

MINUTES OF THE JANUARY 7, 2009 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**JANUARY 7, 2009**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair  
Wendy LeSueur – Vice Chair  
Vince DiBella  
Tom Bottomley  
Craig Boswell (arrived at 5:07)  
Delight Clark  
Greg Lambright

MEMBERS ABSENT

OTHERS PRESENT

Lesley Davis  
Debbie Archuleta  
Mia Lozano Helland  
Amy Shackelford  
Veronica Gonzalez  
John Wesley  
Tom Ellsworth  
Tim Lillo  
Vince Dalke  
Dan Brock  
Reese Anderson  
Kawan Khalid  
Others

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### 1. Work Session:

**CASE:** Fry's Fuel Center  
4440 E Main

**REQUEST:** Review of a 4,968 sq. ft. fuel canopy and a 112 sq. ft. kiosk

### **DISCUSSION:**

Chair Tim Nielsen:

- Concern with how the ice/vending machines will be screened

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**CASE:** Beehive Homes  
537 S Higley

**REQUEST:** Review of an 8,000 sq. ft. assisted living facility and an 858 sq. ft. addition to the existing 3,983 sq. ft. assisted living building

### **DISCUSSION:**

Boardmember tom Bottomley:

- Concern with colors
- Needs to be concrete tile roof
- Concern with synthetic lawn
- The shrubs adjacent to the lawn create visual barrier and make the lawn difficult to get too
- Should have a more visible entry

Chair Tim Nielsen:

- Revise plans to show north, south, east and west
- Look at providing Dutch gables on the "right" elevation to keep the theme

Boardmember Wendy LeSueur:

- Water features require a lot of maintenance
- There needs to be some hardscape for walkers
- Provide a tree for shade
- The shrubs create a barrier
- Show seating and texture of hardscape on follow-up submittal
- Along the east side there should be 4' between the landscaping and the sidewalk
- Could new building be compatible, but darker colors for contrast?

Boardmember Greg Lambright:

- Provide a concrete tile roof

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A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:00 p.m.

B. Approval of the Minutes of the December 3, 2008 Meeting:

On a motion by Vince DiBella seconded by Tom Bottomley the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

## MINUTES OF THE JANUARY 7, 2008 DESIGN REVIEW MEETING

**CASE #: DR09-01 Assisted Living**

**LOCATION/ADDRESS:** 1051 N Stapley  
**REQUEST:** Approval of a 12,756 sq. ft. assisted living facility  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Chad Rogers  
**APPLICANT:** Dan Brock  
**ARCHITECT:** Dan Brock  
**STAFF PLANNER:** Veronica Gonzalez

**REQUEST:** Approval of a 12,756 sq. ft. assisted living facility

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Vince DiBella and seconded by Wendy LeSueur that DR09-01 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Planning staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Work with staff to select a tree species to replace the proposed Mondel Pines and provide a revised landscape plan with the required number of trees and shrubs. The revised landscape plan shall include locations for all plant material including shrubs and ground cover.
  - b. Provide light fixture cut sheets and indicate colors of the proposed fixtures. Fixtures should have a residential character and enhance the elevations.
  - c. Applicant to work with staff on final design of monument sign.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0

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**CASE #: DR09-02 Green FX Commercial**

**LOCATION/ADDRESS:** East of the SEC of Main Street and Val Vista Drive  
**REQUEST:** Approval of a used car sales facility  
**COUNCIL DISTRICT:** District 2  
**OWNER:** Green FX, LLC  
**APPLICANT:** Reese Anderson, Pew and Lake, PLC  
**ARCHITECT:** Dream Catchers  
**STAFF PLANNER:** Mia Lozano-Helland

**REQUEST:** Approval of a used car sales facility

**SUMMARY:** This case was removed from the consent agenda due to a conflict by Boardmember.

**MOTION:** It was moved by Vince DiBella and seconded by Greg Lambright that DR09-02 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Planning staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division.
2. Approval and compliance with the conditions of approval of a Development Incentive Permit.
3. Provide 4 additional trees in the street frontage landscaping.
4. Provide additional trees in the landscape areas at adjacent property lines as noted in site standards.
5. Compliance with all City development codes and regulations.
6. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
7. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 5 – 0 – 1 (Boardmember Bottomley abstained)

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**CASE #: DR09-03 Red Mt. Tire & Auto**  
**LOCATION/ADDRESS:** 2041 N Recker Rd  
**REQUEST:** Approval of a 9,850 sq. ft. auto repair/carwash facility  
**COUNCIL DISTRICT:** District 5  
**OWNER:** PFA Enterprises  
**APPLICANT:** Richard Clutter  
**ARCHITECT:** Richard Clutter, EMC2 Group  
**STAFF PLANNER:** Amy Shackelford

**REQUEST:** Approval of a 9,850 sq. ft. auto repair/carwash facility

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Vince DiBella and seconded by Wendy LeSueur that DR09-03 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Planning staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Identify the glass material and color for the storefront and windows.
  - b. Provide elevations of trash enclosure and gates.
  - c. Provide elevations of parking screen walls and perimeter walls.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Development Improvement Permit (DIP).
5. Compliance with all requirements of the Special Use Permit for the proposed carwash facility.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0

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- E. Discuss, receive comment and recommend to City Council the following Design Review Cases:

None

- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

1. DR08-84 443 W Guadalupe. Checker's/Rally's. Appeal of conditions of approval.

Kawan Khalid represented the case and stated the Franchise does not want to make any of the changes conditioned at the December meeting. He stated this is their revised prototype for the southwest and they have built it in California. Jason Hamama, the owner then stated they plan to build this prototype in Texas, new Mexico, California and Arizona.

Boardmember Vince DiBella confirmed the stainless panels would be in strips.

Boardmember Tom Bottomley confirmed the seams would not be visible. He stated the mirror image is not southwest. He also stated stone is not always appropriate and is at odds with stainless steel. He stated he would rather see no stone.

Boardmember DiBella thought they needed something more than stucco. He stated ground face is not that much more expensive.

Boardmember Greg Lambricht agreed with previous comments. He stated the building was too small to pull off the two competing styles. He stated the polished steel would come off as a cool look.

Chair Tim Nielsen stated the Board sees national franchises most months, but they try to respect the neighborhood the project is going into. He stated the styles clashed, and the stone is not the brand, the mirrored 50's diner look was.

It was moved by Vince DiBella and seconded by Tom Bottomley that DR08-84 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety

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### Division:

- a. Allow the mirror finish for metal on the building and replace stone veneer with a ground face block or similar material that is more modern.
- b. Provide a screen wall to screen any parking and/or drive aisles adjacent to Guadalupe in accordance with §11-15-4 of the Zoning Ordinance. Design must be compatible with the building.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Provide 25% foundation base landscaping on elevations without a public entrance and visible from public right of way §11-15-3(c)-2.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**Vote:** 7 – 0

2. DR07-85 8743 East Pecos Rd. Pecos Gateway. To allow the height of a few of the complimentary architectural features of Pecos Gateway to be reduced from the previously approved 22' to the requested 18'.

Reese Anderson and Vince Dalke represented the case. Mr. Anderson explained that the pilasters were approved at 18' tall on building A; however, they were called out as 22' on buildings B & C. When the buildings were constructed the contractor built all the pilasters at 18'. He stated the only person who noticed the pilasters were wrong was Terry Mclain, the Zoning Inspector. Mr. Anderson thought the question was, would the Board have approved the project with the 18' pilasters on all three buildings?

Boardmember Wendy Lesueur confirmed the 22' would have brought the pilasters up to the score line.

Boardmember tom Bottomley confirmed the applicant was willing to paint the Terra Cota color down to the pilasters.

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Boardmember Greg Lambright confirmed the parapet heights were different on buildings B and C than they were on building A.

It was moved by Boardmember Tom Bottomley, seconded by Boardmember Craig Boswell that:

1. The Board allow the pilasters as constructed.
2. The applicant to paint the Terra Cota color down to the pilasters.

**Vote:** 7 – 0

G. Other business:

H. Adjournment:

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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