

MINUTES OF THE OCTOBER 3, 2012 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
OCTOBER 3, 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
Ralph Smith – Vice Chair
Eric Paul
Brian Sandstrom
Howard Utter
Taylor Candland

OTHERS PRESENT

John Wesley
Lesley Davis
Tom Ellsworth
Debbie Archuleta

MEMBERS ABSENT

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

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CASE: DR12-31 Empire Southwest
1725 South Country Club

REQUEST: Review of the expansion of the existing Empire Southwest campus

DISCUSSION:

Vince DiBella represented the case. Mr. DiBella stated the front of the campus faces Iron Avenue. There will be 12' pre-case walls to screen the project. The office building will have pre-cast concrete assembly with a cement plaster finish. The pre-cast will be a special blend, partially sand blasted, integral, with simple horizontal and vertical reveals. The landscaping will match what is existing. There will be equipment platform areas along Country Club and Iron. The solar structure/parking canopies will be 20' to the bottom and 26' to the top. There will be LED lighting in the parking lot.

Chair Craig Boswell:

- The chiller unit is 30' and will be where the trucking and staging occurs
- Good direction

Boardmember Eric Paul:

- Site screening walls will be pre-cast
- Corrugated metal is very high up so it won't be very visible
- Across Juanita is mostly industrial
- Like it

Boardmember Ralph Smith:

- The assembly building is single story but it is higher than the existing 2-story office
- The current loading and staging area will remain, but be improved
- Great direction

Boardmember Brian Sandstrom:

- Is there fenestration above the windows?

Boardmember Howard Utter:

- Be sensitive to the hotel
- Look at the cooling tower

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CASE: DR12-30 McDonald's
1213 South Greenfield

REQUEST: Review of a remodel and addition to an existing McDonald's

DISCUSSION:

Staffmember Wahid Alam explained that the applicant would be adding 700 sq. ft. of building and a second drive through lane. He stated they would be adding standing seam metal roof and tile on the front of the building, and a variation in the roof line.

The applicant stated they would be using corrugated metal, EIFS, and stucco. The mansard roof would be gone and the parapet would be raised. They will be removing the corrugated on the rear.

Boardmember Brian Sandstrom:

- The tile is running bond and would be an upgrade
- Base of window sill looks like an add-on
- The lighting is LED on front elevation
- The Corrugation would look nice with indirect lighting

Boardmember Taylor Candland:

- The additional square footage is for dining room not for a play place
- The landscape plan needs to be upgraded

Chair Craig Boswell:

- Roof mounted equipment must be fully screened
- The design element for the roof is from the shopping center
- They need to provide more trees
- This will be a vast improvement

Boardmember Ralph Smith:

- CMU should match
- Ledge is 3"
- The color elevation is incorrect, the black line is correct

Boardmember Eric Paul:

- The colors will complement the shopping center
- They believe the center will be upgraded in the future

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CASE: DR12-33 Bridgestone
6533 South Mountain Road

REQUEST: Review of a research and development facility

DISCUSSION:

The applicant explained they will be growing the guayule plant to extract rubber. They get 5% rubber from the plant. The left over by-product is a woody pulp similar to coal without the environmental impacts. He stated that Nulex was growing the same plant for latex, and that Goodyear and Cooper Tire were investing in this also. He stated that Russian Dandelions also have rubber. The seeds were planted in April, the first harvest takes 2 ½ years then they can harvest every year.

Staffmember Angelica Guevara stated this project is on 10 acres in southeast Mesa. There would be an office, a process area, and a mechanical building. The metal mechanical building would be improved to look more like the office. She stated the drainage channel could not be landscaped because volume of water would wash away the plants.

The applicant stated this would be a research facility not a production facility. They have a farm in Eloy. They research the production of rubber not tires. The purpose of this facility is to increase the production of rubber from the plants. He stated they had met with the EPA and they were happy with how they were handling the dust.

A representative MGC Pure Chemicals, an adjacent property, spoke regarding concerns about the retention and how Bridgestone was proposing to handle off-site and on-site water retention. The applicant stated they were doing their best to slow the flow of water and maintain it on their site.

Boardmember Ralph Smith:

- Asked if Bridgestone was locating next to tire shredder intentionally
- They did not mean to go next to the tire recycling facility
- A masonry mechanical building would be more durable
- Liked the look of the canopies as architectural elements

Boardmember Eric Paul:

- Only conditioned spaces is the office and lab

Boardmember Brian Sandstrom:

- The mechanical building needs to be the same color
- Not vulcanization

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Boardmember Taylor Candland:

- The signage is on Mountain Road
- Liked the colors and materials
- No by-products would be stored on site

Chair Craig Boswell:

- Perspective looks good
- Will really only see the office from Mountain Road
- The chain link cannot be visible from the street

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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 September 5, 2012 Meeting:

On a motion by Eric Paul seconded by Howard Utter the Board unanimously approved the minutes.

C. Other business:

- a. Discuss and provide input on the update to the City's General Plan, Land Use Plan Element

Staffmember Tom Ellsworth explained the City is required to update the General Plan every 10 years. He stated staff hopes to have the revised General Plan on the 2014 ballot. Information regarding the update is available on thisismymesa.org the public can submit comments, see underlying goals, imesa, and sub area plans. He stated staff has been going into the community to get citizen input. The Boardmembers can contact Tom Ellsworth, John Wesley or Boardmember Eric Paul if they have any comments. He stated staff had met with the advisory board that morning to discuss Land Use Character. There are 5 types of development: open space; center; corridor; district; and neighborhood. The land use plan in the current General Plan is strict and rigid, this new plan will be more flexible.

Boardmember Brian Sandstrom asked how the City would break up areas. He stated multi-modal transportation needs 30+ dwellings per acre, he asked if staff was looking at where those areas will be. Mr. Ellsworth stated that staff was looking at where those areas would be.

D. Adjournment:

The meeting adjourned at 5:52

Respectfully submitted,

Debbie Archuleta
Planning Assistant
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