



Design Review Board

Minutes

**May 7, 2014
Council Chambers – Lower Level
57 East 1st Street
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:37 p.m.

Board Members Present:

Ralph Smith – Chair
Eric Paul – Vice Chair
Taylor Candland
Tracey Roedel
Brian Sandstrom

Staff Present:

John Wesley
Angelica Guevara
Kim Steadman
Colin Valles
Julia Kerran

Board Members Absent:

None.

Others Present:

Gerald Black
Patty Gibson
William Hendricks
Cheri Ishmael
Erin McManis
Michael Raiche
Warren Steffey
Cynthia Stewart
Marvin Curry
Gloria Curry
Ernestine Black
Richard Blazsi
Gary Ismael

- A. Discuss and Provide Direction Regarding Design Review cases:

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CASE: **DR14-009 Fry’s Fuel Center**
2041 North Recker Road (District 5), Review of a new fuel center. (PLN2014-00095) Ali Fakh, applicant; PFA Enterprises, LLC, owner.

Discussion:

Staff member Kim Steadman presented the case to the Board.

Chair Smith

- Verified the differences between the resubmittal and the existing Fry’s Fuel Station at East Baseline Road and South Country Club Drive
- Verified the location of the pop-out
- Verified that the typical style of screening wall will be installed
- Agreed that the wall should be continued around the perimeter as suggested by Staff and Boardmember Candland
- Suggested that pedestrian access on the south be repeated on the north side of the property

Vice Chair Paul:

- Verified the location of the screening wall
- Verified that the lighting would not encroach into the neighboring residences

Boardmember Sandstrom:

- Explained that lighting cannot encroach onto other properties
- Stated the LED light fixture does not create any spillover of light to adjacent property

Boardmember Candland:

- Suggest that a block wall be installed around the perimeter

Boardmember Roedel:

- Verified the number of fuel pumps
- Stated the Vapor Recovery regulations in Arizona are very strict

Neighbors:

- Verified that the Fuel station will be opened 24 hours/day seven days a week
- Verified that there is not two different zoning districts on this property
- Stated that North Recker Road was not designed as a highway
- Stated that North Recker Road has deteriorated

Attorney representing the Tuscan Village HOA – Erin McManus:

- Expressed concerns with lighting, traffic flow increase, increase in noise level and pollution of the proposed project
- Stated that the design of the northern access point will increase traffic into the HOA

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CASE: **DR14-014 Taco Bell**
6742 East Main Street (District 5) Review of a new restaurant with drive-thru and site modifications. Greg Hitchens, applicant; SK & M Investments, owner. (PLN2014-00176)

DISCUSSION:

Staff member Kim Steadman presented the case to the board.

Chair Smith:

- Verified that the proposal met the landscape requirement in the area
- Verified that the material of the drive-thru wall is metal slat
- Stated that the bottom slats of wainscot is overkill on the stone aesthetically
- Stated that it is more economical to use metal than stone
- Liked the three valances, they will look interesting in the nighttime
- Stated that this element will look massive in the daytime
- Stated that the stucco tower gives the rest of the building some character
- Suggested that the rest of the building is given some character
- Stated that there was a lot of metal
- Suggested that the stones up to the metal should go around the building
- Suggested that they not lose the canopy, only the thickness of the canopy needs adjustment

Vice Chair Paul:

- Suggested that the size of the building would look better with horizontal not vertical banding
- Stated that the difference between the front and the back of the restaurant appeared to be two different buildings
- Stated that it looked as if no one cared about the look of the rear of the building
- Suggested that all four sides of the building should flow together well

Boardmember Sandstrom:

- Asked if the owner wanted the wainscot all around the building
- Stated that the stucco tower is the only element anchoring the site, yet it seems too much

Boardmember Roedel:

- Verified that the required retention and the proposed retention basin are adequate

Neighbor – Warren Steffey – 6750 East Main Street

- Concerned with retention basin overflowing as it does not currently handle the runoff
- Stated that the proposal is much better than the current building, looked forward to the remodel

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CASE: **DR14-015 Panda Express**
1210 East Southern Avenue (District 4) Review of a new restaurant with drive-thru and site modifications. Justen Cassidy-HSB Architects, applicant; Clay Worthy, Panda Express Restaurant Group, Inc., owner. (PLN2014-00188)

DISCUSSION:

Staff member Angelica Guevara presented the case to the board.

Chair Smith:

- Stated that he would like to see how the fake wood looks like in person
- Suggested a trellised green screen on the west side of the building
- Verified that the mechanical equipment was screened
- Verified that the faux bamboo was green anodized metal cut at an angle
- Stated that the design was in pretty good shape on a challenging site

Vice Chair Paul:

- Stated that the design was excellent
- Verified that the South Elevation had metal on the wall
- Concerned with the sun beating down on the South facing metal wall
- Liked the durable materials being used
- Stated that the finish was nice
- Stated that the vegetation was scarce

Boardmember Sandstrom:

- Concerned about the large blank walls
- Suggested that there be a collective design throughout the building
- Stated that the metal finish will reduce the reflection from the sun
- Verified the outdoor patio railing

Boardmember Roedel:

- Stated that the Tempe location was a good example of this design
- Verified that the faux bamboo was not lime green

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CASE: **DR14-016** **American Metals**
824 West Broadway Road (District 4) Review of a new contractor's yard and warehouse. Ralph Pew, Pew & Lake PLC, applicant; Jjadar Mamelech, LLC, Owner. (PLN2014-00011)

Staff Planner: Kim Steadman

DISCUSSION:

Staff member Kim Steadman presented the case to the board.

Chair Smith

- Verified that the proposal met the landscape requirement in the area
- Verified that the fence is not built
- Liked the idea
- Stated that the printed louver was too pink by itself and it clashed with the rust
- Stated that the concept does not work on print

Vice Chair Paul:

- Verified gage of steel
- Verified building height
- Verified that the screening fence covered the entire perimeter of the property

Boardmember Sandstrom:

- Agreed that the concept was good
- Stated that the previous installation was not good
- Stated that the railroad cars had a clean look

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- B. Call to Order:
Chair Smith called the meeting to order at 6:13 p.m.
- C. Approval of the Minutes of the April 2, 2014 Meeting:
On a motion by Vice Chair Paul, seconded by Boardmember Sandstrom, the Board unanimously approved the minutes.
- D. Other Business:
1. Boardmembers' Terms Expiring – Planning Director, John Wesley, stated that both Chair Ralph Smith's and Vice Chair Eric Paul's terms expire in June 2014. Mr. Wesley stated that Danny Ray is no longer on the Design Review Board since he has filed to run for Mayor in the upcoming election. Mr. Wesley stated that we will have Board Officers election during the June 4, 2014 Design Review Board meeting.
 2. Consider the General Plan – Vice Chair Eric Paul, as the Design Review Board's representative to the Planning Advisory Committee, verified that his fellow Boardmembers had looked at the Mesa 2040 General Plan. Boardmember Brian Sandstrom verified that there was very little time left to make comments. Mr. Sandstrom verified that Chapter 7: Community Character and Chapter 5: Growing and Maintaining Diverse and Stable Jobs addresses mixed-use and redevelopment of big box shopping centers. Chair Ralph Smith stated that comments on the Mesa 2040 General Plan need to be made as soon as possible. Mr. Smith stated that the document was well thought out and well written. Mr. Paul stated that the Character Area concept is excellent and explains the differences between our diverse neighborhoods.
- E. Adjournment:
The meeting adjourned at 6:29 p.m.

Respectfully submitted,

Julia Kerran
Planning Assistant

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