

## **Design Review Board**



### *Minutes*

**December 9th, 2014  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> 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 1<sup>st</sup> Street at 4:30 p.m.

#### **Board Members Present:**

Eric Paul – Chair  
Brian Sandstrom – Vice Chair  
Greg Lambright  
Taylor Candland  
Nicole Thompson  
Tracy Roedel  
Sean Banda

#### **Board Members Absent:**

#### **Staff Present:**

John Wesley  
Tom Ellsworth  
Lisa Davis  
Kim Steadman  
Wahid Alam  
Kaelee Wilson  
Mike Gildenstern

#### **Others Present:**

Traver Jones  
Richard Caldwell  
Tony Christofellis  
Sake Reindersma  
Mike Scarbrough

Eric Paul, welcomed everyone to the Work Session at 4:32.

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

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**Item A.1. DR14-032 Ichi Ban Renovation & Expansion**

2015 South Alma School Road. Located on the southeast corner of West Baseline and South Alma School Roads. Review of the proposed renovation and addition to a vacant restaurant. Traver Jones, Kimberly-Horn, applicant; Diversified Partners, owner. (PLN2014-00479)

**Staff Planner: Lisa Davis**

**Discussion:**

Staff member, Lisa Davis, presented the case to the Board.

**Boardmember Candland:**

- Liked the change in depth and change in elevation

**Chairperson Paul:**

- Informed the applicant that they responded well to the Board's concerns
- Confirmed that the existing wood will be changed to weather resistant long-life material, and the wood on the existing cell tower will potentially be stripped and refinished

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**Item A.2. DR14-038**

22333 South Power Road. Located south of Baseline Road on the east side of Power Road (1.1± acres). District 6. Review of a proposed expansion of a veterinary clinic. (PLN2014-00545).

**Staff Planner: Lisa Davis**

**Discussion:**

Staff member Lisa Davis presented the case to the Board.

**Boardmember Lambright:**

- Was pleased that potential extra noise would be a non-factor, as site is bordered by a Sherwin Williams paint store and a park
- Suggested lowering the parapet of the addition at the front plane so that the height is equivalent to the existing structure and putting the mechanical on the ground
- Suggested that if the parapet is needed to screen the mechanical units, proposed creating a second parapet that would be taller. The placement of that parapet should be in line with the back of the pitched roof on the existing building, which would be about 10-12 feet behind the parapet at the front plane

**Chairperson Paul:**

- Thought that the pitched roof coming into the parapet was awkward
- Confirmed that applicant was adding 8 parking spots (some facing Power Rd., some against the front of the building)
- Was pleased with the effort to blend the old with the new
- Encouraged applicant to work with architect and staff to level the roof line along the parapet

**Boardmember Candland:**

- Was concerned with the three varying heights on the roofline

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### **Item A.3. DR14-039 Salad and Go**

245 South Power Road (District 5). Review of the proposed drive-thru restaurant with outdoor seating. Sake H. Reindersma, SRA 360, applicant; Tony Christofellis, And Go Concepts, owner. (PLN2014-00587)

**Staff Planner: Kaelee Wilson**

#### **Discussion:**

Staff member Kaelee Wilson presented the case to the Board.

#### **Vice Chair Sandstrom:**

- Concerned with lack of variety of planes, looks like the tile was just stuck on
- Suggested popping out the foam and laying the tile recessed, create variation in the wall plane, and shadows for dimension
- Stated that too much color would make the building appear too busy
- Confirmed that 3' 6" parapet would be effective in screening rooftop mechanical units
- Requested that the scupper and overflow with a downspout be eliminated and replaced with two holes (one drainage, one overflow)
- Concerned with bulkiness of the front of the overhang plane

#### **Boardmember Thompson:**

- Concerned about lack of shade and seating
- Suggested stepping the parapet back to create more dimension

#### **Chairperson Paul:**

- Concerned about project drive through not meeting minimum queuing distance
- Concerned about the mass and heaviness of the roof

#### **Chairperson Lambright:**

- Concerned about the density of the canopy on spindly columns
- Suggested extending the overhang for shading purposes

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**Item A.4. DR14-040 Circle K**

415 North Stapley Drive (District 4). Review of the proposed redevelopment of a convenience store. Land Development Consultants, LLC, applicant; Circle K Stores, owner. (PLN2014-00588)

**Staff Planner: Kim Steadman**

**Discussion:**

Staff member Kim Steadman presented the case to the Board.

**Vice Chair Sandstrom:**

- Concerned about repetitive store design, was informed by applicant that this store model has never been built, but similar to the store at Ellsworth and Guadalupe
- Suggested that the southern elevation be dressed up with windows, but was informed by the applicant that the southern wall is wrapped in coolers
- Suggested wall sconces laced throughout to dress up the windowless walls

**Boardmember Thompson:**

- Stated that the signage area is narrow, appears just tacked on, suggested a wider pop-out over the entry. The side of the sign cabinet should wrap the thickness of the pop-out on which it is mounted
- Suggested that the stacked stone on the columns go up 8' to the canopy

**Boardmember Lambright:**

- Suggested wrapping the red bands around the corners on the northern and southern elevations
- Suggested continuing the cream color on the north and south elevations like it is on the east and west. Proposed that the lower band be cream-colored and the red stripe carried around the corner
- Suggested the west and east overhang be widened, and they should extend the already-existing piers

**Boardmember Candland:**

- Stated that he liked the red band wrapped around the corner, not supportive of the continuation of the proposed cream band
- Confirmed that the existing monument sign would be upgraded
- Confirmed that the rear and the sides would have parking lot lighting

**Chairperson Paul:**

- Got confirmation from the applicant that the existing gas canopy will structurally remain, but it will be re-skinned and the columns will be enhanced with stacked stone

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- B. Call to Order  
On a motion by Boardmember Candland, seconded by Boardmember Thompson, the Board unanimously approved the November 4<sup>th</sup>, 2014 minutes.
- C. Discuss and take action on the following Design Review cases:

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**Item C1: DR14-027 Ashley Furniture**

6233 East Southern Avenue (District 6). Located on the south side of East Southern Avenue and west of South Power Road. Appeal of an Administrative Review denial of the proposed façade modifications to a retail facility. 3K1 Consulting and MD Partners LLC, applicants; Southwest Furniture of Wisconsin, owner. (PLN2014-00322)

**Summary:**

Staff member Kaelee Wilson presented the case to the Board.

**Chairperson Paul:**

- Concerned that the new Ashley Furniture corporate blue does not match the existing turquoise

**Boardmember Banda:**

- Suggested increasing the width of the signage banding
- Suggested wrapping the blue band around the sign

**Vice Chair Sandstrom:**

- Suggested matching the width of the existing signs

**Boardmember Candland:**

- Stated that the new blue on the Ashley store sign matches the blue found on the Ross store signage

**Boardmember Thompson:**

- Suggested the thickness of the new metal flashing cap match the thickness of the existing cap

It was moved by Boardmember Thompson and seconded by Vice Chair Sandstrom

**That:** The Board approved Design Review Case DR14-027 conditioned upon:

1. The proposed band wrapping on the side and the blue on the roof is to match the blue of the metalwork
2. The proposed flashing at the top is to match the flashing depth on the Ross sign
3. The proposed top sign band width is to match the existing top sign band width

**Vote: Approval with Conditions (Vote: 5-1; Boardmember Banda-nay; Boardmember Roedel, Recused)**

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D. Other Business  
None.

E. Adjournment  
The Work Session concluded at 5:33 p.m.

Respectfully submitted,



Mike Gildenstern  
Planning Assistant

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