

GILBERT TOWNE CENTER

provided and shown on elevations at the time of construction documents submittal, for review and approval by the Planning Department.

6. Window detailing, as shown on the elevations, shall be utilized on the rear and sides. Window detailing shall be standard on second story windows and standard on all windows of homes facing open space areas or public R.O.W.'s. This shall be clearly shown on the construction documents.

7. Any decorative metal detailing shown on the elevations or windows shall be wrought iron and shall be labeled on the construction documents.

8. No similar patio design shall be allowed adjacent to one another along open space areas or public R.O.W.'s.

9. The applicant shall revised color scheme number five (5) with more contrasting colors. This shall be reviewed and approved by the Planning Department, prior to the issuance of any building permits.

10. The developer shall be responsible for assuring no similar color scheme package is allowed next to each other.

DR00-89-Approval of the building elevations renovation for Gilbert Towne Center proposed at 645-745 N. Gilbert Road.

1. Redo the canopy above the major users space such as Bashas' grocery store, Osco Drugs and the vacant space, and the narrower fascia in front of minor users per plans presented to the Design Review Board on July 13, 2000.

2. Repainting of the exterior elevations with the scheme proposed: Neutral base color for the larger portion of the fascia, light bright accent for the inset, and the dark accent paint for the diagonal plane of the fascia work.

3. The landscaping for the parking lot shall be upgraded with the following plant materials and to the extend indicated below:

a. Willow Acacia (Acacia salicina) in the islands next to the buildings (24" box size).

b. Evergreen Elm (Ulmus parvifolia) for the parking lot islands, first row of landscaping parking islands (24" box size).

4. A comprehensive sign plan including design for free standing signs and wall signs (type of letters, methods of installation,

- REVIEW SIGNAGE PER CODE -
*PER MONICA 11/5/12

colors,) for the major users and in line shops shall be submitted to the Board for review and approval prior to issuance of any additional permit for the center.

DR00-47-Approval of site plan, landscaping, lighting, signage, grading and drainage and elevations for Taco Cabana Restaurant proposed at the southwest corner of Guadalupe and Gilbert Roads.

1. All on-site pedestrian connections within this project's boundaries shall be built at the time of the site construction. Said connections shall be constructed of special paving to match that used in the adjacent developments.

2. The site plan shall be revised as follows:

A. The trash enclosure shall utilize opaque gates.

B. The southwestern patio exit facing the drive-through aisle shall be for emergency exit use only.

3. Two goose-neck lighting features shall be added to the stucco wall to the right of the stacked stone column, on the west facade of the building.

4. The project lighting shall be revised as follows:

a. Pole-mounted lighting fixtures shall be of the same design as those utilized by the adjacent Albertson's, limited to a maximum height of 18', metal halide units with a maximum wattage of 250W.

b. The goose-neck lighting fixtures proposed by the applicant shall be downward-directed, fully-shielded metal halide units with a maximum wattage of 75W.

5. The project signage shall be revised as follows:

a. Canvas awnings shall not be illuminated.

b. The words "Taco Cabana," "The Original," and "Tex-Mex Patio Cafe" shall consist of individual pan channel lettering.

PUBLIC HEARING:

DR00-32-Approval of landscaping plans for phase I of Gilbert Towne Square proposed south of the southwest corner of Gilbert and Warner Roads.