



## Design Review Board

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### *Minutes*

March 14, 2017  
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:**

Sean Banda – Chair  
Brian Sandstrom  
Taylor Candland  
Tracy Roedel  
Nicole Thompson  
J. Seth Placko

**Board Members Absent:**

Randy Carter

**Staff Present:**

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

**Others Present:**

Pedram Kadkhodaian  
Brennan Ray  
Richard Reigle  
Dixon Oates  
Sean Cummings  
Bob McNichols  
Neal Calfee  
Eric Zobrist

**Design Review Board – Work Session Minutes  
March 14, 2017**

A. Discuss and Provide Direction Regarding Design Review cases:

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

**A.1. DR16-003**

**205 East McKellips Road**

**LOCATION/ADDRESS:**

205 East McKellips Road

**REQUEST:**

This is a review of proposed modifications to previously approved elevations for a U-Haul Storage Facility

**COUNCIL DISTRICT:**

1

**OWNER:**

Amerco Real Estate Company

**APPLICANT:**

**ARCHITECT:**

**STAFF PLANNER:**

Wahid Alam

**Not Discussed**

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**A.2. DR17-003**

**4225 South Power Road  
(Continued from February 14, 2017)**

**LOCATION/ADDRESS:** 4225 South Power Road  
**REQUEST:** This is a review of a new carwash  
**COUNCIL DISTRICT:** 6  
**OWNER:** Gateway Norte  
**APPLICANT:** Zoning Strategies  
**ARCHITECT:** Jen Corey  
**STAFF PLANNER:** Kim Steadman

**Continuance to April 11, 2017**

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**Item A.3. DR17-005                      The 200 Block of South Alma School Road (east side)  
(Continued from January 10, 2017)**

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

**Discussion:** Applicant, Pedram Kadkhodain presented the project to the Board.

Boardmember Thompson

- Liked the building

Chair Banda

- Confirmed that anodized aluminum will be used for the storefront

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**A.4. DR17-012                      West of the SWC of Southern Avenue and Crismon Road**

**LOCATION/ADDRESS:** West of the SWC of Southern Avenue and Crismon Road  
**REQUEST:** This is a review of a commercial/residential development  
**COUNCIL DISTRICT:** 6  
**OWNER:** Sunny Acres/Montgomery 320  
**APPLICANT:** Burch & Cracchiolo  
**ARCHITECT:** Brennan Ray  
**STAFF PLANNER:** Kim Steadman

**Discussion:** Staff member Kim Steadman gave a brief description of the project to the Board The applicant, Brennan Ray presented the project to the Board.

Boardmember Roedel

- Liked the project

Boardmember Placko

- Concerned about the use of grey color, but liked the new colors proposed
- Liked the way the theme wall and signage integrate with architecture
- Confirmed that there will be Mediterranean fan palm trees at front entrance, and suggested that they be large and single trunk to work
- Cautioned applicant on where thorny plants are placed because of tight site plan

Boardmember Thompson

- Requested elevations of parking canopies, didn't want a utilitarian look
- Liked the architecture
- Appreciated the different color scheme

Chair Banda

- Wanted a higher aesthetic grade of parking canopy
- Inquired if the left and right elevations would be blocked by a wall
- Would like to see elevations as they appear from Hampton Drive
- Liked the project overall

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**A.5. DR17-013                      The 1800 Block of East Baseline Road (north side)**

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

**Continuance to April 11, 2017**

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**A.6. DR17-014                      2736 South Sossaman Road**

**LOCATION/ADDRESS:** 2736 South Sossaman Road  
**REQUEST:** This is a review of a retail center  
**COUNCIL DISTRICT:** 6  
**OWNER:** Sossaman Guadalupe LLC  
**APPLICANT:** Reigle and Associates Architects  
**ARCHITECT:** Richard Reigle  
**STAFF PLANNER:** Wahid Alam

**Discussion:** Staff member Wahid Alam gave a brief description of the project to the Board, and the applicant, Richard Reigle presented the project to the Board.

Boardmember Candland

- Liked the project

Boardmember Thompson

- Liked the bay doors
- Liked the architecture
- Proposed changing/replacing the stone

Boardmember Roedel

- Concerned that the building looked bland
- Confirmed that the proposed color scheme may determine the rest of the center's color palette

Chair Banda

- Liked the elevations
- Suggested using different materials
- Liked the bay doors
- Suggested using brown, or some sort of darker masonry
- Proposed a standing seam roof, and suggested using different material on the roof

Boardmember Sandstrom

- Would like to see more detail on the rear of the building, as it faces the neighborhood
- Proposed using more complimentary lighting sconces, not conventional light packs

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**A.7. DR17-015                      5405 South Power Road**

**LOCATION/ADDRESS:**        5405 South Power Road  
**REQUEST:**                    This is a review of a medical marijuana facility  
**COUNCIL DISTRICT:**        6  
**OWNER:**                        Dwight K & Jori J Udall  
**APPLICANT:**                Vending Logistics  
**ARCHITECT:**                 Dixon Oates  
**STAFF PLANNER:**            Kim Steadman

**Discussion:** Staff member Steadman gave a brief overview of the project. Applicant, Dixon Oates, presented the project to the Board.

Boardmember Placko

- Confirmed that the ground plane surface will be composed of decomposed granite in possibly grey or yellow tones
- Was opposed to using Chilean Mesquites in the parking islands, as they are vulnerable to wind
- Opposed to using Mexican Palo Verde, as it is invasive, and suggested using hybrid thorn-less Palo Verdes instead

Boardmember Thompson

- Concerned that lower quality design on the first phase of development would set the trend for the sequential phases
- Concerned that there's no architecture presented in the design of the building

Chair Banda

- Concerned that the structure appears like only a CMU box
- Suggested completely redesigning the building
- Suggested creating a showcase building to be visible to community
- Reasoned that since the project is depicted as a medical facility, it should be aesthetically pleasing like other medical facilities

Boardmember Sandstrom

- Would like a better project
- Concerned that lower quality design on the first phase would set the trend for the sequential phases
- Cited using the new Starbucks at Gilbert and McKellips Roads as an inspiration

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



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**A.8. DR17-016    Southeast Corner of Higley Road and Longbow Parkway**

**LOCATION/ADDRESS:** Southeast Corner of Higley Road and Longbow Parkway  
**REQUEST:** This is a review of a business park  
**COUNCIL DISTRICT:** 5  
**OWNER:** Dover Associates  
**APPLICANT:** Opus Development  
**ARCHITECT:** Sean Cummings  
**STAFF PLANNER:** Kim Steadman

**Discussion:** Staff member Steadman gave a brief overview of the project. Applicant, Sean Cummings presented the project to the Board.

Boardmember Thompson

- Liked the design elements on the large building

Chair Banda

- Liked the simple elegant design on such a large building
- Liked the undulation
- Suggested using the new Di-Tech building in Tempe for up-lighting ideas, and was supportive of the applicant's suggestion to utilize up-lighting behind the mesh design features and the trees on the property

Boardmember Sandstrom

- Liked the modulation on the building
- Suggested blacking out the faux clerestory windows, and the applicant explained that the windows are far from public view

Boardmember Placko

- Liked the updated landscape plan, and liked how the oaks were removed
- Suggested using a rugged desert texture for ground cover to blend with the existing environment
- Suggested using caution when planting Texas Ebonies in the parking lot
- Confirmed that ½ minus decomposed granite has been proposed, but suggested a larger rock (4 inch minus?) to create a "desert pavement" type look. Felt that a larger rock was more appropriate, especially when blending the landscaping along the golf course side of the project.
- Confirmed that the trail connects with the project and suggested placing benches and/or boulders along the trail for seating
- Confirmed that retention is being handled on the golf course, and the applicant mentioned that berms are being used on the north side, and a screen wall on the south side

Boardmember Sandstrom

- Liked the building

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**B. Call to Order**

Chair Banda called the meeting to order at 5:34 pm

**C. Consider the Minutes from the February 14, 2017 meeting**

On a motion by Boardmember Thompson and seconded by Boardmember Roedel, the Board unanimously approved the revised February 14, 2017 minutes.

(Vote: 6-0)

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

**E. Other Business:**

**Item E.1. Receive and Discuss a Presentation Regarding Design Guidelines for Sycamore Station**

Neal Calfee, Mira Vista Holdings and Eric Zobrist, Ayres Saint Gross gave a presentation on the Sycamore Station Design Guidelines.

**Chair Banda**

- Suggested that using character definers in the Guidelines, like “high quality construction materials” is subjective
- Proposed being more specific when calling out allowed materials
- Concerned that as markets change, the quality of development can diminish

**Boardmember Sandstrom**

- Was uncomfortable with the subjectivity of the “high quality material” terminology in the Guidelines
- Confirmed with Staff that with this document, the approvals will be done by Planning, but reviews can always be done by the Design Review Board if there is concern
- Confirmed with the applicant that commercial/mixed use opportunities exist on the entry Drive, closest to Main Street

**Boardmember Thompson**

- Concerned about below market rate housing in the new development, with the focus first on form, and second on use.

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**E. Adjournment**

On a motion by Boardmember Placko and seconded by Boardmember Sandstrom, the meeting adjourned at 6:17 pm.

(Vote: 6-0)

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.**