

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
SPECIAL MEETING
April 15, 2003

A meeting of the Design Review Board was held in the Planning Division Conference Room, 55 North Center, at 8:30 a.m.

MEMBERS PRESENT

John Poulsen
Rob Burgheimer
Randy Carter
Christine Close
Carie Allen

Laura Hyneman
Lesley Davis
Debbie Archuleta
Eric Norenberg
Sean Lake
Mark Holinger
Dave Schukai
Enda Melvin

MEMBERS ABSENT

John O'Hara (excused)
Jillian Hagen (excused)

1. Call to Order:

Acting Chair John Poulsen called the meeting to order at 8:58 a.m.

2. Design Review Case:

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CASE #: DR03-18 **Wal-Mart Neighborhood Market**
LOCATION/ADDRESS: NWC Horne and McKellips
REQUEST: Approval of a 39,910 sq. ft. grocery store
COUNCIL DISTRICT: District 1
OWNER: Roger Yu-Shang Kao & Pearl Yo-Jo Kao
APPLICANT: Enda Melvin
ARCHITECT: Chris Rhea

REQUEST: Approval of a 39,910 sq. ft. grocery store.

SUMMARY: Sean Lake, Dave Schukai, Enda Melvin and Mark Holinger represented the case. Mr. Schukai explained they had studied the areas around the Lehi Mesa Historical Museum, and they understood the area's important historical significance. In redesigning the building they were proposing copper roofs and awnings, which had regional significance. They were also proposing river rock veneer instead of stone for the same reason. They were trying to match the river rock used on the "Lehi Tower". They were using green metal grillwork to add color to the building. They hoped the building was more cohesive than the previous submittal.

Boardmember Randy Carter liked the new submittal. He did propose some minor changes: continue the wainscot all the way across the front elevation; increase the depth of the outside column on the front entry feature to 16" and raise the entry feature slightly to better match the adjacent parapets.

Boardmember Rob Burgheimer thanked the applicants for their effort to work with the Board's comments. He agreed with Boardmember Carter's comments. He wanted the awnings to have green metal supports to match the other green metal on the building. He confirmed the compactor would be screened.

Boardmember Christine Close agreed with the previous comments.

Chair Carie Allen liked the revised elevations.

Boardmember John Poulsen felt that the applicant's should be allowed to change the river rock color to the alternative the applicant presented to the Board.

MOTION: It was moved by Randy Carter and seconded by Rob Burgheimer that DR03-18 be approved subject to the following conditions:

1. Concurrence with the basic development as described in the project narrative and as shown on the site plan, landscape plan, floor plans and exterior elevations submitted, except as noted below.
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. **Revise the landscaping plan:**
 - **Provide shrubs with a mature height of not more than 24" along the**

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north and west property lines.

5. **Provide revised drawings showing:**
 - **All vending machines, which face a street or public parking, and are not separated from the street by intervening building(s), shall be screened to a height of twelve (12) inches above the equipment. Screening device shall be a decorative masonry wall.**
 - **Outdoor storage and display is not allowed in the C-2 zoning district. Maintain landscaping as shown on the landscaping plan beneath the metal canopy.**
 - **Provide additional masonry walls at least as tall as the shopping carts as an extension of the existing low masonry walls at the main store entrance.**
6. All outdoor storage areas for materials, equipment, and service entrance section (SES) shall be recessed or fully screened from view by a masonry wall the same height as the utility cabinet. All S.E.S. panels, utility pedestals and vaults shall be painted to match the primary building color.
7. Roof-mounted mechanical equipment shall be fully screened by a parapet wall equal to or exceeding the height of the mechanical units. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall. Ground mounted mechanical equipment shall be fully screened from public view by a combination of a decorative wall and dense landscaping. The screen wall shall be equal to or exceed the height of the mechanical units.
8. 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.
9. The exterior light sources shall be fully shielded, shall comply with Chapter 6 of the City Code "Outdoor Light Control" and outdoor lighting provisions of Chapter 14 of the Zoning Ordinance.
10. **Light standards (poles) for development sites larger than 1 acre shall be a maximum height of 25' for the interior and 14' height within 50' of the adjacent residential property lines.**
11. Fire risers, building downspouts and roof access ladders are to be located within the building.
12. **Provide an 8' high masonry wall along the north and west property lines. Wall to be stained to match the building and to be approved by Design Review staff.**
13. **Continue the river rock wainscot all the way across the front elevation.**
14. **Enlarge the outside columns on the entry feature to 16" deep.**
15. **Raise the height of the soffit on the entry feature and provide the same grillwork to match what is used on the rest of the building.**
16. **Continue the camelback color at the corner as it transitions to the flat plain.**
17. **Raise the Wal-Mart sign to match the parapet on the left hand side of the building.**
18. **Change the cultured stone to Owens Corning "Earth Blend" CSV 2084.**
19. Provide two half size color elevations, two full size and two 8-1/2 X 11 sets of 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.

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VOTE: Passed 5 – 0

REASON FOR RECOMMENDATION: The development as proposed with conditions should be a nice addition to the Lehi area.

Recorded on Tape No.: 1 (side A)

Respectfully submitted,

Debbie Archuleta
Planning Assistant

DA