

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**NOVEMBER 2, 2005**

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

Pete Berzins - Chair  
Dave Richins- Vice Chair  
Randy Carter  
Robert Burgheimer  
Tim Nielsen  
Vince DiBella

MEMBERS ABSENT

OTHERS PRESENT

Kim Steadman  
Lesley Davis  
Debbie Archuleta  
Mia Lozano Helland  
John Wesley  
Ryan Matthews  
Marvin Tate  
David Benson  
Dan Wardrop  
Jesse Macias  
Shawn Clow  
Dorothy Shupe  
Jeff Kost  
Garry Brinucy  
Ryan Krats  
Patrick Musser  
Michael Quattrone  
Gary Striyle  
Mark Irby  
Martin Flood  
Skip Nelson  
Jeff Welker  
Kirsten Lewis  
Brent Kendle  
Paul Klink

1. 3:30 Work Session:

**CASE:** Tate Office Building  
905 N Country Club

**REQUEST:** Approval of an office building

**DISCUSSION:** Mr. Tate represented the case.

Boardmember Vince DiBella:

- The site plan doesn't work.

Boardmember Rob Burgheimer:

- Need handicap parking space
- Site plan doesn't work
- Need to combine lots
- Provide retention

Chair Pete Berzins:

- Questioned whether the project could have barrel trash
- Site plan is the main issue
- Roofing is required to be tile, metal or similar grade roofing material

Boardmember Dave Richins:

- Preferred allowing roof materials of new building to match existing

**CASE:** Greenbrier Marlborough  
SEC Baseline & Superstition Springs

**REQUEST:** Approval of a retail/office project

**DISCUSSION:** Randy Carter and Dorothy Shupe represented the case

Boardmember Tim Nielsen:

- Downspouts should be internal since they face residential

Chair Pete Berzins:

- Lighting on rear of building
- Green doors on rear should blend with building – switch to color 3 on color board
- Stripe should be more of a contrast color
- Stripe should match the revised door color

**CASE:** Falcon Jet Center  
5030 East Falcon Drive

**REQUEST:** Approval of an office fabrication/hanger

**DISCUSSION:**

Boardmember Dave Richins:

- Give it some structure

Chair Pete Berzins:

- Galvalume roof is nice
- Bronze awnings should match windows

Boardmember Tim Nielsen:

- Liked integration of the site walls
- Can have 50% screen walls and 50% berming

Boardmember Rob Burgheimer:

- Confirmed building material very nice
- Canopy shape is a concern; maybe a truss form support would help
- Canopy shape is too whimsical for the rest of the building
- Could look like a strut

**CASE:** Falcon Commerce Center  
1703 North 46 Street

**REQUEST:** Approval of an office/warehouse project

**DISCUSSION:**

Boardmember Dave Richins:

- Windows should be green
- Provide glass and mullion samples
- Elevations need work

Boardmember Vince DiBella:

- Nice masonry
- Could use articulation, such as soldier course above the window lintels

Boardmember Tim Nielsen:

- Concern with traffic flow and circulation

Chair Pete Berzins:

- Little shoe box windows at stair well are awkward

Boardmember Rob Burgheimer:

- Glazing is flush with the building walls making for a very bland, flat look
- Too sporadic
- Push windows in or out to provide shading
- Windows should be unified
- Solar exposure on west elevation
- Window trellis elements would be an improvement
- Shoe box windows within racing stripe should go up or down to the stripe

**CASE:** Power Brown Retail Building II  
SWC Power & Brown

**REQUEST:** Approval of a retail building

**DISCUSSION:** Staffmember Lesley Davis said main concern was that there was no colonnade on this building like the one adjacent. Sean Lake stated this building faces north, the other one faces east.

Boardmember Vince DiBella:

- Entrances should be covered

Chair Pete Berzins:

- Provide photos of existing center

Boardmember Tim Nielsen:

- Landscape between buildings
- Protect the doors and provide shade

Boardmember Rob Burgheimer:

- Colors are boring
- Tile should be different color
- Light fixtures could add color

**CASE:** Gin Properties  
206 & 214 North Power

**REQUEST:** Approval of an office project

**DISCUSSION:**

Chair Pete Berzins:

- Color is too yellow – prefers the elevation

Boardmember Tim Nielsen:

- Provide real roof tile sample

Boardmember Vince DiBella:

- Verticality of windows does not work with horizontality of the roof system
- Suggest horizontal, butt glazed windows

Boardmember Rob Burgheimer:

- Screen ground mounted A/C
- Agrees windows should be horizontal

**CASE:** Valero

**REQUEST:** Approval of a gas station with c-store

**DISCUSSION:**

This project was not brought forward for discussion, but was posted, along with other project to allow the Board to discuss them if they saw fit.

Boardmember Rob Burgheimer:

- Did not like the mix of architectural styles
- The entry tower appears to be sitting on the trellis. It needs visual support

2. Call to Order:

After the 3:30 work session

Chair Pete Berzins called the meeting to order at 4:35 p.m.

3. Approval of the Minutes of the September 26, 2005, October 5, 2005 and October 11, 2005 Meetings:

On a motion by Vince DiBella seconded by Tim Nielsen the Board unanimously approved the minutes.

4. Design Review Cases:

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-70 Sam's Club**  
**LOCATION/ADDRESS:** SEC McKellips & 46th Street  
**REQUEST:** Approval of a 134,723 sq. ft. retail building  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Marsha Greene  
**APPLICANT:** Pew & Lake  
**ARCHITECT:** Boice Raidl Rhea

**REQUEST:** Approval of a 134,723 sq. ft. warehouse retail building

**SUMMARY:** This case was removed from the consent agenda by the applicant.

Mr. Michael Quattrone asked that condition 1c be removed. He stated they had internal drains; however, the overflow scuppers were additional drainage in case of a 500 year storm.

Boardmember Tim Nielsen stated they should be ornamental in nature with something in front of the scupper so it would not be a hole.

Boardmember Rob Burgheimer agreed they should be ornamental.

Mr. Quattrone stated they proposed to use perforated metal in front of the scupper so the water would drain behind the metal.

**MOTION:** It was moved by Tim Nielsen and seconded by Rob Burgheimer that DR05-70 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 revised fully dimensioned landscape plan, showing compliance with all landscape standards established within Chapter 15 of the Zoning Ordinance including Foundation Base requirements for the revised footprint that is represented by the elevations. [See §11-15-3 (C)]
  - b. Provide plants and drip irrigation to the pots that surround the entry.
  - c. Provide ornamental overflow scuppers on the south elevation. To be approved by Design Review staff.
  - d. Delete the lighting bar above the signage at the east end of the north elevation.
  - e. Add a rear wall to the pop-up volumes on all elevations, to make them read as solids.
  - f. Finish the rear of all pop-up volumes to match the front
2. Compliance with all City development codes and regulations.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:** The project is reasonably well designed and meets the design standards of the Zoning Ordinance.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-83 Pollack Retail**

**LOCATION/ADDRESS:** S of SWC Recker & Brown  
**REQUEST:** Approval of a 12,600 sq. ft. retail building  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Michael Pollack  
**APPLICANT:** Dave Gibson  
**ARCHITECT:** Robert Kubicek

**REQUEST:** Approval of a 12,600 sq. ft. retail building

**SUMMARY:** This case was removed from the consent agenda.

Boardmember Rob Burgheimer was concerned with the colors of the building. He confirmed the colors would not be the same as Mr. Pollack normally uses on his projects. Mr. Burgheimer was concerned that Mr. Pollack needs to find a new color scheme.

**MOTION:** It was moved by Tim Nielsen and seconded by Dave Richins that DR05-83 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. Compliance with the conditions of approval for the Substantial Conformance Improvement Permit (ZA05-70) granted on 8/9/2005.
  - b. Increase foundation base landscaping on east side of building to 33% of adjacent exterior wall.
  - c. Provide information on glazing.
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. 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 to match the primary building color.
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 NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**REASON FOR RECOMMENDATION:** With the conditions of approval, this building and site development are a reasonable use for this property.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-84    Retail Shops**

**LOCATION/ADDRESS:**    E of SEC Higley & Broadway  
**REQUEST:**                Approval of a 12,320 sq. ft. retail building  
**COUNCIL DISTRICT:**    District  
**OWNER:**                 Sandor Development  
**APPLICANT:**            A & E Solutions  
**ARCHITECT:**             Martin Flood

**REQUEST:** Approval of a 12,320 sq. ft. retail building

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-84 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. The proposed Lithonia fluorescent fixture must be fully recessed between two 2" x 6" T.S. purlins as shown in detail 5/A3.1)
  - b. Any proposed change in materials or light fixtures will require approval of the Design Review Board.
  - c. Signage is approved in the specific locations identified on the elevations. No signage will be permitted on the aluminum-clad pylon.
  - d. Revise the foundation base at the south elevation to combine the paved access to service doors (shown in the site plan) with the separated landscape strip (shown on the landscape plan). Staff to review and approve details.
  - e. Make revisions to the landscape plan as noted in the Site Standards table, below. Staff to review and approve.
  - f. Revise the phase line to include the retention basin in the southeast corner of the site. Provide landscaping in this area.
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. 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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

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

**REASON FOR RECOMMENDATION:** The project is reasonably well designed, with good materials and interesting design elements.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-85 Just Brakes**

**LOCATION/ADDRESS:** E of SEC Guadalupe & Ellsworth  
**REQUEST:** Approval of a 3,865 sq. ft. building  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Evergreen-Ellsworth & Guadalupe  
**APPLICANT:** Novasource Development  
**ARCHITECT:** Russ Naylor

**REQUEST:** Approval of a 3,865 sq. ft. brake shop

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-85 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. Specify paint color and number for steel awnings/trellis and provide sample.
  - b. Provide material/finish information for a suitable exterior wall sconce. Design Review staff to review and approve.
  - c. Provide a climbing plant material in planter beds at each metal trellis on the south building elevation.
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. 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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:** The building and site with conditions is reasonably well designed and meets design guidelines

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-86 Jiffy Lube**

**LOCATION/ADDRESS:** E of SEC Guadalupe & Ellsworth  
**REQUEST:** Approval of a 1,585 sq. ft. building  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Evergreen-Ellsworth & Guadalupe  
**APPLICANT:** Novasource Development  
**ARCHITECT:** Russ Naylor

**REQUEST:** Approval of a 1,585 sq. ft. lube & oil facility

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-86 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 details of steel awning paint color and a sample.
  - b. Provide material/finish information for a suitable exterior wall sconce. Design Review staff to review and approve.
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. 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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:** The building and site, with conditions, are reasonably well designed and meet design guidelines.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-87 Cobblestone**

**LOCATION/ADDRESS:** US60 & Signal Butte Rd.

**REQUEST:** Design Review for new construction of Cobblestone Auto Spa

and Market

**COUNCIL DISTRICT:** District 6

**OWNER:** Tuck Bettin

**APPLICANT:** Jesse Macias

**ARCHITECT:** Blair Leach

**REQUEST:** Approval of a 27,408 sq. ft. car wash facility

**SUMMARY:** Jesse Macias represented the case. Mr. Macias explained the changes that been made to the project; some of which included eliminating the second turn around at the south entrance; extending the curved element of the awning the entire width of the canopy; and eliminating two gas pumps and shortening the gas canopy. Mr. Macias then went through the conditions of approval in the staff report and explained which ones they had issues with. He stated the applicants were not willing to eliminate the signage on the gas canopy.

Boardmember Tim Nielsen liked the building design, but not the canopy design. He thought the site design was awkward and confusing. He stated the gas canopy felt wafer. He thought it should either disappear or be a piece of architecture, this design was halfway between. The site layout between the market and car wash was a concern. He confirmed that only employees drive in the rear. Reducing the fuel dispensers really helped. He stated site layouts need to be safe for customers and this is confusing. Blind 180° turns, fuel tanks flipping u-turns.

Boardmember Dave Richins confirmed the entire site was 3.9 acres but only about 2 acres was usable, the rest was retention, and unusable due to shape. He thought the site plan was problematic.

Chair Pete Berzins agreed the site plan was a concern, and traffic flow was difficult. He agreed that egress off the main entry was better than the previous design and removing the 2 fuel pumps was very important.

Boardmember Rob Burgheimer agreed with previous comments. He thought there was a lot going on, on one site. Removing the two fuel pumps really helped. He thought the smaller canopy could be nicer. The changes to the large canopy were better. He was concerned with traffic getting on and off Signal Butte.

Boardmember Vince DiBella stated the building was alright, but they should understate the canopy. The site plan was still a concern, but not horrendously bad.

Boardmember Tom Bottomley was concerned that the turning radius for fuel tankers was not adequate. Liked shortening the canopy. Suggested the canopy shift slightly to alleviate problems at the exit. He suggested the small grid should go away or better engage. He liked the grid on the building but thought the grid on the canopy should come down to better engage. He was glad to hear only employees drive in the rear.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

Tuck stated fuel deliveries only occur when the car wash is closed.

**MOTION:** It was moved by Vince DiBella and seconded by Rob Burgheimer that DR05-87 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:
  - Site
    - a. Compliance with zoning case condition found in Z05-25: '(10.) Review and approval of a Special Use Permit by the Board of Adjustments for the Car Wash and Gas Station.'
    - b. Compliance with all conditions of approval of DR05-32 (Superstition Gateway Center) not modified as part of this request.
    - c. Redesign south cross-access drive to Superstition Gateway East Center to reduce traffic conflicts and improve circulation. Staff to review and approve.
    - d. Revise foundation base to meet code. Staff to review and approve.
    - e. Provide additional stacking space at Entry Canopy to resolve vehicular congestion. Staff to review and approve.
    - f. Eliminate two gas pumps.
    - g. Provide 5' width to the narrow landscape strip between Shops C and rear of Car Wash. Staff to review and approve.
    - h. Compliance with the documents submitted with the Administrative Approval request for Site Plan Modification as modified above.
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. 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 to match the primary building color.
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 4 – 1 (Pete Berzins voting nay) Mr. Berzins had concerns with the site plan vehicle and pedestrian traffic.

**REASON FOR RECOMMENDATION:** The project is reasonably well designed, and as conditioned, meets the development standards of the Zoning Ordinance.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-88 Mesa I**

**LOCATION/ADDRESS:** NEC Lindsay & University  
**REQUEST:** Approval of a 6,190 sq. ft. retail building  
**COUNCIL DISTRICT:** District 1  
**OWNER:** Land Capital Group  
**APPLICANT:** 361 Group Construction Services  
**ARCHITECT:** Gerald Shingleton

**REQUEST:** Approval of a 6,190 sq. ft. retail building

**SUMMARY:** This case was on the removed from agenda and due to a conflict declared by Boardmember Rob Burgheimer

**MOTION:** It was moved by Dave Richins and seconded by Tim Nielsen that DR05-88 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 foundation base landscaping in accordance with §11-15-3(C) of the City of Mesa Zoning Ordinance.
  - b. Provide specifications on the stone and glass materials for the building. Details to be approved by Design Review Staff. Also provide a revised Color/Material Board for the Design Review file that includes those materials.
  - c. Provide light fixture cut sheets and specifications for the building. The fixture shall be architectural and compliment the building design. Include the light fixtures on the revised elevations. Details to be approved by Design Review Staff.
  - d. Provide a revised site plan and landscape plan that indicates the correct location of the SES equipment. The SES is to be fully recessed into the building. Details to be approved by Design Review Staff.
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. 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 to match the primary building color.
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

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

prior to submitting for building permit application.

**VOTE:** Passed 4 – 0 – 1 (Boardmember Burgheimer abstaining)

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

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-89 Gallery of Fans**

**LOCATION/ADDRESS:** NWC of Southern & Doran  
**REQUEST:** Approval of a 9,525 sq. ft. retail building  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Ron Walters  
**APPLICANT:** Richard Nicolds  
**ARCHITECT:** Irby Studios

**REQUEST:** Approval of a 9,525 sq. ft. retail building

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-89 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. Project will require a Development Incentive Permit.
  - b. Tree count in landscape yard adjacent to Southern Ave to be increased by four (4) trees and the tree count in landscape yard adjacent to Doran St. to be increased by three (3) trees.
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. 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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:** The project, with conditions, is a reasonable use for an in-fill property.

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-90 Vision Financial Group**  
**LOCATION/ADDRESS:** Lot 3 and 4 of Greenfield Office Court/Greenfield & Southern  
**REQUEST:** Approval of a 12,064 sq. ft. office building  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Derrick Malan, Vision Financial Group  
**APPLICANT:** Steve Nevala – Cawley Architects  
**ARCHITECT:** Paul Devers – Cawley Architects

**REQUEST:** Approval of a 12,064 sq. ft. office building

**SUMMARY:** This case was removed from the consent agenda.

Dan Wardrop and David Benson, adjacent property owners requested to speak regarding the case. They thought the building was very plain and asked that there be more design elements. They showed the Board photos of surrounding buildings. They stated they wanted sloped, tile roofs and pop-outs, not a box with eyebrows.

Paul Devers represented the case. Mr. Devers stated the zoning case in 2000 spoke of varying architectural themes for the park. He stated they wanted the roof to be different from the other buildings. He showed the board a 3-D rendering of the building and explained that the building would move in and out more than the elevations portray. He stated the building was a theme unto itself. Staffmember Lesley Davis stated the building complies with the design guidelines for this park. Mr. Devers stated they had received approval from the park architectural review.

Boardmember Rob Burgheimer agreed the building was different from others in the park; however, he did not think the building was bad. He did state that the entry canopies appeared tall and spindly. He suggested the canopy could engage the wall and come out further. He was concerned with the southwest corner of the building where the window went all the way to the cap block. He confirmed there would be spandrel glass at the very top and vision glass below that.

Boardmember Vince DiBella agreed the entry canopy was thin. He suggested they recess the windows where the stucco pops-out.

Boardmember Tom Bottomley agreed the windows could be recessed more.

Boardmember Tim Nielsen confirmed the park was zoned O-S PAD. He questioned why the one corner was different from the other three. He requested the applicant use integral block so it would not look retail and plastic. He stated the building is elegant the materials should be rich. Mr. Devers stated they use opaque stain, not paint. He stated integral is not always true all the way around the building. Boardmember Nielsen stated the glass at the corner could terminate at the horizontal band.

Chair Pete Berzins was concerned with the flat roof, but thought the building was nice. He was concerned with where attached signage might be placed on the building.

**MOTION:** It was moved by Vince DiBella and seconded by Tim Nielsen that DR05-90 be

## MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

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. Compliance with the Design Guidelines approved November 6, 2000 by the City Council for "Greenfield Court".
  - b. Provide written approval from the Architectural Review Board for "Greenfield Court" with the submittal of Construction Documents to the Building Safety Division.
  - c. Design Review approval is required for any proposed monument signs.
  - d. Lower the lighting on the west elevation adjacent to the residential. Details to be approved by Design Review Staff.
  - e. **Reconsider the negative edge window. To be approved by Design Review staff.**
  - f. **Redesign the entry to be thicker or wider. To be approved by Design Review staff.**
  - g. **Use transparent stain, not opaque.**
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. 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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:**

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-91 Strongfield Trimco**  
**LOCATION/ADDRESS:** 4825 E Ingram Street  
**REQUEST:** Approval of a 31,854 sq. ft. sales distribution center  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Les Busfield  
**APPLICANT:** Scott Alack  
**ARCHITECT:** Paul Devers, Cawley Architects

**REQUEST:** Approval of a 31,854 sq. ft. sales/distribution center

**SUMMARY:** This case was removed the consent agenda.

Staff asked that condition 1b (see staff report) be removed.

**MOTION:** It was moved by Dave Richins and seconded by Tim Nielsen that DR05-91 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. Submittal of a formal Lot Split application prior to development of southern portion of Lot 26A as "Lot 2" and prior to the next Design Review Submittal for the southern portion of the Lot 26A and as recommended during PS05-133:  
'Staff does not have a concern with the proposed land split provided it can be demonstrated that Lot 2 can accommodate industrial development. However, verify the Mesa Commerce Center CC&R's do not have any restrictions regarding land split on lots within the platted area.'
  - b. Provide materials/ finish information for the monument sign.
  - c. Parking canopy design approved as submitted.
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. 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 to match the primary building color.
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

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 5 – 0

**REASON FOR RECOMMENDATION:** The project was reasonably well designed.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-92 Greenfield & Brown**  
**LOCATION/ADDRESS:** NWC Greenfield & Brown  
**REQUEST:** Approval of a 16,700 sq. ft. office building  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Butte Properties  
**APPLICANT:** Butte Properties  
**ARCHITECT:** Brent Kendle

**REQUEST:** Approval of a 16,700 sq. ft. office building

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-92 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 seating in either entry court to create an outdoor employee area.
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. 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 to match the primary building color.
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

**REASON FOR RECOMMENDATION:** The developers had done a reasonable job of fitting in with the adjacent projects.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

**CASE #: DR05-93 Longbow Design Guidelines and Sign Package**

**LOCATION/ADDRESS:** 5601 E Longbow Parkway

**REQUEST:** Approval of the Design Guidelines for the Longbow Business Park and Golf Club, including signage

**COUNCIL DISTRICT:** District 5

**OWNER:** Dover Associate, LLC

**APPLICANT:** Daedalus Real Estate Advisors, LLC

**REQUEST:** Approval of design guidelines and sign package for Longbow

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

**MOTION:** It was moved by Tim Nielsen and seconded by Vince DiBella that DR05-93 be approved with the following conditions:

1. Compliance with the development as described in the Longbow Design Guidelines dated October 2005.
2. Future Design Review Approval of individual projects within the Longbow Development.

**VOTE:** Passed 5 – 0

**REASON FOR RECOMMENDATION:** The Design Guidelines meet the intent of the Master Plan.

MINUTES OF THE NOVEMBER 2, 2005 DESIGN REVIEW MEETING

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

da