

Approved Minutes

**October 14, 2014
Council Chambers – Lower Level
57 East 1st Street
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Greg Lambright – Acting Chair
Nicole Thompson
Sean Banda

Staff Present:

John Wesley
Lesley Davis
Julia Kerran
Kim Steadman
Wahid Alam
Kaelee Wilson
Lisa Davis

Board Members Absent:

Eric Paul – Chair
Brian Sandstrom – Vice Chair
Taylor Candland
Tracey Roedel

Others Present:

Rick Butler
Chris Miller
Paul Dugas
Cory Wiebers

Greg Lambright, Acting Chair, welcomed everyone to the Work Session at 4:33.

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

Design Review Board – Work Session Minutes October 14, 2014

Item A.1. DR14-026 Mulberry Marketplace

NWC Signal Butte and Guadalupe Roads. (District 6). Located on the north side of East Guadalupe Road and the west side of South Signal Butte Road. Review of a neighborhood shopping center. Rick Butler, Rick Butler Design Group, applicant; Todd Kjar, G. Brown Investments I, LLC, owner. (PLN2014-00426)

Staff Planner: Lisa Davis

Discussion:

Staff member, Lisa Davis, presented the case to the Board.

Acting-Chair Lambright:

- Suggested that the signage have more articulation or cap detail that ties into the Fry's center
- Liked the architecture of Fry's and the shops
- Did not like the exterior downspouts
- Suggested a flow scupper by turning the blocks sideways
- Suggested that something be done to minimize the straight line of the fuel center canopy

Boardmember Thompson:

- Suggested that the signage have a stronger base
- Verified that exterior downspouts are not restricted in the zoning ordinance and that it is a policy in the design guidelines not to allow exterior downspouts
- Did not like the exterior downspouts
- Verified that houses are not directly adjacent to the back of the shopping center
- Asked why there was an issue with interior downspouts
- Verified with the applicant that sconce lighting is not in the plans
- Liked the materials being used
- Stated that the parking is well designed

Boardmember Banda:

- Stated that interior downspouts create more dimension to a flat back wall
- Stated that the canopy of the fuel center appeared too heavy for its support posts
- Suggested that posts be expanded into more of a craftsman style column
- Stated that the signage is very generic, and not craftsman, which does not tie in well to the center
- Liked the metal elements and canopy on the Fry's elevation

**Design Review Board – Work Session Minutes
October 14, 2014**

Item A.2. DR14-028 Sossaman Auto Spa

SWC Sossaman & Hampton (District 6). Located south of East Southern Avenue on the west side of South Sossaman Road. Review of a new car wash. Brett Sherin, Shercon construction, applicant; Sossaman Development, LLC, owner. (PLN2014-00471).

Staff Planner: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Chair Lambright:

- Liked the dark tent
- Suggested that the roof color is referenced when lightening the window tent

Boardmember Thompson:

- Verified that there were no Staff concerns on this project
- Asked if there was any other carwash in the area using solar grey and black paint
- Thought that the black paint was too dark for Arizona
- Verified that the windows allow the public to see inside the building
- Suggested that glass windows be more transparent
- Verified that signs meet the zoning code

Boardmember Banda:

- Verified that the City of Mesa referred to the Design Review Board to decide when primary colors are esthetically acceptable to the surrounding neighborhood

**Design Review Board – Work Session Minutes
October 14, 2014**

Item A.3. DR14-029 PPGN Recreation Center

5461 South Ellsworth (District 6). Review a community recreation center. Yee Wing Yiu, Hands International, applicant; Tim Brislin, PPGN Ray, LLLP, owner. (PLN2014-00474)

Staff Planner: Kaelee Wilson

Discussion:

Staff member Kaelee Wilson presented the case to the Board.

Acting-Chair Lambright:

- Asked if the window frames were white
- Stated that lighting will make the project
- Suggested that a good lighting scheme be utilized
- Stated that this is a very nice project

Boardmember Thompson:

- Stated that the columns are thin and weak
- Suggested that the overall design of the windows and the lighting be more cohesive
- Liked the materials

Boardmember Banda:

- Suggested that the entrance is over exaggerated to make it stand out
- Liked the wide expanse of the parapet
- Liked the classic neighborhood feel
- Asked what the lighting scheme was
- Suggested the use of longer rectangular lighting to be more sensitive to the classical neighborhood look

**Design Review Board – Work Session Minutes
October 14, 2014**

Item A.4. **DR14-030 Signal Butte 105 – AV Homes**

5603 South Signal Butte Road (District 6). Review new home product. Ed Madrid, AV Homes, applicant/owner. (PLN2014-00476)

Staff Planner: Wahid Alam

Discussion:

Staff member Wahid Alam presented the case to the Board.

Acting-Chair Lambright:

- Suggested that a light fixture or other element be utilized to call out the front entrance

Boardmember Thompson:

- Stated that all the colors looked the same
- Liked the elevations
- Stated that Series 4522A looks like a church
- Liked the garage doors are nice
- Stated that the hidden front door is against CPTED regulations

Boardmember Banda:

- Suggested that a coach lite or lighting scheme be specific to each theme of home
- Suggested that brass fixtures are not utilized
- Stated that it is nice to see a home wrapped in stone to the garage
- Stated that Series 3522 A & C needs additional elements to dress up the elevations
- Stated that Series 3521 A needs themes that are not stucco

**Design Review Board – Work Session Minutes
October 14, 2014**

B. Call to Order

There was not a quorum present; therefore all action items including the consideration of the Minutes are continued to the November 4, 2014 meeting.

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

Item C1: **DR14-027 Ashley Furniture**

6233 East Southern Avenue (District 6). Appeal of an Administrative Review denial the proposed façade modifications to a retail facility. 3K1 Consulting and MD Partners LLC, applicants; Southwest Furniture of Wisconsin, owner. (PLN2014-00322)

Staff Planner: Kaelee Wilson

Summary: No quorum; therefore the case is continued to the November 4, 2014 meeting.

D. Consider the Minutes from the September 9, 2014 meeting

No quorum; therefore the consideration of the Minutes is continued to the November 4, 2014 meeting.

E. Other Business

None.

F. Adjournment

The workshop concluded at 5:51 p.m.

Respectfully submitted,

Julia Kerran
Planning Assistant

jk