

MINUTES OF THE NOVEMBER 7, 2012 DESIGN REVIEW BOARD

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
NOVEMBER 7, 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
Howard Utter
Taylor Candland

OTHERS PRESENT

John Wesley
Angelica Guevara
Debbie Archuleta
Jeff McVay
Wahid Alam

MEMBERS ABSENT

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

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CASE: Family Dollar
550 North Country Club

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

DISCUSSION:

Staffmember Jeff McVay explained this project is within the Central Main Planning Area, which recommends buildings within an urban design. He stated staff appreciated how much improvement there had been in the design from the original submittal; however, staff still wanted detached sidewalks, no gutters, and a more prominent corner feature.

Boardmember Brian Sandstrom:

- Battened walls don't sell project
- Brown on brown on beige, needs more effort on the color scheme
- Corner needs to be more of a tower element
- Control joints should be an element
- Could use clerestory windows

Boardmember Ralph Smith:

- Easier to use rectangular columns
- Windows on east need to be more of a store front
- Store front should wrap onto 6th Street
- Concerned with vacant area to the west
- Metal roofing is standing seam
- Likes the curved awning
- Landscaping needs to be taller if they use clerestory windows

Boardmember Eric Paul:

- Make sure parking is adequate

Chair Craig Boswell:

- They were proposing some clerestory glazing but mostly spandrel
- Staff wants display windows
- HVAC to be fully screened
- Staff wants crickets to drain to downspouts
- Concerned with vacant R-4 portion
- Maybe spandrel glass on sides could change to clerestory
- Storefront on east

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There were citizens present regarding this case. A neighbor stated the applicants had listened to the community. Neighbors were concerned there would be crime in the parking area behind the building. They wanted to see property lighting and security. They wanted the trash enclosures lit to discourage dumpster diving.

It was determined the case should come back for additional review at the December 5, 2012 meeting.

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CASE: McDonald's
146 West Baseline Road

REQUEST: Review of a 3,911 sq. ft. drive-thru restaurant

DISCUSSION:

Staffmember Wahid Alam explained staff was concerned with the new yellow roof, and thought it was excessive. He was also concerned with the same parapet height without variation, and that staff wanted a solid roof over the drive-thru instead of the trellis proposed by the applicant.

Boardmember Eric Paul:

- This is a frame building with masonry wainscot
- Will get harsh light on the drive-thru
- Anodized reveals would be better
- Concerned with access from parking lot

Boardmember Ralph Smith:

- Corrugated metal louvers
- Drive-thru needs to be covered
- Need to break up the yellow roof with vertical elements and control joints
- Concerned with long flat roof with no change
- Why paint integral masonry?

Boardmember Brian Sandstrom:

- Signage is white
- Could they use LED to light corrugated
- Reveals will be painted
- Anodized is better
- O.K. with yellow roof

Boardmember Taylor Candland:

- Staff wants roof to be metal, not yellow
- The yellow accent is good
- Dumpster locations OK'd by Sanitation Department

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Chair Craig Boswell:

- Didn't have a problem with the yellow roof
- OK with same parapet height
- Color bands are E.I.F.S
- Lighting on building washes from the reveals

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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 October 3, 2012 Meeting:

On a motion by Howard Utter seconded by Ralph Smith the Board unanimously approved the minutes.

D. Other business:

None

E. Adjournment:

5:16 p.m.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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