

MINUTES OF THE JUNE 6, 2012 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
JUNE 6, 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
Dan Maldonado – Vice Chair
Scott Marble
Ralph Smith
Eric Paul
Brian Sandstrom
Howard Utter

OTHERS PRESENT

John Wesley
Lesley Davis
Debbie Archuleta
Tom Ellsworth
Jeff McVay
Jorge Calderon
Others

MEMBERS ABSENT

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

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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 May 2, 2012 Meeting:

On a motion by Eric Paul seconded by Ralph Smith the Board unanimously approved the minutes.

D. Take Action on all Consent Agenda items:

None

E. Design Review Cases:

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CASE #: DR12-18 **LA Fitness Height Exception**
LOCATION/ADDRESS: 2605 North Power Road (east side) Located south of McDowell Road
and on the east side of Power Road
REQUEST: Approval of a height exception up to 40' for building entrance rotunda
feature for a LA Fitness facility
COUNCIL DISTRICT: District 5
OWNER: IMH Financial Corporation
APPLICANT/ARCHITECT: Jorge Calderon, RCAA, Inc.
STAFF PLANNER: Jeffrey McVay, AICP

REQUEST: Approval of a height exception up to 40' for building entrance rotunda feature
for a LA Fitness facility

SUMMARY: Staffmember Jeff McVay explained that the Board had previously reviewed
this project; however, staff realized the tower element was above the allowed height for the
zoning district. Therefore the Board was being asked to approve a height exception for the
tower element. Jorge Calderon represented the case.

Boardmember Dan Maldonado confirmed this building would be the same as the one on
Northern, in Phoenix.

Boardmember Howard Utter was concerned with reflectivity with the mountains in the
background.

Boardmember Brian Sandstrom was concerned that the lights meet the Night Sky
Ordinance.

Boardmember Eric Paul thought this tower was an improvement to the others in the City.

MOTION: It was moved by Dan Maldonado and seconded by Eric Paul that DR12-18 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.
2. Compliance with all requirements of rezoning and site plan approval
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering,
Transportation, and Solid Waste Departments.
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 green*.
6. Fire risers, building downspouts and roof access ladders are to be located within the
building.

VOTE: Passed 6 – 0

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CASE #: DR12-21 **Applebee's Remodel**

LOCATION/ADDRESS: 2032 East Baseline Road

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's on the northeast corner of Gilbert and Baseline Roads

COUNCIL DISTRICT: District 2

OWNER: Seguin Living Trust

APPLICANT: Paul Waltz – L&P Architecture

STAFF PLANNER: Lesley Davis

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's

SUMMARY: Staffmember Lesley Davis explained the projects.

Boardmember Eric Paul confirmed the cylindrical lights are already there.

Chair Craig Boswell thought the towers would look better with a full gable instead of the set look façade, or even the flat roof shown on the Alma School Restaurant.

Boardmember Brian Sandstrom confirmed the light fixtures would be painted bronze to match the doors and windows.

Boardmember Ralph Smith confirmed the roof elements would be galvanized metal, and that the "car side to go" would be counted toward their signage. He agreed the towers should be full gables.

MOTION: It was moved by Eric Paul and seconded by Ralph Smith that DR12-21 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 and exterior elevations submitted.
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.

VOTE: Passed 6 – 0

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CASE #: DR12-22 **Applebee's Remodel**

LOCATION/ADDRESS: 6259 E Southern Ave

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's in the 6200 block of East Southern Avenue on the north side of Superstition Springs Mall

COUNCIL DISTRICT: District 6

OWNER: National Retail Properties, LP

APPLICANT: Paul Waltz – L&P Architecture

STAFF PLANNER: Lesley Davis

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's

SUMMARY: Staffmember Lesley Davis explained the projects.

Bordmember Eric Paul confirmed the cylindrical lights are already there.

Chair Craig Boswell thought the towers would look better with a full gable instead of the set look façade, or even the flat roof shown on the Alma School Restaurant.

Boardmember Brian Sandstrom confirmed the light fixtures would be painted bronze to match the doors and windows.

Boardmember Ralph Smith confirmed the roof elements would be galvanized metal, and that the "car side to go" would be counted toward their signage. He agreed the towers should be full gables.

MOTION: It was moved by Eric Paul and seconded by Ralph Smith that DR12-22 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 and exterior elevations submitted.
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.

VOTE: Passed 6 – 0

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CASE #: DR12-23 **Applebee's Remodel**
LOCATION/ADDRESS: 1143 N Higley Rd
REQUEST: Approval of color changes, new awnings which incorporate logos and LED illumination for an existing Applebee's at the southeast corner of Higley and Brown Roads
COUNCIL DISTRICT: District 5
OWNER: National Retail Properties, LP
APPLICANT: Paul Waltz – L&P Architecture
STAFF PLANNER: Lesley Davis

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's

SUMMARY: Staffmember Lesley Davis explained the projects.

Boardmember Eric Paul confirmed the cylindrical lights are already there.

Chair Craig Boswell thought the towers would look better with a full gable instead of the set look façade, or even the flat roof shown on the Alma School Restaurant.

Boardmember Brian Sandstrom confirmed the light fixtures would be painted bronze to match the doors and windows.

Boardmember Ralph Smith confirmed the roof elements would be galvanized metal, and that the "car side to go" would be counted toward their signage. He agreed the towers should be full gables.

MOTION: It was moved by Eric Paul and seconded by Ralph Smith that DR12-23 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 and exterior elevations submitted.
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.

VOTE: Passed 6 – 0

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CASE #: DR12-24 Applebee's Remodel

LOCATION/ADDRESS: 2053 South Alma School Road

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's located south of the southeast corner of Alma School and Baseline Roads.

COUNCIL DISTRICT: District 3

OWNER: V7 Investments, LLC

APPLICANT: Paul Waltz – L&P Architecture

STAFF PLANNER: Lesley Davis

REQUEST: Approval of color changes, new tower element, and new awnings which incorporate logos and LED illumination for an existing Applebee's

SUMMARY: Staffmember Lesley Davis explained the projects.

Bordmember Eric Paul confirmed the cylindrical lights are already there.

Chair Craig Boswell thought the towers would look better with a full gable instead of the set look façade, or even the flat roof shown on the Alma School Restaurant.

Boardmember Brian Sandstrom confirmed the light fixtures would be painted bronze to match the doors and windows.

Boardmember Ralph Smith confirmed the roof elements would be galvanized metal, and that the "car side to go" would be counted toward their signage. He agreed the towers should be full gables.

MOTION: It was moved by Eric Paul and seconded by Ralph Smith that DR12-24 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 and exterior elevations submitted.
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.

VOTE: Passed 6 – 0

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F. Other business:

Chair Craig Boswell stated the July meeting would be held on the 11th due to the July 4th holiday.

Staffmember Lesley Davis let the Board know that they would be reviewing and voting on Benedictine University at 255 East Main, at the July meeting.

G. Adjournment:

The meeting adjourned at 5:17 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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