



## **Design Review Board**

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### *Minutes*

**City Council Chambers, Lower Level  
October 2<sup>nd</sup>, 2013**

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

**Board Members Present:**

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

**Board Members Absent:**

Danny Ray

**Staff Present:**

John Wesley  
Jason Sanks  
Wahid Alam  
Kaelee Wilson  
Mia Lozano  
Kim Steadman  
Delphina Legah

**Others Present:**

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

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**CASE:** DR13-033 Parcel 51  
The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD.

**REQUEST:** Review residential product.

**DISCUSSION:**

Staff member Jason Sanks presented the case to the board. John Wesley, Planning Director, stated since the zoning case was contentious, one of the conditions of approval was to have the Design Review Board review the product.

Chair Smith:

- Questioned the square footage.
- Most of the Board's concerns are related to the site plan that cannot be changed.
- Stated he hopes the colors between houses will alternate.
- A lot of the elevations are too dark.
- The rock on elevation 902 Tucson E is too close to paint color.

Board member Sandstrom:

- Questioned the choice of product.
- Current product makes less sense than townhomes.
- Concerned about the heat gain from fake turf.
- Would like to see real grass in the common areas.
- Concerned about drainage in side yards.

Board member Roedel:

- Questioned whether the development will be a part of the Las Sendas HOA.
- Concerned about heat gain in the side yard.
- The rock on elevation 902 Tucson E is too close to paint color.

Board member Paul:

- Didn't like the large blank wall between homes.

Anthony Martin, representing the Las Sendas HOA, stated they do not object to the latest plan.

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**CASE:** DR13-034 Circle K  
2737 South Ellsworth Road

**REQUEST:** Review a 4,450 square foot convenience store with a fueling facility.

**DISCUSSION:**

Board member Roedel recused herself. Staff member Mia Lozano gave a brief presentation to the board. Ms. Lozano explained the request is for a new Circle K gas station. She stated staff's main concern is the lack of landscaping on the sliver of land to the east.

Chair Smith:

- Liked the color combination. Would like to see wainscoting on service entry to be lighter or vary color combination.
- Questioned the type of lighting. Would like to see lighting in the trash enclosures and recessed lighting on the building.
- Additional lighting is needed on the east elevation and the back of the building.

Board member Sandstrom:

- Inquired about the number of gas pumps.
- Questioned whether the service entry will be screened.
- Questioned if there would be any outdoor storage.

Board member Candland

- Commented the entry drive seemed narrow.

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B. Call to Order:

Chair Ralph Smith called the meeting to order at 5:23 p.m.

C. Approval of the Minutes of the September 4<sup>th</sup>, 2013 Meeting:

On a motion by Board member Sandstrom seconded by Board member Ray the Board unanimously approved the minutes with the correction submitted to staff.

D. Discuss and take action on the following Design Review cases:

**CASE:** DR13-035 Oakland A's  
1235 North Center Street and 61 North Center Street

**REQUEST:** Review of renovations to Hohokam Stadium and Fitch Park.

**DISCUSSION:**

The applicant gave brief presentation to the Board depicting the proposed renovations to Hohokam stadium and Fitch Park.

Chair Smith:

- The character of the green screen is horrible and is not an improvement.
- Suggested the applicant look at other landscaping options.
- The green screen looks like the tarp on fencing at construction sites.
- Everything but the screen on the fencing is great.

Board member Sandstrom:

- Liked the modifications proposed for Hohokam Stadium.
- Stated on behalf of himself and Board member Candland that had to leave the meeting that the applicant missed the mark on the fencing around Fitch Park.
- Questioned if the green screen on the fencing was the best solution the applicant could think of.

Board member Paul:

- Suggested part masonry wall, part wrought iron for Fitch Park.

Board member Roedel:

- Was not as opposed as others to the hedge removal.

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Betty Austin, 760 North Center Street, stated she is not a fan of the vinyl on the fencing on Fitch Park. Ms. Austin stated she likes the existing hedges.

Cindy Flowers spoke on behalf of Keith Bullock, 1362 N. Hibbert, questioned the applicant on whether there will be Oakland A's staff at the stadium year round. The applicant stated there will be year round staff on site.

Jim Boydsten, 247 East Glencove Street, stated he would like to see the trees that used to be around Fitch Park to be replanted as they acted as a buffer to surrounding residents.

Stan Dean, 226 East Glencove Street, questioned who would maintain the retention basin on site that is used for parking on game days. Staff member Scot Rigby stated it will still be used as game day parking.

Marilyn Weenerstrom questioned whether there will be a difference in parking since seats are being removed. Ms. Weenerstrom also questioned whether grass seating will remain.

With no other citizens to comment on the case, the public comment portion of the meeting was closed.

Chair Smith stated there are several different solutions he can think of for an alternative to the green screen on the fencing. He stated no effort has been made since they saw the case last month. Staff member Scot Rigby stated they are trying to focus the dollars on the renovations to the structures.

Board member Sandstrom stated it isn't just the board members that are opposed to the green screen, there are also residents present that agree. Board member Sandstorm stated the board is here for the residents and to ensure quality development. He stated he would like to see the fencing come back to be reviewed separately.

Staff member Scot Rigby stated he would like the project to move forward tonight and would work out fencing solutions with staff.

Board member Paul stated the hedge was put there in the first place to screen the fencing. He questioned why it should be removed now to expose something that was originally being screened.

On a motion by Board member Roedel seconded by Board member Sandstrom the Board unanimously approved case DR13-035 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. Provide landscape islands per section 11-33-4 (B) of the City of Mesa Zoning Ordinance.
3. Provide alternative design solution details to address elimination of hedges to be approved by DRB.
4. Compliance with all City development codes and regulations.

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E. Other Business:

None.

F. Adjournment:

The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Kaelee Wilson  
Planning Assistant

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