

## Design Review Board

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### *Minutes*

**March 8, 2016  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> 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 1<sup>st</sup> Street at 4:30 p.m.

**Board Members Present:**

Brian Sandstrom – Chair  
Sean Banda – Vice Chair  
Eric Paul  
Tracy Roedel  
Taylor Candland  
Randy Carter

**Board Members Absent:**

Nicole Thompson

**Staff Present:**

John Wesley  
Andrew Spurgin  
Tom Ellsworth  
Wahid Alam  
Rebecca Gorton

**Others Present:**

Richard Dyer  
Cody Bowman  
Ron Peters

Vice Chair Banda welcomed everyone to the Work Session at 4:30 p.m.

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

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**Item A.1. DR16-001 Development of a new drive-thru restaurant**

**LOCATION/ADDRESS:** 1431 South Crismon Road  
**REQUEST:** Review of a proposed drive-thru restaurant  
**COUNCIL DISTRICT:** 6  
**OWNER:** BP HD PADS  
**APPLICANT:** Ralph Pew, Pew & Lake, PLC  
**ARCHITECT:** Cody Bowman  
**STAFF PLANNER:** Wahid Alam, AICP

**Discussion:**

Staff member Wahid Alam presented the case to the Board. Mr. Alam reviewed the updates from the previous design. Cody Bowman, Architect, presented the changes that have been made and agreed with the Board to add posts at the entry.

Planning Director, John Wesley stated that the cover of the entry does not look like much and would like to see it larger.

**Chair Sandland**

- Recommended keeping prototype gooseneck lighting rather than LED
- Suggested planting trellis on the east side
- Would like to see more glass
- Commented that it looks squat compared to other canopies and glass
- Suggested more focus on entry
- Liked the balcony effect but not on the entry

**Boardmember Candland**

- Agreed with staff member Alam that the addition of a *porte cochere* to entry
- Suggested the front door offset like a window wall

**Boardmember Carter**

- Requested detail description of where the colors are on the building
- Liked the prototype gooseneck lighting as well
- Stated that the entry is understated and needs something to pull it out to make it noticeable

**Vice Chair Banda**

- Likes the brick and the *porte cochere*
- Agreed that the gooseneck lighting is best

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Boardmember Paul

- Stated that the front door lacks celebration
- Looks small compared to the other canopies
- LED could still help the building
- Stated that it was overall a well-defined, cohesive design
- Stated that the colors are great

Positive response from all Boardmembers. Staff will work with applicant to finalize design.

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**Item A.2. DR16-003 U-Haul Storage Facility**

**LOCATION/ADDRESS:** 205 East McKellips Road  
**REQUEST:** Review of a proposed storage facility  
**COUNCIL DISTRICT:** 1  
**OWNER:** Paul & Douglas Stecker, Margaret M. Mulhern Revocable Trust  
**APPLICANT:** Ralph Pew, Pew & Lake, PLC  
**STAFF PLANNER:** Wahid Alam, AICP

**Staff Planner: Wahid Alam**  
**Continue to April 12, 2016 Meeting**

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**Item A.3. DR16-010 New Dollar Store**

**LOCATION/ADDRESS:** North of Southern Road and east of Hawes Road  
**REQUEST:** Review of a proposed retail store  
**COUNCIL DISTRICT:** 5  
**OWNER:** Crescent Run Limited Partnership  
**APPLICANT:** Simon CRE Alpha IV, LLC  
**STAFF PLANNER:** Wahid Alam, AICP

**Staff Planner: Wahid Alam**

**Continue to April 12, 2016 Meeting per applicant request**

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B. Call to Order

Chair Sandstrom called the meeting to order at 4:46 pm.

C. Consider the Minutes from the February 9, 2016 meeting

On a motion by Boardmember Roedel, seconded by Vice Chair Banda, the Board unanimously approved the February 9, 2016 minutes.

**(Vote: 6-0, Excused: Boardmember Thompson)**

D. Discuss and take action on the following Design Review case:

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**Item D.1. DR16-008 Remodel for Mesa Historical Museum**

**LOCATION/ADDRESS:** 26 North Macdonald  
**REQUEST:** Review of a façade renovation to convert the former Federal Building to use as the Mesa Historical Museum  
**COUNCIL DISTRICT:** 4  
**OWNER:** City of Mesa  
**APPLICANT:** City of Mesa  
**ARCHITECT:** Ronald Peters, AIA  
**STAFF PLANNER:** Wahid Alam, AICP

**Discussion:**

Staff member Wahid Alam presented the case to the Board.

Architect, Ron Peters, stated that typically he does not match building materials when designing an addition to a historic building.

Chair Sandstrom

- Stated that he prefers that brick veneer be used for the addition on the back stairs
- Stated that the alley view on adjacent buildings mostly brick

Boardmember Paul

- Stated that matching the brick would be difficult

Vice Chair Banda

- Agreed that the brick veneer would be best material for the character of the building
- Stated that the use of stucco is an eyesore

Boardmember Roedel

- Disagreed with the other Board members stating that the stucco would be fine

**MOTION:** It was moved by Vice Chair Banda to approve DR16-008 with the addition of condition #7 to use brick veneer on the rear addition. The motion was seconded by Boardmember Carter 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 City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.

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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 green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders shall be located within the building.
6. Roof and ground mounted mechanical equipment shall be fully screened per Section 11-30-9 of current Mesa Zoning Code.
7. Change in materials to brick veneer for the addition on the rear side of building.

**VOTE: Approved with Conditions (Vote: 4-2; Board members Roedel and Paul, nay: Board member Thompson, absent)**



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E. Other Business

John Wesley, Planning Director stated that at the next meeting they may have a discussion item on “Defining Quality Development”. The Council Sustainability Transportation Committee has tasked staff to come up with a definition. Staff has a draft which will be presented to them later this month. Hopefully, it will be ready to be shared with the Board for their feedback at the next meeting.

F. Adjournment

On a motion by Boardmember Paul and seconded by Vice Chair Banda, the Meeting was adjourned at 5:48 pm.