

MINUTES OF THE DECEMBER 5, 2012 DESIGN REVIEW BOARD

CITY OF MESA

MINUTES OF THE  
DESIGN REVIEW BOARD

DECEMBER 5, 2012

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair  
Vice Chair  
Ralph Smith  
Eric Paul  
Brian Sandstrom  
Taylor Candland

MEMBERS ABSENT

Howard Utter (excused)

OTHERS PRESENT

Angelica Guevara  
Wahid Alam  
Debbie Archuleta  
Jeff McVay  
Jason Sanks  
Heather Hirshberger  
Pari Holliday  
Ralph Pew  
Danny Bockting  
Kevin Karpenter  
John Klee  
Others

A. Discuss and Provide Direction Regarding Design Review cases:

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**CASE:** DR12-34 Family Dollar  
550 North Country Club

**REQUEST:** Review of an 8,320 sq. ft. Family Dollar store

**DISCUSSION:** Staffmember Jeff McVay explained the changes since the November meeting. He stated staff would like the tower element to have some stone, and a parapet roof instead of the hipped roof. Also staff would like to see an awning over the store front.

Steven Dratt represented the project, stated that Family Dollar has never built a store like this before. The angled entry, portico, store front display windows are all new for Family Dollar.

Boardmember Ralph Smith:

- The texture of the EIFS is the same only the color changes?
- Agree with staff regarding the tower
- Don't use the dark color on large elements

Boardmember Eric Paul:

- Pop-out goes to parapet
- The recessed area looks bricked-in, like they are remodeling a building that used to have windows
- Not sure brick is the way to go

Boardmember Brian Sandstrom:

- Why can't the tower be taller
- Liked the idea of a parapet
- You could do something with cornicing
- The parapet needs to be on at least three sides

Chair Craig Boswell:

- Remove the brick and just use EIFS
- Prefer Alternative B

There were citizens present to speak regarding this case. Their concerns were:

- Should comply with Central Main Plan and Historic District
- Want windows on the north elevation
- Building should be designed so someone else will use it if/when Family Dollar leaves

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- Impact on traffic
- There are a lot of school children in neighborhood
- Do not want trucks using Vineyard and 6<sup>th</sup> Street
- What is going to happen to the vacant, multi-family portion at the west end of the site?
- They did not want a warehouse box

Ralph Pew spoke representing the project and stated that the multi-family portion to the west was not part of this project. He stated it would not be used for retention, parking, or anything for Family Dollar. He stated they would maintain it.

Boardmember Brian Sandstrom:

- Agreed with the neighbors that they had talked about doing glazing on the north elevation.
- Could they do clerestory windows?
- Understood the neighbor's concerns regarding the north elevation

Boardmember Ralph Smith:

- The building needs architectural integration
- They still have a ways to go
- The building is too busy

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**CASE:** DR12-37 Direct Granite  
1301 West Broadway

**REQUEST:** Review of an 18,600 sq. ft. storage building and the reuse of a former car sales lot

**DISCUSSION:** Staffmember Jason Sanks explained the project. Mr. Sanks stated there were three buildings, two were existing and one would be a new build. The applicant was proposing very little change to the two existing buildings. They would be painting and adding slate to the old show room building, and painting and enclosing the bay doors on the old service building.

Chair Craig Boswell:

- Very little of the service building is visible from the street
- The colors should be the same on all three buildings
- Could they use additional landscaping to screen the neighbors to the west from the bay doors on the storage building?
- Concern with trash enclosure location and access from the alley

Boardmember Brain Sandstrom:

- They are working to make the buildings compatible with each other
- Could they use slate on the corner of the new storage building that is visible?

Boardmember Taylor Candland:

- The building on Alma School is not part of this request
- Agreed using slate on the corners of the new storage building would be nice

Boardmember Ralph Smith:

- New paint and slate tile are the only changes to the sales building
- Why doesn't the new building tie in better with the old buildings?
- The building looks too dark with the new proposed palette
- The building color should come from the slate
- The same color palette will be used on all three buildings

Boardmember Eric Paul:

- Concerned with the landscaping
- The sales and storage buildings will not be connected

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**CASE:** DR12-38 Raising Canes  
1945 South Stapley

**REQUEST:** Review of a 3,626 sq. ft. restaurant with drive-thru

**DISCUSSION:** Staffmember Wahid Alam explained the project. He stated the project had been to Planning and Zoning Board and would be going to Board of Adjustment.

Chair Craig Boswell:

- Likes the building he saw in another city.
- The pay window is very close to the turn, there is no room to straighten out
- The lights would be like the photo
- Mechanical must be screened

Boardmember Taylor Candland:

- The roof is black standing seam metal

Boardmember Ralph Smith:

- Liked the colors in the photo
- Signage and lighting help the building

Boardmember Eric Paul:

- Building is very busy, but it works

Staffmember Alam explained that if the applicants choose to use the “rope” light shown in the photos the project would have to come back before the Board for a formal Board approval.

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**CASE:** DR12-39 Longhorn Steakhouse  
1411 South Power Rd.

**REQUEST:** Review of a 6,265 sq. ft. restaurant

**DISCUSSION:** Staff member Wahid Alam explained the project. He explained this building would be very similar to the one recently built in front of Fiesta Mall.

Pari Holliday and Heather Hirshberger represented the case. Ms. Holliday stated the entrance faces Target because their site is restricted by an OBA on the property. Also there is a detention pond to the west of their site that is owned and maintained by Target.

Boardmember Brian Sandstrom:

- They will be going with cove lighting on this building
- Could they use LED so they don't get the dark spot at the end?
- The trash enclosure gate should be painted a more subdued color

Chair Craig Boswell:

- This will be a wall wash of light
- The material of the roof over the entrance is standing seam metal
- May want to re-think the use of natural wood in Arizona

Boardmember Ralph Smith:

- A lot of EIFS in different colors
- If they do use wood then should use Penofin, it is a marine oil that protects the wood, if not the wood will twist, crack and split

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B. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

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

On a motion by Eric Paul seconded by Brian Sandstrom the Board unanimously approved the minutes.

D. Other business:

None

E. Adjournment:

The meeting adjourned at 6:11

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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