

Design Review Board



Minutes

February 9, 2016
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:

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

Board Members Absent:

Staff Present:

John Wesley
Andrew Spurgin
Tom Ellsworth
Wahid Alam
Kim Steadman
Rebecca Gorton

Others Present:

Richard Dyer
Vince Dalke

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. DR16-003 U-Haul Storage Facility

LOCATION/ADDRESS: 205 East McKellips
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
ARCHITECT: Zulema Longoria, Urban Planner, AMERCO/U-Haul
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member Wahid Alam presented the case to the Board.

Staff identified the following concerns with the proposed storage facility:

1. The material used is tilt-up on the lower half and stucco on the top half
2. The design is dated
3. Staff shared samples of storage facilities in the area which have a more updated look

Chair Sandland

- Suggested using concrete tilt-up all the way up
- Suggested doing an orange parapet cap and adding variety to the wall plane

Boardmember Candland

- Suggested tilt-up fabrication could be done with texture or pattern

Boardmember Carter:

- Cannot support this design
- Feels the applicant should come back with a redesign
- Feels this is setting precedence and is not what the Board is looking for

Boardmember Thompson

- Inquired how much panel can be used
- Objects to the use of the half tilt-up
- There is no changes to the plane
- Understands the colors are corporate
- Feels there is no architecture to the building
- Said there should be some sort of material variation
- Feels the canopy is dated

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Vice-Chair Banda

- Told the applicant to look at the color palette
- Stated that this building is not moving toward the modern trend
- Need more diversity in the horizontal

The Board agreed with comments by staff and requested that the product be brought back to the Board for review with alternative elevations.

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Item A.2. DR16-007 Super Star Express Car Wash

LOCATION/ADDRESS: South of Southern on east side of Crismon
REQUEST: Review of a proposed car wash
COUNCIL DISTRICT: 6
OWNER: V J Crismon, LLC
APPLICANT: Morgan Retzlaff, Cawley Architects
ARCHITECT: Paul Devers, Jr.
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member, Wahid Alam, presented the case to the Board.

Boardmember Carter:

- Stated that the design looks great
- Feels the project will work well in the area

Boardmember Paul

- Inquired if the yellow color was the same as the sample
- Asked if the sign will be placed on the mesh

Chair Sandstrom

- Likes the colors
- Feels wire mesh is heavy

Boardmember Thompson

- Likes the project
- Feels the mesh will make fun shadows
- Likes the canopy over the dryer

Positive response from all Boardmembers

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Item A.3. 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:

Wahid Alam presented the case to the Board. The architect, Mr. Ron Peters reviewed the plans for the project and stated that the building is not eligible to be on the National Register as a Historic building due to the many renovations that have occurred over the years.

Vice Chair Banda

- Inquired if a veneer brick could be used instead of stucco on the staircase over the loading dock
- Inquired if there will be any additional accent lighting
- Feels this is a great project

Boardmember Paul

- Inquired if the windows were existing or will be replaced

Boardmember Carter

- Likes the grid which is staying with the geometry of the building
- Feels this is a great project

Boardmember Thompson

- Asked about the two brick types and if a similar pattern could be used for the stucco around the stairway enclosure
- Likes the entry
- Clarified the mesh will be smaller than the sample
- Would like to see more landscaping
- Supports the enhancements shown in the alternates

Boardmember Candland

- Asked the applicant if there was a way that the design could better call out that this is a museum and not just a federal building
- Asked the applicant if there was a something that could be done to the respond to the environment, for example awnings to address sun angles

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Item A.4. DR16-009 Development of a new two story industrial building

LOCATION/ADDRESS: 1747 North Banning
REQUEST: Review of a proposed two story industrial building
COUNCIL DISTRICT: 5
OWNER: Jocko Development, LLC
APPLICANT: LGE Design Group
ARCHITECT: LGE Design Group
STAFF PLANNER: Kim Steadman

Discussion:

Staff member, Kim Steadman presented the case to the Board.

Chair Sandstrom

- Inquired if the panels are angled
- Said this is a pretty cool building
- Supported the additional lighting elements described by the applicant

Boardmember Thompson

- Feels this is an awesome building
- Feels this is an upgrade for the Falcon area

Boardmember Banda

- Likes the modern color palette.
- Wants to make sure there are breaks in the screen wall so it is not too long.
- Likes the LED described by the applicant

Boardmember Candland

- Clarified that there are walls around the parking and in back
- Stated that the colors were very nice

Boardmember Carter

- Feels this is a great project

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B. Call to Order

Chair Sandstrom called the meeting to order at 5:37 pm.

C. Consider the Minutes from the January 12, 2016 meeting

On a motion by Boardmember Carter, seconded by Boardmember Thompson, the Board unanimously approved the January 12, 2016 minutes.

Vote: 7-0

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

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Item D.1. DR16-006 FMLS Greenfield Gateway Freeway Sign

LOCATION/ADDRESS: 1728 South Greenfield Road
REQUEST: Review of a proposed freeway landmark monument sign
COUNCIL DISTRICT: 2
OWNER: Greenfield Gateway Retail Investments, LLC
APPLICANT: Charlie Gibson, Bootz and Duke Sign Company
ARCHITECT: Charlie Gibson, Bootz and Duke Sign Company
STAFF PLANNER: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

MOTION: It was moved by Boardmember Carter and seconded by Boardmember Paul that DR16-006 be approved with the following conditions:

1. Compliance with the basic development of the Freeway Landmark Monument as described in the project narrative and as shown on the site plan except as noted below;
2. Compliance with all City development codes and regulations;
3. Compliance with all requirements of the Development Services Department with regards to the issuance of building and sign permits;
4. **Compliance with all conditions of Planning & Zoning Board recommendation Z16-002;**
5. **The FLM sign shall be located in a raised-curb area with landscaping that meets the requirements of Ch. 33 for parking lot landscaping.**

VOTE: (6-0; Boardmember Thompson not present)

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E. Other Business

Chair Sandstrom opened a discussion on signage in the City of Mesa. Mr. Sandstrom believes that the signs are behind the times and would like to see some new ideas and how we handle monument signs. He stated his understanding that Gordon Sheffield, Zoning Administrator, is working with the City Attorneys to update and develop the Zoning Ordinance.

Boardmember Carter asked John Wesley, Planning Director if Council still prefers to not allow motion and freeway signs. Mr. Wesley stated that we have the same standards with motion signs. An applicant can apply with the Board of Adjustment for a motion sign. The FHWA still regulates some of the motion signs. Mr. Wesley stated that as Mr. Sheffield works with updating code, the Design Guidelines as well this is an opportunity to invite him to speak with the Board to discuss the Design Guidelines.

Boardmember Carter inquired if it would be feasible to administer different requirements to specific types of commercial. For example, different standard for a shopping center than an office. Mr. Wesley replied this would bring some challenges, but the requirements could be designated by districts to give more allowance to specific areas.

The Board agreed that they would like to see more progressive signage.

F. Adjournment

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