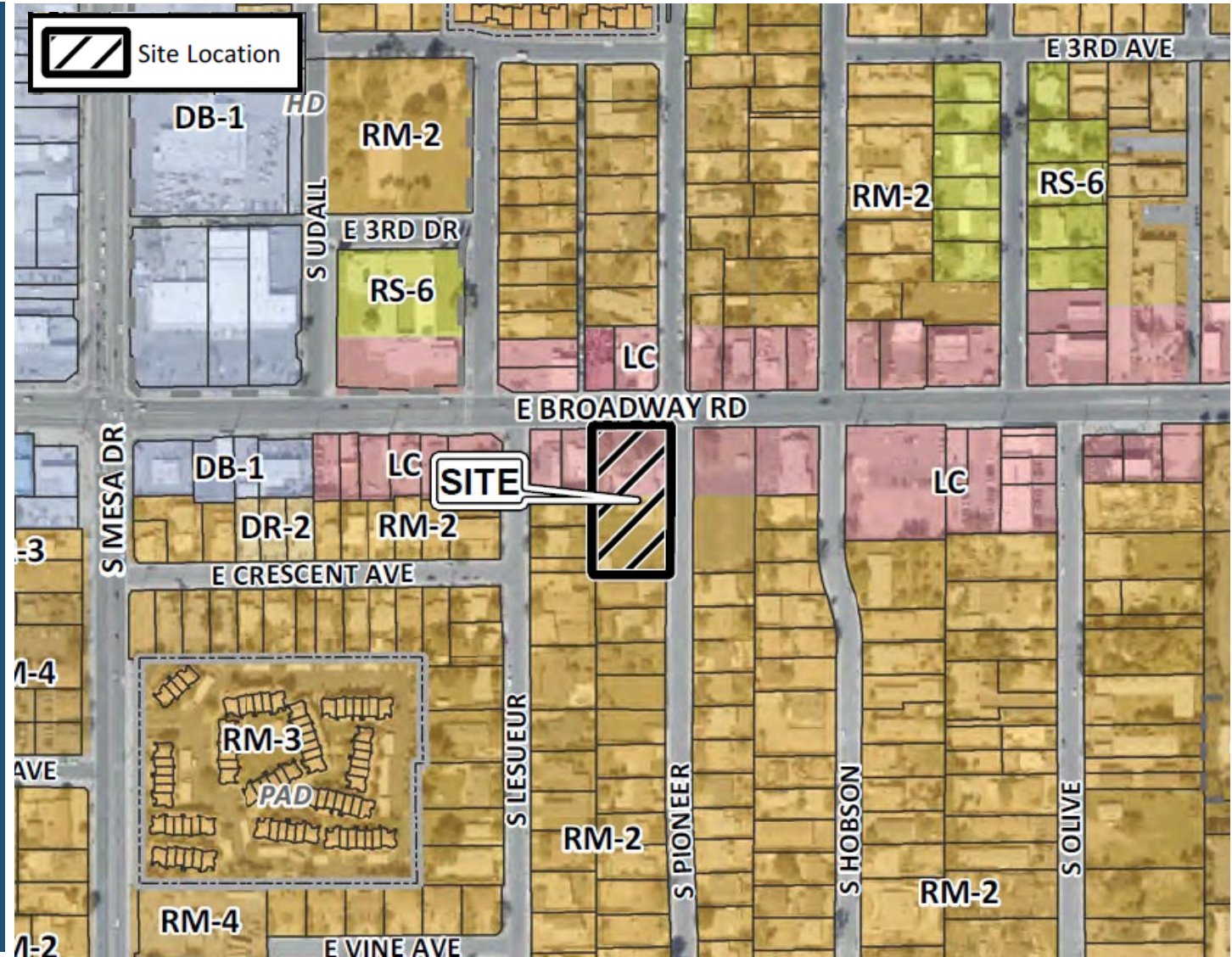




DRB20-00038

Location

- East of Mesa Drive
- Southwest corner of Broadway Road and Pioneer





Request

- Design Review

Purpose

- Review exterior elevations and landscape plan for new commercial and multiple-residence development

Street View



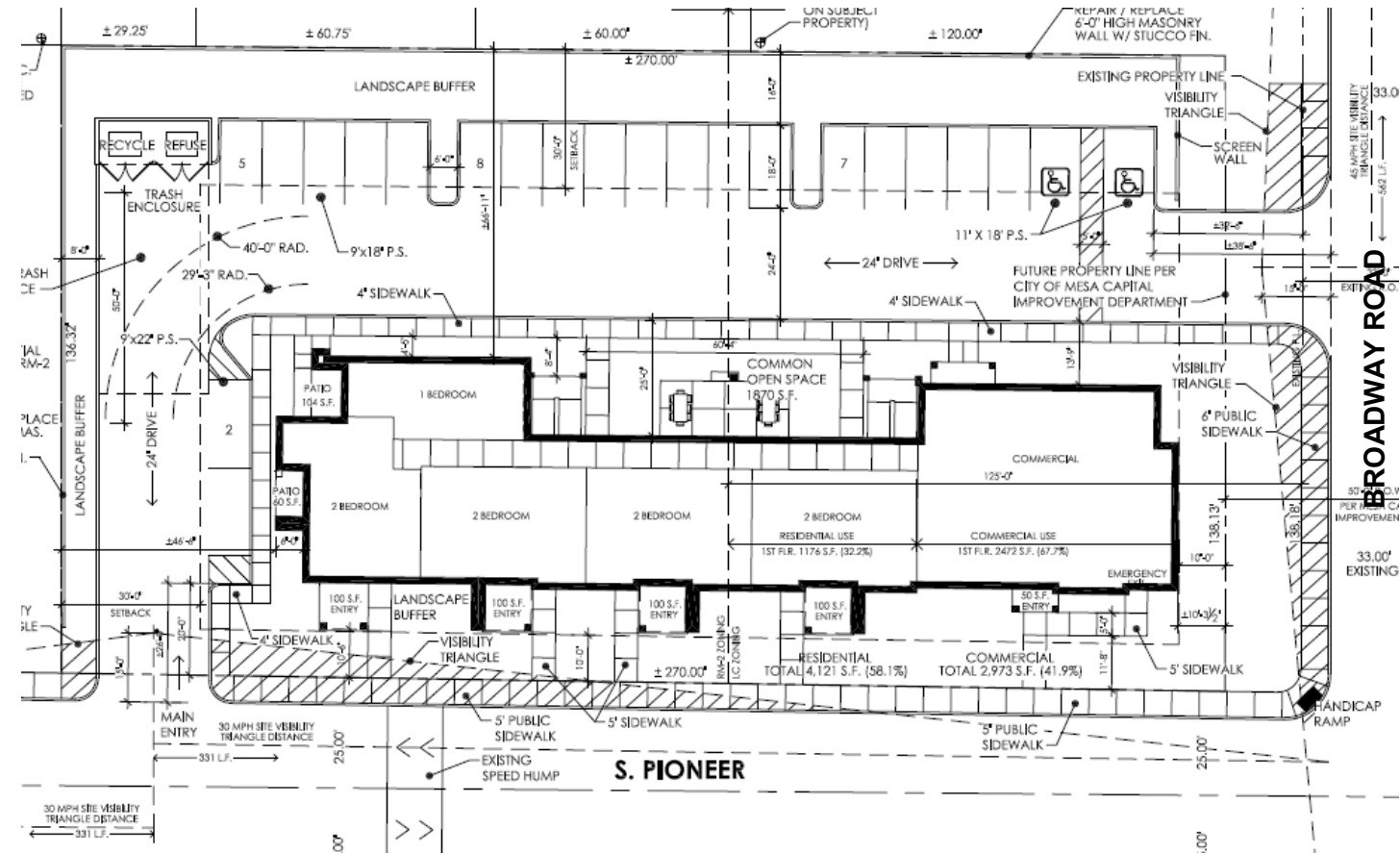
Looking south towards the site



Looking northwest towards the site

Site Plan

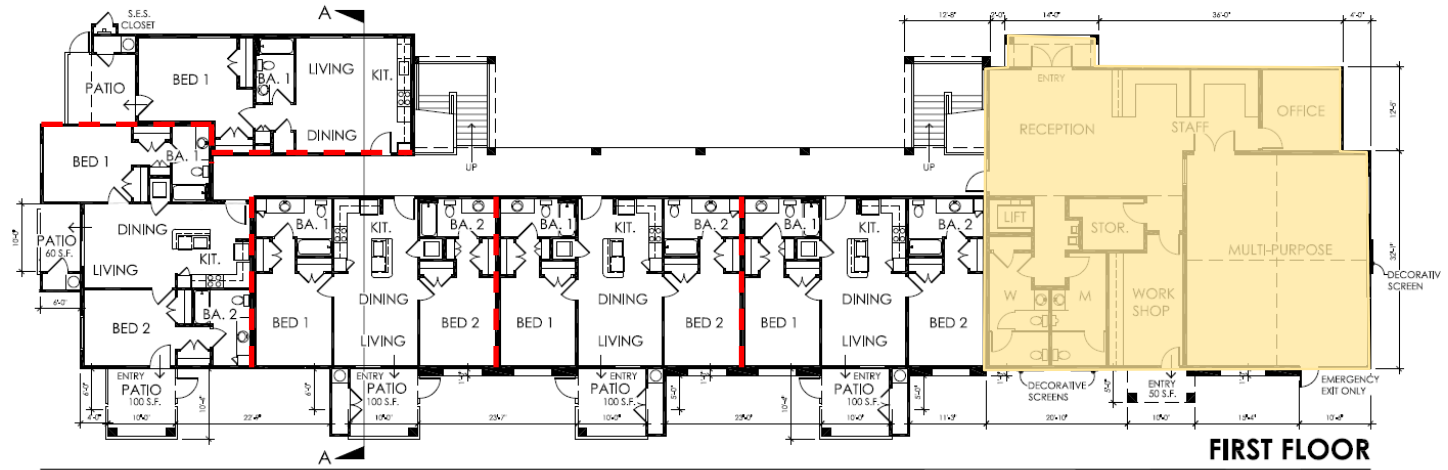
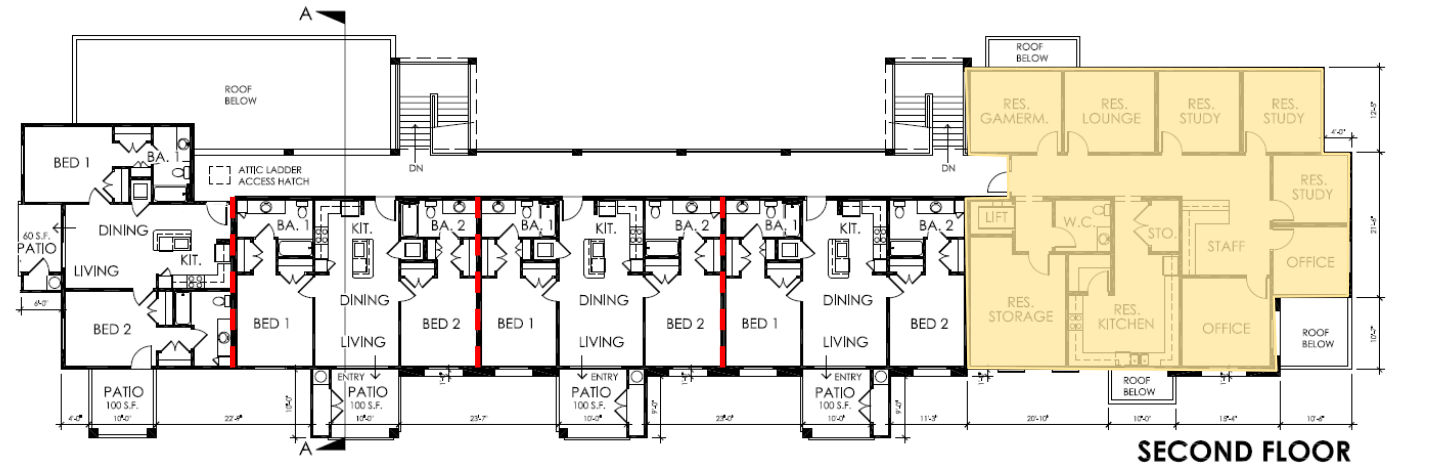
- 16,032 SF, 2-story, Building with office space and dwelling units
- Access from Broadway Road and Pioneer
- Private and common open space
- 22 parking spaces



Floor Plan

Office space

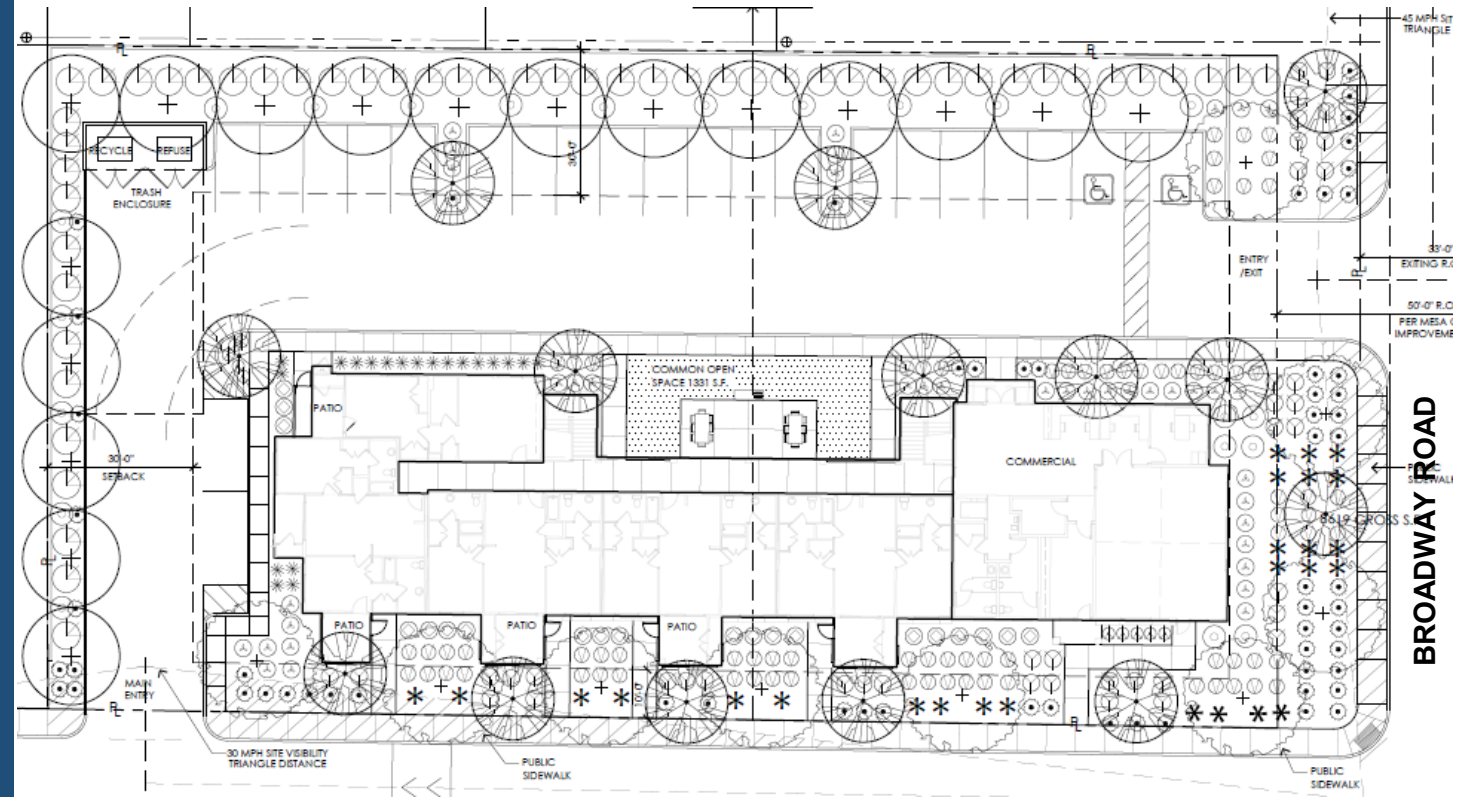
Dwelling unit
separation wall



Landscape Plan

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES (LARGE)				
	ACACIA SALICINA	WEeping ACACIA	24" BOX	17
	LIVE OAK	QUERCUS VIRGINIANA	36" BOX	9
TREES (MEDIUM)				
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	14
SHRUBS				
	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5 GAL	22
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL	51
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE	5 GAL	20
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	77
	RUESSELIA EQUISSETIFORMIS	CORAL FOUNTAIN	5 GAL	39
GROUNDCOVERS				
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	62
ACCENTS				
	AGAVE DESMETTIANA	VARIEGATED SMOOTH	5 GAL	26
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL	10
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	40
	HESPERALOE PARVILORA	RED YUCCA	5 GAL	20
MISC				
	DECOMPOSED GRANITE: 2" DEPTH (U.O.N.) OF 1/2" SCREENED 'GOLD' COLOR; KALAMAZOO MATERIALS, INC.			
	SYNTHETIC TURF: 'SPRING PRO', www.ArtificialGrassSuperstore.com		INSTALL OVER 4" COMPACTED 1/4" MINUS D.G.	670 SF



Pioneer

Elevations

MATERIAL / COLOR LEGEND

- A**  FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385)
- B**  FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531)
- C**  FINISH: STUCCO SYSTEM
PAINT COLOR: SUPERIOR BRONZE (SW 6152)
- D**  FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055)
- E**  FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE

North Elevation

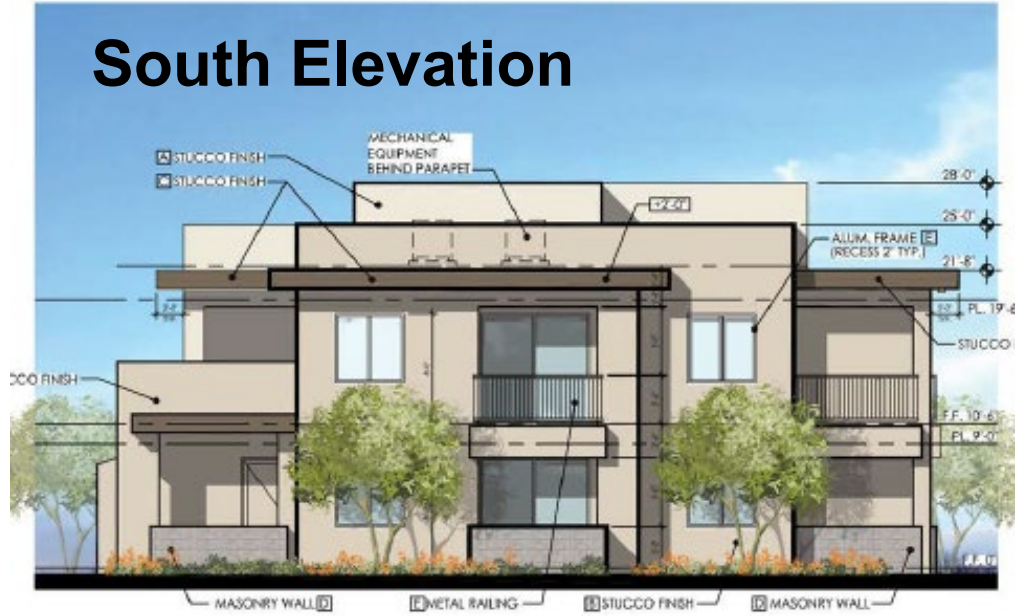


East Elevation



Elevations

South Elevation



MATERIAL / COLOR LEGEND

- A**  FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385)
- B**  FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531)
- C**  FINISH: STUCCO SYSTEM
PAINT COLOR: SUPERIOR BRONZE (SW 6152)
- D**  FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055)
- E**  FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE

West Elevation



Summary

Findings

- ✓ Submitted prior to February 10, 2020
- ✓ Meets the development standards of the previous MZO
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 71 of the Mesa Zoning Ordinance

Staff Recommendation

Approval