

**CITY OF MESA  
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE  
MEETING**

**DATE:** August 18, 2005   **TIME:** 7:30 a.m.

**MEMBERS PRESENT**

Chuck Riekena, Chair  
Adam Decker  
Michelle Dahlke  
Nabil Abou-Haidar  
Christine Close

**STAFF PRESENT**

Shelly Allen  
Patrick Murphy  
Katrina Rogers

**MEMBERS ABSENT**

Jeff Jarvis, Vice Chair  
Gary Gallagher  
Dean Taylor

**1. Call to Order**

The August 18, 2005 meeting of the Downtown Development Committee was called to order at 7:35 a.m. in the City Council Chambers located at 57 E. First Street by Chair Chuck Riekena.

**2. Approval of Minutes of the July 21, 2005 Regular Meeting**

It was moved by Adam Decker, seconded by Christine Close, to approve the minutes.

**Vote: 5 in favor  
0 opposed**

**3. Discuss and Consider the placement of the Ikeda Lantern location (continued from the July 21, 2005 meeting).**

**Staff Contact: Gerry Fathauer, (480) 644-6601  
E-mail Address: gerry.fathauer@cityofmesa.org**

Ms. Allen stated that a staff member from the Economic Development Division was able to translate the characters on the lantern and confirmed that it contains the names of the Tokyo Giants ballplayers.

Ms. Fathauer gave a brief presentation on the Ikeda Japanese lantern. Ms. Fathauer said she spoke to several people in the City to research the history of the donation of the lantern. She said that the lantern seems to relate better to the baseball stadium rather than the Mesa Arts Center. Mr. Dunn who operates the Hohokam Stadium has agreed to place it inside the gates of the stadium at the southwest entrance. It will be secured behind a wall, away from traffic. Mr. Dunn thought it would make sense to place it close to the Hohokam Room, which contains memorabilia relating to the history of baseball. Ms. Fathauer indicated that Ms. Ikeda is fine with whatever the City would like to do with it. Ms. Fathauer pointed out that she is not sure what it would cost to get the sculpture out of Ms. Ikeda's back yard. This may impact the ability of the City to accept the donation. Ultimate Imaginations Inc. accepted the donation a year ago to include in the Permanent Sculpture Program; however, if this sculpture is not placed downtown, they would not be interested in paying for the cost to move it.

**It was moved by Christine Close, seconded by Adam Decker, to locate the Ikeda Lantern at the Hohokam Baseball Stadium.**

**Vote: 5 in favor  
0 opposed**

**4. Discuss and consider the Design Review, Case No. DR05-001TC, for a new Taco Bell located at 310 W. Main Street.**

**Applicant: Gregory Hitchens, Hitchens Associates Architects, Inc.**  
**Staff Contact: Katrina Rogers, Town Center Development Associate,  
(480) 644-3966**  
**E-mail Address: [katrina.rogers@cityofmesa.org](mailto:katrina.rogers@cityofmesa.org)**  
**Recommendation: Approval with stipulations**

Ms. Rogers discussed a proposal for a new Taco Bell, at the northeast corner of Main Street and Country Club. The Taco Bell will have indoor and outdoor dining with a drive-thru lane in the back of the building. This corner has been identified in the Downtown Concept Plan as a gateway corner. Staff believes the architect has designed a gateway development by providing pedestrian amenities, signature landscaping, and by placing the building towards the street corner.

Ms. Rogers explained that the Transportation Division required the applicant to provide a new bus pull out lane on the northeast corner of Country Club and Main St. This was a difficult task considering the preexisting challenges of the site. Nevertheless, the architect was able to successfully incorporate the bus pull out lane into the site plan and connect the existing sidewalk with the pedestrian pathways within the site. Ms. Rogers added that there are currently seven existing driveways leading into the site which will be eliminated and replaced with two new driveways, neither of which will be accessible from Main Street.

Ms. Rogers explained that 28 parking spaces are needed for this project. The parking requirement will be met by providing 25 spaces on site and 14 spaces on Morris Street. Ms. Rogers explained that the Downtown Development Committee

can allow public parking areas to be utilized to meet the parking requirement for properties within the TCC zoning district. Staff believes that the parking will not become a detriment to the surrounding area.

Ms. Rogers discussed the lighting on the site. There is lighting within the parking lot and along the perimeter of Morris Street. The applicant also intends to light the outdoor dining area even though it was not shown on the development plans. Staff has requested a stipulation be placed upon the approval of the Design Review case to require the lighting in the outdoor dining to be compatible to the streetscape lighting on Main Street.

Ms. Rogers explained that staff believes the landscape plan was designed very well. If the design standards for landscaping were applied to this project the applicant would be required to provide 54 trees and 162 shrubs within the landscape setback areas. They were able to provide 37 trees and 149 shrubs, only a small shortfall from what is required. Ms. Rogers explained that the requirements in the Zoning Ordinance are geared towards suburban style developments with a typical 25 to 30 foot landscape setback area. However, properties within the downtown area are designed for an urban environment with buildings placed closer to the streets. It is difficult to provide such large numbers of landscaping within the smaller setbacks for downtown. For this reason, staff believes that the landscape numbers provided are more than adequate for the site and succeeds in creating a lush landscape palette. Ms. Rogers added that the Downtown Development Committee has the ability to modify the landscape requirements for properties located within the Town Center Redevelopment Area.

Ms. Rogers briefly described the signage proposed. There will be two wall signs on the building, one at each entry point. They will also have one monument sign on the northwest corner of the site next to Country Club Drive. Staff has requested that a stipulation be placed upon the approval of this Design Review case that the monument sign must comply with the requirements of the TCC zoning district, including a maximum height of 5 feet and 32 square feet of sign area. All three signs are permitted within the TCC zoning district.

Ms. Rogers briefly discussed the seven (7) expression panels that are located on the building. She explained that these expression panels, by definition, are considered signs because they have the Taco Bell logo and corporate colors. As a result, they would exceed the maximum number of signs that are permitted for this building. The supplemental provisions in the Sign Code states that the Downtown Development Committee can approve the expression panels as long as they meet the following four criteria:

1. Clearly serve as an architectural embellishment to the building or development;
2. Are compatible and harmonious with the primary color(s), style, and architecture of the building or development;
3. Are integrated into the primary physical elements of the building or development;

4. Are constructed or composed of architectural-grade materials such as ceramic tile, metal, glass, or masonry.

Ms. Rogers stated that staff believes the expression panels are an integral part of the design of the building and complies with the four requirements stipulated in the Sign Code. Staff recommends that the Downtown Development Committee approve the expression panels as part of this Design Review Case.

Ms. Rogers briefly went over the requirements for a Special Use Permit. She stated that a Special Use Permit is required for the outdoor dining in the TCC zoning district. The restaurant will have eight (8) tables placed within the outdoor dining as depicted in the development plans. The tables and chairs will be anchored to the concrete slab. Staff recommends three stipulations be placed upon the approval of the Special Use Permit:

1. Compliance with the development plans dated June 21, 2005.
2. The approved area must be kept clean and free of debris and sidewalk stains at all times.
3. Only eight approved tables, located as depicted in the development plans, shall be allowed in the outdoor dining area. Freestanding tables and chairs from the restaurant shall not be permitted in the outdoor dining area.

Ms. Rogers added that outdoor dining continues to be an encouraged use in downtown Mesa, especially on Main Street. The Zoning Administrator will make the final decision for the Special Use Permit at his August 30th meeting.

Ms. Rogers stated that the applicant is also required to obtain a Council Use Permit for the drive-thru lane, as long as it is not visible from Main Street. She added that the drive-thru lane will be sufficiently screened from Country Club Drive with landscaping and screen walls and is completely screened from Main Street. Staff will notify the Downtown Development Committee when the City Council will consider the Council Use Permit.

Ms. Rogers said the applicant complied with the Citizen Participation Ordinance requirements by notifying all property owners and tenants within 300 feet of this site and inviting them to attend all public hearings in which this project would be discussed. The neighbors were also provided with a set of development plans and provided contacts with the City of Mesa and Hitchens Architects. Ms. Rogers stated that she has not received any comments or concerns regarding this project.

Ms. Rogers stated that staff believes this project is in keeping with the Town Center Concept Plan and is within the guidelines of the TCC Zoning District. The Town Center Development Office recommends approval of the Design Review Case subject to the stipulations written in the staff report. Staff also recommends that the DDC forward a recommendation of approval of the Special Use Permit to the Zoning Administrator and recommends approval of the Council Use Permit to the City Council. Ms. Rogers said the architect for this project is Greg Hitchens who is in

attendance to help answer questions pertaining to this project. She added that Mark Peterson, property owner, is in attendance as well.

Chair Riekema asked the architect to make a brief presentation to the Board.

Mr. Greg Hitchens with Hitchens Associates Architects at 2135 E. University Dr., provided a brief presentation on Taco Bell. He stated that the biggest challenge to the site was incorporating the drive-thru lane and designing a pedestrian oriented development with outdoor dining next to the sidewalk. Another challenge was that the parcel is long and narrow, approximately 100 feet wide by 300 feet deep. He believes that they were successful in meeting the requirements of staff and of the zoning district. In addition, there has been no opposition expressed by the community, which seems to indicate that the project is well designed.

Chair Riekema thanked Mr. Hitchens for his presentation and asked if anyone had any questions.

Mr. Decker asked what route pedestrians are expected to take to get from the back parking lot to the entrance of the restaurant.

Mr. Hitchens replied that pedestrians will use the sidewalks on either the west or east side of the property. There is a collector sidewalk to assist pedestrians in crossing the drive-thru lane. Mr. Hitchens noted that the entry points are on the west and south side of the building.

Ms. Close asked what the tables in the outdoor dining area are made of.

Mr. Hitchens replied the tables would be constructed of polished concrete and weigh up to 1,100 pounds.

Chair Riekema asked what type of material will be used for the lattice wall on the east elevation.

Mr. Hitchens replied that the lattice would be made of metal and is used to screen the electrical equipment located on the east side of the building from Morris Street.

Chair Riekema asked if there is a screen wall for the outdoor dining area located next to Main Street.

Mr. Hitchens explained that originally he had proposed a 3 ½ foot screen wall but decided to eliminate the wall and replace it with landscaping to screen the outdoor seating from Main Street.

Mr. Abou-Haidar asked what material is used for the sidewalk leading to the main entrance i.e., plain concrete, brush, salt finish, or exposed aggregate.

Mr. Hitchens replied that the sidewalk is generally some type of texture or colored concrete. He said he would be open to suggestions from the Committee.

Mr. Abou-Haidar stated that the building has very rich, strong colors and suggested that he extend some of that color scheme to the entry sidewalk leading to the building.

Ms. Dahlke asked how staff enforces the stipulation that requires that the outdoor seating area be kept clean and clear of debris at all times.

Ms. Rogers responded that this is a standard stipulation. She added that the Special Use Permit could be revoked if there are problems with compliance to the stipulations of approval.

Mr. Abou-Haidar asked if there would be a finish applied to the concrete in the drive thru-lane to hide oil stains.

Mr. Mark Peterson, 2255 E. Airway, Kingman AZ, responded that a stain black concrete is used in the drive-thru which is easier to remove oils and greases from the concrete. He added that there are specific employees hired to spray wash the drive thru lane as part of the job.

Chair Riekena asked if anyone would like to make a motion.

**It was moved by Christine Close, seconded by Adam Decker to approve Design Review Case No. DR05-001TC for a new Taco Bell located at 310 W. Main Street subject to the following stipulations:**

- 1. Full compliance with the approved plans dated June 21, 2005 and all current Building Code requirements, unless modified through the appropriate review.**
- 2. Approval of Council Use Permit Case No. CUP05-001TC.**
- 3. Approval of Special Use Permit Case No. ZA05-047TC.**
- 4. Site lighting shall be provided for the outdoor seating area and the design shall be compatible to the existing streetscape lighting on Main Street. Site lighting shall be in accordance to the City's Outdoor Lighting and Control Ordinance (Night Sky Ordinance), and shall ensure that light does not spill over into the adjacent properties.**
- 5. The proposed monument sign shall comply with the maximum height and sign area as described in the Sign Ordinance for the TCC zoning district, not to exceed 5 feet in height and 32 square feet in area.**
- 6. The seven expression panels, considered to be signs by definition in the City of Mesa Sign Ordinance, shall be permitted as per Section 11-19-8-(D)16, even though they exceed the maximum permitted signage as specified for the TCC zoning district.**

7. **The drive-thru lane shall contain a stained black concrete to hide oil stains.**
8. **The front sidewalk, leading to the entrances of the building, shall be made of a textured/colored concrete to complement the color and design of the building.**

**Vote: 5 in favor  
0 opposed**

5. **Discuss and Consider a Council Use Permit, Case No. CUP05-001TC, for a proposed drive-through lane in the TCC zoning district, for a new Taco Bell located at 310 W. Main Street.**

**Applicant: Gregory Hitchens, Hitchens Associates Architects, Inc.  
Staff Contact: Katrina Rogers, Town Center Development Associate**

See agenda item number 4 for the staff presentation and discussion from the Committee.

**It was moved by Christine Close, seconded by Adam Decker to recommend approval of Council Use Permit, Case No. CUP05-001TC for proposed drive-thru lane in the TCC zoning district for the New Taco Bell at 310 W. Main Street subject to the following stipulation:**

1. **Full compliance with the approved plans dated June 21, 2005 and all stipulations of the Design Review Case No. DR05-001TC.**

**Vote: 5 in favor  
0 opposed**

6. **Discuss and Consider a Special Use Permit, Case No. ZA05-047TC, to allow outdoor seating in conjunction with a restaurant use in the TCC zoning district for a new Taco Bell located at 310 W. Main Street.**

**Applicant: Gregory Hitchens, Hitchens Associates Architects, Inc.**  
**Staff Contact: Katrina Rogers, Town Center Development Associate, (480)**

See agenda item number 4 for the staff presentation and discussion from the Committee.

**It was moved by Christine Close, seconded by Adam Decker to recommend approval of Special Use Permit, Case No. ZA05-047TC to allow the outdoor seating in conjunction with the Taco Bell at 310 W. Main Street in the TCC zoning district, subject to the following stipulations:**

1. **Compliance with the development plans dated June 21, 2005.**
2. **The approved area must be kept clean and free of debris and sidewalk stains at all times.**
3. **Only eight approved tables, located as depicted in the development plans, shall be allowed in the outdoor dining area. Freestanding tables and chairs from the restaurant shall not be permitted in the outdoor dining area.**

**Vote: 5 in favor**  
**0 opposed**

7. **Director's Report, Shelly Allen**

- a) **Downtown Pedestrian Pathway-** The Downtown Pedestrian Pathway is underway. The old bank drive-thru building has already been demolished and construction is moving right along.
- b) **The Bank One Building-** There are some concerns with the tiles that were placed on the pillars, also with the scoring, and the concrete. Mr. Murphy is working closely with the builders to ensure that they stay in compliance with the standards on the appearance of the building.

8. **Board member comments.**

No Board member comments.

9. **Items from Citizens present (No action can be taken).**

No items from citizens present.

10. **Adjournment**

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:29 am.

Respectfully Submitted,

---

Shelly Allen, Town Center Development Director  
*Minutes prepared by Liz Kuwamoto*

