



Design Review Board

Minutes

**September 9, 2014
Council Chambers – Lower Level
57 East 1st 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 1st Street at 4:30 p.m.

Board Members Present:

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

Board Members Absent:

None.

Staff Present:

John Wesley
Lesley Davis
Angelica Guevara
Julia Kerran
Kim Steadman
Wahid Alam
Kaelee Wilson
Lisa Davis

Others Present:

Chair Eric Paul declared a quorum and the Work Session began at 4:30.

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

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Item A.1. DR14-022 Extra Space Storage

448 North Greenfield Road (District 2) Review of an 85,472 s.f. self-storage facility. Maralyce Corbett, RKAA, applicant; Anthony Ardizzone, Green U, LLC, owner. (PLN2014-00357)

Staff Planner: Lesley Davis

Discussion:

Staff member, Lesley Davis, presented the updates on case to the Board.

Chair Paul:

- Verified that the material of the column was now metal
- Liked the new colors much better

Vice Chair Sandstrom:

- Suggested more variation with shadowing or reveals
- Suggested that the linear band is utilized to minimize the height of the building
- Verified that the parapet height was enough to screen the roof mounted electrical equipment

Boardmember Candland:

- Liked the new colors much better

Boardmember Roedel:

- Appreciated the new more diverse landscape plan
- Verified that the use of the color red was no longer being proposed for this project

Boardmember Banda:

- Stated that the central vertical band color change gives the illusion of two separate buildings

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Item A.2. DR14-024 First Solar
7930 East Germann (District 6). Review a Solar Farm. Nick Wood, Esq, Snell & Widmer, LLP, applicant; Germann Farms, LLC, owner. (PLN2014-00424)

Staff Planner: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Chair Paul:

- Verified that an environmental impact study had been conducted
- Stated that the perimeter fencing and landscaping were addressed well in the plans

Vice Chair Sandstrom:

- Asked if there would be a photo-voltaic range as part of the project

Boardmember Roedel:

- Verified that the fencing is natural aluminum

Boardmember Lambright:

- Stated that the project looked great

Boardmember Thompson:

- Asked if there would be an educational diagram available to the community
- Suggested that the project include an informational board or sign center
- Verified that all dust control measures had been taken

Boardmember Banda:

- Verified that the adjacent properties are zoned light industrial (LI)
- Suggested that there be connectivity trails for employees
- Verified that the project is a research and development and not production site
- Asked if there are plans to add landscape lighting along Germann

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- Item A.3. DR14-025 Cooper Village Health Center**
6744 East Broadway Road (District 2). Review a renovation of a commercial/retail center into a medical office center. Craig Passey, Smith Group JJR, applicant; Banner Health, owner. (PLN2014-00425)

Staff Planner: Lesley Davis

Chair Paul:

- Verified that changing from retail to medical offices increases the number of parking spaces required
- Suggested that Staff include the stipulation to improve the landscaping plan over the phases of development
- Appreciated the stonework on the colonnades, the Banner branding and the colors
- Encouraged expansion of the Banner brand into the screen walls
- Stated that the Board is concerned with the edges of the property and the frontage on East Broadway Road
- Stated that the area along Baywood should be inviting

Vice Chair Sandstrom:

- Stated that there was too much asphalt
- Stated that the landscape package should improve the screen walls and pedestrian connections

Boardmember Candland:

- Stated that it was important to make the parking and cross access areas nice
- Verified that there was a break in the perimeter wall for cross access
- Liked the color

Boardmember Roedel:

- Verified that the existing tenants will be leaving once their leases are terminated

Boardmember Lambright:

- Stated that the Banner Hospitals have done a great job with their branding of the project
- Suggested that the Banner branding be extended out to the corners of the property
- Suggested that this project should incorporate the illuminated entries utilized at the Banner facility on Higley

Boardmember Thompson:

- Suggested that the pedestrian connections include trees on both sides
- Liked the entry way
- Stated that the landscape plan, along the northern perimeter, does not meet current code requirements
- Suggested that the City approve less parking on future phases
- Suggested that the walk ways be defined

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Boardmember Banda:

- Suggested updated lighting
- Suggested that there would be monumentation along the pedestrian connections to create space
- Suggested the addition of creative parking garages to address the parking requirements

Neighbor – Terry & Penny Peterson, of 6750 East Broadway Road

- Supports the project
- Stated that the aqueduct along East Broadway Road causes problems
- Asked when the parking lot improvement will begin

B. Call to Order

Chair Paul called the meeting to order at 5:26 p.m. Mr. Paul welcomed Greg Lambright to the Design Review Board.

C. Discuss and take action on the following Design Review cases:

D. Approval of the Minutes of the August 12, 2014 Meeting

On a motion by Boardmember Candland, seconded by Boardmember Roedel, the Board unanimously approved the August 12, 2014 minutes.

E. Discuss and take action on the following Design Review cases:

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Item E.1: DR14-023 Dairy Queen

5936 East McKellips Road (District 5) Review of an exterior remodel project for a Dairy Queen. Request to approve exposed lighting as far as the exterior lighting design component. Brian Johns, Associated Architects, applicant; Lori Foreman, owner. (PLN2014-00421)

Staff Planner: Wahid Alam

Discussion:

Boardmember Nichole Thompson recused herself from this case. Staff member Kim Steadman presented the updates on case to the Board.

Chair Paul:

- Stated that the lighting washes the metal panel
- Verified that the lighting on the metal panel was the only outside lighting other than lights of the parking lot
- Verified the landscape plan met the current standards

Vice Chair Sandstrom:

- Liked the LED lighting behind the awning
- Suggested that the elements over the entrance match those of the tower
- Liked the wall sconces around the entrance due to their functionality and aesthetics

Boardmember Candland:

- Looks great

Boardmember Lambright:

- Suggested that the stone element be extended to the entry

Boardmember Banda:

- Suggested expansion of the coping
- Verified that Dairy Queen corporate wants coping removed
- Suggested that the entrance be enhanced
- Liked the street feature

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

That: The Board approved Design Review case DR14-023 conditioned upon:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations submitted, unless modified by the conditions below.
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.
4. Roof and ground mounted mechanical equipment shall be fully screened per Section 11-30-9 of current Mesa Zoning Code.
5. Add another accent color on CMU veneer (scored concrete blocks) at the base of the walls.

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6. Enhance the main entry on east elevation to match the architecture of the remodeled building in material, texture and color.
7. Install new plant materials and ground cover vegetation to improve curb appeal.

Vote: 7-0

Note: Audio recordings of the Design Review Board Meetings are available in the Planning Division Office for review.

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Item E2: DR14-027 Ashley Furniture
6233 East Southern Avenue (District 6). Appeal of an Administrative Review denial the proposed façade modifications to a retail facility. 3K1 Consulting and MD Partners LLC, applicants; Southwest Furniture of Wisconsin, owner. (PLN2014-00322)

Staff Planner: Kaelee Wilson

Discussion:

Boardmember Tracy Roedel recused herself from this case. Staff member Kaelee Wilson presented the updates on the case to the Board.

Chair Paul:

- Stated that the stonework looked like part of the building and should not be removed
- Liked original signage better than the proposed
- Stated that the masonry flows through the center and it should be maintained at the Ashley Furniture store as well

Vice Chair Sandstrom:

- Agreed that metal band should stay to maintain the Center's theme

Boardmember Thompson:

- Stated that the City required Ross and Best Buy to maintain setbacks from sign and metal band
- Suggested that Ashley should keep the metal peak or attach the sign to the metal
- Stated that other stores updated their signage and have maintained the metal band
- Stated that the parapet blue does not match the metal band

Boardmember Banda:

- Stated that with the metal banding Ashley Furniture will have more of a presence in the Center.

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

That: Design Review case DR14-027 is continued to the October 14, 2014 meeting.

Vote: 7-0

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F. Other Business
None.

G. Adjournment
The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Julia Kerran
Planning Assistant

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