

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
NOVEMBER 1, 2006

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT

Pete Berzins - Chair
Vince DiBella
Tom Bottomley
Robert Burgheimer
Tim Nielsen (left after work session)
Dave Richins

MEMBERS ABSENT

OTHERS PRESENT

Kim Steadman
Lesley Davis
Debbie Archuleta
Mia Lozano Helland
Jim Hash
John Wesley
Krissa Lucas
Jennifer Grifke
Veronica Gonzalez
Ryan Matthews
Jeff McVay
Keith Green
David Allan
Doug Himmelberger
Sean Lake
Kumar Sahejwau

Celia Wiste
Tim Jagneaux
Al Cappello
Bob Hunt
David Simpson
Bill Wells
Mel Bradley
Brent Miller
John Mahoney
Dorothy Shupe
Fred Woods
Dan Stan
Dan Richardson
John Manross
Others

1. Work Session:

CASE: Carrigan's World
300 block of North Alma School

REQUEST: Approval of a day care center

DISCUSSION: Sean Lake was represented the case.

Boardmember Dave Richins:

- Confirmed the setback was increasing from 20' to 30' along the east property line.
- He still thought 20' was too high for this use

Boardmember Tim Nielsen:

- Thought the turret should be lower

Boardmember Rob Burgheimer:

- Concerned with the massing
- Concerned with the elevations
- Thought it did not appear "kid-friendly"

Boardmember Tom Bottomley:

- The turret was still too tall
- The only reason for the height of the turret appears to be to accommodate the signage

CASE: Southern & Mesa Retail
1119 S Mesa Drive

REQUEST: Approval of a new retail building in an older shopping center

DISCUSSION:

Chair Pete Berzins:

- The proportions should be 2/3 and 1/3 not 50/50
- The stucco/sign area is awkward
- Maybe the stucco should wrap the corners

Boardmember Wendy LeSueur:

- The coloring is too different from the center
- Could they relate to the terra-cotta color?

Boardmember Rob Burgheimer:

- Doesn't like the racing stripe coloring
- Needs some detailing
- Maybe integral block
- Recess the windows
- Too basic

Boardmember Tom Bottomley:

- The scale is too equal
- Needs more texture
- The randomness of the band and the way it terminates is awkward
- The lines should be broken
- Proportions are awkward
- Canopies are weak

CASE: Greenfield Court (lot 2)
4242 E Southern

REQUEST: Approval of an office building

DISCUSSION: No one was present to represent the case.

- CASE:** Falcon 7 Executive Hangars
McKellips & Falcon
- REQUEST:** Approval of several hangar buildings
- DISCUSSION:** John Manross represented the case

Boardmember Dave Richins:

- Break the west wall of hangars 1 through 8
- You should drive past this and say “that looks cool”

Boardmember Vince DiBella:

- Hangars are 27' tall
- Stucco over steel at north ends of hangars
- Masonry along west elevation of hangars 1 through 8
- Should be more reflective of an airport
- More inspirational
- Aeronautical

Boardmember Wendy LeSueur:

- The landscape palette is too much of a mix of lush greens with desert plants
- The palette should be more desert
- No hibiscus, ficus, shamel ash or other lush plants
- The landscaping should crescendo at the entry to Falcon Drive

Boardmember Tim Nielsen:

- Needs to be more developed
- The curved element could be developed along an aeronautical theme, like an air traffic control tower

Chair Pete Berzins:

- Color breaks are only color. Should be a material change or change in plane
- Doesn't look finished

Boardmember Tom Bottomley:

- Re-look at the colors
- Fluted corten could be interesting
- More light for corridors – consider windows in blank walls

Boardmember Rob Burgheimer:

- Concerned this is being designed to what has existed there for decades

- Needs quality level of newer projects along McKellips
- Textures, materials, forms
- You are trying to disguise metal buildings
- Looks dated
- Too many buildings all the same
- Needs variety
- Look at landscaping across McKellips

CASE: UPS Expansion
5522 E Inverness

REQUEST: Approval of Phase II of the UPS Facility

DISCUSSION:

The Board thought that with the required perimeter wall on the east proper line and the additional landscaping the project would be fine.

CASE: Arby's
Dobson & 202

REQUEST: Approval of a fast food restaurant

DISCUSSION:

Boardmember Tim Nielsen:

- Preferred sculptured berms to screen walls

Boardmember Wendy LeSueur:

- Berming instead of screen walls
- The planting plan is nice

Boardmember Rob Burgheimer:

- Use denser landscaping rather than screen walls

Boardmember Tim Bottomley:

- Could they use an eyebrow on the rear of the Arby's gable?

CASE: Taco Bell
Dobson & 202

REQUEST: Approval of a fast food restaurant

DISCUSSION:

Boardmember Rob Burgheimer:

- Liked the bell and the curve together

Boardmember Tom Bottomley:

- On the west elevation, the founders block at the corner should continue all the way below the cornice
- Likes the bell and curve

CASE: El Polo Loco
Dobson & 202

REQUEST: Approval of a fast food restaurant

DISCUSSION:

Boardmember Dave Richins:

- Need shade over the entry
- Need scoring on the EIFS

Chair Pete Berzins:

- Doesn't like the trash along the roadway but understands why it is there
- If the trash enclosure is screened, having a screen wall at the drive-thru won't look out of place

Boardmember Tim Nielsen:

- Use the harlequin pattern in places

Boardmember Wendy LeSueur:

- Very bland

Boardmember Rob Burgheimer:

- Agreed scoring will help

Boardmember Tom Bottomley:

- Could they use landscaping and berming as a screening device?

CASE: Riverview Auto Mall
SWC Dobson & 202

REQUEST: Approval of three new car dealers and an auto body shop

DISCUSSION: Trent Jones represented the case

Boardmember Rob Burgheimer:

- Thought the main question was whether this project should tie in with what is being developed across Dobson
- He thought this project should tie in somewhat
- These are very modern buildings, but the public was told this would be part of Riverview
- These buildings look industrial

Boardmember Tom Bottomley:

- Did not think these buildings should have cornices
- Suggested using the Mesa Stone and the bone white color from across Dobson
- The building design needs motion and movement
- Not rectangular boxes
- Angles and arcs
- Don't overdue elements from across Dobson and become cliché
- Don't try to take too many elements from each different area and then they don't work together

Boardmember Dave Richins:

- Warmer colors would tie in better
- The Freeway Landmark Monument Sign kind of sets a tone for this project
- New colors may be OK
- The long blank elevations have to be broken up
- Need to add articulation and architectural interest
- These should be the coolest auto sales anywhere
- Address all four-sides of the buildings
- Has to be quality

Boardmember Tim Nielsen:

- They are corporate images
- The dealerships should be unique to the site not look like every other dealership in the Valley

Chair Pete Berzins:

- Understands you can't make this look like a restaurant
- It has to have "WOW factor"
- Can't be commonplace

- It is OK to be different and modern

2. Call to Order:

Chair Pete Berzins called the meeting to order at 5:21 p.m.

3. Approval of the Minutes of the October 4, 2006 Meeting:

On a motion by Dave Richins seconded by Tom Bottomley the Board unanimously approved the minutes.

4. Design Review Cases:

MINUTES OF THE 2006 DESIGN REVIEW MEETING

CASE #: DR06-69 Alta Mesa Villas
LOCATION/ADDRESS: 5750 E Main
REQUEST: Approval of a multi-family residential project totaling 87,877 sq. ft.
COUNCIL DISTRICT: District 5
OWNER: Shane Kubler
APPLICANT: Gerald Kesler
ARCHITECT: Gerald Kesler

REQUEST: Approval of a 87,866 sq. ft. multi-family residential project

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-69 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 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 Building Safety Division:
 - a. A pedestrian gate shall be provided linking the central north-south sidewalks of the residential and hotel portions of the site.
 - b. Provide revisions to the entrances for the three story buildings that indicate the same level/quality of design that has been provided for the two story buildings.
 - c. If using scuppers, use pre-cast concrete decorative scuppers, not metal.
 - d. Provide Design Review staff with an additional set of elevations indicating a variation in placement of color for each building, or some units, or an additional color palette that is complimentary to the proposed palette for some of the buildings. Buildings with the altered color placement/palette to be dispersed throughout the project. This provides more options for color placement to create more interest throughout.
 - e. Provide details to indicate variations in plains for the stone adjacent to stucco and how it terminates around the corners.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.

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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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, two half size, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 6 – 0

MINUTES OF THE NOVEMBER 1, 2006 DESIGN REVIEW MEETING

CASE #: DR06-90 Lot 7 Mesquite Canyon Plaza

LOCATION/ADDRESS: SEC Ellsworth & Guadalupe
REQUEST: Approval of an 11,085 sq. ft. retail shops building
COUNCIL DISTRICT: District 6
OWNER: Triple 'S' Land & Investments
APPLICANT: Fred Woods
ARCHITECT: Fred Woods

REQUEST: Approval of an 11,085 sq. ft. retail shops building

SUMMARY: This case was removed from the consent agenda.

Boardmember Tom Bottomley thought the proportion was too top heavy, and the columns were too thin. Could they break up the front elevation more? There was enough room to pull out an area another 2'. It needs more life. Possibly one more color. Maybe if the columns were wider and battered out.

Boardmember Dave Richins agreed the columns should be thicker.

Boardmember Rob Burgheimer thought the project met a minimum level of design. He agreed making the columns thicker would make it a better building.

Chair Pete Berzins agreed with beefing up the columns. He was concerned with the height of the lights along the rear elevation being visible from the adjacent neighborhood.

MOTION: It was moved by Dave Richins and seconded by Rob Burgheimer that DR06-90 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 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 Building Safety Division:
 - a. Provide a revised site plan, landscape plan and floor plan that reflect the redesigned front elevation of building footprint.
 - b. Reconcile the correct name of new accent color on color elevation and color board.
 - c. **Provide additional thickness to the two center columns with the battered pier coming out in front.**
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. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 6 – 0

MINUTES OF THE NOVEMBER 1, 2006 DESIGN REVIEW MEETING

CASE #: DR06-102 **East Valley Sports**
LOCATION/ADDRESS: NWC Power & Boise
REQUEST: Approval of a 2-story 6,722 sq. ft. sporting goods store
COUNCIL DISTRICT: District 5
OWNER: Dennis Callisoh, Cal-Krier Investments, LLC
APPLICANT: Mike Bustamante
ARCHITECT: Dave Mason

REQUEST: Approval of a 2-story 6,722 sq. ft. sporting goods store

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-102 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 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 Building Safety Division:
 - a. Revise the grading and drainage plans to meet Code requirements including Section 11-15-3(D).
 - b. Provide color and material samples for the pre-fabricated awning for review by Design Review Staff.
 - c. Provide drawings, and color and material samples for the barrel enclosure gates for review by Design Review Staff.
 - d. Correct the dimensions on the 'Screen Wall – Barrel' detail on SD-1 to match the ¼"=1'-0" scale.
 - e. Provide complete manufacturer names and color numbers for all materials.
2. Approval of a Development Incentive Permit by the Board of Adjustment or Zoning Administrator for all requested code modifications and compliance with all Board of Adjustment or Zoning Administrator requirements associated with that approval.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. 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.
7. Fire risers, building downspouts and roof access ladders are to be located within the building.

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8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 6 – 0

MINUTES OF THE NOVEMBER 1, 2006 DESIGN REVIEW MEETING

CASE #: DR06-103 Stapley Plaza

LOCATION/ADDRESS: 349 N Stapley
REQUEST: Approval of a 6,457sf multi-tenant retail building
COUNCIL DISTRICT: District 1
OWNER: Jones Executive Accounting
APPLICANT: Zamir Hasan
ARCHITECT: Zamir Hasan

REQUEST: Approval of a 6,457 sq. ft. multi-tenant retail building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-103 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 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 Building Safety Division:
 - a. Show the location of a site wall along the west property line in those sections where none currently exists, to be installed with the development of this site.
 - b. Provide color and manufacturer information for the column base tile.
 - c. Provide material for awnings.
 - d. Provide cut sheets for all light fixtures.
 - e. Continue cornice around sides and rear of popped-up parapet elements.
 - f. Provide landscape planters in the foundation base area along the west and south elevations to a minimum of 33% of the façade's length.
2. Full compliance with all current Code requirements, unless modified through an approved Development Incentive Permit by the Zoning Administrator, as outlined in the Staff Report.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8½"x11" set of reproducible 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.

VOTE: Passed 6 - 0

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CASE #: DR06-104 Logan's Roadhouse
LOCATION/ADDRESS: Dobson & Bass Pro Drive
REQUEST: Approval of a 7,255 sq. ft. restaurant
COUNCIL DISTRICT: District 1
OWNER: DeRito Kimco
APPLICANT: Tim Jagneaux
ARCHITECT: Colleen Atwood

REQUEST: Approval of a 7,255 sq. ft. sit down restaurant

SUMMARY: This case was removed from the consent agenda due to a conflict with one of the Boardmembers.

MOTION: It was moved by Dave Richins and seconded by Rob Burgheimer that DR06-104 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 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 Building Safety Division:
 - a. Provide an updated materials board and plan showing the color and material for the metal canopies, exposed metal truss, and the columns on the front elevation between the windows.
 - b. Provide an updated elevation showing an additional thickness to the columns on the entry feature. Staff to review and approve.
 - c. Redesign the monument sign using the previously approved 'Type P' sign.
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. 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.
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 5 – 0 – 1 (Vince DiBella abstained)

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CASE #: DR06-105 The Commons at Superstition Springs

LOCATION/ADDRESS: 7400 block East Southern
REQUEST: Approval of three retail/warehouse buildings totaling 76,500 sq. ft.
COUNCIL DISTRICT: District 6
OWNER: CSS LLC
APPLICANT: Dorothy Shupe
ARCHITECT: Randy Carter

REQUEST: Approval of three retail/warehouse buildings totaling 76,500 sq. ft.

SUMMARY: This case was removed from the consent agenda due to a conflict with a Boardmember.

MOTION: It was moved by Dave Richins and seconded by Vince DiBella that DR06-105 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 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 Building Safety Division:
 - a. Revise Landscape plans to show compliance with the City Code; additional trees are required within the front and rear landscape setbacks.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 5 – 0 – 1 (Tom Bottomley abstained)

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CASE #: DR06-106 Bunker Care Center
LOCATION/ADDRESS: 3529 E University
REQUEST: Approval of a 6,964 sq. ft. care center
COUNCIL DISTRICT: District 2
OWNER: Bunker Family Mortuary
APPLICANT: Tim Nielsen
ARCHITECT: Tim Nielsen

REQUEST: Approval of a 6,964 sq. ft. care center

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-106 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 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 Building Safety Division:
 - a. Revise landscaping to meet the requirements of the Zoning Ordinance (except as approved through the SCIP).
 - b. Replace pine trees with a more appropriate shade tree for the parking lot and foundation base.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 6 – 0

MINUTES OF THE NOVEMBER 1, 2006 DESIGN REVIEW MEETING

CASE #: DR06-107 Banner Desert Landscape Plan

LOCATION/ADDRESS: 1400 S Dobson

REQUEST: Approval of an overall landscape plan for the hospital

COUNCIL DISTRICT: District 3

OWNER: Banner Health

APPLICANT: Jon Hammond, HDR

REQUEST: Approval of an overall landscape plan for the hospital

SUMMARY: This case was removed from the consent agenda due to a conflict with a Boardmember.

MOTION: It was moved by Rob Burgheimer and seconded by Vince DiBella that DR06-107 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 landscape plan, 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 Building Safety Division:
 - a. Sheet L-103: Provide a paved, landscaped northern termination to the west pedestrian path, similar to the east path. Provide decorative pavement where paths cross the drive aisle (shown as hatched pathway on the plans, typ.) Extend the parking-screening wall to the west, to screen parking adjacent to the Loop Road entry. Screening walls along Southern and Dobson are to be offset (in plan) by 2' every 50' lineal feet, minimum, to meet code.
 - b. Sheet L-103 and elsewhere: Trees have been deleted from the sight triangles. Replace them to meet minimum requirements. Mesa's Public Street Access Guidelines require plants and trees, within the sight triangle, to be trimmed to maintain visibility between 3' and 8'.
 - c. Sheet L-110: Place a landscape area with one tree and three shrubs at the west side of the parking lot, to separate the south side of the pedestrian path from the adjacent bay of parking. Provide a pedestrian path from the southwest corner of the parking lot to connect with the existing ped. path that runs south of the heli-pad.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

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7. Provide one set of (stamped and signed) half-size revised landscape plans, and one 8-1/2 X 11 set of reproducible revised landscaping plans showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0 – 1 (Dave Richins abstained)

MINUTES OF THE NOVEMBER 1, 2006 DESIGN REVIEW MEETING

CASE #: DR06- 108 Purrfect Auto

LOCATION/ADDRESS: 265 South Power Road

REQUEST: Approval of 3,380 sq. ft. auto repair with seven service bays;
And 4,000 sq. ft. of retail space for auto related uses

COUNCIL DISTRICT: District 5

OWNER: BSK Automotive

APPLICANT: Jeff Looker

ARCHITECT: Jeff Looker

REQUEST: Approval of a 3,830 sq. ft. auto repair facility with seven serviced bays; and
4,000 sq. ft. of retail space for auto related uses

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-108 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 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 Building Safety Division:
 - a. Provide documentation of cross-access agreement with adjacent property to the west.
 - b. Applicant to provide information related to retention basin; cross-sections, slope, retaining wall and transition areas and site compliance with the requirements of 11-15-3 (D) prior to submitting for a building permit.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible 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.

VOTE: Passed 6 – 0

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CASE #: DR06- 109 Earnhardt Nissan

LOCATION/ADDRESS: 7200 block of East Hampton

REQUEST: Approval of a new vehicle storage lot with a 9,266 sq. ft. vehicle prep building

COUNCIL DISTRICT: District 6

OWNER: No Bull LLC

APPLICANT: Ty Moore

ARCHITECT: John Mahoney

REQUEST: Approval of a new vehicle storage lot with a 9,266 sq. ft. vehicle prep building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Rob Burgheimer and seconded by Dave Richins that DR06-109 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 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 Building Safety Division:
 - a. Identify the location of the Alucobond material, indicated on the exterior finish legend and the color/material board, on the elevations.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, and two 11" x 17" set of reproducible revised site elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 - 0

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CASE #: DR06-110 Greenbrier II

LOCATION/ADDRESS: 7205 E Baseline Road
REQUEST: Approval of a 10,833 sq. ft. office retail building
COUNCIL DISTRICT: District 6
OWNER: Ryan McMahon
APPLICANT: Dorothy Shupe
ARCHITECT: Randy Carter

REQUEST: Approval of a 10,833 sq. ft. office/retail building

SUMMARY: This case was removed from the consent agenda due to a conflict with a Boardmember.

MOTION: It was moved by Dave Richins and seconded by Vince DiBella that DR06-110 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:
 - a. Compliance with the conditions of approval for Z06-64.
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. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
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 to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half-size color elevations to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 5 – 0 – 1 (Tom Bottomley abstained)

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7. Appeals of Administrative Design Review:

DR06-46 Odyssey Professional Park
2149 S Vineyard

SUMMARY: Bob Hunt and David Simpson represented the case. They explained they were proposing to use steel framing and integral stucco. They stated prospective tenants think they can better insulate a steel frame stucco building. They would also get more interior space.

Boardmember Rob Burgheimer thought the public perception would be the same. He did not want the applicants to lose the details, such as recessing the windows. The finish could possibly be smoother.

Boardmember Vince DiBella thought it should be OK with the proposed finish. He stated that with a very smooth finish you see any variations. The proposed textured finish would be more forgiving.

Boardmember Tom Bottomley agreed the finish should have some texture.

MOTION: It was moved by Dave Richins and seconded Rob Burgheimer by that ADR06-46 be approved with the following conditions:

1. To allow the use of 6" steel studs and integral stucco

VOTE: Passed 6 – 0

Old Country Buffet
6625 E Southern

SUMMARY: Staffmember Kim Steadman explained the applicant was requesting LED lighting on an existing restaurant at Superstition Springs.

Boardmember Dave Richins thought the Board needed to be careful where exterior illumination was approved. He did not want to see a proliferation of exterior illumination all over the City. He did not want the lighting approved simply to draw attention to the building.

Boardmember Rob Burgheimer stated there are other restaurants in the area with exterior illumination so he thought this restaurant should be allowed to have it. He did agree the Board needs to be careful about not allowing it everywhere.

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MOTION: It was moved by Vince DiBella and seconded by Wendy LeSueur that ADR06-75 be approved as stated:

VOTE: Passed 6 – 0

DR01-93 Cessna
WGA

SUMMARY: Dan Richardson represented the case. Mr. Richardson explained the project was originally approved in 2001 with rooftop mechanical units. He stated the new owners did not want roof penetrations so they are proposing to place the mechanical units in the roof truss system. They are also proposing a central plant. Staffmember Kim Steadman explained staff's concerns were with the changes to the proportions of the building.

Boardmember Tom Bottomley confirmed the bottom of the trusses would remain at the same height, but the structure system would be deeper.

Boardmember Rob Burgheimer questioned whether they meet the conditions established in the Zoning Ordinance for allowing height exceptions.

Boardmember Vince DiBella did not feel an additional 6' would be that significant.

MOTION: It was moved by Vince DiBella and seconded by Dave Richins that ADR06-76 be approved with the following conditions:

- 1 Compliance with the elevations provided.
- 2 Compliance with the conditions of DR01-93 except as herein modified.
- 3 Enlarge the louvered portion of the northwest elevation, and provide a similar element on the southwest elevation to improve the proportions of the building. Staff to review and approve.

VOTE: Passed 5 – 1 (Boardmember Burgheimer voting nay)

Boardmember Burgheimer was concerned with approving the height change without seeing a section detail showing the need.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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