

**City of Mesa**  
Development and Sustainability Department  
55 North Center Street  
Mesa, Arizona 85211

August 29, 2016

Attn: Clyde Spillers

Re: McKellips Center Exterior Remodel - Administration Review Application

Dear Mr. Spillers;

We are submitting to the City of Mesa an application for a Administrative Review for the exterior elevation remodel of the McKellips Center located at 106 – 118 East McKellips Road.

The building owner intends to have the exterior of the building parapet design updated to enhance the look of the center. This would include removal of the existing canvas awnings and installing a permanent steel flat canopy system that is widely used in many commercial building elevation designs. On page two below please see a sample photo of a recent canopy we have installed on one of our buildings in phoenix. This would include removal of the masonry stepped walls at the store front elevation, installing a new store front system including all new frames, doors and glass. The work would also include a re-texture of the existing stucco and include a new paint color scheme for all stucco, steel canopies, exterior door surfaces including dumpster enclosures and perimeter landscape walls of the McKellips Center.

Please see attached:

Administrative review request application

2 copies of 24"x36" & 2 copies of 11" x 17" color elevation sample & paint chips

2 copies of 24"x36" & 2 copies of 11" x 17" Architectural Plans

Administrative processing fee of \$673.92

The exterior remodel work will not increase/decrease building square footage, change existing roof line, increase building height more that 6" +- or make any changes to existing parking areas etc.

Should you have any questions, please feel free to call.

Thank you,



Anthony Borba

Project Manager

***BTM Builders LLC / Americor Investment Group***

7595 East McDonald Dr., Suite 130

Scottsdale, Arizona 85250

Office: 480-947-3100

FAX: 480-556-8150

Cell: 480-694-7371



Sample Canopy Design



## Planning Division - MEMORANDUM

Date: September 29, 2016  
To: Anthony Borba, Project Manager  
From: Charlotte Bridges, Planner I  
Subject: PLN2016—00699 Administrative Design Review to modify the existing shopping center buildings and paint palette, 106, 112 and 118 E. McKellips  
RE: 1st Review Comments

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The Planning Staff has reviewed the plans originally submitted on September 1, 2016 for Administrative Review. I have been assigned to your case and will be coordinating the staff review of the administrative request. Please read through our comments and provide additional and revised plans as well as a response sheet stating how each item was addressed and identify any other changes that have been made.

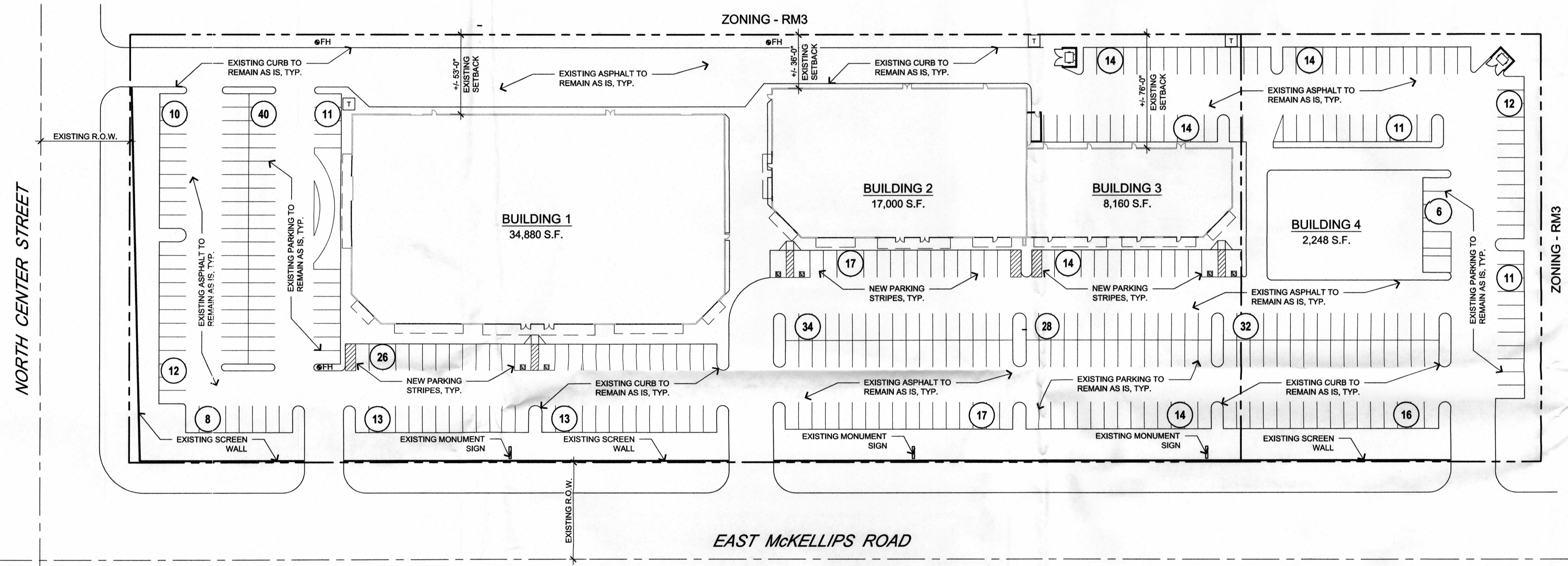
### Staff Comments/Concerns

1. Planning staff is concerned with the generic design of the project and strongly recommends that the elevation be redesigned to create a “sense of place” and “neighborhood identity”.
  - A. Consider using different styles of awnings placed at different levels to create interest and to break-up larger areas of flat wall space.
  - B. The elevations are very flat. A standard “design review comment” is that “where there is a change in material, there should be a change in plain”. Accentuate the existing changes in plain by increasing the thickness of one of the plains or create new changes in plain to break-up larger areas of flat wall space and glass area.
  - C. The entry feature parapets on “Building 1” are out of proportion to the rest of the building. Revise the scale of the entry feature parapets to fix their proportional relationship to the rest of the building.
  - D. The entry feature parapets are too thin. Thicken the parapets to the depth of the original design for the keyhole feature.
2. Call-out the height of the tallest portions (entry features) of the parapet
3. Revise the floor plans to call-out the dimensions of the new cantilevered awnings.
4. Provide a finish schedule on the elevations that is cross-referenced to the color board.
5. What is the color of glass and the finish for the new storefront?
6. Provide an elevation for the east (interior) side of “Building 1”. Call-out any exterior modifications and new building colors.
7. Provide an elevation for the west and east (interiors) sides of “Building 2 and 3”. Call-out any exterior modifications and new building colors.
8. Provide an elevation of the north side of the buildings. Call-out any exterior modifications and new building colors.
9. Landscape: Provide a new landscape plan that shows compliance with the following conditions:
  - A. Replace any died or missing landscape material.
  - B. Per a letter of approval for a revised site plan (SPR85-011) dated March 28, 1986 (attached), following are the landscape material requirements:
    - i. The required tree placement along the north and east property lines shall be 15’ on center. Required tree size is 24” box.
    - ii. The tree placement along Center and McKellips shall be one tree and three shrubs for every 25 ft. of street frontage. A minimum 25% of the total required trees shall be 36-inch or larger box trees. A minimum of 50% of the total required trees shall be 24-inch box trees. No trees shall be smaller than 15-gallon size.
10. Revise the site plan to provide an ADA sidewalk/path from the buildings to the public right-of-way. ADA connection is not allowed to be striped and must use an alternate material where it crosses a drive aisle.

**2<sup>nd</sup> Submittal**

1. Resubmit two, 11" X 17" and two 24" X 36" black line sets of the plans. Also, include two, 11" X 17 and two 24" X 36" copies of the color elevations.
2. Additional comment may be forthcoming based on the review of the 2<sup>nd</sup> submittal plans and documents.

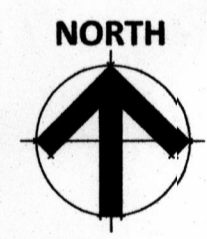
If you have any questions or comments on this project or would like to schedule a meeting to discuss these review comments, please contact Charlotte Bridges, at [Charlotte.Bridges@mesaz.gov](mailto:Charlotte.Bridges@mesaz.gov) or 480-644-6712.



**SITE DATA**

EXISTING ZONING:	LC
GROSS SITE AREA:	4.90 ACRES (269,628 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
SITE PARKING REQUIRED:	
BUILDINGS 1, 2, 3 AND 4 (62,288 S.F.)	207 SPACES
MIXED-USE COMMERCIAL AT 1/300	
SITE PARKING PROVIDED:	384 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES
ACCESSIBLE SPACES PROVIDED:	8 SPACES

**SITE PLAN**  
SCALE: 1" = 40'-0"



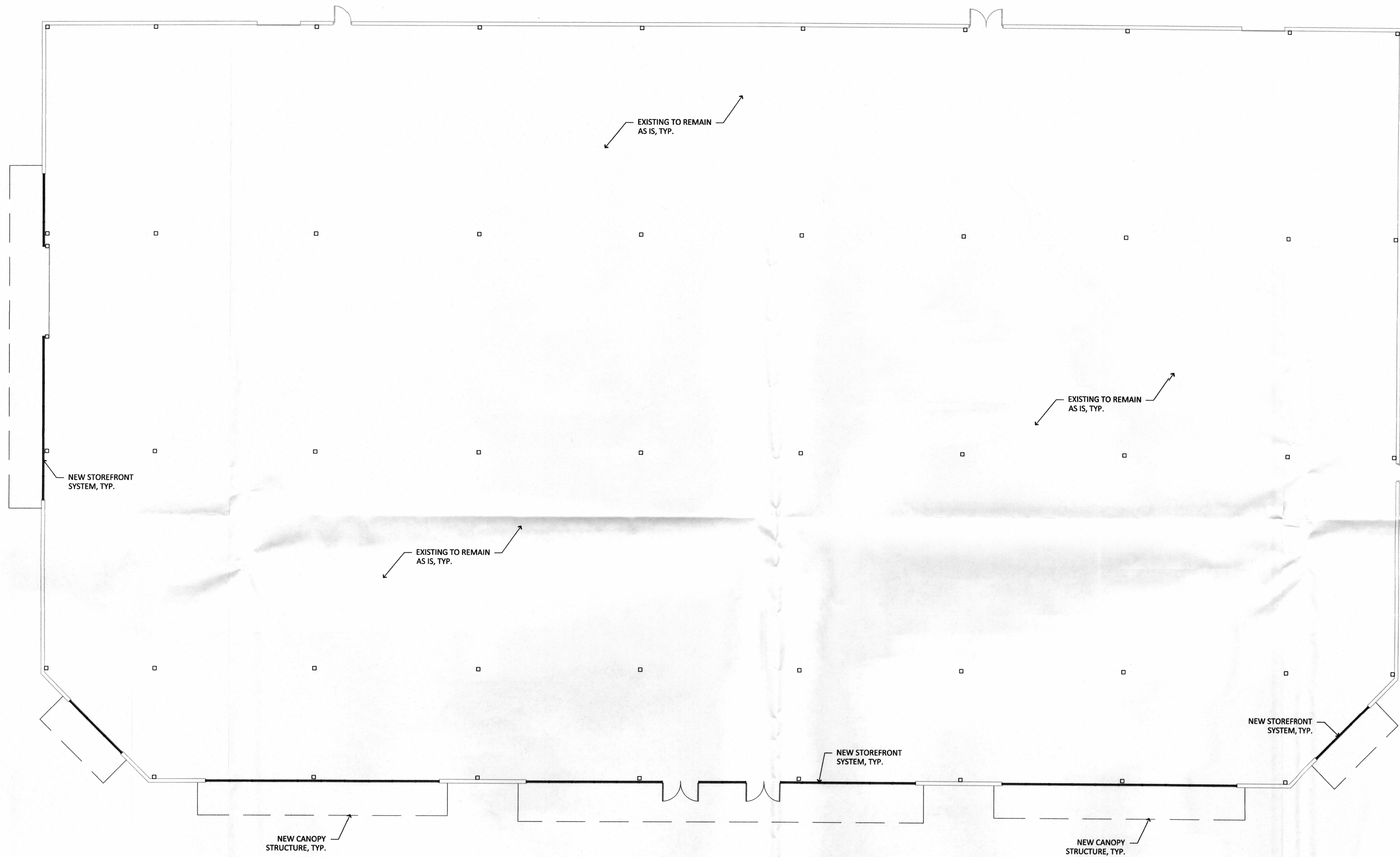
**McKellips Center**  
 NEC McKellips Road and Center Street  
 MESA, ARIZONA  
 DATE: 8-4-16 (PRELIMINARY)

SP-1

RKAA# 15086.50

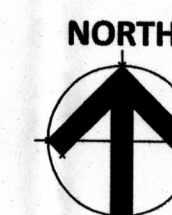
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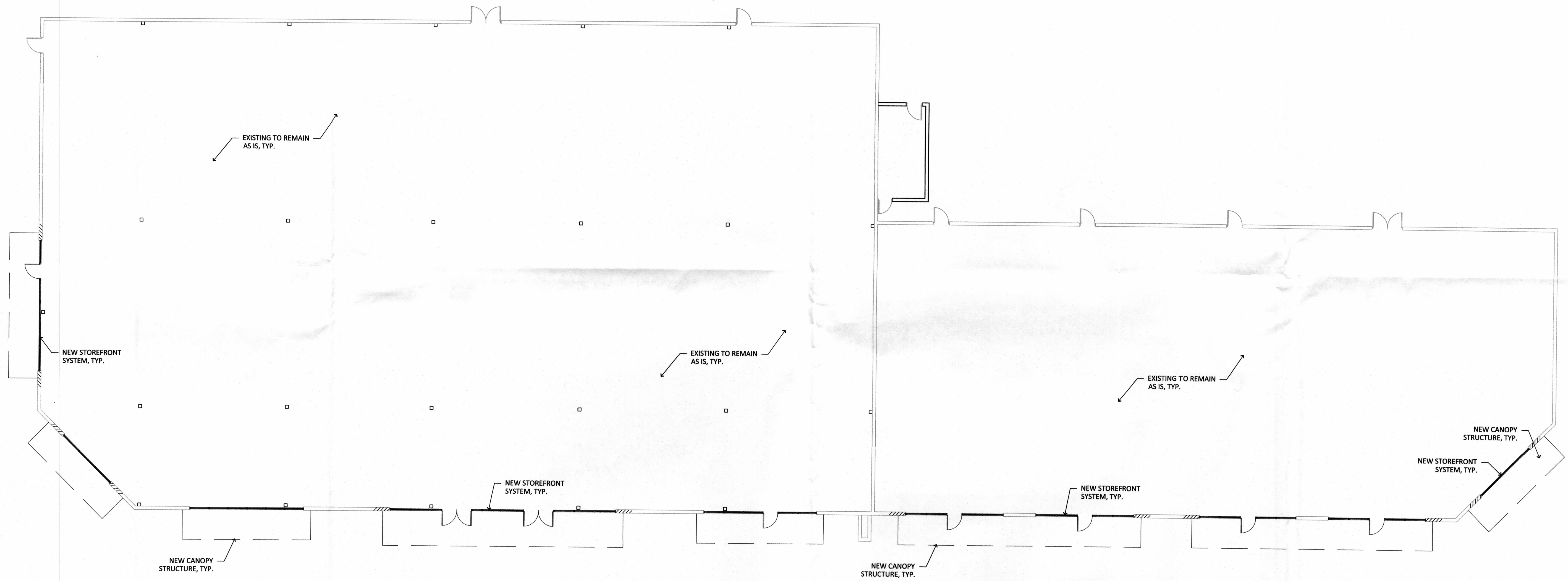




**FLOOR PLAN - BUILDING 1**

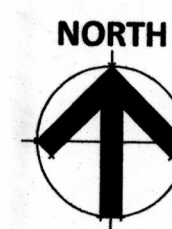
SCALE: 3/32" = 1'-0"

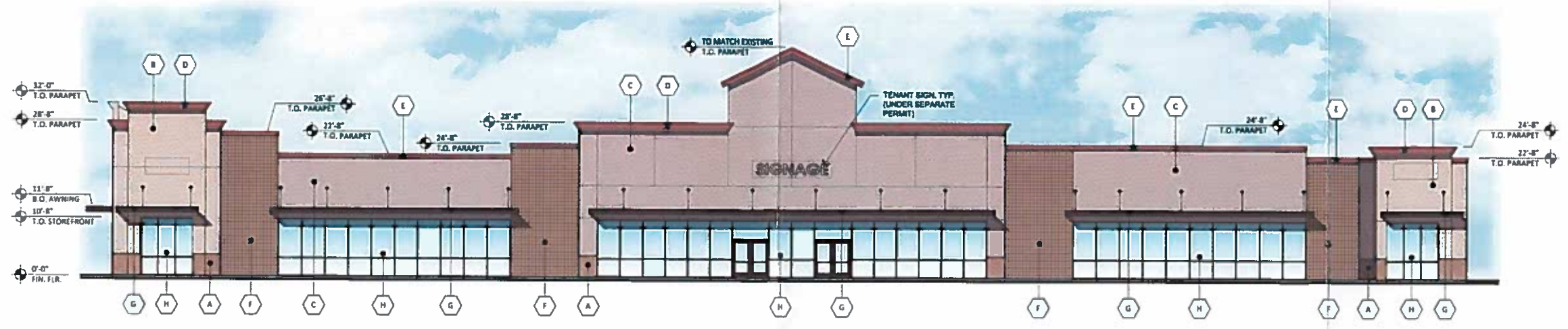




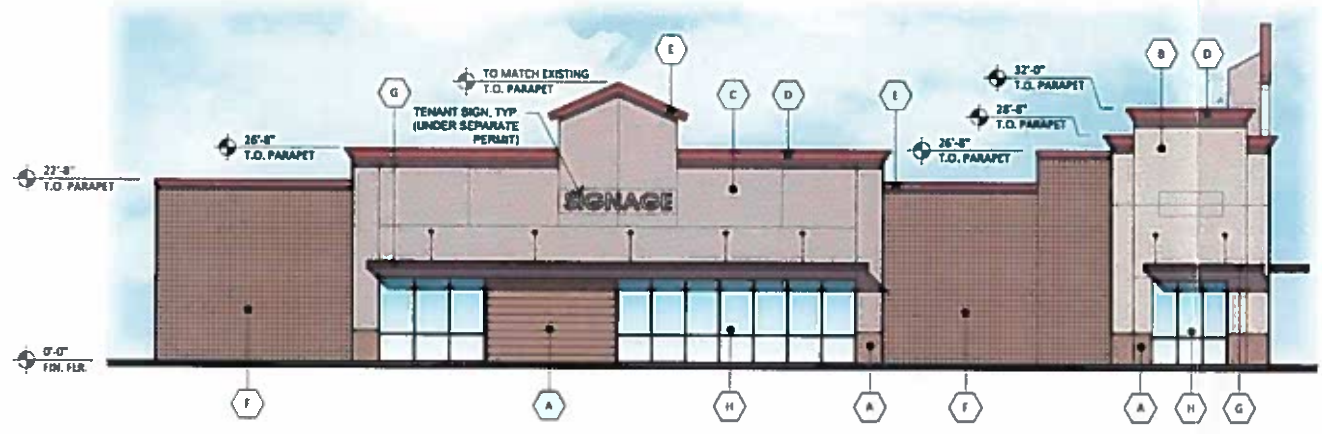
**FLOOR PLAN - BUILDINGS 2 AND 3**

SCALE: 3/32" = 1'-0"

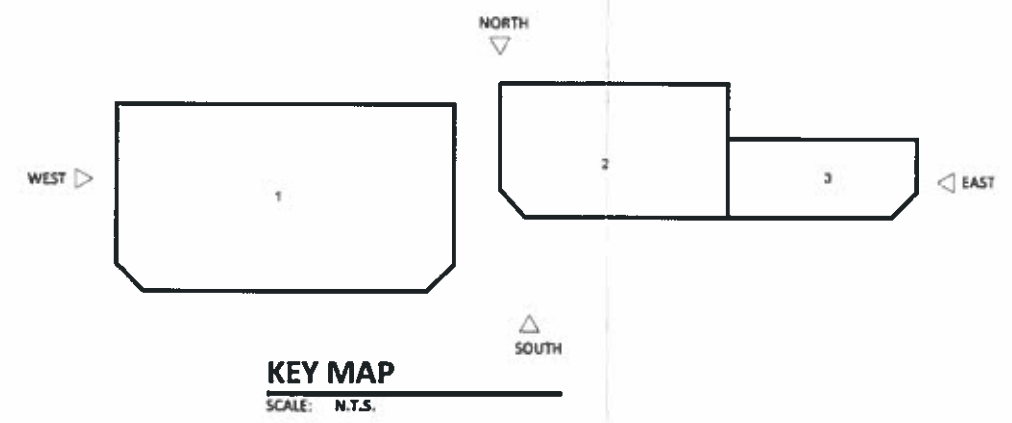




**PROPOSED BUILDING - 1 (SOUTH)**  
SCALE: 3/32" = 1'-0"

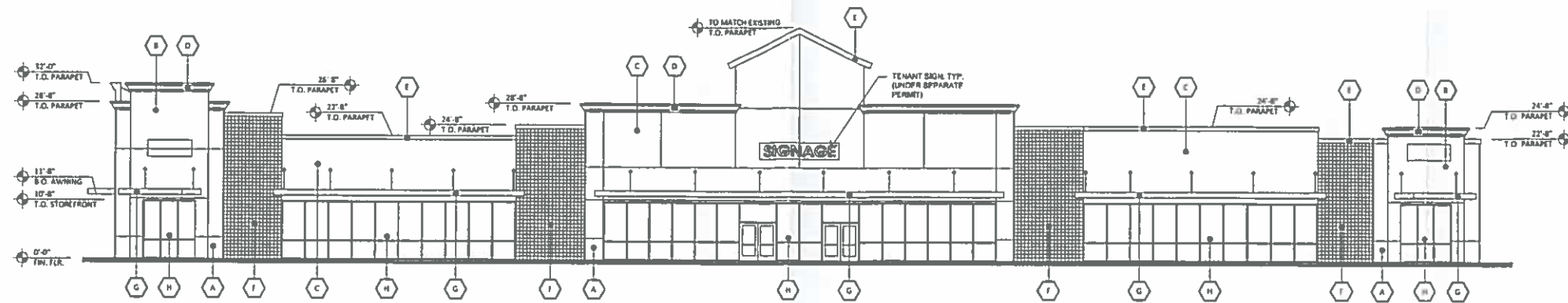


**PROPOSED BUILDING - 1 (WEST)**  
SCALE: 3/32" = 1'-0"

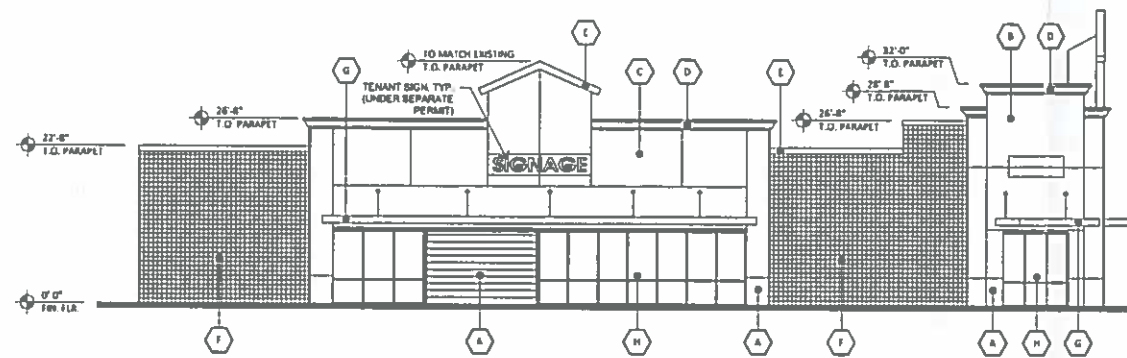


**PROPOSED BUILDING - 2 & 3 (SOUTH)**  
SCALE: 3/32" = 1'-0"

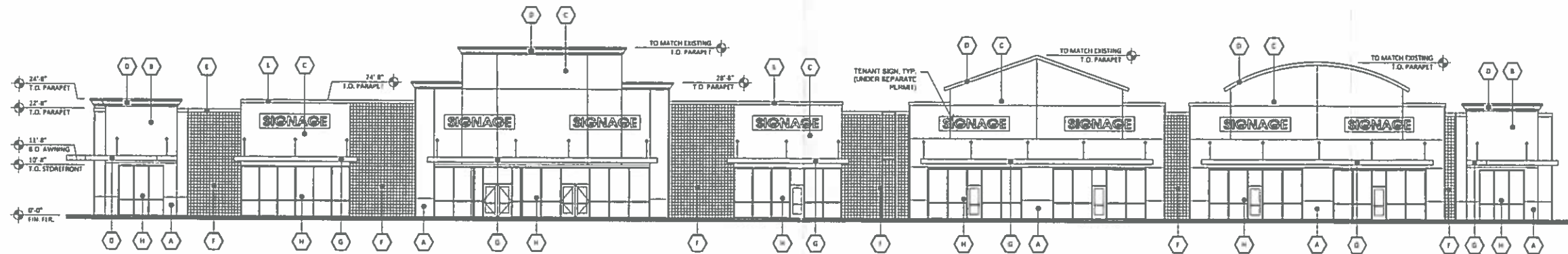
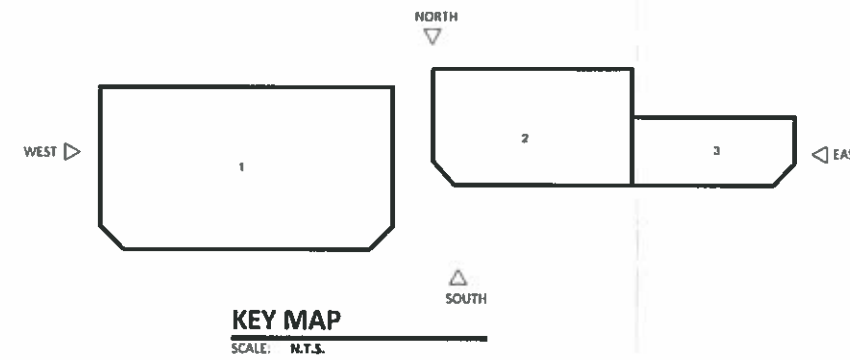




**PROPOSED BUILDING - 1 (SOUTH)**  
SCALE: 3/32" = 1'-0"



**PROPOSED BUILDING - 1 (WEST)**  
SCALE: 3/32" = 1'-0"



**PROPOSED BUILDING - 2 & 3 (SOUTH)**  
SCALE: 3/32" = 1'-0"



**McKellips Center**  
NEC McKellips Road and Center Street  
MESA, ARIZONA  
DATE: 8-4-16 (PRELIMINARY)

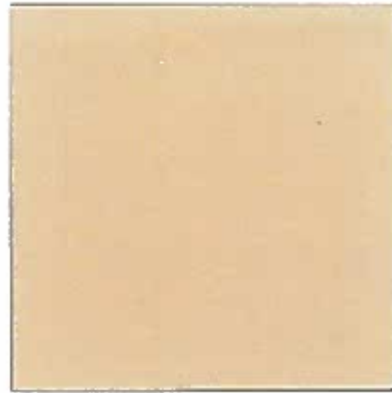
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**A** STUCCO FINISH  
MFR: SHERWIN WILLIAMS  
COLOR: "STEADY BROWN"  
SW6110



**B** STUCCO FINISH  
MFR: SHERWIN WILLIAMS  
COLOR: "PRACTICAL BEIGE"  
SW6100



**C** STUCCO FINISH  
MFR: SHERWIN WILLIAMS  
COLOR: "UTTERLY BEIGE"  
SW6080



**D** STUCCO FINISH  
MFR: SHERWIN WILLIAMS  
COLOR: "FLOWER POT"  
SW6334



**E** METAL FASCIA  
MFR: SHERWIN WILLIAMS  
COLOR: "FLOWER POT"  
SW6334



**F** EXISTING SPLIT FACE BLOCK  
MFR: SHERWIN WILLIAMS  
COLOR: "STEADY BROWN"  
SW6110