

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**SPECIAL MEETING**  
**December 19, 2005**

A meeting of the Design Review Board was held in the Planning Conference Room, 20 East Main, Suite 130 at 12:00 noon

MEMBERS PRESENT

Pete Berzins	Debbie Archuleta
Rob Burgheimer	Lesley Davis
Dave Richins	Kim Steadman
Vince DiBella	Ryan Matthews
	Randy Carter
	Dorothy Shupe

MEMBERS ABSENT

Tim Nielsen (excused)  
Tom Bottomley (excused)

**CASE #: DR05-95 Greenbrier Marlborough**  
**LOCATION/ADDRESS:** SEC Baseline & Superstition Springs  
**REQUEST:** Approval of a 9,670 sq. ft. retail/office building  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Eamon Roche  
**APPLICANT:** Dream Catchers  
**ARCHITECT:** Randy Carter

**REQUEST:** Approval of a 9,670 sq. ft. retail, office project

**SUMMARY:** Randy Carter and Dorothy Shupe represented the case.

Staffmember Ryan Matthews explained there had been a comment at the work session requesting the removal of the downspouts. The downspouts were not on the follow-up submittal plans the staff report was written from. They had been placed back on the plans after the staff report was complete.

Boardmember Rob Burgheimer stated he did not have a problem with downspouts. He thought they provided a vertical element that helped the rear elevation. He suggested the leader box be square to match square accent elements on the building.

Boardmember Vince DiBella said he was OK with or without the downspouts; however, thought the building was better without them. He thought the building was strong enough without them.

Chair Pete Berzins said the Board had expressed concerns in the past that they could become a maintenance issue as they become dented and separate from the building.

Boardmember Dave Richins thought the building was fine either way.

**MOTION:** It was moved by Rob Burgheimer and seconded by Vince DiBella that DR05-94 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:
  - Provide wall-mounted lights on the front and side elevations to be similar to those initially proposed (Thomas Lighting Covington) on sheet E1.01, dated 09/21/05. Staff to review.
  - Add trees to bring the foundation base landscaping into conformance with §11-15-3-C-2: Ten (10) trees are required, minimum 24"-box size, within 30' of the building.
  - **Use internal downspouts.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. 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 to match the primary building color.
5. Fire risers, building downspouts and roof access ladders are to be located within the

building.

6. 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:** 4 – 0

**REASON FOR RECOMMENDATION:** The project as conditioned is reasonably well designed.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

DA