

Design Review Board



Minutes

April 11, 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:

Tracy Roedel-Vice Chair
Brian Sandstrom
Taylor Candland
Nicole Thompson
J. Seth Placko

Board Members Absent:

Sean Banda (excused)

Staff Present:

John Wesley
Tom Ellsworth
Wahid Alam
Lesley Davis
Mike Gildenstern

Others Present:

Ben Graff
Peter Swingle
Jen Corey
John Riddell
Trudi Licano
Mike Licano
Neal Calfee
Eric Zobrist
Michael Stephan
Dixon Oates
Cain Garcia
Joseph Diemer
Phillip Gollon
Cody Bowman
Adam Baugh
Sean Mollison
Dea Montague
Angelica Guevara

Design Review Board – Work Session Minutes April 11, 2017

A. Discuss and Provide Direction Regarding Design Review cases:

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

A.1. DR17-008 715 North Country Club Drive (Continued from February 14, 2017)

LOCATION/ADDRESS:	715 North Country Club Drive
REQUEST:	This is a review of 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 description of the project, and applicants, Ben Graff and Peter Swingle presented the project to the Board. Ben Graff agreed to stipulations being added to the conditions of approval for parking canopies.

Dea Montague, 553 N. Orange St., provided comments. He stated that the 62 neighbors that he is in contact with appreciated the design improvement, but that they still don't like a 3-story building overlooking a Historic District. Mr. Montague explained that he was pleased that the balconies overlooking the eastern neighborhood have been removed, but that a 2-story building would be more compatible with the surrounding development pattern.

Angelica Guevara, 704 N. Grand, provided comments. Ms. Guevara explained that many of her concerns have been addressed. She was concerned with the longevity of the fabric parking canopies, and that she would like to see physical paint chip samples, as digitized paint samples aren't always an accurate depiction of how the colors will appear on the built project. Ms. Guevara closed by questioning whether the 36'-box trees proposed in the eastern landscaping would be large enough and mature enough to screen a three-story building from the adjacent neighborhood.

Boardmember Thompson

- Liked the new proposed fabric parking canopies, and proposed adding a stipulation addressing the canopies for approval.
- Suggested using lighter colors on the parking canopies, and suggested not using red
- Requested that the applicant bring physical paint chips/ building materials for Board review

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Boardmember Carter

- Confirmed with Staff that 3 stories are allowed-by-right in the zoning district
- Confirmed with the applicant that the A/C units, will not be ground-mounted, but properly screened and mounted on the roof
- Was concerned about light-spillage, proposed lowering lights, while still using stylish fixtures
- Confirmed that the exterior lighting program will be handled in the construction drawings/photometric studies
- Requested that the applicant provide supplemental views that show the signage more clearly
- Suggested that the landscaping along the east side of the property be a proper height for screening
- Liked what the project has evolved into after the applicant listened to the Board and to Neighbors

Boardmember Sandstrom

- Asked the applicant to include parking canopy samples, to evaluate for weather-durability
- Asked the applicant to present a few options for the parking canopies (fabric, metal, etc.) to make sure that the design is durable and aesthetically-pleasing
- Requested that the applicant use better lighting fixtures on the project than the initially proposed lights
- Added that Chair Banda would like to see more cut-sheets illustrating lighting options and more information on the lighting package

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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

Discussion: Staff member Ellsworth gave a brief description of the project to the Board, and the applicants, Jen Corey and John Riddell presented the project to the Board.

Boardmember Carter

- Suggested using bougainvillea to trail up the wall
- Liked the changes made from the last time the Board reviewed the case
- Didn't have an issue with the use of the blue color

Boardmember Thompson

- Would like to see a more apparent carwash design, instead of hiding it behind a veneer
- Questioned the use of blue, felt that it didn't fit with the rest of the project
- Proposed maybe a maroon-type color for the shade canopies
- Liked landscaping

Boardmember Roedel

- Was okay with the blue

Boardmember Sandstrom

- Liked landscaping

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A.3. DR17-009

**The 2400 Block of East McKellips Road
(Continued from February 14, 2017)**

LOCATION/ADDRESS:	Located north of McKellips Road on the east side of Gilbert Road.
REQUEST:	This is a review of a multi-residence development
COUNCIL DISTRICT:	1
OWNER:	Parry Investments, LLC
APPLICANT:	Michael Stephan
ARCHITECT:	Michael Stephan
STAFF PLANNER:	Wahid Alam

Discussion: Applicant, Michael Stephan presented the project to the Board.

Boardmember Sandstrom

- Observed that the hardscape on the project had been broken up with plantings, as recommended by Staff/Board at the Work Session

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A.4. DR17-013

**The 1800 Block of East Baseline Road (north side)
(Continued from February 14, 2017)**

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:	Neal Feaser
ARCHITECT:	RKAA Architects
STAFF PLANNER:	Lesley Davis

Continuance to May 9, 2017

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A.5. 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 Ellsworth gave a brief description of the project to the Board, and the applicant, Dixon Oates presented the project to the Board.

Boardmember Carter

- Confirmed with applicant that a welding shop will continue to operate behind (east) the proposed project

Boardmember Thompson

- Concerned with the large windows, and how to keep water out of them
- Concerned that there was too much grey, suggested using purple or green for accents
- Proposed changing/replacing the stone

Boardmember Carter

- Liked the modified elevations

Boardmember Sandstrom

- Spoke for an excused Chair Banda, saying that he was concerned about the quality and the design, noting that many of the architectural moves seem arbitrary (possibly citing the bottom box out on the building)
- Felt that the new elevations are better than the former
- Suggested using a full glazing, and installing a little track on the bottom to keep water out of the windows
- Suggested incorporating a blue/grey color from natural steel

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A.6. DR17-017 1356 East Baseline Road

LOCATION/ADDRESS: 1356 East Baseline Road
REQUEST: This is a review of a mini-storage facility
COUNCIL DISTRICT: 3
OWNER: Sovran Acquisition Limited Partnership
APPLICANT: RKAA Architecture
ARCHITECT: Cain Garcia
STAFF PLANNER: Wahid Alam

Discussion: Staff member Alam gave a brief description of the project to the Board, and the applicant, Cain Garcia presented the project to the Board.

Boardmember Carter

- Confirmed with the applicant that the doors along the entry corridor seen behind the windows in the front of the building will probably be yellow, and suggested using green or blue doors instead
- Suggested that the applicant use the mini-storage at Greenfield Rd. and University Dr. for inspiration
- Liked the building

Boardmember Thompson

- Asked about building program lighting cut sheets

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A.7. DR17-018

NEC of Dobson Road and Main Street

LOCATION/ADDRESS: NEC of Dobson Road and Main Street
REQUEST: This is a review of a mixed-use transit-oriented development
COUNCIL DISTRICT: 3
OWNER: Sycamore Station LLC
APPLICANT: Miravista Holdings
ARCHITECT: Neal Calfee
STAFF PLANNER: Tom Ellsworth

Discussion: Applicant, Neal Calfee, presented the project to the Board.

Boardmember Carter

- Liked the development, felt that it's a great starting point for the area

Boardmember Thompson

- Liked how helpful the document is from a developers/architect's standpoint

Boardmember Sandstrom

- Concerned about limited public input for design, but felt that was a high-quality document
- Expressed desire to keep up high quality development, and wants the area to get the best development that it can get

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A.8. DR17-019

2304 North Center

LOCATION/ADDRESS:	2304 North Center
REQUEST:	This is a review of a multi-tenant warehouse building
COUNCIL DISTRICT:	1
OWNER:	Boyle Family
APPLICANT:	Diemer Architecture
ARCHITECT:	Joseph Diemer
STAFF PLANNER:	Kim Steadman

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

Boardmember Thompson

- Didn't like the color palette proposed, except for the red
- Proposed using integral color block
- Didn't like the external downspouts
- Liked the trellis pieces

Boardmember Sandstrom

- Concerned about weather protection for the windows
- Didn't like the parapet up top, feeling that there was not much building relief
- Concerned that some design elements feel dated
- Didn't like the masonry saw-tooth feature at the bottom piece of the building, maybe too dated?
- Suggested internalizing the downspouts and scuppers, and proposed seeing something a little different

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A.9. DR17-020 457 South Higley Road

LOCATION/ADDRESS: 457 South Higley Road
REQUEST: This is a review of mini-storage facility
COUNCIL DISTRICT: 2
OWNER: Lloyd and Gail Glenn Family Trust
APPLICANT: ARC Services Architectural Concepts
ARCHITECT: Phillip Gollon
STAFF PLANNER: Kim Steadman

Discussion: Staff member Ellsworth gave a brief overview of the project. Applicant Phillip Gollon and Nathan Palmer presented the project to the Board.

Boardmember Thompson

- Proposed using spandrel glass to break up the two large expanses of masonry to create more of a distinctive look, possibly create a pattern?
- Concerned with the height of the trees selected in screening the building from neighbors
- Proposed doubling up the landscaping to screen the building

Boardmember Sandstrom

- Spoke for an excused Chair Banda, and said that he would like to see a better design featuring four-sided architecture
- Was concerned about lighting, and would like to see the front accentuated with nice lighting
- Confirmed that the sign will be lighted
- Proposed a site study to illustrate how the new building would integrate with currently existing buildings in area
- Concerned with the visible large expanse of roof
- Suggested that more attention be paid to incorporating four-sided architecture

Boardmember Carter

- Felt that the sides were alright, and the front of the building was nice, but didn't like the rest of the building
- Didn't like the large gradually-pitched roof, suggested a parapet, as he was concerned about the roof being seen from the street, especially the rear. Concerned that the multiple story residences behind the project will have an unpleasant view.
- Suggested a parapet, as this would create a less impactful point of reference for observers near the project, instead of a large roof in their field of vision
- Confirmed with the applicant that the condensing units will be on the ground

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

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A.10. DR17-021

1705 South Stapley Road

LOCATION/ADDRESS:	1705 South Stapley Road
REQUEST:	This is a review of a drive-thru restaurant
COUNCIL DISTRICT:	3
OWNER:	Vestar Arizona XV11 LLC/American Multi-Cinema
APPLICANT:	Whataburger Real Estate
ARCHITECT:	Matthew Bartholomew
STAFF PLANNER:	Wahid Alam

Continuance to May 9, 2017

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A.11. DR17-022 2665 South Alma School Road

LOCATION/ADDRESS: 2665 South Alma School Road
REQUEST: This is a review of a drive-thru restaurant
COUNCIL DISTRICT: 3
OWNER: McDonald's Corporation 002-0162
APPLICANT: Withey Morris
ARCHITECT: Jason Morris
STAFF PLANNER: Lesley Davis

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

Boardmember Thompson

- Confirmed with the applicant that 2016-2017 McDonalds elevations models were being proposed
- Mentioned that the applicant could use the Panda Express at Stapley Drive and Southern Avenue for inspiration
- Proposed using more color
- Would like to see the slats over the windows wrapping the corners

Boardmember Carter

- Didn't like the design
- Didn't like the monochromatic color massing
- Would like to see the slats over the windows wrapping the corners
- Would like to see more color
- Would like to see a rendition with better perspective to make out the details
- Wanted better 4-sided architecture

Boardmember Sandstrom

- Spoke for an excused Chair Banda, saying that the architecture was too plain, and that he wanted better design
- Wanted to see more color and materiality

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

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A.12. DR17-023 1343 South Gilbert Road

LOCATION/ADDRESS:	1343 South Gilbert Road
REQUEST:	This is a review of a drive-thru restaurant
COUNCIL DISTRICT:	3
OWNER:	K & KT Corporation
APPLICANT:	IDStudio4
ARCHITECT:	Cody Bowman
STAFF PLANNER:	Wahid Alam

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

Boardmember Thompson

- Liked the green color seen on other Popeye's other locations
- Felt that the building was too narrow

Boardmember Carter

- Didn't like the shutters, wanted more of a contrast between shutters and the rest of the building
- Concerned that the Board has been recently seeing a lot of the same thing, wants to see a different type elevation for the next Popeye's submitted, because the last 3 Popeyes have been similar.
- Didn't like the entry, felt that it appeared unimportant and understated, wanted a more prominent entry
- Encouraged the applicant to use a more historically-oriented brick to give more dimensionality to the building, (maybe Interstate or Robinson brick "Old Charleston" model) or similar types

Boardmember Sandstrom

- Proposed doing something different with the unusual form of this particular Popeye's,
- Possibly incorporating clerestory windows to let in natural light on the "training room" component

Vice-Chair Roedel

- Concerned that project may look too much like the last few Popeye's that got built in Mesa

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A.13. DR17-024 1126 North Ellsworth Road

LOCATION/ADDRESS: 1126 North Ellsworth Road
REQUEST: This is a review of a mini-storage facility
COUNCIL DISTRICT: 5
OWNER: MagicGifts LLC/ETAL
APPLICANT: Withey Morris
ARCHITECT: Adam Baugh
STAFF PLANNER: Wahid Alam

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

Bob Miklos, 1054 N. 91st Place, made comments regarding the case. Mr. Miklos explained that he had an issue with the proposed lot coverage on this project, as it is more significant than other surrounding uses, and felt that it was out of context for the desert area. Mr. Miklos added that he was concerned that the view of Spook Hill that he currently enjoys would be threatened, and felt that adding more trees to screen the building would just create more of an obstruction to the mountain views. The Board reminded Mr. Miklos that comments regarding the lot coverage and site plan would be more appropriate at the Planning & Zoning Meeting.

Boardmember Thompson

- Didn't like the big and long barrels incorporated into the architecture
- Suggested that the architecture should take more inspiration from the natural desert surroundings

Boardmember Carter

- Wanted more glamour and fun in the architecture
- Didn't like the top elevation of the building

Boardmember Sandstrom

- Didn't like the tiering on the building
- Suggested not designing the project to complement the grocery store to the east, across Ellsworth Road
- Suggested using the storage facility north of the northwest corner of Greenfield Road and University Drive for inspiration
- Suggested increasing the amount/density of landscaping

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

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B. Call to Order

Vice-Chair Roedel called the meeting to order at 6:57 pm

C. Receive and Discuss Sign Code Updates from Zoning Administrator

D. Initial Feedback for Case DR17-025 the will be heard at a formal Design Review Work Session on May 9, 2017

D.1. DR17-025 3300 Block of South 96th Street

LOCATION/ADDRESS:	3300 Block of South 96th Street
REQUEST:	Review of a large manufacturer
COUNCIL DISTRICT:	6
OWNER:	Sunbelt Land Holdings LP
APPLICANT:	Butler Design Group
ARCHITECT:	Sean Mollison
STAFF PLANNER:	Tom Ellsworth

Discussion: Staff member Ellsworth gave a brief overview of the project. Applicant, Sean Mollison presented the project to the Board. Planning Director John Wesley suggested using CNC Steel, or Empire Machinery to look to for inspiration for this building.

Boardmember Thompson

- Proposed dressing up the silos out front, to give them more of a prominent role in the architecture
- Cited using the new Wiremaster's building for inspiration
- Proposed using different colors
- Suggested using clerestory windows, but not in a regimented order all the way across the face of the building. Proposed maybe using windows in varying sizes and different arrangements

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Boardmember Carter

- Felt that the design needs help, as the silos are the only thing that gives the building some interest
- Verified that grey and blue were corporate colors
- Felt that the grey to grey variation on the building is too imperceptible, and it needs more contrast
- Suggested playing up the unique nature of the silos in the design
- Proposed maybe using different colors on the silos?
- Proposed using more “up” and “down” variations on the architecture
- Felt that the back of the building needs help, potentially breaking up the building masses more
- Suggested that the applicant use the new tilt-up building at U.S. 60 and Mesa Drive
- Proposed Form-Boarded type texture
- Didn't like the grey, would like to see something different
- Accent colors needed

Boardmember Candland

- Confirmed with the applicant that the silos in the front are there for ease of production

Vice-Chair Roedel

- Suggested using warmer colors

Boardmember Sandstrom

- Suggested using new tilt-up at Longbow for inspiration
- Suggested up-lighting, maybe use Mesa Drive/ US 60 for inspiration

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E. Consider the Minutes from the March 14, 2017 meeting

On a motion by Boardmember Thompson and seconded by Boardmember Candland, the Board unanimously approved the March 14, 2017 minutes.

(Vote: 6-0)

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

G. Adjournment

On a motion by Boardmember Thompson and seconded by Boardmember Carter, the meeting adjourned at 7:13 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.**