

MINUTES OF THE JANUARY 4, 2012 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
January 4, 2012

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.

MEMBERS PRESENT

Dan Maldonado – Vice Chair
Scott Marble
Ralph Smith
Eric Paul

MEMBERS ABSENT

Craig Boswell – Chair
Andrew Call

OTHERS PRESENT

John Wesley
Lesley Davis
Debbie Archuleta
Tom Ellsworth
Angelica Guevara
Wahid Alam
Scott Rasmussen
Drew Olson
Reggie Anderson
John Reddell
Rick Rettelle
Bill Cantieri
Jim Thompson
Dave Vines
Diane Albino
Peter Koegel
Deborah Tichellor
David Howells
John Corker
Richard Dyer

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

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CASE: Stratton Builders/Flooring America
2918 South Alma School, Review of an 18,672 sq. ft. building
(District 3)

REQUEST: Review of an 18,672 sq. ft. building

DISCUSSION:

The applicant explained that the addition would not be as large as originally proposed. He explained the changes since the December meeting.

Vice Chair Dan Maldonado:

- Could they provide foundation base along the south?

Boardmember Scott Marble:

- It looks good

Boardmember Ralph Smith:

- The gray will be integral split face
- The beige will be integral smooth cmu
- The stone will remain as is
- Could they provide a wainscot?

Boardmember Eric Paul:

- Doesn't encourage watering at the base of the building

Sake stated they could seal the concrete stem walls so the water wouldn't be an issue.

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CASE: Express Carwash
1919 South Greenfield, Review of a 3381 sq. ft. carwash facility
(District 6)

REQUEST: Review of a 3,381 sq. ft. carwash facility

DISCUSSION:

John Redell explained the project. Mr. Redell stated there would be one to four employees during business hours, the customers stay in their car, the hours of operation would be approximately 7 – 9 during the summer and 8 – 6 during the winter. Mr. Redell stated he tried to compliment the shopping center by using the same stone and colors from the center. He had also tried to break up the long tunnel building by using different materials, heights and colors.

Boardmember Ralph Smith:

- Graded doors are more durable
- Cooleroo is very good product
- Wants the cmu to be integral
- Likes the color range
- Wanted to see a plan view of canopies
- Concerned with pedestrians crossing between the two vacuum areas

Boardmember Eric Paul:

- EIFS over masonry
- Inside of tunnel is extruded plastic, so it is easy to clean
- Roll up doors are closed at night
- Preferred the graded doors for the tunnel
- There will be small trash cans at each vacuum

Boardmember Scott Marble:

- Pull out on north is where the canopies are
- Vacuum spaces are 75% covered

Vice Chair Dan Maldondo:

- Concerned with the location of the trash enclosure
- Concerned with traffic circulation from the tunnel to the vacuum area
- Would prefer the trash enclosure be relocated

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- Landscaping should be used to soften the tunnel building
- Use elevated greenery
- Screen wall with match the rest of the center
- The yellow cap will not be used on the screen wall along Greenfield

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CASE: The Premier at Dana Park
The 1400 block of South Val Vista, Review of a 198 unit apartment complex
(District 6)

REQUEST: Review of a 198 unit apartment complex

DISCUSSION:

Drew Olsen and Stan Lusardi represented the case. Mr. Lusardi explained where the 2-story and 3-story buildings would be located. He also explained the club house and amenity area.

Vice-Chair Maldonado:

- Desert themed landscaping
- Cactus along the front
- Mass plantings and bench walls

Boardmember Ralph Smith:

- Stucco and corrugated metal, also corten
- 6' wall along the US 60
- Galvalume metal would help building type 5
- Paint only on stucco and the metal roof
- Integral block
- Would the joints in the block to be recessed
- Concern with visibility of the mechanical units from the freeway
- Concern with the wall around the Circle K; would like additional landscaping

Boardmember Eric Paul:

- Sandblasted cmu
- Very large building in corner (building 5) looks like a tenement
- Didn't like the green color on their 11 X 17 drawings, liked the colors on the full size drawings
- Entry drive is directly across from the entry drive for the apartment complex across Val Vista

There were citizens present who wished to speak regarding this project:

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Diane Albino; 1356 South Lemon: She stated she lived behind the apartments across Hampton. She was concerned people would come in and out; they would hop fences; and generate more traffic. She stated kids walk to the Circle K.

Peter Koegel; 3716 East Hampton: He was concerned with traffic; people driving through the neighborhoods; ventilation from the Circle K; and the school bus stops. He wanted a traffic analysis done.

David Howells; 1458 South 37 Street: Mr. Howells stated he had attended both of the Planning and Zoning meetings. He stated he had not received notification for the Design Review meeting. He stated the setbacks were not correct. He stated the applicant stated at the Planning and Zoning meeting that he had talked to every neighbor and they were Ok with the project, but Mr. Howells said he spoke to every neighbor and none of them had been contacted; therefore, Mr. Howells wanted the entire project scrapped. He wanted the trash enclosures moved away from neighbors. He stated the 6' fence was 30 years old so he didn't want it used. He stated the retention basin overflowed into his yard now, so he did not want this project to use that basin. He did not want people to be able to look into his hard. He thought the project was too dense. He did not want apartments.

John Corker; 3705 East Grove: Unhappy with 2-story units so close to Hampton. He thought the 3-story units next to the park would shade the park. He thought the exit onto Hampton would be a problem.

Mr. Olson stated that he had sent notices through the City to people within 300' for the Planning and Zoning process; however, he had been directed by staff to send notices to everyone within 500' for the Design Review process. That was why some people were notified of the Design Review meeting, but not the Planning and Zoning meeting.

Vice Chair Maldonado explained that the Design Review Board only looks at the design and aesthetics of the project. He suggested adjustments to the patios and landscaping could help alleviate some of the neighbor's concerns.

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CASE: McDonald's
6748 East McKellips, Review of a remodel of an existing McDonald's
(District 5)

REQUEST: Review of the remodel of an existing McDonald's

DISCUSSION:

Reggie Anderson and Scott Rasmussen represented the case. The applicant stated McDonald's was remodeling the building to their new contemporary style. He stated the mansard roof would be replaced with a parapet roof. They were also adding aluminum awnings and changing the drive-through lane and order windows.

Boardmember Ralph Smith:

- There will be a 4' overhang at the drive through window
- Would prefer a different color palette
- Large expanses of brown are over whelming
- Would like integral block to remain at wainscot
- Liked the entry and the play area
- The building moves in and out
- They should do something to break up the drive through elevation
- Metal would be easier to clean

Boardmember Eric Paul:

- Mansard will be removed
- Doesn't like the striping
- The metal should be used to define areas and pull them down in certain areas, instead of one band all the way

Vice Chair Dan Maldonado:

- Thought the entry would be better identified
- Everything else is streamlined
- The banding doesn't go with the rest of the building
- The French fry is gone
- Aluminum louvers
- Corrugated metal is solid
- These are corporate colors, they should tie in with the Home Depot center
- Double lane at the drive through
- They are moving the trash
- Use trellises to break up the building
- Clean up the way-finding.

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CASE: Dutch Brother's Coffee
1136 South Greenfield, Review of a drive-through coffee shop
(District 6)

REQUEST: Review of a drive-through coffee shop

DISCUSSION:

Sake Reindersma, Jim Thompson and Dave Vines represented the case. There are 9 Dutch Brothers locations. The building is their brand. Staffmember Lesley Davis stated staff was concerned with the compatibility of the building with the center.

Boardmember Ralph Smith:

- Variety is a good thing, but you need to honor what is existing.
- Colors should not clash with the center.
- The dark gray does not work.
- This is a prototype, but it is 2-dimensional.
- There are no overhangs.
- Need to articulate the gable end
- Building needs to be more proportional
- Posts should be the color of the building
- Use Bison Beige for the block
- The light gray needs to be warmer

Boardmember Eric Paul:

- The cap is awkward
- This building doesn't have a dormer like the building on Gilbert
- Keep the blue, but compliment the shopping center with the rest of the building

Vice Chair Dan Maldonado:

- These colors are very cool, the center is warm
- Bison Beige is a better color
- Questioned how far the canopy comes out
- Could posts be a lighter color?
- Blue on overhangs, but not on the posts
- Use a light color on the posts
- Enhance the landscaping, especially in the rear
- Could the landscaping area be something that is usable, like turf?
- The plan is sparse in the back

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B. Call to Order:

Vice Chair Dan Maldonado called the meeting to order at 4:30 p.m.

C. Approval of the Minutes of the December 7, 2012 Meeting:

On a motion by Eric Paul seconded by Ralph Smith the Board unanimously approved the minutes.

D. Take Action on all Consent Agenda items:

None

E. Design Review Cases:

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CASE #: DR11-33 1017 North Dobson #108. Cactus Moon. Request for neon for an existing restaurant. (Council District 1)

REQUEST: Approval of neon for an existing restaurant

SUMMARY: Vice Chair Dan Maldonado confirmed there had been no changes since the December meeting. He also confirmed the documents submitted by the applicant were everything asked for by the Board at the December meeting.

MOTION: It was moved by Scott Marble and seconded by Eric Paul that DR11-33 be approved 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 and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.

VOTE: Passed 4 – 0

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F. Other business:

None

G. Adjournment:

The meeting adjourned at 6:41

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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