

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
AUGUST 1, 2007

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Tom Bottomley
Delight Clark
Vince DiBella
Craig Bottomley

MEMBERS ABSENT

Robert Burgheimer

OTHERS PRESENT

Kim Steadman
Dorothy Chimel
Debbie Archuleta
Mia Lozano Helland
Monique Spivey
Rob Dmohowski
Krissa Lucas
Jeff McVay
Tim Lillo
Bill Petrie
Tarik Williams
Brad Wandrey
Tony Bolotnik
John Manross
Glenn Smith
Voyka Potulic
Ian Sinnett
Fred Woods
Dave Udall

1. Work Session:

CASE: Gateway Norte
6932 E Via Northgate

REQUEST: Review of an industrial building

DISCUSSION:

Chair Tim Nielsen:

- Concerned that the buildings be compatible
- They need to have variations and interest
- Nice courtyard

Boardmember Craig Boswell:

- Concerned with having enough roof for trucks to back into the loading docks

Boardmember Vince DiBella:

- Feels very retail
- Don't be too similar in the future
- The overall project needs some variety

Boardmember Wendy LeSueur:

- Concerned with landscaping; quantities seem sparse

Boardmember Tom Bottomley:

- Liked the colors

CASE: Southern Avenue Retail
W of SWC Southern & Ellsworth

REQUEST: Review of a multi-tenant retail building

DISCUSSION:

Boardmember Vince DiBella:

- Why are you painting founders finish?
- Use integral
- Could they vary the columns

Boardmember Wendy LeSueur:

- The trees are columnar not spreading
- Replace the shoestring acacia with something like Mesquite
- Similar too adjacent but vary it and be more creating
- The blue tile is not working, it detracts

Boardmember Craig Boswell:

- Could have more movement

Chair Tim Nielsen:

- Retail should be richer
- Prefers integral
- Same materials but different design at the front elevation

Boardmember Tom Bottomley:

- Doesn't want the buildings to match exactly
- Doesn't look designed
- There is no variety
- Too repetitive
- Too stripy
- Could they change the colors? They are bland

CASE: TCF Bank
N of NWC Signal butte & Southern

REQUEST: Review of a bank with drive-thru tellers

DISCUSSION:

Boardmember Craig Boswell:

- The tower is squatty

Boardmember Wendy LeSueur:

- Hire a landscape architect
- Very odd combination of plants

Boardmember Vince DiBella:

- Too methodical
- Only two materials
- Very planer
- Very flat
- Recess the glass
- Provide more color

Boardmember Tom Bottomley:

- Build up the foam or recess it at the sign

CASE: Crismon Gateway
NEC Crismon & Baseline

REQUEST: Review of a multi-use office/retail center

DISCUSSION:

Boardmember Vince DiBella:

- Applaud the integral masonry
- Like the different sizes of masonry units
- Likes that the glass turns corners on some areas

Boardmember Wendy LeSueur:

- Would like store front along Crismon, maybe even spandrel glass
- Show where the green screen will go on next submittal

Boardmember Tom Bottomley:

- Could they repeat the shapes from the storefronts on the rear, recessed elevations?
- Interesting composition
- Agrarian is interesting and not used very often

CASE: Sanctuary at Alta Mesa
5565 E McKellips

REQUEST: Review of a townhome project

DISCUSSION:

Boardmember Craig Boswell:

- Liked the idea of a view fence facing the park

Boardmember Vince DiBella:

- There is a lot of roof

Boardmember Wendy LeSueur:

- A lot of roof
- Could they use pre-cast in some places instead of mimicking pre-cast
- Something other than stucco

Boardmember Tom Bottomley:

- Preferred the darker/warmer colors of the revised color scheme seems to clash with the gray
- Proportions of sidewalks and arches at doors seem thin
- Maybe wrap around effect
- Provide some variety in the window details

CASE: Retail Development at Costco Plaza
SEC Sossaman & Hampton

REQUEST: Review of retail uses

DISCUSSION:

Chair Tim Nielsen:

- Masonry and stone are chopped off at the bottom

Boardmember Vince DiBella:

- Would like changes in plane
- Not enough going on
- More protection for glass, especially at the south elevations
- Disproportionate
- Provide undulation along rears
- More variety to backs
- All three buildings are very similar colors, banding, etc. Change them up a little
- Vary the proportions

Boardmember Wendy LeSueur:

- Proportions seem awkward
- Pad B is very close to the street and looks like the back of a building
- Could use green screen along rear elevations
- Could they use berming with screen walls?
- Crescendo the landscape materials at entrances
- Work with understory

Boardmember Tom Bottomley:

- Wants changes in plane; not just paint lines
- May vary height of wainscot
- Maybe use "root beer float" color on rear
- Could the arch have steel I beam; then the fascia?
- Vary the color placements from building to building

2. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:11 p.m.

3. Approval of the Minutes of the July 5, 2007 Meeting:

On a motion by Vince DiBella seconded by Craig Boswell the Board unanimously approved the minutes.

4. Design Review Cases:

MINUTES OF THE AUGUST 1, 2007 DESIGN REVIEW MEETING

CASE #: DR07-82 **Guadalupe Professional Center**
LOCATION/ADDRESS: 430 W. Guadalupe Road
REQUEST: Approval of a 25,818 sq. ft. office
COUNCIL DISTRICT: District 3
OWNER: Guadalupe Professional Plaza
APPLICANT: Ryan Grover
STAFF PLANNER: Mia Lozano Helland

REQUEST: Approval of a 25,818 sq. ft. office

SUMMARY: Glen Smith and Voyka Potulic represented the case. Mr. Potulic explained the changes since the July meeting. He stated he was trying to incorporate old design with new Asian design.

Boardmember Wendy LeSueur stated this project was not proposing any foundation base and they would need to provide some foundation landscaping. She did not want movable pots. She thought they needed to provide permanent landscaping. She agreed with staff that landscaping in planters should work.

Boardmember Tim Nielsen agreed there needed to be some foundation base landscaping.

Boardmember Vince DiBella thought the changes had gone in the wrong direction. He didn't know where the miscommunication came from but the changes were not addressing the Board's comments. He stated the floor plans and building sections did not match the elevation. There are too many plan elements that are not represented on the elevations. There were two extra sets of stairs and an elevator that were not shown on the elevations. The balcony appeared to just stop. The building sections indicate changes in plane that are not represented on the elevations.

Boardmember Craig Boswell stated he was more confused with this month's submittal than he had been with the submittal for the July meeting. They appeared to have taken away all of the nice elements. He liked the horizontal windows on the second submittal, the windows in the third submittal looked like they were stacked on top of each other.

Boardmember Tom Bottomley agreed with previous comments. He thought the design was going backwards. The second submittal was better than the first, but now everything had been stripped down. He liked the arched elements that had been removed. He thought the third submittal was too flat. The columns get swallowed up in the stone. He thought they were trying to do a contemporary building with classical elements. He preferred the original color scheme. He did not think the revised stucco colors worked together. He did not want to see a canned internally illuminated sign on the monument sign. He suggested not using pre-cast columns. He wanted the parapets broken up. He thought they should go back to the second submittal and revise that. Just scrap the third submittal.

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MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR07-82 be continued to the September 5th meeting with a special meeting on/or about August 15th to provide design input.

VOTE: Passed 6 – 0

MINUTES OF THE AUGUST 1, 2007 DESIGN REVIEW MEETING

CASE #: DR07-89 Emerald Grove
LOCATION/ADDRESS: 2759 N Val Vista
REQUEST: Approval of a 20,000 sq. ft. assisted living facility
COUNCIL DISTRICT: District 5
OWNER: Ahmed & Jennifer Hassan
APPLICANT: Ahmed & Jennifer Hassan
ARCHITECT: SBM Design Partners
STAFF PLANNER: Rob Dmohowski

REQUEST: Approval of a 20,000 sq. ft. assisted living facility

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-89 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 Division:
 - a. The rear landscape setbacks shall be planted with a fast growing, non-deciduous tree to be approved by Staff.
 - b. Final screen wall design must meet Zoning Ordinance standards and be compatible with the architecture of the building. The applicant shall submit screen wall details to Staff and provide a letter of support from Citrus Area Homeowners (CAH).
2. All roof equipment, ground mounted equipment, and wall mounted equipment must comply with §11-15-4 (Screening Standards) of the Zoning Ordinance.
3. The trash enclosures shall be designed in a manner that is compatible with the assisted living facility. Trash enclosure details must be included with requirements listed in condition 9.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
6. 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.
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.
8. Fire risers, building downspouts and roof access ladders are to be located within the building.

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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 6 – 0

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CASE #: DR07-90 **Uncle Bob's Mini-Storage**
LOCATION/ADDRESS: 1356 E. Baseline Road
REQUEST: Approval of a 30,420 sq. ft. mini-storage facility
COUNCIL DISTRICT: District 4
OWNER: Sovran Acquisition Ltd.
APPLICANT: Tony Cooper
ARCHITECT: T2 Architecture Group
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a 30,420 sq. ft. mini-storage facility

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-90 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:
 - a. Compliance with the requirements of the Zoning Administrator approved Substantial Conformance Improvement Permit (SCIP) ZA07-53.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. 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.
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. 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 #: DR07-91 Quail Run/Falcon Crest
LOCATION/ADDRESS: 4030 E. Quenton Drive
REQUEST: Approval of a new 73,385 square foot industrial building.
COUNCIL DISTRICT: District 5
OWNER: C/O Gunderson, Denton & Proffit PC /Baja Corner Lot, LLC
APPLICANT: Carter Companies
ARCHITECT: Jeffrey N. McCall, McCall & Associates, Inc.
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 73,385 sq. ft. industrial building

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-91 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 Division:
 - a. Provide a 30' x 30' entry plaza.
 - b. Provide joint panels wherever there are color changes.
 - c. Articulate the screen walls and paint to match buildings.
 - d. The storage area must be completely enclosed through the use of CMU block and opaque automated gates. A minimum 6' CMU block wall is required along the north property line. A minimum 6' CMU block screen wall is required along the east side of the storage area. The CMU screen walls and automated gate fronting on Norwalk must be 8' in height. The gates must also provide adequate screening. Any proposed screen or perimeter wall within the building and landscape setback fronting on Norwalk must not exceed 42" in height.
 - e. Notate SES location on site plan. Must be internal or recessed and painted to match the building.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
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.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. All roof equipment, ground mounted equipment, and wall mounted equipment must comply with §11-15-4 (Screening Standards) of the Design Guidelines.

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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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CASE #: DR07- 92 **Mt. Vista Medical Center Day Care**
LOCATION/ADDRESS: 10340 E. Hampton Avenue
MAJOR CROSS STREETS: South of the SEC of Southern Avenue and Crismon Road.
The site located east of Crismon Road on Hampton Avenue.
SUMMARY OF REQUEST: Approval of a freestanding 6,200 square foot daycare facility within the Mountain Vista Medical Center
COUNCIL DISTRICT: District 6
OWNER: Joey Abney, Iasis Healthcare
APPLICANT: Ian C. Sinnett, Perkins + Will
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 6,200 sq. ft. daycare facility

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-92 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 Division:
 - a. The applicant shall work with staff to provide decorative solid block material to provide screening for the south and east sides of the play area. The block wall must be compatible with the design of the building.
 - b. The applicant shall work with staff in providing decomposed granite, turf, and /or acceptable alternative provided within landscape setback adjacent to east property line. Fifty percent (50%) of the landscape yard shall be of vegetative material. The proposed shade structures shall not encroach into the required landscape setback.
 - c. Provide one additional tree along the east side landscape setback area.
 - d. All roof mounted equipment must not extend beyond the height of the parapet in accordance with §11-15-4(B)(1)
 - e. Mechanical unit located in front of the south elevation must be completely screened from Hampton Avenue. Screening methods must comply with §11-15-4(B)(2) of the Design Guidelines.
 - f. Provide decorative stamped concrete/brick or pedestrian design methods utilized within the Mountain Vista Medical Center where pedestrian paths cross drive-aisles to match what has been approved for the hospital.
 - g. Trash enclosures must match trash enclosure within existing development.
 - h. Show landscape berm on plans.
 - i. Clearly show sidewalk on plans.
 - j. Provide an outdoor employee area.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department

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(Engineering, Traffic, Solid Waste and Facilities, etc.)

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.
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 #: DR07- 93 Sonoma Land Development Office

LOCATION/ADDRESS: NEC & SEC Power & Halifax

REQUEST: Approval of one lot with two offices totaling 5,143 sq. ft. and one lot with two offices totaling 9,294 sq. ft.

COUNCIL DISTRICT: District 5

OWNER: Dave Marquez

APPLICANT: Boyd Thacker

ARCHITECT: Boyd Thacker

STAFF PLANNER: Lesley Davis

REQUEST: Approval of four office buildings totaling 28,874

SUMMARY: This case was removed from the consent agenda. Boardmember Tom Bottomley was concerned with the type of tile roof being proposed, and with the height of the parapet. Boyd Thacker explained the tile would be villa tile not S tile. Mr. Thacker also agreed to look at lowering the parapet height 1'.

MOTION: It was moved by Tom Bottomley and seconded by Vince DiBella that DR07-93 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:
 - a. Two additional trees are required along Power Road, north of Halifax per §11-15-3 (A) of the Zoning Ordinance.
 - b. Service Entrance Sections (SES) must be screened from the public streets and painted to match the buildings.
 - c. **Work with staff to lower the height of the parapet.**
 - d. **Use villa tile for the roof.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
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.
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 #: DR07- 94 Carl's Jr.

LOCATION/ADDRESS: 1015 N. Dobson Road
REQUEST: Approval of a new 2,512 square foot Carl's Jr. Restaurant
COUNCIL DISTRICT: District 1
OWNER: Derito/Kimco Riverview, LLC
APPLICANT: MJK2 Enterprises, LLC
ARCHITECT: Carl Lingle, Lingle Design Group, Inc.
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 2,512 sq. ft. Carl's Jr.

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-94 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 Division:
 - a. The applicant shall revise the entry tower elevation by extending the roofline back. To be reviewed and approved by staff.
 - b. The cedar plank siding must be treated with at least three clear coats prior to installation. The applicant shall provide written proof that this condition has been adhered to in a manner deemed acceptable by staff.
 - c. Continue the design theme of the Palo Brea, Green Cloud Texas Sage, and Blue Ranger Sage (or other groupings of shrubs used within Tract C) within the landscape areas of Pad 25.
 - d. The trash enclosures shall be designed in a manner that is compatible with the restaurant building. Trash enclosure details must be included with requirements listed in condition 7.
 - e. Provide a bike rack.
 - f. Provide 2' foundation base along the exterior of the building where adjacent to the drive-thru lane except at the pick up window.
 - g. All roof equipment, ground mounted equipment, and wall mounted equipment must comply with §11-15-4 (Screening Standards).
 - h. Screen drive-thru lane from street to a height of forty inches (40"). Screening devices shall be a wall and/or berm with supplemental plant materials. Physically separate drive-thru traffic lane from the non drive-thru traffic area (Mesa Riverview Drive) with a raised landscape median.
2. Compliance with all City development codes and regulations.
3. The project shall comply with the conditions of approval listed in the most recent administrative site plan approval for the site dated April 19, 2006, filed in DR-07-94, Z05-101, and DR06-06
4. Compliance with all requirements of the Development Services Department

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(Engineering, Traffic, Solid Waste and Facilities, etc.)

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.
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 5 – 0 – 1 (Boardmember Vince DiBella abstained)

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CASE #: DR07- 95 West Main Station

LOCATION/ADDRESS: 1350 W. Main St.
REQUEST: Approval of a 63,915 sq. ft. mixed residential/retail
COUNCIL DISTRICT: District 4
OWNER: Mulberry Business Park
APPLICANT: Woods Associates
ARCHITECT: Fred Woods
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 63,915 sq. ft. mixed residential/retail

SUMMARY: Fred Woods and Dave Udall represented the case.

Ralph Smith spoke in opposition to the project. Mr. Smith stated he wanted to see mixed-use projects along Main Street; however, he was not happy with the way the closure of Standage was being handled; the building setback along the north; and the amount of parking.

Mr. Woods stated the project had support from staff and the transportation department to abandon Standage. He stated the reason the units face east – west was so there would not be any windows looking north toward the neighbors. The reason the setback along the north was reduced was that when they reoriented the building; removing a 24' drive aisle along the north. He stated they had also increased the landscape setback along the north from 10' to 20' Mr. Woods stated there were people who thought there were not enough parking spaces, but there were also people who thought there were too many parking spaces for a transit oriented project. Mr. Udall stated that the neighbors on the east and west side of Standage had signed agreements for the abandonment of the right-of-way.

Boardmember Vince DiBella thought the ramada piece looked weak. He confirmed the reason they were proposing it was to tie the old Mesa train station to the new light rail project. Mr. Woods had studied the train station and was trying to recreate an element from that.

Boardmember Craig Boswell confirmed the Planning and Zoning Board had recommended approval of the project; however, it was scheduled to be heard by the City Council August 13, 2007.

Boardmember Wendy LeSueur confirmed the 34' setback originally proposed included only 10' of landscaping and a 24' drive aisle. The current proposal was for a 20' landscape setback and no drive aisle. She thought the visitor parking was very centralized and not very convenient. She liked the metal canopies. She was concerned with the placement of the retail signage.

Boardmember Tom Bottomley liked the loft look. He was concerned with the separation from the neighbors. He appreciated that there were no windows and no drive aisles next to the neighbors. He was concerned with the durability of the elements at the pedestrian level. Regarding the Date Palms requested by a neighbor at the work session, Mr. Woods stated they would provide them if they become a part of the "West Main Plan"; however,

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they would prefer to use a canopy tree for shade. Boardmember Bottomley was concerned the green color was very minty, he asked if it could be more of a sage. He was concerned with the type of light fixtures that might be chosen and the fact the Board was not seeing light fixture cut sheets. He cautioned the applicant to be sensitive to the neighbors regarding light spillage. He wanted the SES panels to be recessed and painted to match the building.

Chair Tim Nielsen confirmed with staffmember Dorothy Chimel that the West Main study was still being developed. He also confirmed that tree species would be incorporated into the plan and the developers would be asked to use the preferred tree. The only place the City might plant them would be within the right-of-way.

MOTION: It was moved by Vince DiBella and seconded by Tom Bottomley that DR07-95 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 Division:
 - a. Work with Design Review staff to select a slightly modified color, other than DE5177 "Coral Bisque", for the Mesa Depot Ramada to soften the pink undertones, while still remaining consistent with the photos of the old Mesa Depot Ramada.
 - b. Provide light fixture cut sheets and indicate colors of the proposed fixtures. Fixtures should have a residential character and enhance the elevations.
 - c. Provide a revised landscape plan that includes locations for all plant material including shrubs and ground cover.
 - d. **Provide a more durable material for the loft units.**
2. Compliance with all City development codes and regulations including Conditions of Approval for Z07-028.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
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. Provide bicycle parking for the retail. Indicate locations on the site landscape plans.
6. Indicate locations of SES on the site plan. This needs to be screened from public view or recessed and painted to match the building.
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.
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half-size color elevations, one half-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.

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VOTE: Passed 6 – 0

CASE #: DR07-96 Culver's Butterburger Restaurant

LOCATION/ADDRESS: 1909 S. Country Club Dr.

REQUEST: Approval of a 3,933 sq. ft. fast food restaurant

COUNCIL DISTRICT: District 4

OWNER: Daniel Bailey

APPLICANT: Daniel Bailey

ARCHITECT: James Lichty

STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a 3,933 sq. ft. fast food restaurant

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

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR07-96 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:
 - a. Provide manufacturer cut sheets for exterior attached building lighting fixtures.
 - b. Provide the location and method of screening for service entrance section (SES).
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. 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.
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. 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

MINUTES OF THE AUGUST 1, 2007 DESIGN REVIEW MEETING

CASE #: DR07-97 Bella Via Village
LOCATION/ADDRESS: 4427 S Mountain
REQUEST: Approval of 29,648 sq. ft. of retail
COUNCIL DISTRICT: District 6
OWNER: Craig Steven Development Corp.
APPLICANT: Pew & Lake
ARCHITECT: Lesley Partch
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 29,648 sq. ft. retail center

SUMMARY: This case was removed from the consent agenda. Les Partch, Rick Strusiner and DJ Stapley , represented the case.

Boardmember Tom Bottomley asked why they were not proposing the metal roof, since it was the applicant who suggested it at the work session. He thought the building needed more color, maybe at the tower elements, especially the middle tower. He thought the tower elements at the ends needed to read as a different section. He suggested providing another steel vertical support below the suspended signs on the towers. He wanted the recesses for the sign area to be enlarged so they vary. Maybe a subtle color change within the recess.

Boardmember Craig Boswell wondered if the roof color would change if it became metal.

MOTION: It was moved by Tom Bottomley and seconded by Delight Clark that DR07-97 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 Division:
 - a. Finish the backside of parapets with a height ranging from 22'-26' to match the fronts as shown on plans.
 - b. Drought tolerant climbing vines shall be planted and placed on trellis features along rear elevations.
 - c. All roof equipment, ground mounted equipment, wall mounted equipment, and service entrance areas must comply with §11-15-4 Screening Standards.
 - d. **Change the roof to rust colored standing seam metal.**
 - e. **Stretch the recessed sign area down and vary the color.**
 - f. **Work with staff to revise the paint scheme on the towers and middle section.**
 - g. **Reinforce the towers with additional steel tube beam beneath the signs at the same air space as the beam above the signs.**
2. Compliance with all City development codes and regulations.

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3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
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.
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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Other business:

Banner Desert ancillary building:

Kevin King explained the project was a 29,000 sq. ft. two story ancillary building, which would be between the children's tower and the **loading dock building**. He explained the building would use the same materials, form and design as the tower. He stated the front of the building would always be two-story; however the rear portion could become three-story in the future. Mr. King explained that they would not be removing any Date Palms along Southern Avenue, and that they were proposing to use 50% screen walls and 50% berms along Southern and Dobson.

Boardmember Tom Bottomley thought the building was very attractive. He confirmed that on the Tower the subtle color change would be provided on the north and east elevations.

Boardmember Wendy LeSueur confirmed that there would be three Date Palms in front of the ancillary building as well as along Southern. She also confirmed that the replacement trees would be 36" box. She wanted the colors of the screen walls to match the screen walls around the campus. She suggested the walls could be angled and fun and mimic the architecture of the building.

It was moved by Craig Boswell and seconded by Vince DiBella that the ancillary building and the revisions to the landscape plan be approved as presented:

Vote: 5 – 0 – 1 (Tim Nielsen abstained)

Burdette Cabinets:

Staffmember Dorothy Chimel explained why this project was on this agenda, and that they would be heard by the Board at their September 5th work session.

Bill Petrie and John Manross represented the case.

Boardmember Vince DiBella confirmed the south side was masonry, and the reason the east side was proposed to be metal was that the applicant was planning another expansion to the east.

Boardmember Craig Boswell confirmed there would be no landscaping along the north and south property lines. He confirmed the applicant would be applying for a SCIP. Mr. Petrie stated that when the first building was put up there was no requirement for landscaping between adjoining industrial uses. Boardmember Boswell confirmed that the parking to the east of the building would be new.

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Boardmember Tom Bottomley was concerned with how the new metal building would line up with the old metal building. He confirmed the walls would be the same plane, with an expansion joint. He did not want the addition to look tacked on. He suggested the bottom of the band be at 14' not 8'. He was concerned with the colors.

Chair Tim Nielsen confirmed the landscaping would meet current Code. He thought the buildings should blend into the surrounding landscape.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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