



Design Review Board

Minutes

**City Council Chambers, Lower Level
November 6th, 2013**

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.

Board Members Present:

Ralph Smith – Chair
Eric Paul- Vice Chair
Taylor Candland
Brian Sandstrom
Tracy Roedel

Board Members Absent:

Danny Ray

Staff Present:

John Wesley
Jason Sanks
Wahid Alam
Kaelee Wilson
Mia Lozano
Kim Steadman
Delphina Legah
Angelica Guevara

Others Present:

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

Design Review Board November 6th, 2013

CASE: DR13-036 Metso Copperstate
8100-8300 blocks of East Pecos Road (south side) (District 6)

REQUEST: Review a 43,425 new square foot industrial facility.

DISCUSSION:

Staff member Wahid Alam presented the case to the board. Mr. Alam stated the case will be back to the Board in December as an action item for an exception to the height limitation.

Chair Smith:

- Would like to see the screen wall and fencing in December.
- Questioned if the drive will be concrete.
- Verified the landscaping meets ordinance requirements.
- Thought it was a job well done.

Board member Sandstrom:

- Verified the mechanical units will be fully screened.
- Suggested carrying horizontal banding on the metal building- dark brown.

Board member Paul:

- Stated he hopes the screen wall doesn't screen the building.

Staff member Wahid Alam asked the board if they would like to see banding of masonry on the metal building that is similar to the rest of the building. The applicant stated it would decrease the functionality of the industrial building. Boardmember Sandstrom and Roedel agreed there is no need for it. Chair Smith suggested a banding in a different color, not material.

Design Review Board November 6th, 2013

CASE: DR13-037 Freddy's Frozen Custard and Steakburgers
6905 East Hampton Avenue

REQUEST: Review a new 3,372 square foot fast-food restaurant.

DISCUSSION:

Staff member Mia Lozano presented the case to the board. Ms. Lozano stated the building is being constructed on a pad site that has been utilized as parking. She stated that staff felt the elevations are bare, but the applicant makes a good point that the existing shopping center doesn't have much character.

Chair Smith:

- Confirmed the restaurant is part of a chain.
- Suggested a stone base for the building.
- Would like to see the caps extend out more.

Board member Sandstrom:

- Questioned if the reveals will be the same color as the stucco.
- Liked the color separation on the printed elevations.
- Suggested a CMU veneer for the columns- burnished CMU with a split face.
- Stated the applicant is heading in the right direction.

Board member Candland

- Commented the entry drive seemed narrow.

Board member Roedel

- Questioned if the light fixtures will be bright white.

Board member Paul

- Doesn't think a stone base is the solution.

Design Review Board November 6th, 2013

CASE: DR13-038 Escobedo- Phase two
435 North Hibbert

REQUEST: Review of 62 additional residential units and non-profit retail space.

DISCUSSION:

Staff member Wahid Alam presented the case to the board. Mr. Alam stated this is phase two of Escobedo and the board saw phase one last year. He went on to state since the City owns the land; the board must take action on the case. The case will be back in December as an action item. Pete Meyer, the applicant, stated there will be a mix of 1, 2,3, and 4 bedroom units. The buildings will be all of the same color and materials as phase one. The Helen's Hope Chest building will be the same color as the Save the Family building across University Drive.

Chair Smith:

- Asked the applicant if there will be a standing seam. The applicant confirmed.
- Confirmed the site landscaping will meet code requirements.
- Confirmed the canopies will be solid.
- Didn't like the two and three story units looking down at the mechanical units on the one story buildings.

Board member Sandstrom:

- Stated he likes that they are building something similar to phase one.

Board member Paul

- Asked the applicant how pedestrians would cross Hibbert. The applicant stated there will be a stippled pedestrian crossing.
- Suggested pavers for the pedestrian crossing.

John Wesley, Planning Director, asked the Board for feedback concerning the one- story elevations. Boardmember Sandstrom stated he would like them to look more residential. Pete Meyer, the applicant, stated the elevations match the one-story product in phase one. Boardmembers Sandstrom, Paul and Smith were in agreement that the elevations of the one-story buildings should match throughout the project.

Wahid Alam asked the board for feedback on the brick and stucco on the buildings. Mr. Alam stated that staff had some concerns with the buildings looking top heavy with a brick upper and stucco lower. Chair Smith agreed it looked top heavy. The applicant stated they can brick the buildings all the way down.

Design Review Board
November 6th, 2013

CASE: DR13-039 Auto Zone
4450 E. Baseline Road

REQUEST: Review of a new 6,815 square foot commercial retail building.

DISCUSSION:

Staff member Jason Sanks presented the case to the board. The applicant stated this is an infill building that will match the architecture of the other pad buildings. Mr. Sanks stated that staff has concerns with the thickness of the banding on the building. The applicant stated they are willing to decrease the width of the stripe to 8"-10".

Chair Smith:

- The red door on the back of house draws too much attention.
- Hard to comment based on all of the markups on the elevations.

Board member Sandstrom:

- Stated he would like to see a better presentation next time.
- The red door on the back of house draws too much attention.
- The applicants are heading in the right direction.

Board member Candland

- Would like the roller door to be painted the same color as the building.
- Liked the canopies above front entrance.

Board member Paul

- Stated the red door on the back of house draws too much attention.

**Design Review Board
November 6th, 2013**

B. Call to Order:

Chair Ralph Smith called the meeting to order at 5:49 p.m.

C. Approval of the Minutes of the October 2nd, 2013 Meeting:

On a motion by Boardmember Paul seconded by Boardmember Sandstrom the Board unanimously approved the minutes with the correction submitted to staff.

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

CASE: DR13-035 Oakland A's
1235 North Center Street and 61 North Center Street

REQUEST: Review of fencing at Fitch Park.

DISCUSSION:

The applicant gave brief presentation to the Board depicting the proposed alternative for screening around the fencing at Fitch Park.

Chair Smith:

- Stated he was hoping to see a design effort.

Board member Paul:

- Would like to see the hedges kept as is.

Board member Roedel:

- Would like to see more landscaping incorporated- such as lantana.
- Suggested Texas Sage.

Board member Candland:

- Asked the applicant about the purpose of the green screen.
- Stated the vegetation needs to be taller.

On a motion by Board member Candland seconded by Board member Paul the Board unanimously approved case DR13-035 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.
2. Compliance with all City development codes and regulations.

Design Review Board November 6th, 2013

CASE: DR13-033 Parcel 51 at Las Sendas – Residential Product
The 7100 and 7200 blocks of East McDowell Road (north side) Parcel 51 of the Las Sendas PAD.

REQUEST: Review residential product.

DISCUSSION:

Staff member Jason Sanks presented the case to the board. Mr. Sanks stated the applicant has improved the elevations to add more architectural detailing.

Chair Smith:

- Stated the elevations had improved. He stated he still has an issue with the ten foot space in between the homes.

Board member Paul:

- Stated the landscaping is an improvement from last time.

Board member Roedel:

- Concerned the green paint color is not compatible with the existing color scheme of Las Sendas.
- Liked the corbel.

Board member Candland:

- Liked the trim around the doors.

On a motion by Boardmember Candland seconded by Boardmember Paul the Board unanimously approved case DR13-033 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 standard plan elevations.
2. Some elevations depict pop out window sills that were elevated with Paint #2-body. These pop outs should be painted with the Paint #2 – Trim.
3. Compliance with all City development codes and regulations.

Design Review Board November 6th, 2013

CASE: DR13-040 Mesa Drive Park and Ride
420 East Main Street

REQUEST: Review of a Park and Ride parking lot for the Metro Light Rail.

DISCUSSION:

Staff member Angelica Guevara presented the case to board. Ms. Guevara stated the land is owned by the City of Mesa for a Park and Ride location for the Metro Light Rail. She went on to state that although the use will be a parking lot in the near future; the long term goal is goal is mixed use development.

Chair Smith:

- Inquired about the type of lighting on the site.
- Stated the applicant did a good job with the green screen.
- The elevations of the building look a little dark.

Board member Sandstrom:

- Would like to see lighting bollards under shade trees throughout the parking area to add lighting on the ground- especially along pathways and planters.

On a motion by Boardmember Candland seconded by Boardmember Paul the Board unanimously approved case DR13-040 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 Development Services Division.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
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 green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Applicant shall provide staff with photometric study of the site to ensure parking lot is sufficiently lit.

**Design Review Board
November 6th, 2013**

E. Other Business:

None.

F. Adjournment:

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Kaelee Wilson
Planning Assistant

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