

Design Review Board



Minutes

February 14, 2017
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:

Sean Banda – Chair
Brian Sandstrom
Taylor Candland
Randy Carter- excused at 6:20 PM
Nicole Thompson
J. Seth Placko

Board Members Absent:

Tracy Roedel

Staff Present:

John Wesley
Tom Ellsworth
Wahid Alam
Kim Steadman
Lesley Davis
Lisa Davis
Mike Gildenstern

Others Present:

Daniel McPeak
Neil Feaser
Kimisau Layton
Marianne Murzyn
Garland Davis
Vicki Linoff
Alton Chansi
Michael Stephan
Arlo Judd
Jan Judd
Denis & Lily Tetreault
Barbara Bingham
Angelica Guevara
Stephanie Wright
Janet Coombs
Brian Border
Shelley Conner
Tim Boyle
Anna Farrah

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Item D.1 DR17-001 was moved to the beginning of the agenda by the Chair.

B. Call to Order

Chair Banda called the meeting to order at 4:30 pm

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

**D.1. DR17-001 City of Mesa Neighborhood Hazardous Waste Facility
(Continued from January 10, 2017)**

LOCATION/ADDRESS:	2412 North Center Street
REQUEST:	This request will allow a hazardous waste facility
COUNCIL DISTRICT:	1
OWNER:	City of Mesa
APPLICANT:	Architeckton
ARCHITECT:	John Cahoon, Architeckton
STAFF PLANNER:	Tom Ellsworth

Discussion: Applicant, John Cahoon presented the project to the Board.

Boardmember Carter

- Liked the building, and felt that it set a nice tone for future civic facilities in Mesa

Boardmember Thompson

- Liked the building

It was moved by Boardmember Carter and seconded by Boardmember Thompson to approve Case DR17-001 with Conditions:

VOTE: (6-0)

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C. Consider the Minutes from the January 10, 2017 meeting

On a motion by Boardmember Thompson and seconded by Boardmember Candland, the Board unanimously approved the January 10, 2017 minutes.

(Vote: 6-0)

E. Adjournment

On a motion by Boardmember Thompson and seconded by Boardmember Carter, the meeting adjourned at 4:36 pm.

(Vote: 6-0)

A. Discuss and Provide Direction Regarding Design Review cases:

Chair Banda welcomed everyone to the Work Session at 4:37 p.m.

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A.1. DR17-008

715 North Country Club Drive

LOCATION/ADDRESS: 715 N. Country Club Drive
REQUEST: This request will allow a new multi-residence development
COUNCIL DISTRICT: 1
OWNER: Broth LLC/Jimki LC/ Demaree LC
APPLICANT: Athena Studio, LLC
ARCHITECT: Peter Swingle
STAFF PLANNER: Wahid Alam

Discussion: Staff member Alam gave a brief overview of the project. Applicant, Peter Swingle, Athena Studio, presented the project to the Board after the citizens below voiced their concerns:

Arlo Judd, at 625 N. Date, expressed concern with the height, small windows, plain design and material quality of the proposed building.

Dea Montague, at 553 N. Orange Street expressed concern with how the design of the proposed building does not complement the Evergreen Historic District to the east, and did not like the choice of materials. Mr. Montague suggested taking design cues from the product proposed at Sycamore Station.

Don Kenney, at 249 N. Westwood expressed concern with the height, the number of children that the development will bring to the area, as well as a lack of amenities onsite that those newly-arrived children will require. Mr. Kenney also was concerned that the project does not integrate well with the neighborhood, and encouraged the developer to use higher grade materials and design features to keep the rents up, and to keep turnover down, lowering management costs at the property.

Tim Boyle, at 450 N. Emerson was concerned that the proposed building doesn't contribute to or enhance the low-slung, large lot, historic homes to the east. Mr. Boyle was concerned about the small windows, plain design, and small courtyard proposed on the project, and encouraged the developer to use higher quality materials and employ a more inspired design.

Angelica Guevara, at 704 N. Grand expressed concern about the proposed buildings lack of design, character, and lack of integration and compatibility with the existing historic neighborhood to the east. Mrs. Guevara was also concerned about the transition of the proposed buildings on the eastern side of the development as they interact with the adjacent existing homes, as there is a significant difference in height in the building proposed from what is already existing. She suggested that the currently shown 20' eastern landscape yard be expanded to 30'-40', to provide room for two full rows of screening trees, as many of the existing trees near the property may be near the end of their lifecycles, so there may be a greater-than-expected visual impact to the surrounding homes. She mentioned that the Dalbergia sissoo trees proposed may damage adjacent property as their root systems may seek water from the irrigated lots adjacent to the development, and that the Shoestring Acacia trees proposed would not provide significant screening and are very messy. Mrs. Guevara added that she would like to see higher quality materials used, both inside and out of the project, to sustain long-term

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value through reinvestment, keeping rents up and crime low. Mrs. Guevara also noted the need for more amenities for children on site, as well as the need to provide a safe place and protection from the elements for children waiting for the bus on Country Club Drive. Mrs. Guevara closed by saying that she would like to see the building and landscaping designed better, using Low Impact Development Standards.

Boardmember Sandstrom

- Felt that the project does not forward the vision of the 2040 General Plan with the goals of creating sustainable developments that enhance and enrich the lives of Mesa residents
- Felt that the project was too centrally-programmed, surrounded by a parking lot
- Felt that the project doesn't relate to the neighborhood
- Didn't like the carports
- Didn't like the stucco, perforated metal, and standard lighting
- Proposed a modified site plan, not just a basic asphalt-ringed U-shape, unless the building in that configuration is significantly improved
- Proposed reducing parking

Boardmember Carter

- Didn't like the use of Dalbergia sisso (invasive) and Shoestring Acacia (insufficient screening)
- Felt the architecture and color schemes were too conventional
- Suggested designing the building's façade to address the historical aspects of the surrounding neighborhood and the City of Mesa
- Felt that 40' may be somewhat inappropriately tall for the east side of the building on the edge of the property

Boardmember Thompson

- Felt that there were too many carports, and proposed garages for vehicle screening and more flexibility with site plan design

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Boardmember Placko

- Suggested using trees and shrubs off the APS and SRP-approved plant list for landscaping to address power lines along southern property line.
- Felt that the Dalbergia sissoos and Shoestring Acacias planned for the eastern landscaping yard may be good choices, but the Acacia would need to be planted in 2 rows to create any kind of screening
- Confirmed that the applicant would use a deep watering systems for the sissos.
- Proposed oak trees for the east side, but acknowledged that it is very slow-growing
- Concerned about the artificial turf and dirt shown in the courtyard
- Suggested that the playground needs more detail, and maybe an enlargement as the current fall zones wouldn't work.
- Concerned that the ash trees shown in the planter islands will not have a sufficient root zone, and will be challenged with the heat coming off of the sidewalks and asphalt. (Suggested using Shoestring Acacia instead)
- Mentioned that the architectural renderings don't respond to the planting plan

Boardmember Banda

- Felt that the project doesn't complement the adjacent Evergreen Historic district
- Suggested adding garages to the project, changing the footprint, allowing a more customized site plan

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Item A.2. DR16-031

**1131 – 1149 E. University Drive
(Continued from January 10, 2017)**

LOCATION/ADDRESS:

1131 – 1149 E. University Drive

REQUEST:

This request will allow a multi-residence development

COUNCIL DISTRICT:

4

OWNER:

The Pre-Hab Foundation

APPLICANT:

Justin Francis, G.A. Haan Development, LLC

ARCHITECT:

CCBG Architects, Inc.

STAFF PLANNER:

Kim Steadman

TABLE

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A.3. DR17-003

**Gateway Norte Car Wash
(Continued from January 10, 2017)**

LOCATION/ADDRESS:	4225 S. Power Road
REQUEST:	This request will allow a new car wash
COUNCIL DISTRICT:	6
OWNER:	GBSP LLC – Trudy Licano
APPLICANT:	Jen Corey, Zoning Strategies
ARCHITECT:	John Reddell Architects, Inc.
STAFF PLANNER:	Kim Steadman

Continuance to March 14, 2017

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A.4. DR17-004

**Mini Storage
(Continued from January 10, 2017)**

LOCATION/ADDRESS:	4550 East Southern Avenue
REQUEST:	This request will allow a modified mini-storage and RV facility
COUNCIL DISTRICT:	2
OWNER:	RNF Investments/Meridian Properties/Farnsworth ETAL
APPLICANT:	Fred Woods, Woods Associates, Architect
ARCHITECT:	Fred Woods
STAFF PLANNER:	Wahid Alam

Discussion: Staff member Alam gave a brief overview of the project. Applicant, Fred Woods presented the project to the Board.

Chairman Banda

- Liked the new wall, especially complemented with the pilasters

Boardmember Thompson

- Confirmed with the applicant that it will be a scored wall along Southern Avenue

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A.5. DR17-005

**Automotive Sales Facility
(Continued from January 10, 2017)**

LOCATION/ADDRESS:	The 200 Block of South Alma School Road (east side)
REQUEST:	This request will allow an automobile sales facility
COUNCIL DISTRICT:	4
OWNER:	Kadkhoda, LLC
APPLICANT:	Pedram Kadkhodaian
STAFF PLANNER:	Lisa Davis

Continuance to March 14, 2017

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A.6. DR17-006

**Union Brickyard
(Continued from January 10, 2017)**

LOCATION/ADDRESS:	1017 North Dobson Road
REQUEST:	This request will allow an indoor/outdoor restaurant
COUNCIL DISTRICT:	1
OWNER:	Kimco
APPLICANT:	Russell Young, Union Brickyard
ARCHITECT:	Daniel McPeak
STAFF PLANNER:	Tom Ellsworth

Discussion: Staff member Ellsworth gave a brief overview of the project. Applicant, Russell Young, presented the project to the Board.

Boardmember Sandstrom

- Liked the use of pre-fab metal
- Liked the design and how it engages participants

Boardmember Carter

- Concerned about the airflow in the summer months
- Confirmed with the applicant that evaporative cooling and fans will be used

Boardmember Thompson

- Suggested installing a misting system inside the building
- Liked the lighting
- Suggested engaging the parking lot better

Chair Banda

- Confirmed that the applicant is working with Kimco for more signage
- Confirmed with the applicant that a more natural metal finish will be used on columns, window frames, and steel blades on the end, and “Trite White” on the interior roof to create ambient lighting inside the building
- Liked the materiality, attention to details, welded corners, fins, lighting, colors, and scale
- Liked the plaza and the cohesiveness of the outdoor component with the rest of the center
- Confirmed with the applicant that Bass Pro Shops will open up their east doors for pedestrian traffic

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A.7. DR17-009

The Alan, New Multi-Residence Project

LOCATION/ADDRESS:	The 2400 Block of East McKellips Road
REQUEST:	This request will allow a multi-residence development
COUNCIL DISTRICT:	1
OWNER:	Parry Investments, LLC
APPLICANT:	Michael Stephan
ARCHITECT:	Michael Stephan, Porter Kyle
STAFF PLANNER:	Wahid Alam

Discussion: Staff member Alam gave a brief overview of the project. Applicant, Michael Stephan presented the project to the Board.

Planning Director Wesley explained to the Board that Staff was concerned with the significant separation of guest parking from the units, and with the challenge of creating active paseos between parking and livable space for connectivity. Mr. Wesley also mentioned that if this project were to be located in a more urban area, there would be more immediately-available amenities just outside the development, but in this case there is not; so there may be a greater need for on-site amenities. Mr. Wesley added that Staff would like to see some type of vines scrolling up between the garages to soften the space.

Boardmember Thompson

- Confirmed that the applicant is trying to work with RWCD and SRP for gated access to canal
- Concerned about the onsite amenities for families
- Liked the entry sign

Chair Banda

- Concerned that passersby on the canal will be able to see into the unit's backyards
- Liked the linear pavers on site, as it minimizes the auto-oriented impact

Boardmember Carter

- Felt that the project is composed of nicely designed buildings, but he was concerned with the lack of amenities for the families that may live there
- Confirmed that the grass in the public areas (dog park, reading areas, open space) is real turf
- Felt that the bamboo patches shown may not be effective in humanizing and softening the project. Suggested additional landscaping between garage doors.
- Had Fire Safety access concerns

Boardmember Placko

- Concerned that the smaller units with 8' backyards provided in the project will not be compatible with the larger houses and back yards of other properties in the area
- Concerned about the small planting areas between garages, due to the exposure to heat, suggested pots.

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- Liked how the landscape rendering matched the site plan
- Didn't like the use of purple orchid and bamboo due to substantial watering needs
- Proposed using purple orchid as an accent, instead of being placed so prevalently around the whole campus
- Recommend Mastics, Chitalpas, Texas Mountain Laurels, or Cascolotes along the McKellips frontage

Boardmember Sandstrom

- Spoke with applicant before, had comments about the lack of amenities, mentioned moving possibly moving the units closer to the street
- Suggested removing a residential unit from the middle of the site, and installing a pool area instead, but the applicant cited a large maintenance cost for a small community to bear
- Liked the idea of placing planters in the paseo area, as to mitigate a large expanse of parking area

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A.8. DR17- 010

24 Hour Ice Dispensing Structure

LOCATION/ADDRESS: 4755 East Main Street
REQUEST: This request will allow a 24-hour ice house dispensing structure
COUNCIL DISTRICT: 2
OWNER: Shirley & Mary Properties, LLC
APPLICANT: Merge Architectural Group
ARCHITECT: James Wesala
STAFF PLANNER: Lisa Davis

Discussion: Staff member Davis gave a brief overview of the project. Applicant, James Wesala presented the project to the Board.

Boardmember Sandstrom

- Felt that the colors were dated, and suggested using black-colored louvers on unit
- Suggested not using composite wood, citing weathering and maintenance issues, proposed using metal instead
- Suggested using a natural rust color

Boardmember Carter

- Doesn't like the green color on the new unit

Boardmember Thompson

- Suggested changing out the composite wood, and using metal for durability

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A.9. DR17-011

Car Wash

LOCATION/ADDRESS: The 5500 block of South Power Road (east side)
REQUEST: This request will allow a carwash
COUNCIL DISTRICT: 6
OWNER: Tomkat Properties, LLC
APPLICANT: Larson Associates Architects, Inc.,
ARCHITECT: Lance Meinhold
STAFF PLANNER: Kim Steadman

Discussion: Staff member Steadman gave a brief overview of the project. A representative for Lance Meinhold presented the project to the Board.

Boardmember Placko

- Confirmed that two-tone gray paint was being proposed on the screen wall

Boardmember Thompson

- Confirmed with the applicant that the stacked CMU was coated with graffiti-resistant material
- Confirmed with the applicant that perforated metal will be used as long as sound trespass is kept under control

Boardmember Carter

- Liked the design

Chair Banda

- Liked the color, the reverse butterfly roof, and the retro look of the project
- Preferred graffiti-resistant coating instead of gray paint

Boardmember Candland

- Liked the design

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A.10. DR17-013

New Commercial Pad Building

LOCATION/ADDRESS: The 1800 Block of East Baseline Road (north side)
REQUEST: This request will allow a new pad building
COUNCIL DISTRICT: 3
OWNER: David Schneider/ETAL
APPLICANT: RKAA Architects
ARCHITECT: Neil Feaser, RKAA Architects
STAFF PLANNER: Lesley Davis

Discussion: Staff member Davis gave a brief overview of the project. presented the project to the Board.

Boardmember Thompson

- Encouraged the applicant to try a more unique design, but liked the Dignity Health building in the plaza that the new pad building was using as a guide
- Encouraged the applicant to integrate more of the vertical elements seen on the Dignity Health building, and not just the color and material

Boardmember Sandstrom

- Understood precedent for pad buildings, and although it doesn't tie back to plaza, felt it sat nicely on its own.
- Cited the Panda Express at Stapley and Southern as an example of a well-done pad building

Chair Banda

- Proposed using bigger parapets to define the entry better
- Suggested outdoor dining spaces
- Suggested that cornices need to be improved
- Suggested better screen wall integration, especially on the drive-thru side, and four-sided architecture
- Cited Longhorns Steakhouse and the multi-tenant building at 1335 S. Alma School, as examples of well-done pad buildings that don't match the plaza anchor

Boardmember Candland

- Suggested a better design on the drive-thru

The Board requested that the project be back to the Board for review with the changes discussed.

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F. Other Business:

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. **Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.**