

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD

October 3, 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
Robert Burgheimer
Vince DiBella
Craig Boswell
Delight Clark

MEMBERS ABSENT

OTHERS PRESENT

Kim Steadman	Neil Kuhns
John Wesley	Marji Aron
Monique Spivey	Garrett Newland
Jennifer Gniffke	James Carpenter
Debbie Archuleta	Jeff Winter
Rob Dmohowski	Zyg Kwasnica
Josh Mesa	Stan Hedeem
Elisabeth Hunt	Bill Petrie
Jas Khangura	Clint McGrath
Leslie Curran	Jenifer Weskalines
Vic Shill	Todd Tramor
Tom Schultz	Michael Gustafson
Mark Bowker	Robert Curtis
Ed Leuleize	Laura Hosea
Gary Crosby	Hoss Farzad
Nick Carlson	Others

1. Work Session:

CASE: Buffalo Wild Wings
6560 E Superstition Springs

REQUEST: Review of 5,700 sq. ft. restaurant

DISCUSSION:

Boardmember Craig Boswell:

- Black and white needs to be an actual screen
- Dash in the mechanical units on follow-up submittal

Boardmember Wendy LeSueur:

- Concerned with how the checkerboard ends at the south elevation. The end of the panel will be visible

Chair Tim Nielsen:

- Awning needs to be designed, should have more mass and be architectural

Boardmember Vince DiBella:

- The checkerboard seems applied where vertical, it should be a change in texture
- The applicant confirmed the vertical checkerboard was metal
- Could all the checkerboards be metal?

Boardmember Rob Burgheimer:

- Likes the variety in this area
- The black and white might be construed as a sign
- All one color might be safer, but if it is both it should be metal

CASE: Hampton Building
7538 E Hampton

REQUEST: Review of a 32,006 sq. ft. office/retail building

DISCUSSION:

Boardmember Vince DiBella:

- Colors appear too pink

Boardmember Wendy LeSueur:

- Foundation base plants should be more desert themed
- Do not use palms
- Could use bushes that grown into tree forms at building

Boardmember Rob Burgheimer:

- Very monochromatic
- Would like to see some integral color block, not all painted surfaces

CASE: Baywood Two Professional Plaza
6147 E Main

REQUEST: Review of four offices buildings totaling 42,122 sq. ft.

DISCUSSION:

Boardmember Wendy LeSueur:

- Continue to use some Sissoos

Boardmember Rob Burgheimer:

- Very stripy
- Could it be less dark

Boardmember Tom Bottomley:

- Buildings are dark

CASE: Chesters Harley Davidson
922 S Country Club

REQUEST: Review of additional buildings, canopies and paved parking and activity areas for an existing motorcycle shop

DISCUSSION:

Boardmember Wendy LeSueur:

- More continuity
- The landscaping along the west should be Sissoo, not Willow Acacia

Boardmember Rob Burgheimer:

- Going in the right direction
- Generally against exposed wood, but in this case it is the concept
- Look at reveals and control joints
- There is a lot of stucco

Boardmember Tom Bottomley:

- The “barn” looks agricultural and industrial at the same time
- Break up the west elevation more

CASE: Heritage Village Assisted Living
80th & Brown

REQUEST: Review of a proposed office and 8 assisted living buildings

DISCUSSION:

Chair Tim Nielsen:

- The Board asked them to use the stone where it would be seen, on the living quarters, not to remove it completely
- Could reduce some of the color schemes

Boardmember Wendy LeSueur:

- Windows should be recessed
- Mass the trees, not so evenly spaced
- Movement in the landscaping
- Maybe mounding

Boardmember Rob Burgheimer:

- Last month the biggest concern was that they were too similar
- Need to pull them together
- Need to put stone back, but use it in better locations
- Maybe trim access pieces, tower elements, wainscot in places
- Stone needs to wrap corners and not look stuck on
- Don't need a different color for every building

Boardmember Tom Bottomley:

- Barrel and flat roof tiles
- Look at how they use the stone and use it differently on different buildings
- Roof plan is better
- Proportions are better
- One of the color schemes has a roof tile that conflicts with the paint colors

CASE: Bank of America
1904 N Lindsay

REQUEST: Review of a 4,488 sq. ft. bank

DISCUSSION:

Chair Tim Nielsen:

- Colors match the center
- Appreciate being sympathetic to existing center

Boardmember Wendy LeSueur:

- Confirmed there were offsets in building plane

Boardmember Rob Burgheimer:

- Tubes need to be clear

CASE: Springhill Suites
Hampton & Crismon

REQUEST: Review of an 83,328 sq. ft. hotel

DISCUSSION:

Boardmember Rob Burgheimer:

- Yellow is very hard color to use in Arizona
- Stucco is fine, but you need to use an additional material; stone, block, something
- Maybe a rusticated base
- Look at how they come together
- Colors off the two buildings are too different
- Will be very hard to return the cornices, shouldn't look set like
- Bring back larger color chips

Boardmember Tom Bottomley:

- Paint chips look very pink and yellow
- Reduce the scale of the cornices
- More in scale
- Likes the way some cornices are reduced
- Make them a mass and four sided
- Gray or blue glass will be very nice
- Clear storefronts look more elegant
- Need to have screed lines or change in plane at every paint change

Boardmember Wendy LeSueur:

- Cornices look very heavy

Chair Tim Nielsen:

- Be careful of west facing windows, provide shade/solar control

CASE: Residence Inn
Hampton & Crismon

REQUEST: Review of a 6 story hotel

DISCUSSION:

Boardmember Rob Burgheimer:

- Yellow is very hard color to use in Arizona
- Stucco is fine, but you need to use an additional material; stone, block, something
- Maybe a rusticated base
- Look at how they come together
- Colors off the two buildings are too different
- Will be very hard to return the cornices, shouldn't look set like
- Bring back larger color chips

Boardmember Tom Bottomley:

- Paint chips look very pink and yellow
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- Need to have screed lines or change in plane at every paint change

Boardmember Wendy LeSueur:

- Cornices look very heavy

Chair Tim Nielsen:

- Be careful of west facing windows, provide shade/solar control

CASE: Fiesta Mall FLMS
1526 S Alma School

REQUEST: Review of a 94' tall FLMS

DISCUSSION:

Boardmember Vince DiBella:

- This sign needs to tie in with existing mall signs
- Shapes and colors are nice

Chair Tim Nielsen:

- Some of the metal being used on other FLMS is too thin and “oil cans”, be careful with quality if material

Boardmember Rob Burgheimer:

- Provide documentation to justify height
- Dillard's should not be as large as the “Fiesta Mall” portion of sign
- The sign should advertise the mall, more than the anchors

Boardmember Tom Bottomley:

- Likes the negative space
- Likes the stone as an accent, it is not overwhelming

CASE: Courtyard Marriott
4827 E McKellips

REQUEST: Review of a 111 room, 4 story hotel

DISCUSSION:

Boardmember Rob Burgheimer:

- A little ordinary
- More materials
- The pitched roof element is not helping them, it competes with the entrance
- Another break on the rear
- Could they have an arch over a pair of windows, just on some areas of the building
- The harvest gold color may cause some controversy; there may be complaints from the public in the future

Boardmember Vince DiBella:

- It needs a base to anchor it down
- Agree the pitched roof element is odd, it might be the color
- Look at the porte cochere
- Depict the columns better

Boardmember Tom Bottomley:

- Too repetitive
- Flat roof line
- Could some of the windows be different, or grouped differently, to break up the uniformity

Boardmember Wendy LeSueur:

- Three different themes on the landscape plan
- Don't use the palm trees
- Dessert Willow is not a good choice at the building
- Pick a theme; this is to diverse

CASE: Mesa Supportive Housing
1100 block of # 5th Avenue

REQUEST: Review of a proposed 18 unit HUD Section 811 housing project

DISCUSSION:

Boardmember Rob Burgheimer:

- Introduce another color in a few places
- Could the fascia be thicker?
- Show the masonry on the color board

Boardmember Wendy LeSueur:

- The walkway should be lighted and screened for security
- Maybe the additional color could be in the recessed areas

Boardmember Tom Bottomley:

- Likes the park like walkway

2. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:10 p.m.

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

On a motion by Rob Burgheimer seconded by Craig Boswell the Board unanimously approved the minutes.

4. Design Review Cases:

MINUTES OF THE OCTOBER 3, 2007 DESIGN REVIEW MEETING

CASE #: DR07-106 Superstition Springs FLMS

LOCATION/ADDRESS: 6555 E. Southern Ave.

REQUEST: Approval of a 90' Freeway Landmark Monument Sign

COUNCIL DISTRICT: District 6

OWNER: East Mesa Land

APPLICANT: Josh Goins

STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 90' Freeway Landmark Monument sign

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that the Board recommend to the City Council that DR07-106 be approved with the following conditions:

1. Compliance with the basic development of the Freeway Landmark Monument as described in the project narrative and as shown on the site plan and elevations.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Building Safety Division with regards to the issuance of building and sign permits.
5. Maximum sign height of 80 feet and a maximum sign area of 864.18 square feet.

VOTE: Passed 7 – 0

MINUTES OF THE OCTOBER 3, 2007 DESIGN REVIEW MEETING

CASE #: DR07-107 Crismon Gateway

LOCATION/ADDRESS: NEC Crismon and Baseline Roads
REQUEST: Approval of a mixed use office and commercial/retail center
COUNCIL DISTRICT: District 6
OWNER: Crismon Gateway, LP
APPLICANT: Chris Sittler
ARCHITECT: DPA Architects
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a mixed use office and commercial/retail center

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-107 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.
2. Compliance with the conditions of approval and requirements of Z07-93.
3. Compliance with all City development codes and regulations.
4. Design Review Board approval is required for Pads 1, 2, and 3 to the north end of the project.
5. The SES units need to be recessed and painted to match the building.
6. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
7. 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.
8. 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.
9. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 7 - 0

MINUTES OF THE OCTOBER 3, 2007 DESIGN REVIEW MEETING

CASE #: DR07- 108 Circle K

LOCATION/ADDRESS: 1202 N. Power Road
REQUEST: Approval of a new 4,400 square foot convenience store in conjunction with fueling facilities.
COUNCIL DISTRICT: District 5
OWNER: John Ortle and David Sleater
APPLICANT: David Cisiewski, Law Offices of David Cisiewski, PLLC
ARCHITECT: Ahmad Ghaderi, Civil Engineer and Richard Shubert, Landscape Architect
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 4,400 sq. ft. convenience store and a 4,704 sq. ft. gas canopy

SUMMARY: Boardmember Craig Boswell abstained.

David Cisiewski represented the case. Mr. Cisiewski explained the height of the building was at 23' to address neighborhood concerns. He stated they had reduced the red stripe; broken up the roof lines and lightened the color to address the Board's comments at the work session.

Laura Hosea an ASU student confirmed with the applicant that they would not be changing the proposed signage.

Boardmember Tom Bottomley thought the presentation was going backward for Circle K designs. He did think one color was enough, he also thought the building needed more architecture. He liked the photos staff displayed of the Circle K under construction in Gilbert. He thought this building needed more color, additional material, and something to support the cantilevered portion. He thought the columns he was proposing could be thin elements, maybe even tube steel.

Boardmember Wendy LeSueur agreed the building looked simplistic. She thought it looked out of proportion. Maybe lose the cantilever except in front of the windows. She stated yellow is a hard color to use in Arizona.

Boardmember Vince DiBella agreed with previous comments. He did not think the windows were in proportion to the building; the corner competes with the entry; the roof stepping was awkward; the color was bad; and there needed to be more variety.

Chair Tim Nielsen thought the cantilever was overbearing and the building needed additional color.

MOTION: It was moved by and seconded by that DR07-108 be continued to November 7, 2007

VOTE: Passed 5 – 0 – 1 (Boardmember Boswell abstained)

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CASE #: DR07-109 Precision Irrigation

LOCATION/ADDRESS: 6901 S. 89th Place (Lot 18) Gateway Airport Commerce Park

SUMMARY OF REQUEST: Design Review to allow approximately 4,994 square foot office/warehouse building for Precision Irrigation.

COUNCIL DISTRICT: District 6

OWNER: Rick Sullivan

APPLICANT: Jennifer Weskalnies/VWA Design Studio

PLANNER: Monique Spivey

REQUEST: Approval of a 4,994 sq. ft. office/warehouse building

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-109 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 re-adjust their plans to meet the minimum 8' x 15' landscape island requirement at the end of the parking rows.
2. Compliance with all City development codes and regulations.
3. Provide total landscape area on plans.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
5. Provide written approval from the Solid Waste Division for the elimination of the trash enclosure.
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 and painted to match the primary building color.
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half-size color elevations, 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 7 – 0

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CASE #: DR07-110 Four Sons Food Store

LOCATION/ADDRESS: NWC Loop 202 Freeway & Guadalupe Road
REQUEST: Approval of a convenience store, fueling canopy and car wash
COUNCIL DISTRICT: District 6
OWNER: Brother Santan, LLC
APPLICANT: Bro Retail Group Inc.
ARCHITECT: Esencia
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a 4,000 sq. ft. convenience store; a 6,450 sq. ft. gas canopy; and a 1,126 sq. ft. car wash

SUMMARY: This case was removed from the consent agenda due to a possible conflict of interest.

MOTION: It was moved by Rob Burgheimer and seconded by Tom Bottomley that DR07-110 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 irrigated pots or planters at the fueling canopy. Applicant to work with design review staff to incorporate these items.
 - b. Reconcile the landscape plan to include a landscape planter at the front entry area.
 - c. Provide refuse enclosure & gate elevations/details.
 - d. Provide five (5) additional trees to meet this amount on Guadalupe Road frontage in accordance with §11-15-3 (A) of the Zoning Ordinance.
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 5 – 0 – 1 (Boardmember Boswell abstained)

MINUTES OF THE OCTOBER 3, 2007 DESIGN REVIEW MEETING

CASE #: DR07-111 TCF Bank

LOCATION/ADDRESS: NWC of Signal Butte and Southern Avenue
REQUEST: Approval of a 4,500 sq. ft. bank within an approved shopping center
COUNCIL DISTRICT: District 6
OWNER: TCF National Bank
APPLICANT: Vaishali (Charly) Carpenter, HTG Architects
ARCHITECT: James Grover
STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 4,500 sq. ft. bank

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-111 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. All windows must be recessed a minimum of 2".
 - b. All pedestrian Connections across the drive aisles must be decorative such as stamped concrete or brick pavers to be consistent with what has been approved for the adjacent shopping center. Striping is not permitted.
 - c. Provide a 2' foundation base along the north elevation, except where teller window occurs per §11-15-6 (C) of the Zoning Ordinance.
 - d. All foundation base plant material must be in compliance with §11-15-3(C) of the Zoning Ordinance.
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. The design of all retention basins must comply with §11-15-3(D)
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.
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half-size color elevations, 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 7 – 0

MINUTES OF THE OCTOBER 3, 2007 DESIGN REVIEW MEETING

CASE #: DR07-112 TCF Bank

LOCATION/ADDRESS: 5958 E. McKellips Road
REQUEST: Approval of a 4,300 sq. ft. bank facility
COUNCIL DISTRICT: District 5
OWNER: TCF Bank
APPLICANT: HTG Architects
ARCHITECT: Jim Grover
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a 4,300 sq. ft. bank

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-112 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 ZA07-94.
 - b. Provide a separate screen wall detail for the screening of the mechanical equipment. The design needs to be enhanced to tie in with the proposed building through the use of colors/materials.
 - c. Provide parking screen walls for all parking spaces and drive aisles, including the three parking spaces at the northeast corner of the project.
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. (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 7 – 0

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CASE #: DR07- 113 Brown Evans Cardlock Fuel Facility
LOCATION/ADDRESS: 3353 N. Greenfield Rd.
REQUEST: Approval of an unattended fuel sales facility
COUNCIL DISTRICT: District 5
OWNER: Tim Sweeney, Brown Evans Distributing Co.
APPLICANT: Zygmunt Kwasnica, K Engineering & Design
ARCHITECT: Jeffrey Winter, Esencia Architecture
STAFF PLANNER: Lesley Davis

REQUEST: Approval of an unattended fuel sales facility

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-113 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.
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. (The City of Mesa has requested the change to green, to discourage theft.)
5. Lighting under the canopy is required to be recessed so that it is flush with the ceiling of the canopy.
6. Provide two half-size color elevations to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 7 – 0

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CASE #: DR07-114 General Aviation

LOCATION/ADDRESS: 2425 N Greenfield
REQUEST: Approval of a 3,482 sq. ft. aircraft hangar
COUNCIL DISTRICT: District 5
OWNER: Falcon Field Airport
APPLICANT: Mo Adib
ARCHITECT: John Manross
STAFF PLANNER: Kim Steadman

REQUEST: Approval of a 3,482 sq. ft. aircraft hangar

SUMMARY: Mo Adib and Keith Hedquist represented the case. Mr. Adib stated he did not know how to improve the elevations.

Lois Yates a citizen who is a member of the Falcon Field Area Alliance spoke regarding this case. Ms. Yates stated there were 8 people who worked on the sub area plan for Falcon Field. She asked the Board to please look at design elements of projects at Falcon Field.

She asked the Board to please help her committee keep up the design and integrity of the area. She stated Falcon Field is among the 10 busiest Municipal Airports in the nation, and there are million dollar plus homes within two miles of the airport.

Staffmember Kim Steadman stated his concerns were that the proposed colors did not appear to work with the metal siding; the SES was not shown on the elevations, the SES could not face the street, and needed to be screened. Mr. Steadman also stated the door facing Greenfield had been deleted from the second submittal.

Boardmember Craig Boswell confirmed there would be no air-conditioner on the outside of the building; and the SES would not face Greenfield.

Boardmember Vince DiBella agreed with Ms. Yates. He thought this building needed to be redone. He stated that the Board, at the work session, had said the building should have an aviation theme and be dynamic. He stated you can add steel to the butler building. He did not like the tacked on materials, and thought the cornice did not relate.

Mr. Hedquist stated he owns an airport in Omaha. He did not think he could address the Board's requirements on a hangar. He stated this would be a service building to repair helicopters. He plans to build two more buildings at Falcon Field. He stated he wanted an attractive building, but this was the best he could do with what he had. He would hide it with trees and bushes. He stated they matched the MD Helicopters building.

Boardmember Tom Bottomley agreed with Boardmember DiBella. He thought this building could be something special. It does not address an aeronautical theme. Metal buildings can be well done, but this one is not. Sticking stucco on it is not enough. He suggested using masonry or steel. He thought the building should be contemporary. He did not think this building had four-sided architecture. He did not agree that you cannot change a hangar. He stated the applicants could do something very interesting. He thought they

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could use aviation shapes that address flight. He suggested the design be cleaned up and use a simple aviation theme. This is not well executed.

Mr. Hedquist stated they designed the building to look like the Falcon 7 project and since the Board already approved that project they had to approve this one. He stated they designed this building to look like the shopping center on the south side of McKellips because that was what the Board wanted Falcon 7 to do.

Staffmember Kim Steadman stated that the Board had suggested the Falcon 7 project look at the landscaping approved for the shopping center across the street to create a cohesive landscape theme along McKellips.

Boardmember Vince DiBella stated the Design Review Board denied the Falcon 7 project, and did not tell either project to look retail.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR07-114 be continued to November 7, 2007

Mr. Hedquist stated he wanted a denial. He stated they would not spend more time on this project. They did not think they were supposed to change the elevations. Then he stated they made the elevations look like the shopping center across the street because they thought that was what the Board wanted.

Boardmember Wendy LeSueur stated the Board was not looking at Falcon 7. They believe this building can be very nice.

Mr. Hedquist stated they had come as far as they could with this project. Maybe they should go somewhere else in Falcon Field, but they need to be near MD helicopters. He stated this was a better building than anything he has ever built. It was ten times better than the Sheriff's building that used to be there.

Chair Tim Nielsen stated the Board is not trying to make the building expensive; they want it to look like where Falcon Field needs to go. It should be a jewel.

VOTE: the motion to continue the case Passed 6 – 0

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CASE #: DR07-115 AZ Bank & Trust

LOCATION/ADDRESS: 10025 East Southern Avenue

SUMMARY OF REQUEST: Approval a 3,926 square foot Arizona Bank & Trust with Drive-through facilities.

COUNCIL DISTRICT: District 6

OWNER: VJ Crismon, LLC

APPLICANT: Christopher Barry, Metro/Land Consultants

ARCHITECT: Gerald Shremshock, KDA Architecture Planning

STAFF PLANNER: Monique Spivey

REQUEST: Approval of a 3,926 sq. ft. bank

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-115 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. Seal copper to control finish color. Staff to review and approve.
 - b. The applicant shall provide a minimum 2' Foundation Base along the east elevation where drive through occurs, except where teller window occurs.
 - c. Provide 25% landscaping within the east elevation foundation base.
 - d. Provide 2 additional trees around the building. Trees can be placed in drip irrigated decorative pots that are a minimum height of 24" inches.
 - e. Show tower height on site plan information to be 25'-10".
2. Compliance with all City development codes and regulations.
3. Approval of a Site Plan Modification to accommodate the proposed site plan.
4. Any display on the electronic message board must be maintained in one-hour increments. Any electronic message display changes in a period of less than one hour requires a Special Use Permit. Per §11-19-8(D)(17) of the Zoning Ordinance.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
6. Provide trash enclosure details in final submittal. Trash enclosure design should be complimentary to the main building.
7. All roof mounted equipment, ground mounted equipment, service entrance sections, and wall mounted equipment must comply with §11-15-4 (Screening Standards) of the Design Guidelines.
8. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
9. 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

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ownership.

10. 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.
11. Fire risers, building downspouts and roof access ladders are to be located within the building.
12. Provide two half size color elevations, 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 7 – 0

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CASE #: DR07- 116 Burdette Cabinets

LOCATION/ADDRESS: 3941 N. Higley Rd.
REQUEST: Approval of a 26,818 sq. ft. addition to an existing
26,882 sq. ft. building
COUNCIL DISTRICT: District 5
OWNER: Burdette Property LLC
APPLICANT: John C. Manross
ARCHITECT: John C. Manross
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 27,818 sq. ft. addition to an existing building

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

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR07-116 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.
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 conditions of approval for ZA07-98.
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 to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 7 – 0

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Respectfully submitted,

Debbie Archuleta
Planning Assistant

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