

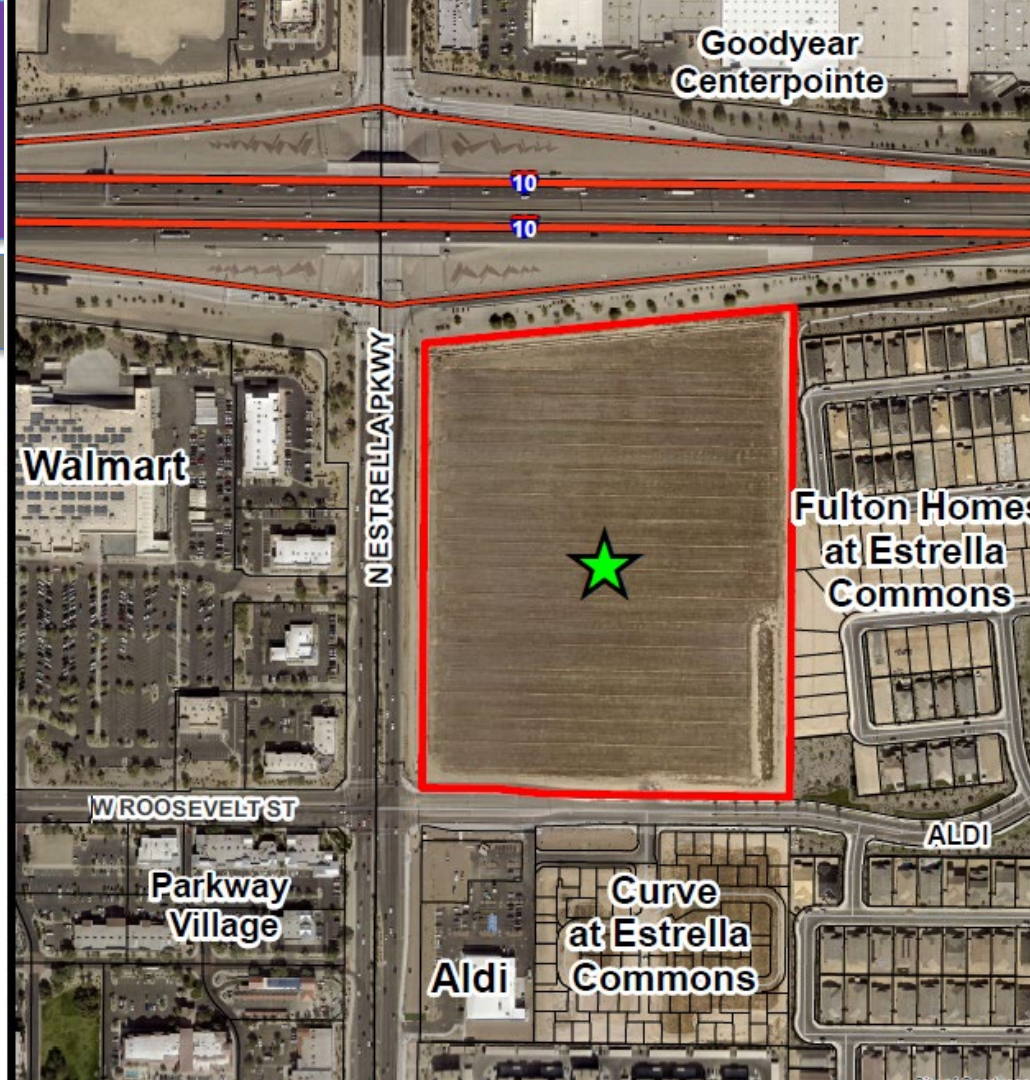


# Estrella Commons District Rezone



# Subject Property

Northeast corner  
Estrella Parkway &  
Roosevelt Street

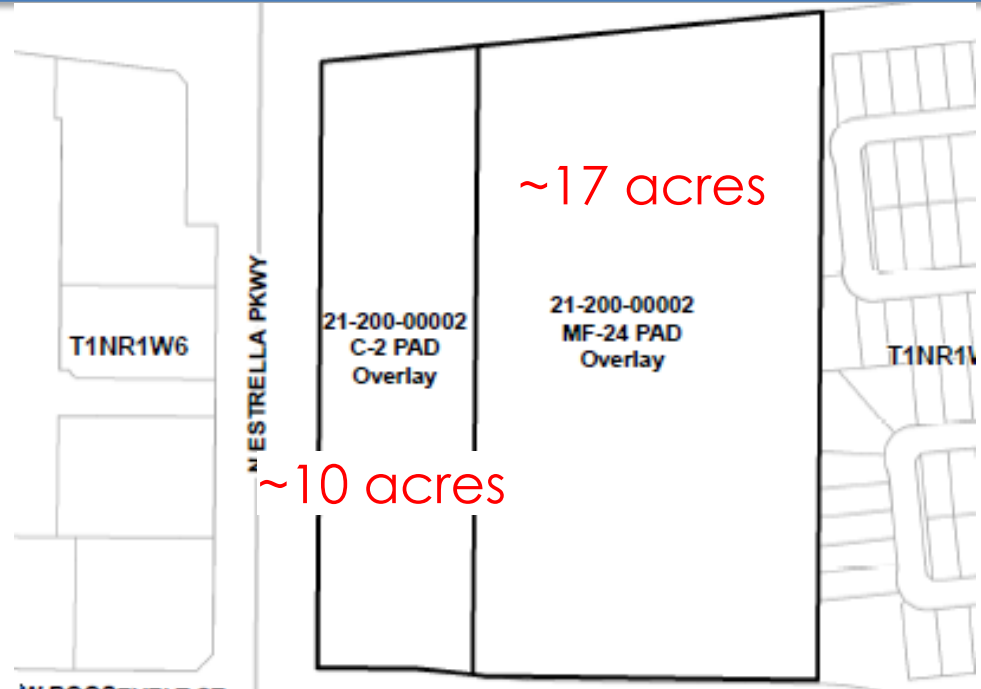


# Request



## ESTRELLA COMMONS DISTRICT

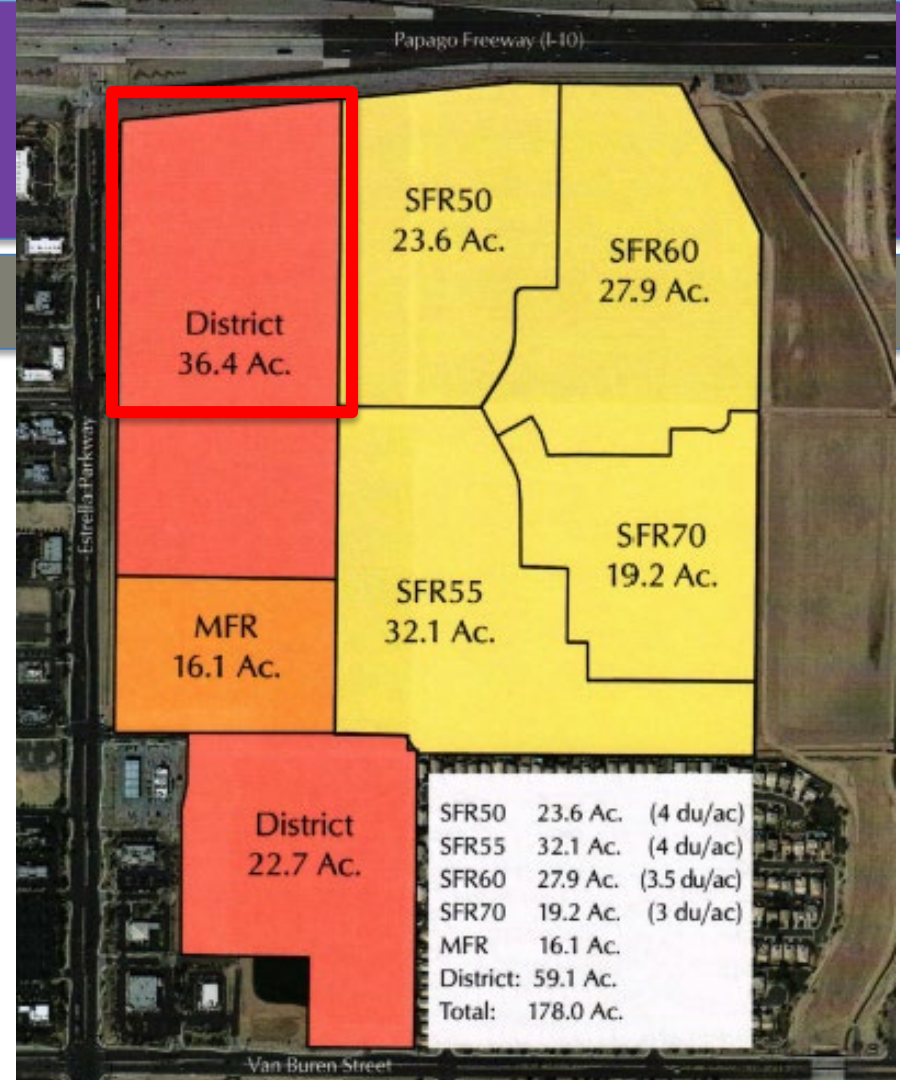
- Rezone property to C-2 and MF-24 with PAD Overlay



# History

## ESTRELLA COMMONS

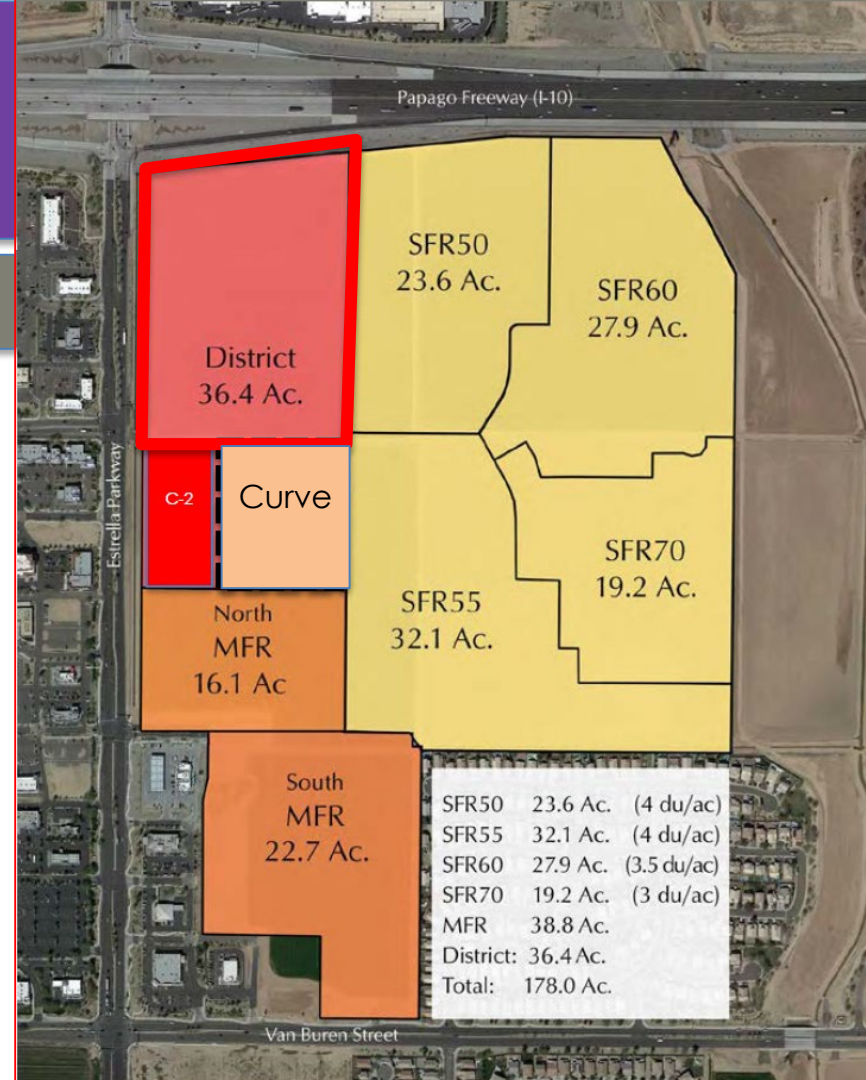
- 2015 Estrella Commons PAD (Preliminary PAD)



# History

## ESTRELLA COMMONS

- 2017 - Single-story rentals (~MF-12)
- 2018 - C-2 rezone for Aldi site
- 2020 - R1-C (Court Homes) for Curve



# PAD Overlay



## C-2 DEVELOPMENT STANDARDS

- Additional Permitted Uses – Drive through restaurants and Gas Station
- Drive-through windows – allowed to face public street with screening

# PAD Overlay



## C-2 DEVELOPMENT STANDARDS

- Landscape Setback between C-2 and MF-24 (setbacks added to MF side)



# PAD Overlay



## MF-24 DEVELOPMENT STANDARDS

- Landscape setback (north) – trash enclosure permitted to encroach setback
- Landscape setback (east) – Added 15' landscape buffer
- Accessory Building Height – increased from 12' to 22'.



# Design Guidelines



## ESTRELLA COMMONS DISTRICT



### PAINT FINISH



Sherwin Williams  
SW 6369 "BUTTERNUT"



Sherwin Williams  
SW 7040 "SMOKEHOUSE"



Sherwin Williams  
SW 2807 "RICKWOOD  
MEDIUM BROWN"



Sherwin Williams  
SW 6218 "TRICORN BLACK"



Sherwin Williams  
SW 6067 "MOCHA"



Sherwin Williams  
SW 7508 "SYCAMORE TAN"



Sherwin Williams  
SW 7033 "TRIQUELITE GRAY"



Sherwin Williams  
SW 7038 "ACCESSIBLE BEIGE"



Sherwin Williams  
SW 7501 "CANVAS TAN"



Sherwin Williams  
SW 7638 "ORIGAMI WHITE"



Sherwin Williams  
SW 7005 "PURE WHITE"

### WOOD COMPOSITE PANEL



Royalty "BURMA - COB"

### HARDIE PLANK SIDING



JAMES HARDIE - PAINTED



NICHIA ILLUMINATION SERIES  
- PAINTED

### STOREFRONT



Old Castle Aluminum Storefront  
"DARK BRONZE"



Old Castle Aluminum Storefront  
"CLEAR ANODIZED"

### BRICK VENEER



GLEN-GERY "WHITEHALL"



MERIDIAN BRICK "CITADEL"

### STANDING SEAM METAL ROOFING



ATLAS "CLASSIC BRONZE"

### SITE LIGHTING



Large Viper By Beacon  
"DARK BRONZE TEXTURED"

### CONCRETE MASONRY UNITS



Precision  
"HOPKINSON STONE"



Precision  
"MOJAVE BROWN -  
COOGA BROWN"



Precision  
"PLUM"



Mesquite  
"MOJAVE BROWN"



Mesquite  
"HOPKINSON STONE"



Mesquite  
"PLUM"

### FEATURE WALL



Sedona Blend Founders Finish

### EXPOSED AGGREGATE F



### BIKE RACK



R-8224-SS by Ralston Friendly  
"STAINLESS STEEL"

### BENCH



Wincing Park Bench by Belton Outdoors  
"ULTRA SILVER METAL"

### TRASH RECEPTACLE



7824 Precision 40 Gallon Gram  
by Commercial Zone  
"STAINLESS STEEL"

# Conceptual Elevations



## MULTIFAMILY



Conceptual  
Site Plan  
Not approved with  
Rezone



# Public Comment



## ESTRELLA COMMONS DISTRICT

- Virtual Neighborhood meeting via Zoom 6/2/2021
- P&Z Commission Public Hearing 7/7/2021

# Recommendation



## APPROVE

- Rezone request meets General Plan, Zoning Ordinance, and Engineering Standards.
- P&Z Commission recommended approval (6-0) on 7/7/2021

Conceptual  
Site Plan – (north half C-2)  
Not approved with  
Rezone



Conceptual  
Site Plan – (south half C-2)  
Not approved with  
Rezone



