

MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**MAY 1, 2013**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:41 p.m.

MEMBERS PRESENT

Craig Boswell - Chair  
Ralph Smith - Vice Chair  
Brian Sandstrom  
Taylor Candland

MEMBERS ABSENT

Howard Utter (excused)  
Eric Paul (excused)

OTHERS PRESENT

John Wesley  
Lesley Davis  
Debbie Archuleta  
Angelica Guevara  
Jeff McVay  
Reese Anderson  
Bret Harris  
Tom Larson  
Teresa Auteri  
Edmir Dzudza  
Roy Peterson

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

## MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

**CASE:** DR13-07 Bella Victoria  
1350 and 1408 South Ellsworth

**REQUEST:** Review of a 240 unit condominium project on 14.35 acres

### **DISCUSSION:**

Staffmember Jeff McVay explained the Board had seen this case last month but asked the applicant to come back with revised plans for the clubhouse. Mr. Dzudza explained they had changed the clubhouse to be more like the condo buildings. The windows on the second floor would be clere-story so residents would not be able to look down into the adjacent properties.

Chair Boswell:

- The design is nice
- The view from the neighboring properties has interest

Boardmember Brian Sandstrom:

- OK with windows in the stair well
- Aesthetics are cohesive and integrated
- Entry sign is good

Representatives of Cal Am Homes spoke and stated they were concerned with the 10' setback. Mr. Dzudza explained that only a small portion of building will be at the 10', the building steps back, and steps back again. Teresa Auteri of Cal Am stated they were also concerned that this project would not water against the wall. Mr. Dzudza stated they would use drip irrigation.

Boardmember Ralph Smith:

- The design is an improvement
- Setback is an issue

## MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

**CASE:** DR13-08 O'Reilly Auto Parts  
3800 block of East Main (south side)

**REQUEST:** Review of a 7,702 sq. ft. auto parts store

### **DISCUSSION:**

Staffmember Lesley Davis explained that since the March meeting the applicant had added a new color, thickened the entry element and added a green screen. She stated staff would like them to continue the light fixtures around the building, or use a tile accent.

Boardmember Brian Sandstrom:

- The signage needs to be improved

Chair Craig Boswell:

- No changes to site plan except for the trash enclosure
- Building changes are subtle, but are an improvement

Boardmember Ralph Smith:

- Additional lighting would be nice and will help people notice the building
- Entrance should tie into the building better
- Trellis is good

## MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

**CASE:** DR13-16 Matheson Tri-Gas  
NWC Pecos and Meridian

**REQUEST:** Review of a manufacturing facility 10± acres

### **DISCUSSION:**

Staffmember Angelica Guevara explained the request. She stated the site was 10 acres and there would be a 145' tall cooling tower an 80' tall tank and a 50' tall tank. The screen wall at the street frontages would be 8' tall. She stated the project would be going to the Planning and Zoning at their May 15, 2013 meeting to rezone from GI-AF to GI-AF-BIZ. She also explained that this site is adjacent to very intense industrial uses.

Chair Craig Boswell:

- Chain link is allowed inside the site if it's not visible from public view.
- The SRP wall should match their wall
- The landscape density is good
- More mature landscaping would help mitigate the height

Boardmember Brian Sandstrom:

- Wants more landscaping along Pecos Road
- Could the towers be a different color not so stark

Boardmember Taylor Candland:

- The Salt River Project towers will be close to 100' tall so these towers won't seem out of place

Boardmember Ralph Smith:

- Need 8' wall around entire perimeter
- Nice buildings
- It's OK for an industrial project

## MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

**CASE:** DR13-07 MMI  
1014 South Serrine

**REQUEST:** Review of an expansion to an existing manufacturing facility

### **DISCUSSION:**

Staffmember Jeff McVay explained the project was an expansion of an existing manufacturing facility. They were proposing to expand an existing shop building a build a new office building. He stated there were minor deviations to the setbacks which would be part of the rezoning request. The building materials for the office building represent what they do. They will be working with the school across the street to mitigate the impact. They would provide screening of the high bay doors facing north.

Boardmember Brian Sandstrom:

- Building is setback from the street
- OK with the colors

Boardmember Ralph Smith:

- The office is nice
- Well organized site
- OK with the colors

Chair Craig Boswell:

- Perimeter fence exists
- The new fence at property they are expanding into will match
- They do not run a 2<sup>nd</sup> shift so noise isn't an issue at night

## MINUTES OF THE MAY 1, 2013 DESIGN REVIEW BOARD

B. Call to Order:

Chair Craig Boswell called the meeting to order at 4:41 p.m.

C. Approval of the Minutes of the April 3, 2013 Meeting:

On a motion by Taylor Candland seconded by Brian Sandstrom the Board unanimously approved the minutes.

D. Other business:

None

E. Adjournment:

The meeting adjourned at 5:29

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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