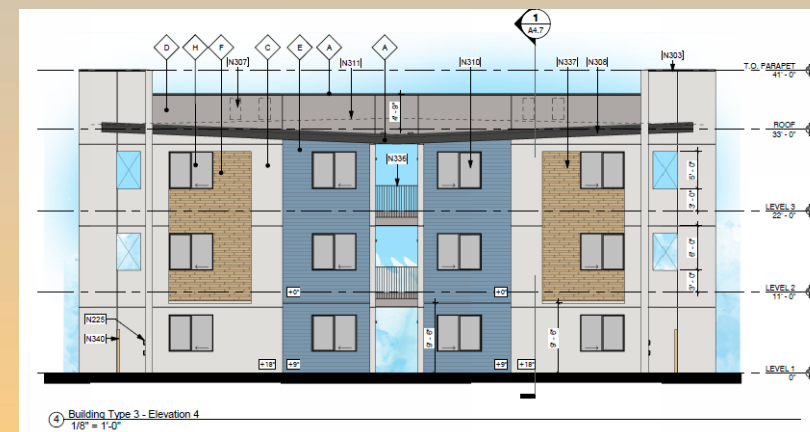
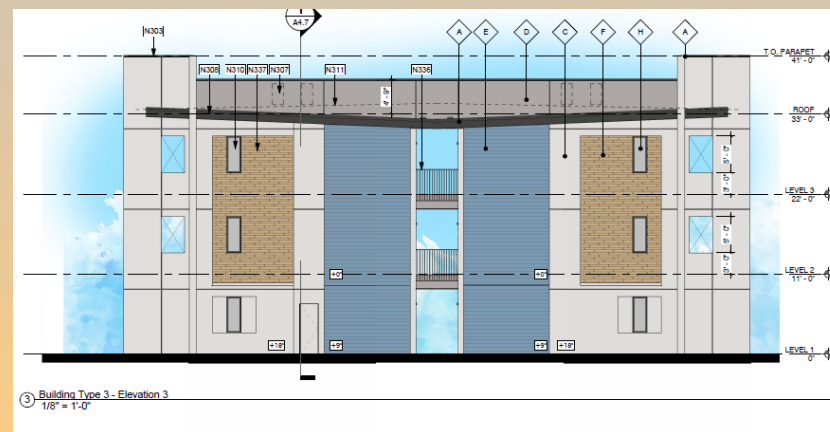


Building Type 2





Building Type 3





Renderings





Renderings





Material Board

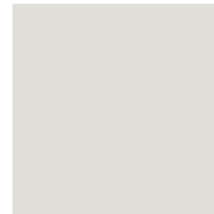
Painted Metal
Sherwin Williams -
Iron Ore - SW 7069



Paint
Sherwin Williams -
Green Earth - SW 7748-
(Door & Interior Corridor)



Painted Stucco
Sherwin Williams -
Snowfall - SW 6000



Painted Stucco
Sherwin Williams -
Proper Gray - SW 6003



**Painted Fiber
Cement Siding**
Sherwin Williams -
Dyer's Wood- SW 9071



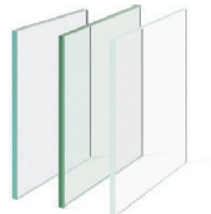
Tile
TBD - TBD -
Woodgrain



Wood-Look Vinyl
TBD - TBD



Glazing
TBD - TBD





Alternative Compliance

- ✓ Materials. Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

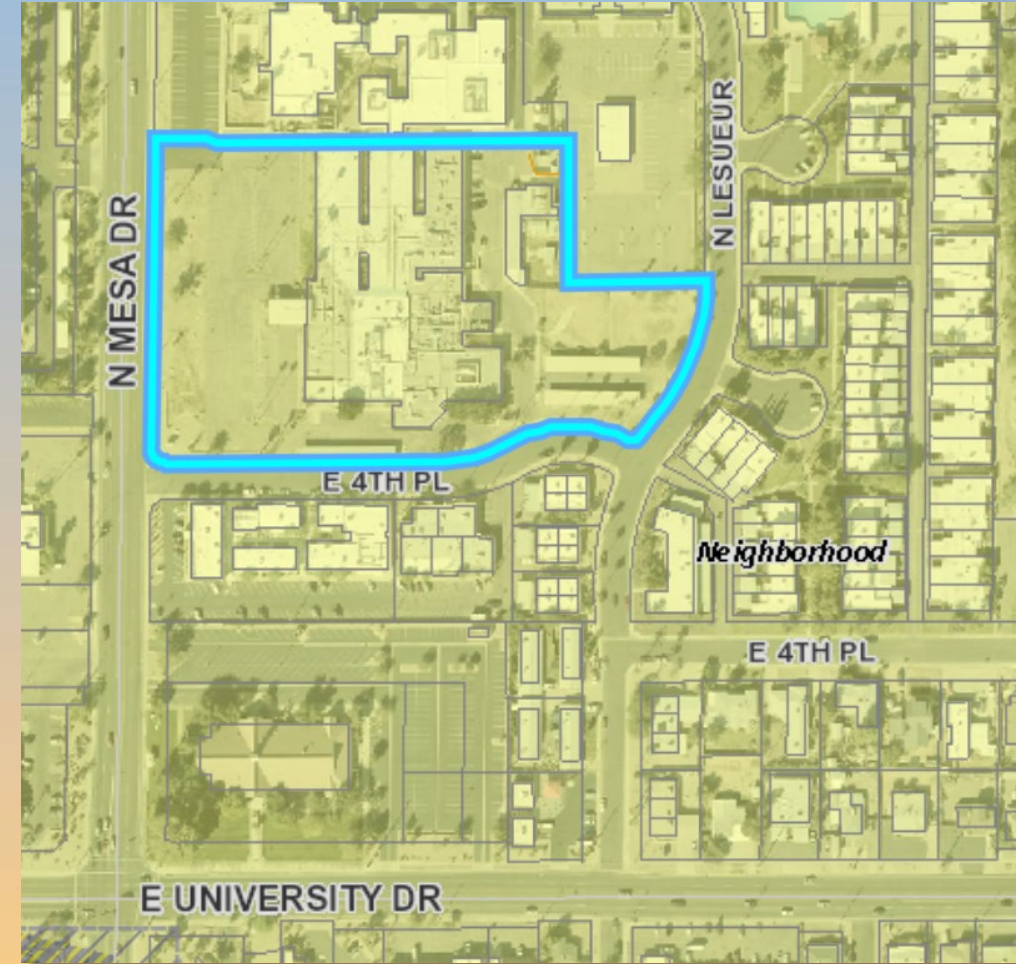
Staff welcomes any feedback



General Plan

Neighborhood

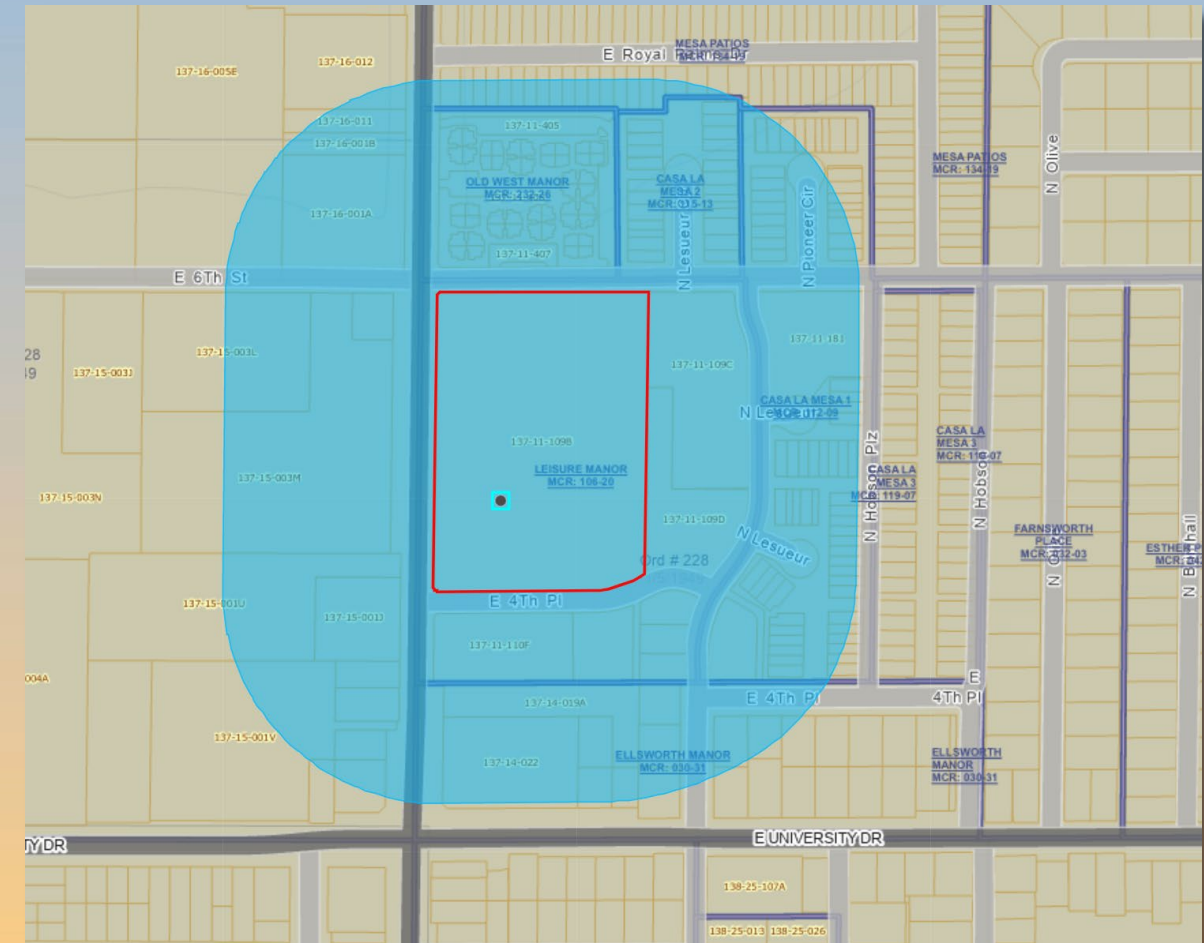
- Safe places to live and enjoy surrounding community
- Associated non-residential uses





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicants have received no comments or concerns





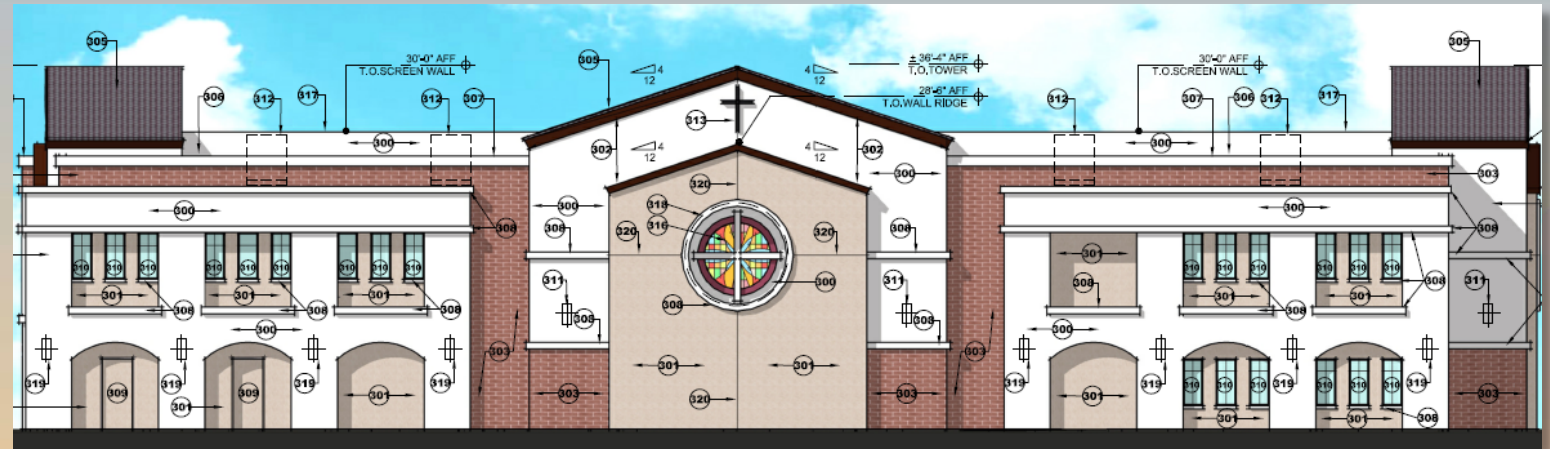
DRB23-00267

St. Timothy's Catholic School



Request

- Design Review
- To allow for a multi-purpose building to serve existing church and school





Location

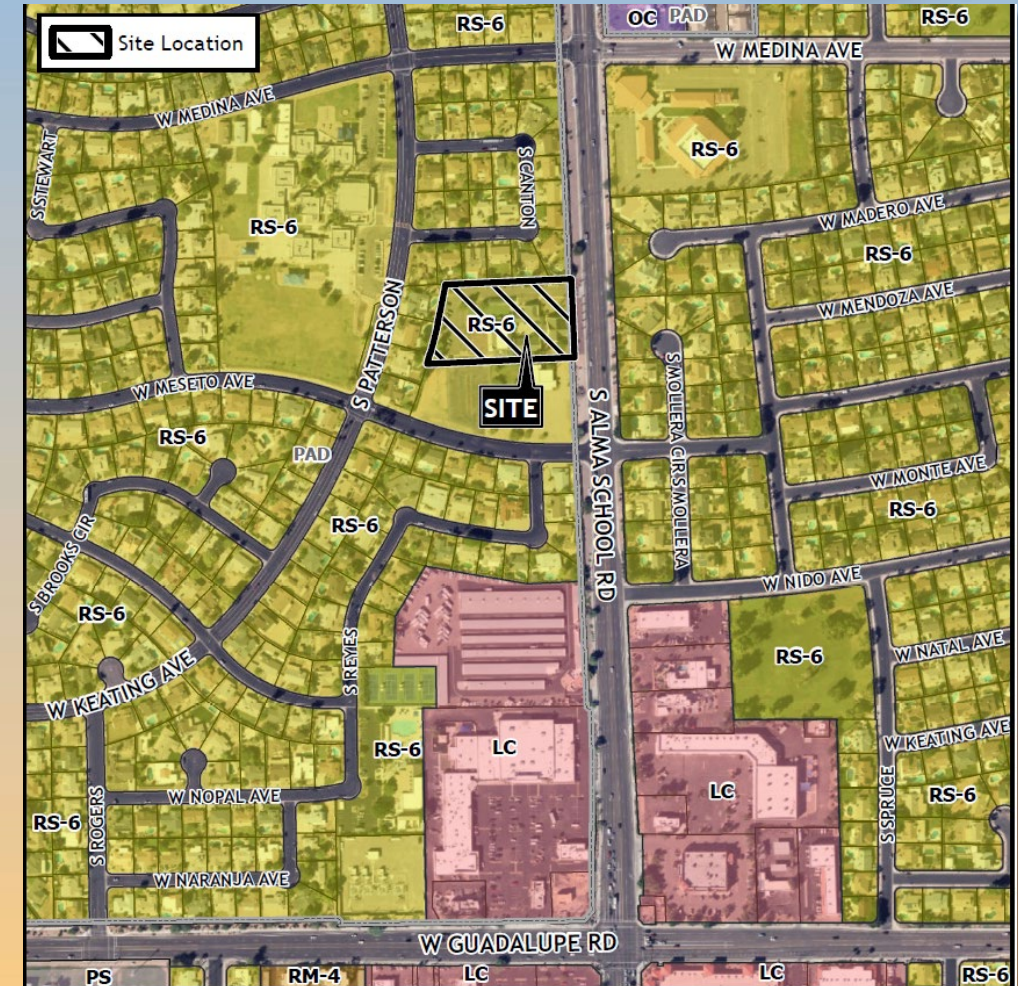
- West of Alma School Road
- North of Guadalupe Road





Zoning

- Single-Residence-6 with a Planned Development Overlay (RS-6 PAD)





Site Photos



Looking west towards the site

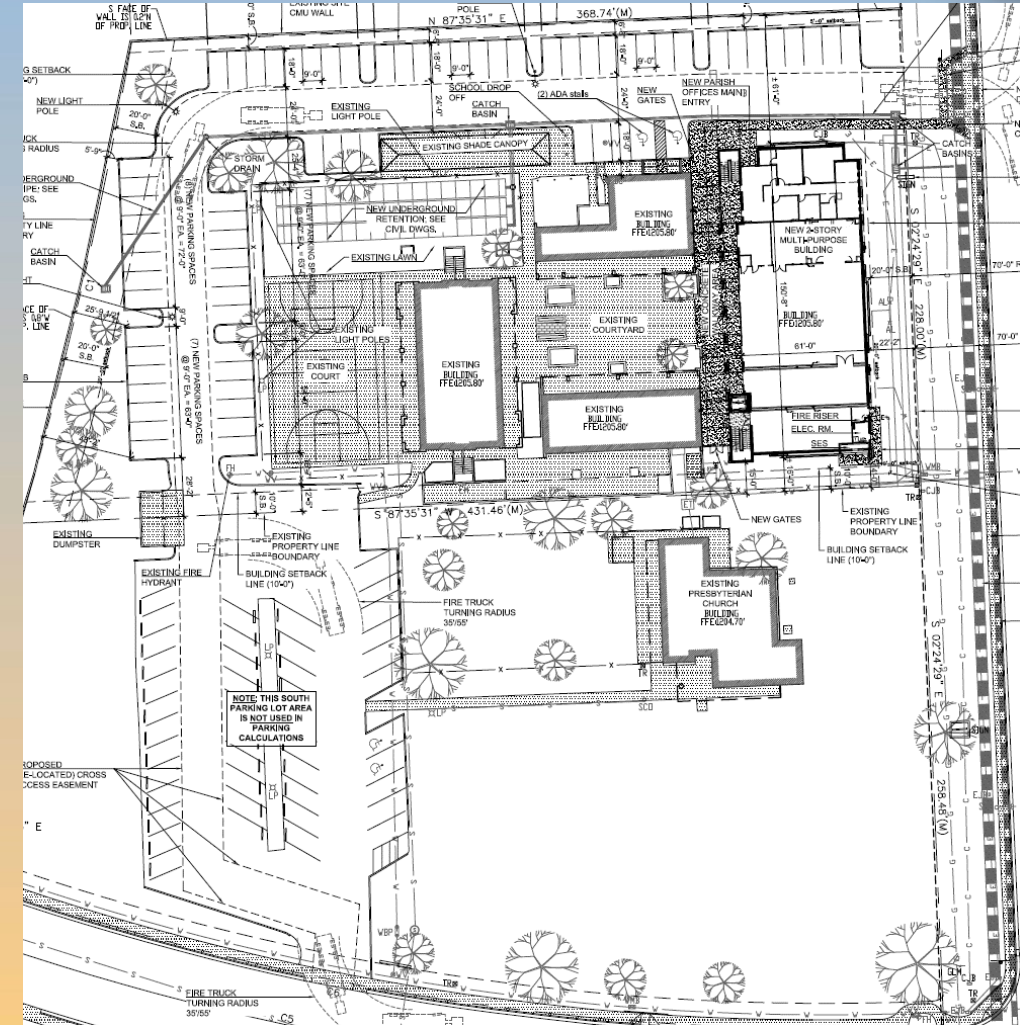


Looking southwest towards the site



Site Plan











- 3 existing classroom buildings
- New 2-story, multi-purpose building including offices, warming kitchen, and cafeteria
 - Replacing existing chapel
- Shared parking and entrance with church to the south






















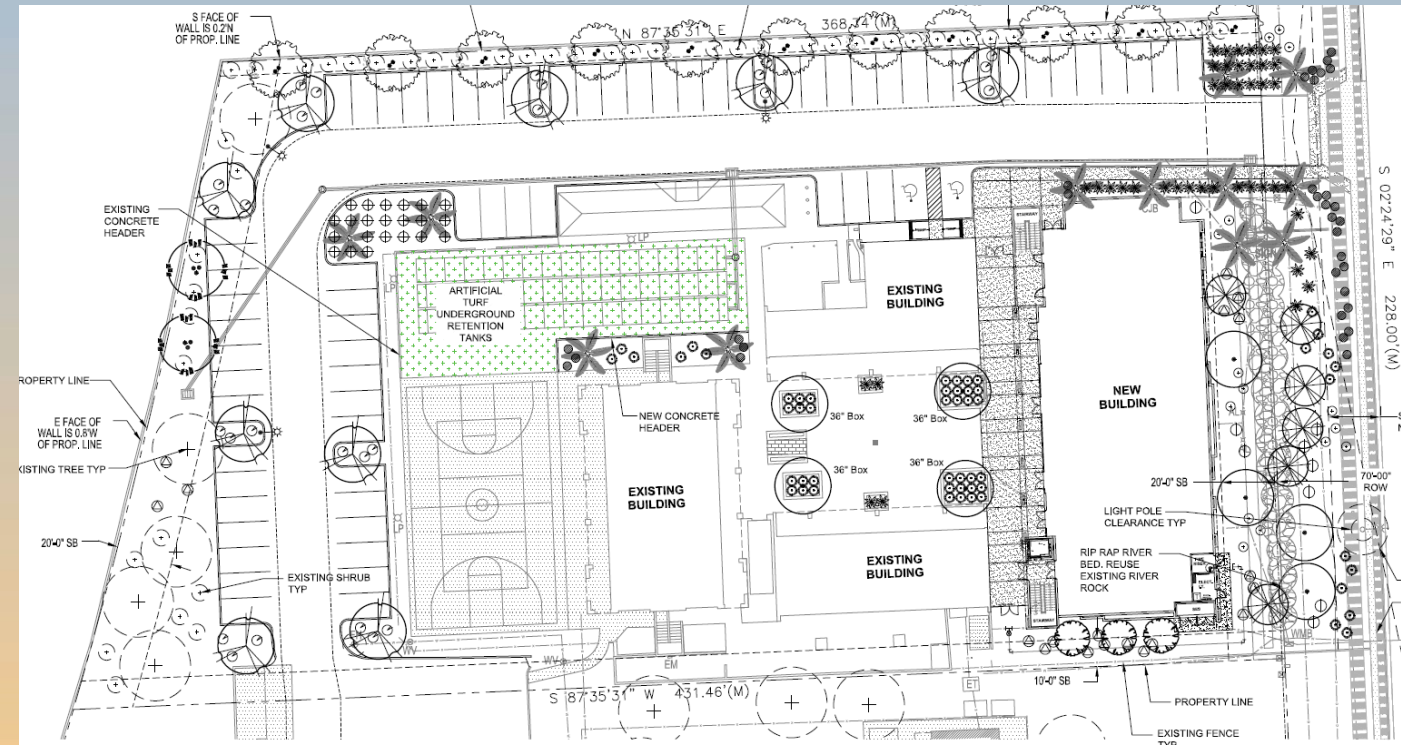
Landscape Plan

LANDSCAPE LEGEND:

TREES / PALMS		SIZE:	QTY:
	Existing Sissoo to remain and be protected	36" Box Equivalent	05
	Sissoo Tree	15 Gallon	02
	Dalbergia sissoo	Standard	
	Ebenopsis ebano	15 Gallon	03
	Texas Ebony	Standard	
	Quercus virginiana	24" Box	09
	Southern Live Oak	Standard	
	Acacia stenophylla	24" Box	11
	Shoestring Acacia	Standard	
	Thevetia peruviana	24" Box	06
	Lucky Nut Tree (Yellow)	Multi Arm) 2 Arms min.	
	Washingtonia hybrid	15' Clear Trunk Ht.	
	Hybrid Fan Palm	Skinned, Matching	
	Ulmus parvifolia	12 = 12 15 Gallon Trees	
	Evergreen Elm	36" Box	08
	High Breaker	High Breaker	

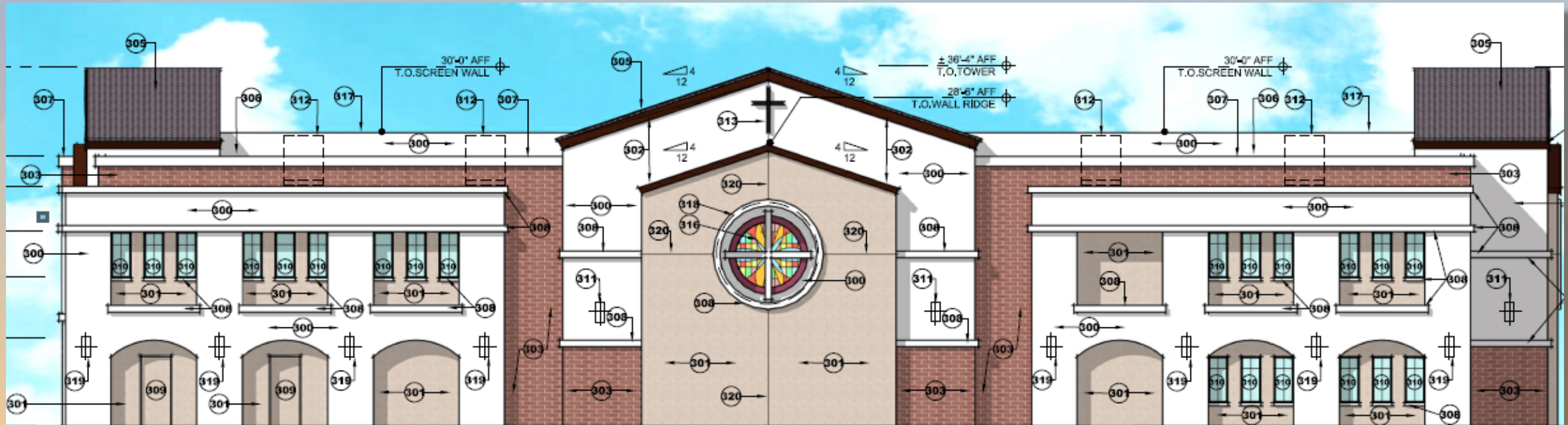
SHRUB / ACCENTS		SIZE:	QTY:
	Eremophila maculata	5 Gal	27
	Valentine Bush		
	Existing Shrub to remain and be protected	5 Gal	49
	Yucca pallida	5 Gal	38
	Pale Leaf Yucca		
	Eremophila hygrophana	5 Gal	22
	Blue Bells		
	Senna nemophila	5 Gal	19
	Desert Senna		
	Muhlenbergia capillaris	5 Gal	54
	Regal Mist Grass		
	Bougainvillea	5 Gal	15
	Torch Glow		
	Caesalpinia mexicana	5 Gal	09
	Mexican Bird of Paradise		

GROUNDCOVERS		SIZE:	QTY:
	Lantana montevidensis	5 Gal	32
	Gold Mound Lantana		





Elevations



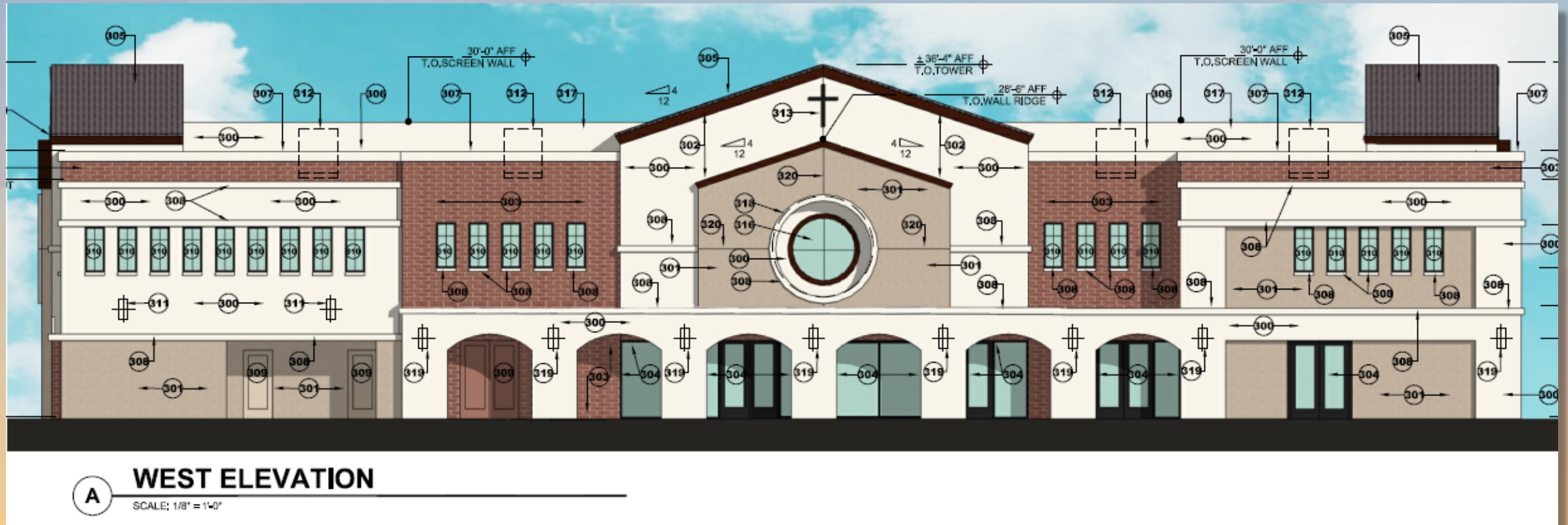
D

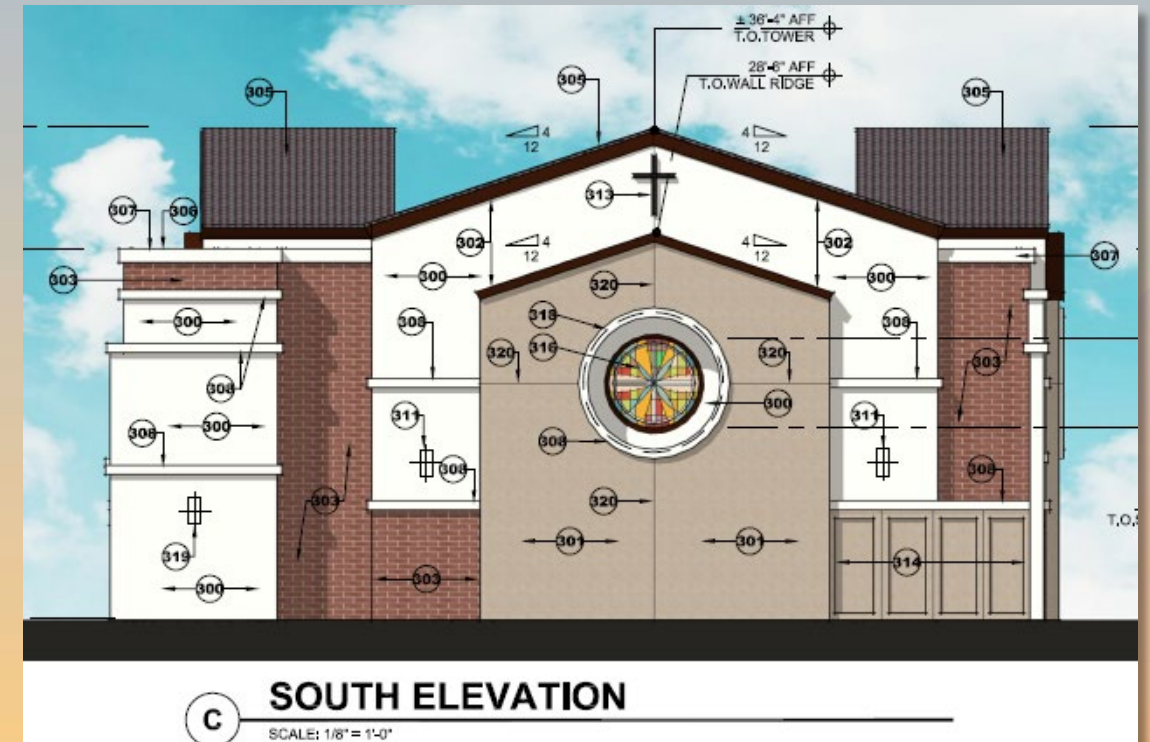
EAST ELEVATION

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



Elevations







Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



General Plan Neighborhood

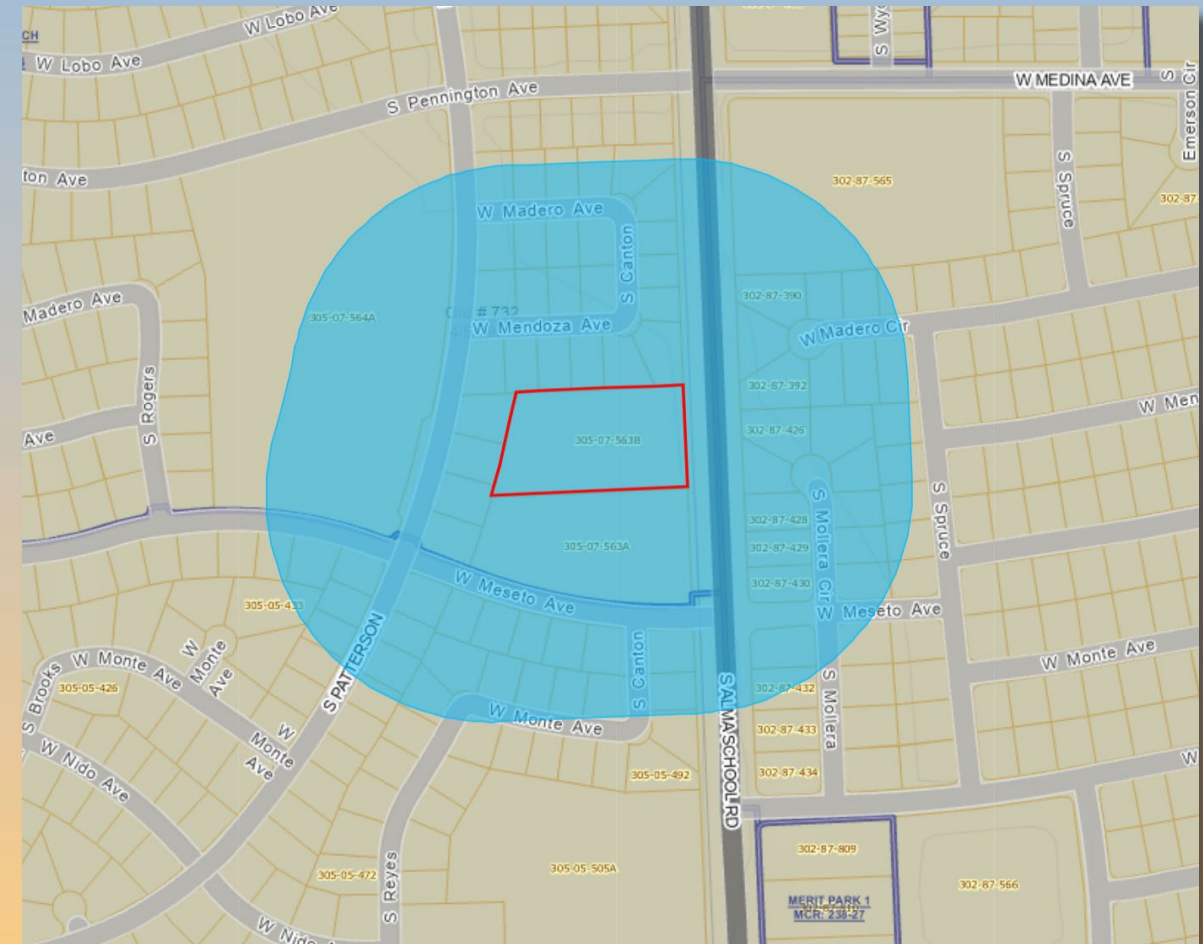
- Safe places to live and enjoy surrounding community
- Associated non-residential uses including churches and schools





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





DRB23-00345

Air Flow Test Facility



Request

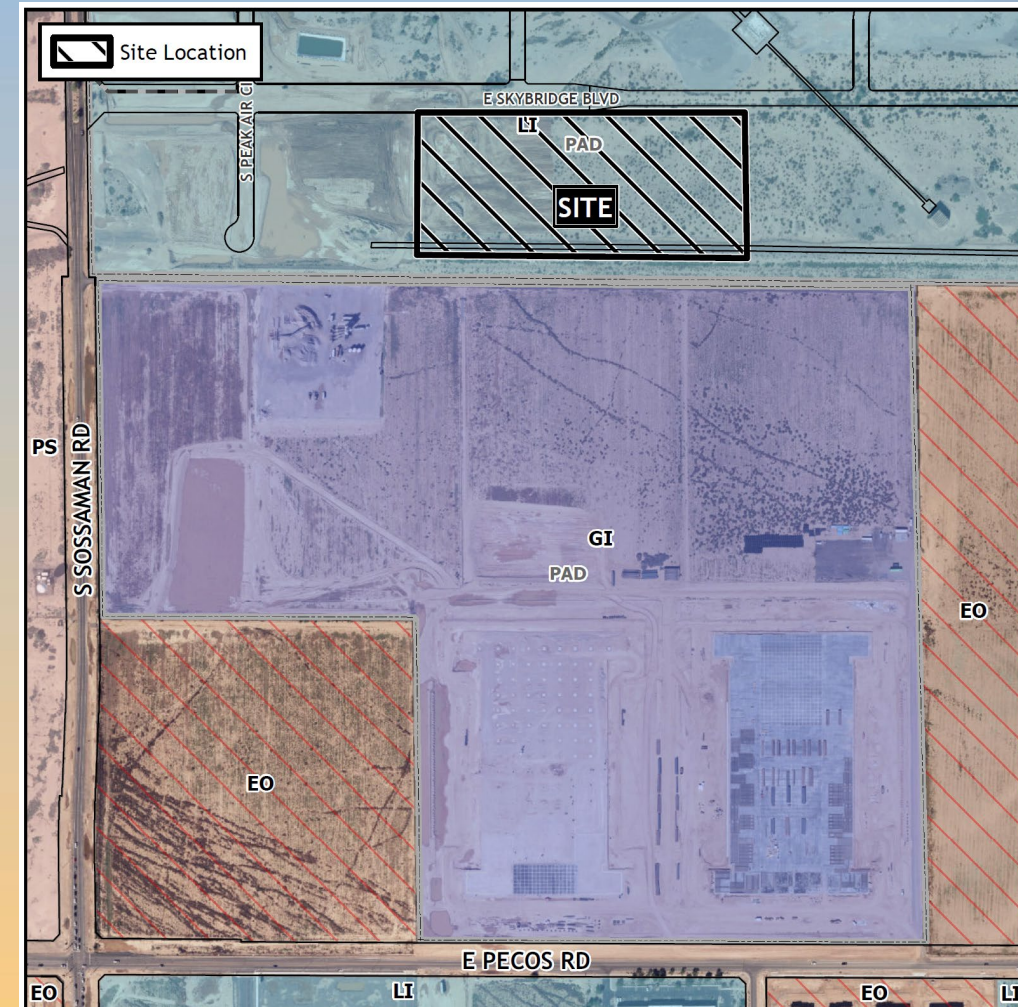
- Design Review
- To allow industrial development





Location

- East of Sossaman Road
- North of Pecos Road
- South side of Skybridge Boulevard





Zoning

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





Site Photos

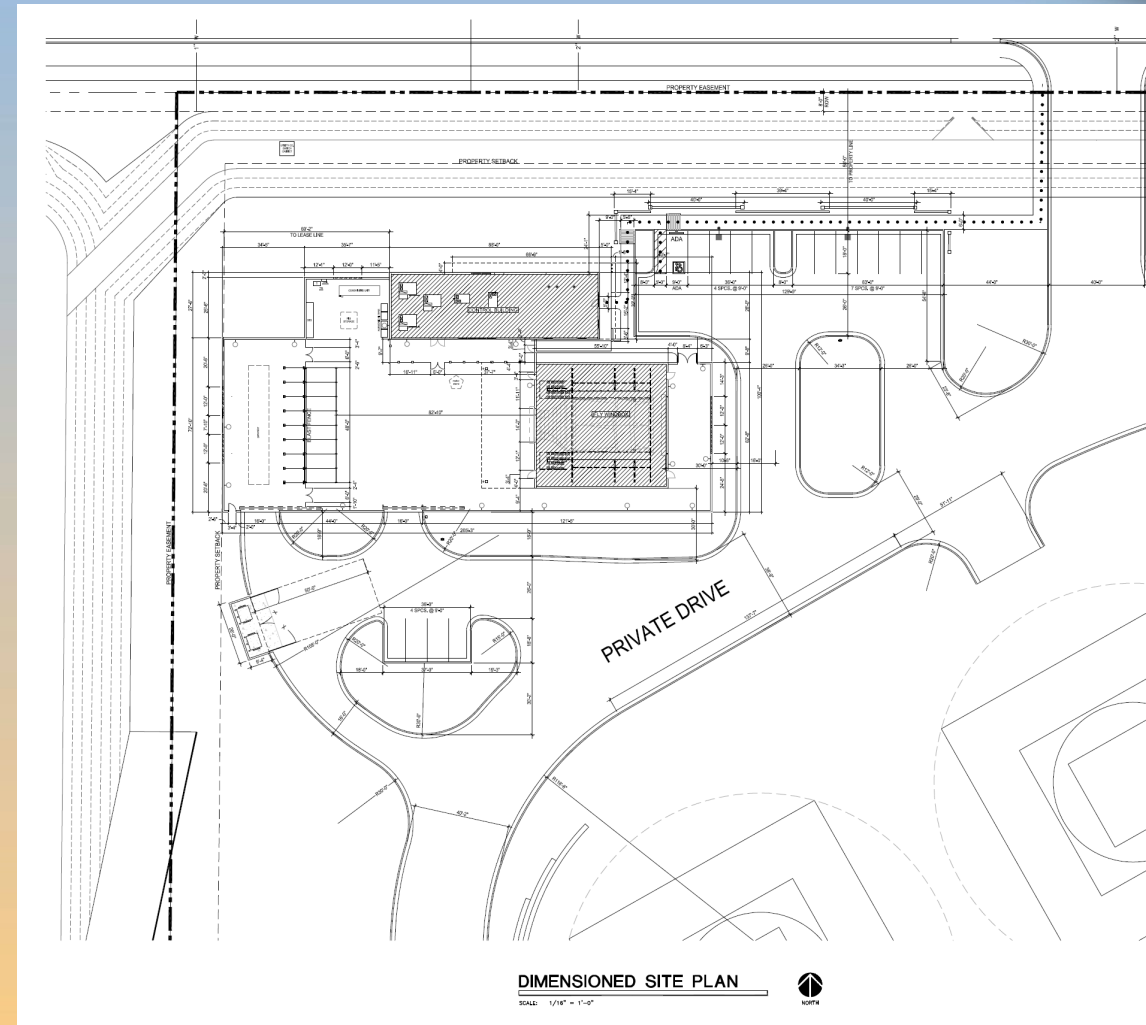


East from Sossaman Road



Site Plan










- 2 structures totaling 5,529 square feet
- Access from a private drive
- Testing area screened with a 12' wall
- 7 spaces required; 12 provided

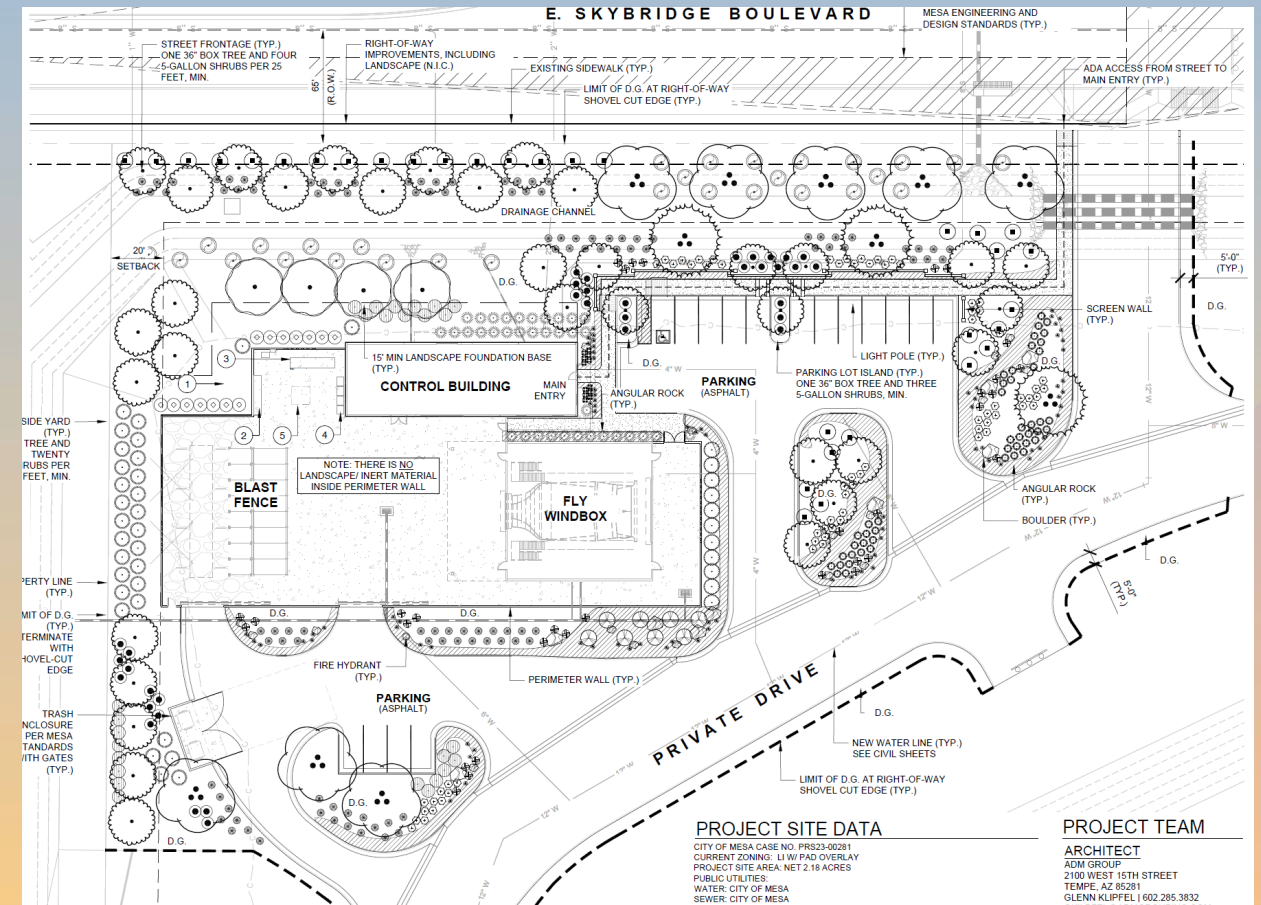




Landscape Plan

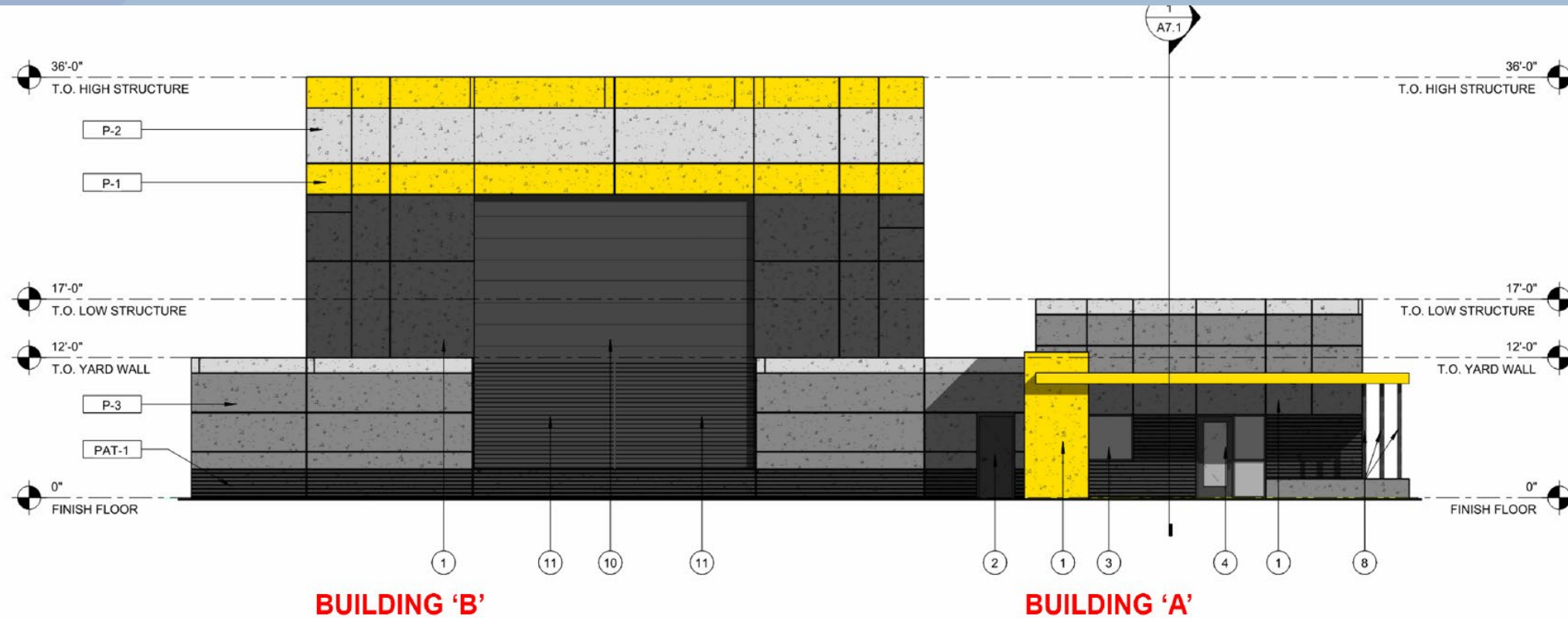
LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	35	ACACIA ANEURA MULGA	36" BOX (SINGLE-TRUNK)
	8	CERCIDIUM X 'SONORAN EMERALD' SONORAN EMERALD PALO VERDE	36" BOX (MULTI-TRUNK)
	3	PROSOPIS X THORNLESS 'AZT' THORNLESS AZT MESQUITE	24" BOX (MULTI-TRUNK)
	4	QUERCUS FUSIFORMIS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	36" BOX (SINGLE-TRUNK)
ACCENTS	QTY	BOTANICAL / COMMON NAME	CONT
	36	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.
	80	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL.
	8	FOURQUIERIA SPLENDENS OCOTILLO	12 CANES MIN.
	33	PACHYCEREUS MARGINATUS MEXICAN FENCE POST	15 GAL.
	12	SANSEVIERIA ZEYLANICA MOTHER-IN-LAW TONGUE	5 GAL.





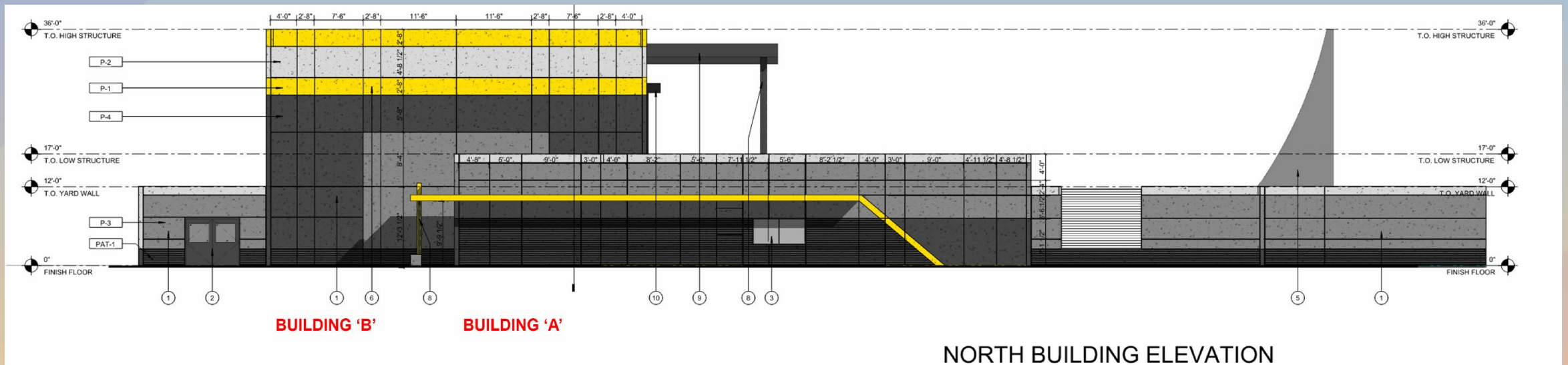
Elevations



EAST BUILDING ELEVATION

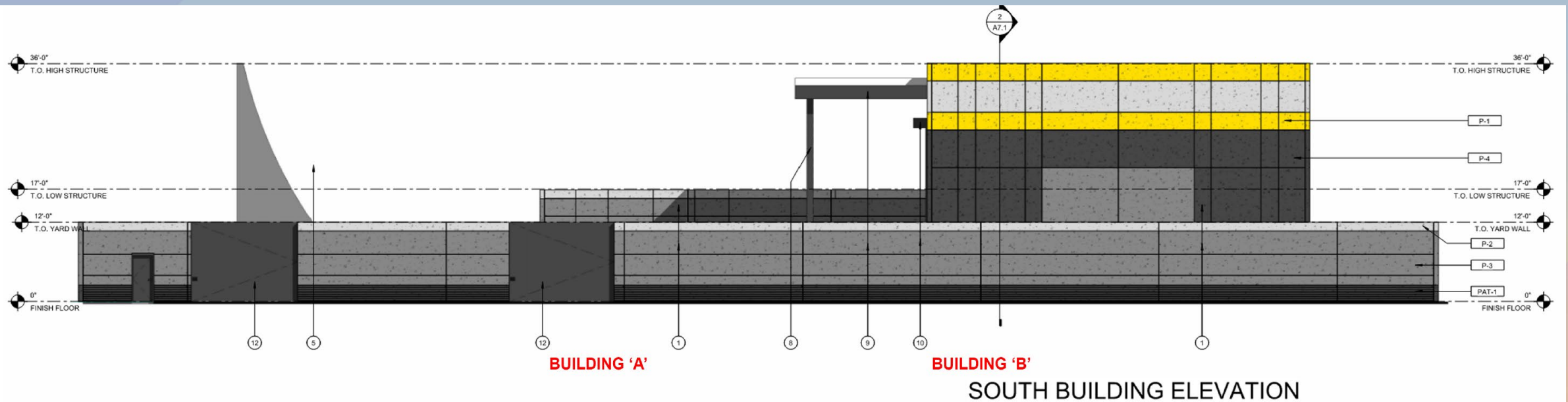


Elevations



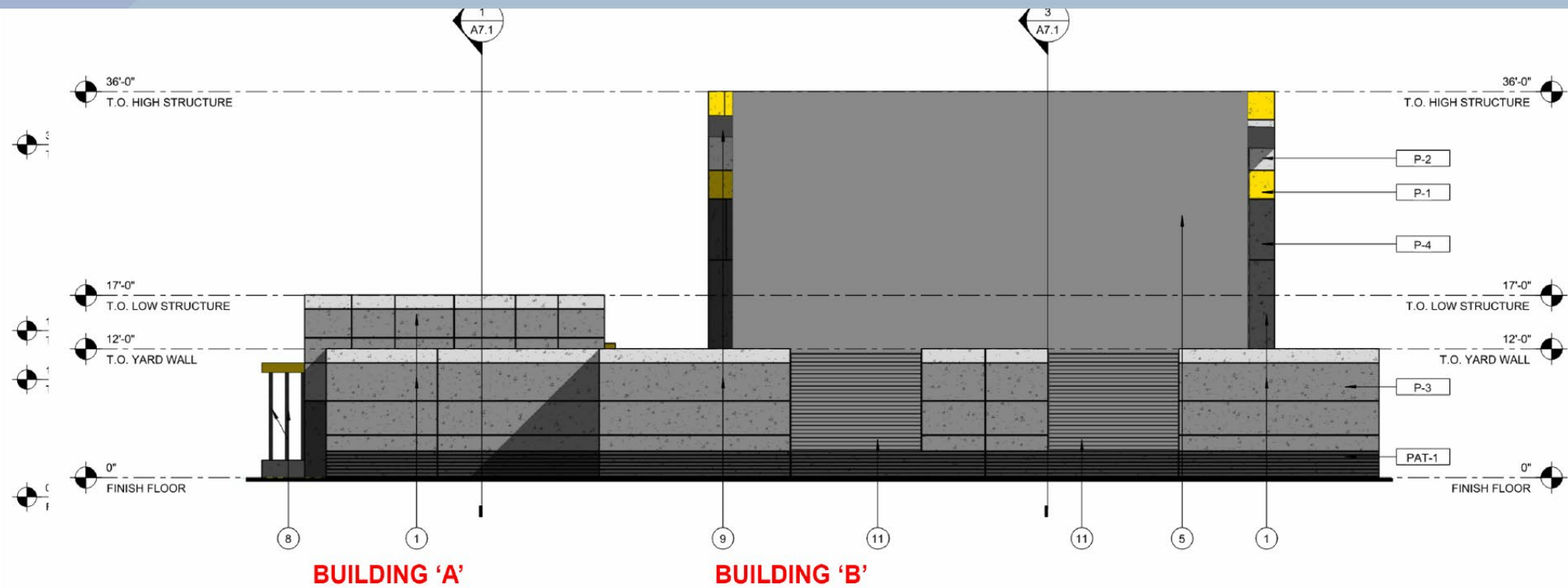


Elevations





Elevations



WEST BUILDING ELEVATION



Renderings



NORTHEAST PERSPECTIVE RENDERING



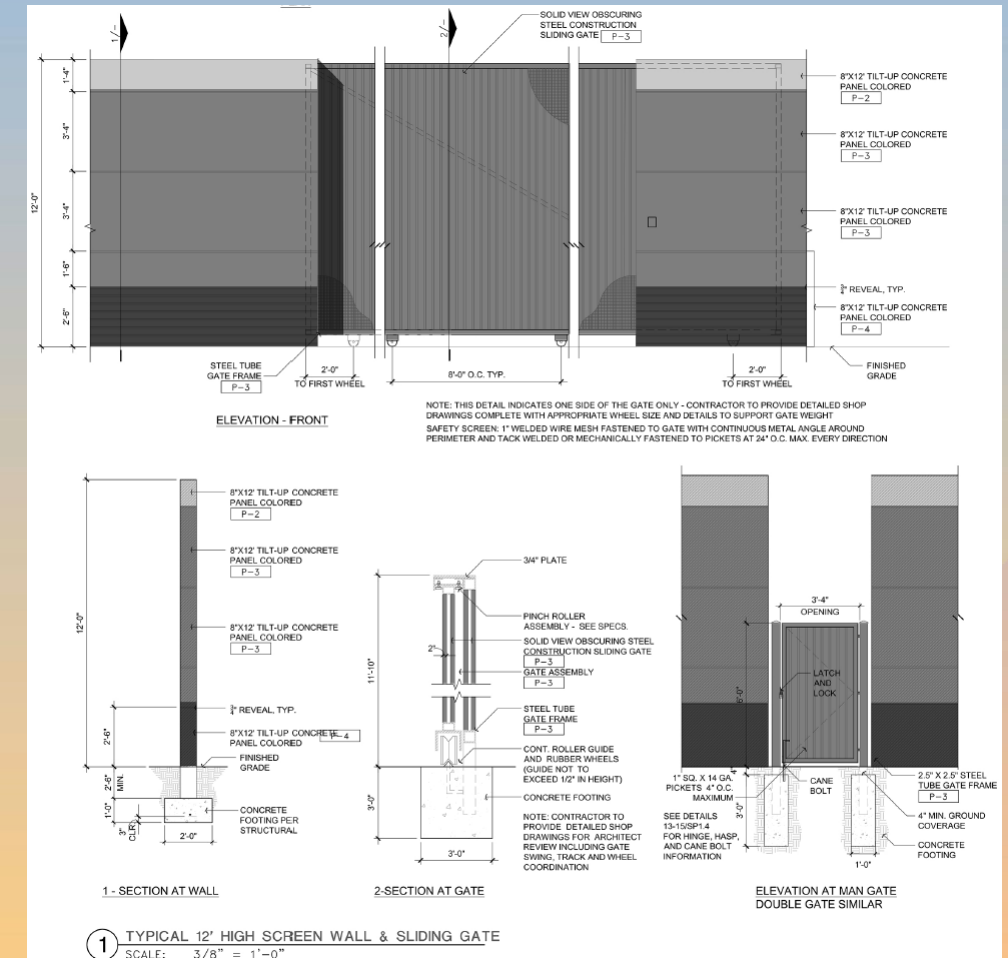
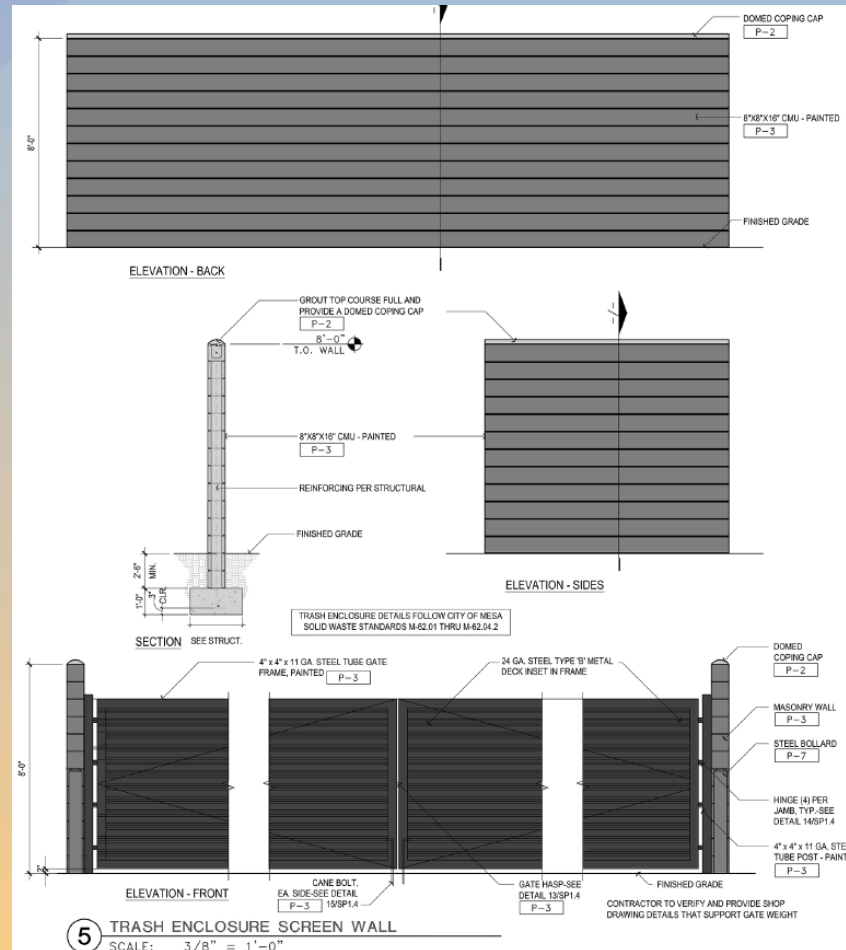
Renderings



SOUTHWEST PERSPECTIVE RENDERING

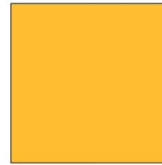


Elevations





Colors and Materials



P-1 VIBRANT HONEY
ACCENT COLOR



P-2 SILHOUETTE
ACCENT COLOR



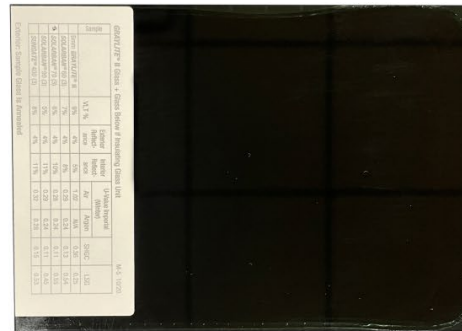
P-3 ENCHANTED EVE
ACCENT COLOR



P-4 BLACK POOL
ACCENT COLOR



MF-1
CLEAR AC-2



G-1
GRAYLITE 2 SOLARBAN 70



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



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback