



Design Review Board

Minutes

**January 9, 2018
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
Randy Carter- Vice Chair
Bryan Sandstrom- (was excused from meeting
after case DRB17-00508)
Nicole Posten-Thompson
J. Seth Placko

Staff Present:

John Wesley
Tom Ellsworth
Lesley Davis
Wahid Alam
Angelica Guevara
Mike Gildenstern

Board Members Absent:

Tracy Roedel (excused)
Taylor Candland (excused)

Others Present:

Josh Oehler
Michael Clark
Rob Burgheimer
Phil Gollon
Jeff Karpola
Hope Marsh
Richard Wimmer
Mark Phillips
Reba Phillips
Others

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

A.1. DRB17-00238 2816 South Country Club Drive

LOCATION/ADDRESS: Located on the southwest corner of Guadalupe Road and Country Club Drive
REQUEST: This is a review of a drive-thru restaurant
COUNCIL DISTRICT: District 3
OWNER: Boss Real Estate Holdings, LLC
APPLICANT: Arc One Associates
ARCHITECT: Josh Oehler
STAFF PLANNER: Wahid Alam

(Continued from December 12, 2017)

Discussion: The applicant, Josh Oehler presented the project to the Board.

Vice Chair Carter

- Felt that that the modified design was more “clean” and improved

Boardmember Posten-Thompson

- Liked the modified design

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A.2. DRB17-00504 5958 East McKellips Road

LOCATION/ADDRESS: Located on the northwest corner of McKellips and Recker Roads
(north side)
REQUEST: This is a review of a carwash
COUNCIL DISTRICT: District 5
OWNER: TCF National Bank
APPLICANT: Mutual Development Company
ARCHITECT: Michael Clark
STAFF PLANNER: Cassidy Welch

Discussion: The applicant, Michael Clark presented the project to the Board.

Chair Banda

- Stated that he preferred the use of masonry materials instead of stacked stone
- Encouraged the use of accent lighting
- Recommended using capped block on the proposed CMU pony wall, if the original wall is to be removed

Vice Chair Carter

- Was concerned about the two pilasters that are located just off the corner of the building. Was informed by the applicant that the pilasters are inset roughly 6” because they don’t wrap completely around, and this placement has been a recommendation by other Boards that the applicant has dealt with, so to be less visible
- Stated that masonry was preferred instead of the proposed stacked stone
- Was concerned about the awkwardness of the faux-pilaster ending above the window located on the exterior of the equipment room
- Would like to see more of a flamboyant design, and referenced the carwash at 1342 S. Sossaman, to use as an example
- Suggested creating a contrast in the architecture to accent the equipment room, possibly an elevation change in the parapet, to differentiate it from the adjoining wall planes
- Liked the curved roof design feature over the tunnel in the corporate standard model, which didn’t appear in this submission

Boardmember Sandstrom

- Suggested sandblasting and sealing the existing pony wall and tying it in to the architecture

Boardmember Posten-Thompson

- Preferred using varying CMU block instead, but felt that the stacked stone was an acceptable choice
- Proposed removing the planned window from the faux-pilaster based above the window
- Confirmed that the canopies will be constructed of standing-seam metal, in a tucked-under single curved unit
- Suggested using lighting to make the carwash more fun
- Advised the applicant to enhance the McKellips Road-fronting elevation

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Boardmember Placko

- Confirmed with the applicant that the existing parking lot screen wall along Recker Road is proposed to remain, but the wall along McKellips Road is slated to be removed and to be replaced by a masonry wall covered in stucco
- Recommended to maintain the existing wall, and paint it with the base color, as to not draw attention to it
- Complimented the applicant on working around the existing vegetation on the site

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A.3. DRB17-00506 9145 East Glencove Avenue

LOCATION/ADDRESS: Located north of the northwest corner of McDowell and Ellsworth Roads (west side)
REQUEST: This is a review of a storage facility
COUNCIL DISTRICT: District 5
OWNER: Viel Gluck LP/Benn Fatto LP/Boa Sorte LP
APPLICANT: Sketch Architecture
ARCHITECT: Dorothy Shupe
STAFF PLANNER: Cassidy Welch

VICE CHAIR CARTER RECUSED HIMSELF FROM THE REVIEW

Discussion: The applicant, Rob Burgheimer presented the project to the Board.

Chair Banda

- Confirmed with the applicant that a metal panel system will be used on the building
- Encouraged a blended of both masonry and metal
- Confirmed with the applicant that the RV opening will be 14'
- Encouraged the applicant to be sensitive with the lighting selection to limit light trespass to the adjacent neighborhood

Boardmember Sandstrom

- Didn't like the site plan, proposed an ingress/egress from Ellsworth Road
- Liked the layers, textures, and materials on the building
- Confirmed that storage bays are all internal
- Liked the building

Boardmember Posten-Thompson

- Confirmed with the applicant that the far west entry drive is setback at 55', so people can pull in and off of Glencove Drive
- Confirmed with the applicant that access hours to the facility have not yet been determined, but most ministorage facilities can be accessed with a code, 24 hours a day
- Confirmed that the screen wall will be constructed with CMU
- Confirmed with the applicant that the structure measures 26' tall
- Liked the design

Jeff Karpola, 9012 East Glencove Avenue, expressed concern about the impact of the additional traffic, noise, and glare, as well as safety concerns that the proposed mini-storage will have on the adjacent northern neighborhood, if the ingress/egress is on to Glencove Avenue, and he had circulated a petition with signatures expressing opposition, but did not have it with him for the Work Session. Mr. Karpola also stated that when the adjacent assisted living facility was entitled, there was a stipulation that prohibited street light installation along Glencove Avenue, and he would like to see that condition upheld for this project as well. Mr. Kapola stated that the building is designed decently, but suggested that the applicant look to the adjacent assisted living facility for design cues.

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Hope Marsh, 9030 East Glencove Avenue, stated that she was in agreement with what Mr. Karpola had already stated, and reaffirmed that she would prefer to have the new mini-storage facility accessed from Ellsworth Road.

Richard Wimmer, 9123 East Gary Lane, stated that he was also in agreement with the two previous neighbors, and in addition would like to have signs installed on Glencove Avenue prohibiting truck traffic. He appreciated the design of the new project, but encouraged the applicant to take some design cues from the adjacent assisted living facility.

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A.4. DRB17-00508 The 5600 block of East McDowell Road (north side)

LOCATION/ADDRESS: Located west of the northwest corner of McDowell and Recker Roads (north side)
REQUEST: This is a review of a storage facility
COUNCIL DISTRICT: District 5
OWNER: GSA, LLC
APPLICANT: ARC Services, Inc.
ARCHITECT: Philip Gollon
STAFF PLANNER: Lisa Davis

Discussion: The applicant, Phillip Gollon presented the project to the Board.

Chair Banda

- Confirmed with the applicant that the single-story storage units will be 12' high, and the RV units will be 14' high
- Liked the materials/architecture on the entry component facing McDowell Road
- Confirmed with the applicant that the Zoning Ordinance specifies a 0' setback line, and that the units are located 9' from an existing gabion wall
- Confirmed with the applicant that the tops of the canopies will be visible from adjacent properties, so it is crucial to maintain the design features on the higher portions of the structure
- Confirmed with the applicant that the lighting underneath the canopies will not be seen
- Liked the proposed slate gray color on the roof
- Didn't like the blue color proposed for the project
- Confirmed with the applicant that the scuppers will be internalized
- Liked the design as a whole, felt it was elegant and a nice play on materials
- Felt that the proposed lighting package fits the building, and confirmed with the applicant that there will only be attached signage on the property

Vice Chair Carter

- Liked the height of the main entrance, but felt that the heights of the other entrances on the center and on the west side of the project seemed low, and suggested raising the two towers another 1' or 1 1/2' to make them more proportional with the rest of the architecture
- Felt that it was a nice project

Boardmember Posten-Thompson

- Confirmed with the applicant that a post and beam, standing seam metal galvalume material will be used for the canopy
- Proposed using a fascia edge on the shallow slope roof
- Didn't like the blue used on the project, but likes the architecture

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B. Call to Order

Chair Banda called the meeting to order at 5:46 pm

C. Discuss and review the following Design Review cases for action at the January 9, 2018 Meeting:

C.1. DRB17-00299 The 3500 block of the South Crismon Road alignment. (east side).

LOCATION/ADDRESS:	Located north of Elliot Road on the east side of Crismon Road
REQUEST:	This is a review of a temporary parking lot
COUNCIL DISTRICT:	District 6
OWNER:	City of Mesa
APPLICANT:	City of Mesa
ARCHITECT:	Farzana Yasmin
STAFF PLANNER:	Kim Steadman

This case was withdrawn by Staff

D. Consider the Minutes from the December 12, 2017 meeting

On a motion by Boardmember Posten-Thompson and seconded by Vice Chair Carter, the Board unanimously approved the December 12, 2017 minutes.

(Vote: 4-0) (Boardmembers Roedel, Sandstrom and Candland excused)

E. Other Business:

Receive a presentation on the updated Sign Code from Staffmember Angelica Guevara

F. Adjournment

Meeting was adjourned.

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-**

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