

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
JUNE 4, 2008

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Tom Bottomley
Robert Burgheimer
Vince DiBella
Craig Boswell
Delight Clark

MEMBERS ABSENT

OTHERS PRESENT

Laura Hyneman	Atruro Gaumaniti
John Wesley	Bill Petrie
Mia Lozano Helland	Ken Ellsworth
Lesley Davis	Brent Hilton
Debbie Archuleta	Keith Gilbert
Jennifer Gniffke	Scott Lang
Joy Spezeski	Dave Valentine
Rob Dmohowski	Merlyn Johnson
Joe Welliver	Jim Wall
Josh Mike	Alice Davis
Elizabeth Ohep	Bruce Berrett
Jeff Guyette	Wayne Martella
Margi Aron	Stan Connick
Christine McRight	Tom Horowitz
	Others

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

1. Work Session:

CASE: Expansion of a Retail Service Building
310 N Val Vista

REQUEST: Review of 5,205 sq. ft. expansion of an existing 7,270 sq. ft. service building

DISCUSSION:

The applicant stated they would be repainting the entire building

Chair Tim Nielsen:

- Nice improvements

Boardmember Wendy LeSueur:

- Use pines only as an accent
- Replace the sweet acacia with sissoo

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: The Commons Lifestyle Center
SEC Power & Elliot

REQUEST: Review of four shops buildings and a hotel, totaling 130,788 sq. ft.

DISCUSSION:

The applicant chose not to attend this work session

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Fry's Fuel Center
560 W Baseline

REQUEST: Review of 5,418 sq. ft. gas canopy and a 176 sq. ft. kiosk

DISCUSSION:

Boardmember Wendy LeSueur:

- Desert Lavender should screen well
- Do something with some form like a desert spoon
- The landscaping should be curvilinear

Boardmember Delight Clark:

- They need to do more than just bollards at the pumps

Chair Tim Nielsen:

- Could electric service be in a recess or a closet?
- The vending machines need to be screened
- Electric should be in the wall with a door; or find another way to screen it
- They could use posts where the bollards are

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Fry's Fuel Facility
1245 W Main

REQUEST: Review of a 5,418 sq. ft. gas canopy with a 176 sq. ft. kiosk

DISCUSSION:

Chair Tim Nielsen:

- Concerned that the curved element on the canopy is just paint
- All the same comments from the Fry's fuel application on Baseline apply

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Wright Metal
3845 N Higley

REQUEST: Review of a 14,520 sq. ft. office warehouse

DISCUSSION:

Boardmember Craig Boswell:

- Confirmed there would be no roof mounted mechanical equipment

Boardmember Vince DiBella:

- Concerned with the proportions of the galvalume roof, it should be dropped slightly

Boardmember Wendy LeSueur:

- Landscape plan uses one symbol for multiple tree species
- Simplify the palette list to show only the plants being used on this project
- Brazilian Pepper is not a good choice
- Place the trees so they show off the building

Chair Tim Nielsen:

- Roll-up doors will match the existing doors
- Only show the plans they are using on the palette
- Use a desert palette

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Penny's Corner
1210 E Southern

REQUEST: Review of a 9,205 sq. ft. financial and motor vehicle registration service building

DISCUSSION:

Boardmember Vince DiBella:

- Concerned about southwestern exposure. Proposed canopy will not provide much shade for the glass
- Rooftop mechanical units will need to be fully screened
- Appreciates the proposed building materials
- Concerned about blank north elevation; should add interest by incorporating a pattern into the masonry wall

Chair Tim Nielsen:

- Confirmed that proposed building is not a prototype
- Suggested that the architect could use plants in front of building to soften it

Boardmember Wendy LeSueur:

- Concerned with the durability of the plastic element
- Suggested they could use concrete pots instead of bollards. Suggested there are plants that do well in large containers. 36" pot recommended.
- Interest could be added to the project by providing variety in the plant selections along Stapley; with the same number of plants set in staccato pattern, architect could cluster plants for more interest. Also suggested using plants that don't require trimming because trimmed plants tend to become 'balls'

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Dutch Bros. Coffee
NWC Gilbert & McKellips

REQUEST: Review of a 450 sq. ft. drive-thru coffee shop

DISCUSSION:

Boardmember Vince DiBella:

- Couldn't they widen the drive-thru lane

Chair Tim Nielsen:

- Do they have reciprocal parking with the center
- Could losing two parking spaces help with the drive-thru lane issue?
- Thinness of the parapet looks set-like
- Roof element should look like a gable

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: In-N-Out Burger
435 W Southern

REQUEST: Review of a 3,350 sq. ft. fast food restaurant

DISCUSSION:

Chair Tim Nielsen:

- Colors need to match the mall
- Concern with the processed red and the palm trees on the awnings

Boardmember Wendy LeSueur:

- This Board will need to approve the use of LED lighting
- They are replacing the existing landscaping with 24" and 36" box trees
- Why couldn't the awning be a shade of brown, with the palm trees it would still be identifiable

Boardmember Vince DiBella:

- The columns for the outdoor dining look very heavy compared to the building

Boardmember Rob Burgheimer:

- The cornice on the outdoor dining area should match the building

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE: Aero Gateway
5341 S Power

REQUEST: Review of a 49,900 sq. ft. retail/office development

DISCUSSION:

Boardmember Rob Burgheimer:

- Should meet WGA guidelines
- Looks very exciting
- Salute you for being different
- Likes the art-deco 20's 30's look
- On the right track
- Maybe some corrugated metal and other interesting textures
- Be careful that you don't value engineer it all away
- Look at warehouses around the ball park for inspiration

Chair Tim Nielsen:

- Choose materials carefully
- Look at the Chapman fighter museum with the old trusses

Boardmember Vince DiBella:

- Be careful when choosing the color scheme

Boardmember Wendy LeSueur:

- Too many plant colors
- Use some sculptural plans with height
- Be careful not to choose shrubs that will be pruned into boxes

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

2. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:05 p.m.

3. Approval of the Minutes of the May 7, 2008 Meeting:

On a motion by Rob Burgheimer seconded by Craig Boswell the Board unanimously approved the minutes.

4. Design Review Cases:

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

CASE #: DR08-33 Riverview FLMS

LOCATION/ADDRESS: East and West of Dobson road, along the 202 Freeway (south side).

DRB REQUEST: Design Review Board approval for a new Freeway Landmark Monument sign

PURPOSE: This request is to consider an additional Freeway Landmark Monument sign with a double-sided electronic message display at the Mesa Riverview development.

COUNCIL DISTRICT: District 1

OWNER: DeRito Kimco Riverview LLC – Doug Himmelberger

APPLICANT: Young Electric Sign Company – Kelee Walton

STAFF PLANNER: Jennifer Gniffke

REQUEST: Approval of a 60' tall freeway landmark monument sign

SUMMARY: Boardmember Vince DiBella declared a conflict.

Dave Udall and Doug Himmelberger represented the case.

Boardmember Rob Burgheimer stated he thought the case was really for the Planning and Zoning Board and City Council to decide, not the Design Review Board. He thought FLMS should be for shopping centers, not tenants. He stated the guidelines only allow three FLMS and this project already has four. He was concerned with the number of signs Waveyard would want in the future and the visual clutter so many signs could create along a short stretch of the 202. He thought the applicants should have re-worked one of the existing signs to accommodate this user, instead of having an additional sign. Maybe they should have a screen wall with attached signs more like Tempe Marketplace. He understood these signs are very expensive and wondered if they couldn't come up with a more cost effective solution.

Boardmember Tom Bottomley confirmed that as far as design, this sign would be the same as the existing signs. He thought the Board should look at how the signs work into the environment. He did not think one tenant should be able to have a FLMS. He worried what would happen if Home Depot, or someone else wanted their own sign. He agreed they should re-work one of the existing signs.

Boardmember Wendy LeSueur confirmed the sign would not be visible to traffic driving east on the 202 until after they had passed the Dobson off-ramp. She thought there could be a better solution. She thought they should do something more dynamic.

Chair Tim Nielsen confirmed the staff report concern about the proposed sign is because the FLMS guidelines are intended for traffic traveling east - on the same side of the road as the shopping center. He thought FLMS should be for destinations, not for tenants. From a business perspective, he suggested maybe they could do something that has more impact than another FLMS.

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW MEETING

Boardmember Tom Bottomley suggested they study alternatives, such as using an element that is internal to the entertainment district to draw people to that area of the project. He suggested considering an element like the tower element that was originally approved for the Cinemark.

MOTION: It was moved by Rob Burgheimer and seconded by Craig Boswell that DR08-33 be approved with the following conditions:

1. Compliance with Ordinance #4312, except for the following.
2. Compliance with the basic development of the 5th Freeway Landmark Monument with an electronic message display at the Mesa Riverview development as described in the project narrative and as shown on the site plan and elevation drawings.
3. Regarding the electronic message display:
 - a. The display is limited to text and picture messages only, with no animation or video.
 - b. The message change sequence is accomplished immediately or by means of fade or dissolve modes, with each message being displayed for a minimum period of fifteen (15) seconds.
 - c. No continuous traveling or scrolling displays allowed.
 - d. The intensity of the LED display shall not exceed the levels specified in the Freeway Landmark Monument Guidelines.
4. Written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the Freeway Landmark Monument Guidelines and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Building Safety Director.
5. Two, only, Freeway Landmark Monument signs to contain a double-sided electronic message display.
6. Compliance with all requirements of the Design Review Board.
7. Compliance with all City development codes and regulations.
8. Compliance with all requirements of the Building Safety Division with regards to the issuance of building and sign permits.

VOTE: Passed 5 – 1 (Boardmember Tom Bottomley voting nay)

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-34 Benson Systems

LOCATION/ADDRESS: 4315 S. Sagewood
REQUEST Approval of a 29,440 sq. ft. office/warehouse
COUNCIL DISTRICT: District 6
OWNER: Benson Gateway
APPLICANT: Schmitt & Associates
ARCHITECT: David Schmitt
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 29,400 sq. ft. office warehouse

SUMMARY: This case was withdrawn by staff. Design Review Board approval not required.

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-35 Banner Baywood ED Expansion

LOCATION/ADDRESS: 6644 E. Baywood Ave.
REQUEST: Approval of a 40,000 sq. ft. addition to existing hospital
COUNCIL DISTRICT: District 5
OWNER: Banner Health
APPLICANT: Eric Thomson
ARCHITECT: John Niziolek
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 40,000 sq. ft. addition to an existing hospital campus

SUMMARY: This case was removed from the consent agenda due to a conflict by one of the Boardmembers.

MOTION: It was moved by Rob Burgheimer and seconded by Craig Boswell that DR08-35 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 5 – 0 –1 (Tim Nielsen abstained)

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-36 Office Complex Treehouse Joshua

LOCATION/ADDRESS: 1527 N Greenfield
REQUEST: Approval of a 19,198 sq. ft. office
COUNCIL DISTRICT: District 5
OWNER: Treehouse Joshua Office
APPLICANT: Dan Brock
ARCHITECT: Dan Brock
STAFF PLANNER: Josh Mike

REQUEST: Approval of a 19,198 sq. ft. office

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-36 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with case ZA08-044 for the Development Incentive Permit.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
7. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-37 Mountain America Credit Union
LOCATION/ADDRESS: 4325 E Southern
REQUEST: Approval of a 5,095 sq. ft. credit union with drive thru tellers
COUNCIL DISTRICT: District 6
OWNER: Mountain America Credit Union
APPLICANT: Jeff Lisiecki
ARCHITECT: Richard Woods
STAFF PLANNER: Rob Dmohowski

REQUEST: Approval of a 5,095 sq. ft. credit union with drive-thru tellers

SUMMARY: This case was removed from the consent agenda. The case was represented by David Jacobs.

Boardmember Rob Burgheimer thought the massing of the corner elements was still out of proportion. He thought the size of the corner elements and the tower elements were too small. He thought the parapets looked set like. Mr. Jacobs stated he could bring the parapets down. Boardmember Burgheimer thought that would help; however, he also thought they should be wider. He wanted the applicant to take the volume off the top and bring it to the sides.

Chair Tim Nielsen thought they should return the parapet back so it would be more substantial.

MOTION: It was moved by Rob Burgheimer and seconded by Delight Clark that DR08-37 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide a pedestrian connection to the CVS Pharmacy to the east.
 - b. Design Review staff approval of all proposed attached and detached signage.
 - c. The parking lot screen wall shall vary in height from thirty-two inches (32") to forty inches (40") and shall be offset or staggered in plan by at least twenty-four inches (24") at intervals of fifty feet (50') maximum.
 - d. **Work with staff to revise the corner elements to decrease the corner height or return the parapet and increase the width.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa*)

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

has requested the change to green, to discourage theft.)

6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half-size color elevations, revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-38 Fast Lane Carwash

LOCATION/ADDRESS: 1052 E McKellips
REQUEST: Approval of a 9,490 sq. ft. car wash
COUNCIL DISTRICT: District 1
OWNER: FL 4 Stapley & McKellips
APPLICANT: Architectural Design by Delorme & Associates
ARCHITECT: Nicholas Sachleben
STAFF PLANNER: Jennifer Gniffke

REQUEST: Approval of a 9,490 sq. ft. car wash

SUMMARY: This case was removed from the consent agenda. Joseph Decenzo represented the case.

Boardmember Rob Burgheimer did not think the applicant had addressed the Board's concerns regarding the fabric material. He was concerned the Board was setting a precedent by approving a material that may not be durable. He was concerned the material could rip and that the lashing details could look cheap. He stated this was a marginal building and the roofing was an important element. He stated he appreciates the use of fabric structures; however he was concerned with this particular fabric. He was also concerned with how it would be attached, whether it would flutter, or if it would discolor from exposure to the washing chemicals. Mr. Decenzo stated they had provided a copy of the warranty and photos of other sites. He stated the vendor is responsible for the details of how it is attached. Boardmember Burgheimer stated the photos presented were not of this exact material; the photos were of a much higher quality fabric. He stated the Board needs to see the structural details of exactly how this material will be attached. Will there be grommets, if so what color will they be? What color will the threading be? He also stated a 10 year warranty doesn't necessarily mean the product would look good for 10 years.

Boardmember Vince DiBella confirmed the color had not been changed to white. He stated this is an important issue since it is the entire roof structure for the wash tunnel. He wanted the applicant to provide a sample of the material and how it is attached; like a scale model.

Boardmember Wendy LeSueur was concerned that the applicant could replace specific panels as they wore out, which could then be a different color from the remaining, faded fabric.

Chair Tim Nielsen agreed the Board needed to see more specific details. He wanted details specific to this specific material.

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR08-38 be continued to a special meeting. The applicant is to contact staff when they have the structural details and samples ready to present to the Board.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-39 Greenfield Plaza II

LOCATION/ADDRESS: NEC Baseline & Greenfield

REQUEST: Approval of three multi-tenant retail buildings; two with drive-thru lanes on vacant pads within a developing shopping center

COUNCIL DISTRICT: District 6

OWNER: Diversified Partners

APPLICANT: Kevin Kerpan

ARCHITECT: Robert Kubicek

STAFF PLANNER: Rob Dmohowski

REQUEST: Approval of three multi-tenant retail buildings; two with drive-thru lanes

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-39 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Revise elevation drawings to identify all colors and materials
 - b. Provide a floor plan for each building identifying the Service Entrance Section (SES) and roof access ladder.
 - c. Provide finish color for the aluminum storefront system
 - d. Provide decorative pavement at pedestrian crossings to match what has been approved for the overall development
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half-size color elevations, revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-40 Industrial Addition

LOCATION/ADDRESS: 226 S Date

REQUEST: Approval of a 6,380 sq. ft. warehouse building on a lot with one 16,000 sq. ft. building and one 640 sq. ft. building for a total of 23,020 sq. ft.

COUNCIL DISTRICT: District 4

OWNER: PIC-Roy Perkins

APPLICANT: Woods Associates

ARCHITECT: Woods Associates

STAFF PLANNER: Laura Hyneman

REQUEST: Approval of a 6,380 sq. ft. warehouse building on a lot with one 16,000 sq. ft. building and one 640 sq. ft. building, for a total of 23,020 sq. ft.

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-40 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, landscape plan, floor plans and exterior elevations.
2. Compliance with all conditions of the Zoning Administration Hearing Officer/Board of Adjustment Substantial Conformance Improvement Permit.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The City of Mesa has requested the change to green, to discourage theft.)
7. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-41 State Trailer Supply Facility

LOCATION/ADDRESS: 4199 East Main Street
REQUEST: Approval of a commercial/retail building
COUNCIL DISTRICT: District 2
OWNER: D. Ray Hult Family Partnership
APPLICANT: D. Ray Hult Family Partnership
ARCHITECT: Terry B. Hilton, Hilton Associates Architects
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a 36,300 sq. ft. commercial/retail building

SUMMARY: Brent Hilton represented the case. Mr. Hilton stated that they had made changes since the work session: they had interrupted the racing stripe, made the main entrance larger, changed the color of the mullions, screened the mechanical units and added trees to screen the delivery door.

Jim Wall spoke on behalf of the Big O Tire store to the east. Mr. Wall was concerned that the screen wall and two of the trees for the State Trailer Supply project would block the view of his monument sign.

Boardmember Vince DiBella thought a 220' long building needed to have more articulation.

Boardmember Rob Burgheimer thought the building looked very industrial. He understood there are some very old buildings along Main, but this Board is trying to improve the look of Main Street, and the Board has required more of previous applicants along Main St. He appreciated the changes the applicants had made, but did not think they were there yet. He thought the building needed movement and more articulation.

Boardmember Tom Bottomley thought the project was greatly improved since the work session; however, he agreed the front elevation needed movement. He thought the front of the building should have more glass. He thought the three entries were still too similar in size. He thought the center entrance should be even larger. He suggested they bring the center portion out, maybe with a curved material like a metal element or a stand-alone wall.

Boardmember Wendy LeSueur thought the building was too flat and too boxy.

Chair Tim Nielsen stated the Board had asked the applicant to make one strong entry façade, but he thought it still needed to be popped-out. He thought the applicants had done some of the things the Board asked for, but missed others. He agreed the center entrance needed to be enhanced even further.

MOTION: It was moved by Vince DiBella and seconded by Tom Bottomley that DR08-41 be continued to the July 2, 2008 meeting:

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-42 Office/Retail Stapley & McKellips

LOCATION/ADDRESS: 1310 East McKellips Road

REQUEST: Approval of two 3,600 sq. ft. office buildings and a 7,200 Sq. ft. fitness center

COUNCIL DISTRICT: District 1

OWNER: NWC McKellips & Doran, LLC

APPLICANT: Reese Anderson

ARCHITECT: Moosavi Design Group, Inc.

STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of two 3,600 sq. ft. office buildings and a 7,200 sq. ft. fitness center

SUMMARY: This case was removed from the consent agenda due to a conflict by one of the Boardmembers.

MOTION: It was moved by Rob Burgheimer and seconded by Craig Boswell that DR08-42 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide elevations and materials/colors for carport canopies.
 - b. Provide elevations and gate details for trash enclosure.
 - c. Provide evidence of a 6' masonry wall at property lines adjacent to single residence land use.
2. Compliance with the requirements of Development Incentive Permit case ZA08-45.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0 – 1 (Tim Nielsen abstained)

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-43 C.A.R. Clinic

LOCATION/ADDRESS: 5135 E McKellips
REQUEST: Approval of a 6,800 sq. ft. auto repair facility
COUNCIL DISTRICT: District 5
OWNER: David Valentine
APPLICANT: Roy Carrasco
ARCHITECT: Yash Chaudhry
STAFF PLANNER: Laura Hyneman/Lesley Davis

REQUEST: Approval of a 6,800 sq. ft. auto repair facility

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-43 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Recorded cross access and reciprocal parking agreement to be provided with construction documents.
 - b. Light fixtures should complement building design.
 - c. Provide detail of "metal awning". The "awning" should be constructed of durable, heavy-duty material such as steel. Applicant may remove "awnings" over two southern overhead doors, if they choose.
 - d. Substitution of split face block for stone veneer. Block to be painted a color that contrasts with the 'pilaster' color above.
 - e. Shift the parking islands and adjust the widths so planters provide shade for the sidewalk and the front entry is framed by landscaping planters. No parking spaces will need to be removed to accomplish this.
 - f. Applicant did not provide light fixture cut sheets. The selected fixtures will be submitted with construction documents and should complement the building design.
2. Compliance with all requirements of the Substantial Conformance Improvement Permit approved by the Board of Adjustment/Zoning Administration Hearing Officer.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-44 Community Bank of Arizona

LOCATION/ADDRESS: 1930 S Greenfield
REQUEST: Approval of a 4,767 sq. ft. bank with drive-thru tellers
COUNCIL DISTRICT: District 6
OWNER: Community Bank of Arizona
APPLICANT: Stan Connick
ARCHITECT: Stan Connick
STAFF PLANNER: Rob Dmohowski

REQUEST: Approval of a 4,767 sq. ft. bank with drive-thru tellers

SUMMARY: This case was on the consent agenda and therefore was not discussed.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-44 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide an elevation and detail of refuse enclosure.
 - b. Provide a window glass sample with name and manufacturer.
 - c. Identify the Service Entry Section (SES) location on the site plan, floor plan etc. This equipment should be fully recessed and designed to match the building or provide screen walls and paint to match building.
 - d. Identify the location of the roof access ladder on the floor plan. The roof access ladder shall be located internally.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half-size color elevations, revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting a building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-45 Osco remodel

LOCATION/ADDRESS: SWC of Southern Ave and Val Vista Dr.
REQUEST: Approval to remodel an 16,747 s.f. abandoned Osco building and convert it to a shell retail building with a pick-up window.
COUNCIL DISTRICT: District 2
OWNER: Red Mountain Retail Group
APPLICANT: Jason Novotny, Red Mountain Retail Group
ARCHITECT: Steven G. Helffrich, Studio Architecture
STAFF PLANNER: Lesley Davis

REQUEST: Approval remodel a 16,747 sq. ft. abandoned Osco building

SUMMARY: This case was on the consent agenda and therefore was not discussed.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-45 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide light fixture cut sheets and identify colors for any visible exterior light fixtures.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for the Substantial Conformance Improvement Permit (BA08-28 and BA07-70).
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
7. Fire risers, and roof access ladders are to be located within the building.
8. Provide two half-size color elevations, revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

CASE #: DR08-46 North Mesa Auto

LOCATION/ADDRESS: 2431 East McKellips Road
REQUEST: Approval of a 13,950 sq. ft. retail/office/auto service facility
COUNCIL DISTRICT: District 1
OWNER: MCKSAT, LLC
APPLICANT: Michael Radloe
ARCHITECT: Robert Kubicek
STAFF PLANNER: Josh Mike

REQUEST: Approval of a 13,950 sq. ft. retail/office/auto service facility

SUMMARY: This case was on the consent agenda and therefore was not discussed.

MOTION: It was moved by Craig Boswell and seconded by Vince DiBella that DR08-46 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, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Relocate the landscape medians adjacent to Shops "A" and McKellips Road to meet the required maximum of eight (8) contiguous parking spaces.
 - b. Replace the single parking space adjacent to south wall of the buildings with landscaping.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Subject to the approval of a Development Incentive Permit through the Board of Adjustment or Zoning Administrator Hearing Officer.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

MINUTES OF THE JUNE 4, 2008 DESIGN REVIEW BOARD

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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