



## Design Review Board

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### *Minutes*

April 10, 2018  
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  
Randy Carter- Vice Chair  
Bryan Sandstrom  
Nicole Posten-Thompson  
J. Seth Placko  
Tracy Roedel

#### **Staff Present:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Cassidy Welch  
Evan Balmer  
Ryan McCann  
Mike Gildenstern

#### **Board Members Absent:**

Tracy Roedel

#### **Others Present:**

Eriz Zitny  
Eric Gerster  
Chris Cooper  
Michael Frieze  
Jim Lockington  
Stephen Earl  
Randy Rostron  
Sandy Vitale  
Mike Elliot  
Jeanne Sikes  
Chris Looper  
Others Present

**Design Review Board – Work Session Minutes  
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Chair Banda welcomed everyone to the Work Session at 4:37 p.m.

**A.1. DRB18-00062                    The 7600 to 7800 blocks of East Ray Road (south side)**

**LOCATION/ADDRESS:**            Located west of the northwest corner of Hawes and Ray Roads  
   (south side)

**REQUEST:**                         This is a review of an industrial project

**COUNCIL DISTRICT:**           District 6

**OWNER:**                              Marwest Enterprises LLC/SanTan 74 LLLP

**APPLICANT:**                      Ware Malcomb

**ARCHITECT:**                         Eric Zitny

**STAFF PLANNER:**                 Wahid Alam

**Discussion:** There were no comments on this case.

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**A.2. DRB18-00094                      The 300 block of East Brown Road (south side)**

**LOCATION/ADDRESS:**            Located on the southwest corner of Brown Road and Mesa Drive  
**REQUEST:**                        This is a review of a drive-thru restaurant  
**COUNCIL DISTRICT:**            District 1  
**OWNER:**                            Fitch Plaza Partners, LLC  
**APPLICANT:**                      Sustainability Engineering Group  
**ARCHITECT:**                       Eric Gerster  
**STAFF PLANNER:**                Cassidy Welch

**Discussion:** The applicants, Eric Gerster and Ron Broach presented the project to the Board.

Chair Banda

- Encouraged the applicant to use upgraded lighting and signage complementary to the architecture of the building
- Confirmed with the applicant that the signage will be static and not digital
- Suggested using 28 foot-candle and 2700 Kelvin illumination to produce a warmer tone to complement the brick and wood materials
- Encouraged the applicant to match the pony wall/site wall to the architecture of the building
- Confirmed with Planning Director Wesley that although outdoor dining is suggested, sometimes it doesn't fit the site

Boardmember Posten-Thompson

- Liked the project, confirmed with Staff member Welch that the building is planned to be composed metal and metal-composite materials

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**A.3. DRB18-00105                      The 1200 block of South Crismon Road (east side)**

**LOCATION/ADDRESS:**            Located south of the southeast corner of Southern Avenue and Crismon Road (west side)  
**REQUEST:**                        This is a review of a shell building  
**COUNCIL DISTRICT:**            District 6  
**OWNER:**                            V J Crismon, LLC  
**APPLICANT:**                    Arizado Architecture & Design, LLC  
**ARCHITECT:**                      Chris Cooper  
**STAFF PLANNER:**                Evan Balmer

**Discussion:** The applicant, Chris Cooper presented the project to the Board.

Chair Banda

- Liked the lighting over the entry
- Confirmed with the applicant that the canopies are open-air
- Recommended that the light sconces located by the doors be rated to no more than 4000 Kelvin
- Liked the turnbuckles
- Suggested using a punched circle mesh material for the canopies, and painting them a cooler white color
- Concerned that there wasn't enough dimension/visual interest in the architecture
- Proposed a using different, complementary material to provide relief, as the building is currently stucco-dominant
- Liked the canopies

Vice Chair Carter

- Confirmed with the applicant that 12"x24" porcelain tiles will be used on the base
- Didn't like how the west side of the southern elevation had windows placed asymmetrically

Boardmember Sandstrom

- Felt that the northern elevation of the building needed some improvement
- Suggested incorporating trellises or green screens on the northern elevation

Boardmember Posten-Thompson

- Didn't like the amount of gray used in the design
- Confirmed with the applicant that the cladding is porcelain which is attached to metal
- Suggested using more of the porcelain cladding on the building
- Felt that the canopies were underwhelming
- Suggested placing the canopies at varying heights along the building to create more visual interest
- Didn't like how all the canopies were all black
- Didn't like how the turnbuckles were all the same height
- Would like to see more metal on the building
- Would like to see more undulation

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- Suggested using the tile and cladding as more of an element to the design, as opposed to just an “add-on”
- Felt that the middle tenant suite appeared too plain in comparison to the adjoining suites
- Suggested that the building be more colorful, like the neighboring buildings in the area

### **Boardmember Placko**

- Liked the trellis idea, especially paired with climbing plants
- Encouraged to match the color of the proposed ground cover with the existing ground cover used on the adjoining Culver’s property
- Suggested planting one tree in every planter in the front of the building

### **Boardmember Wright**

- Liked the clean look of the architecture
- Confirmed with the applicant that the canopies will be open, and was concerned that they wouldn’t provide much shade or rain protection
- Didn’t mind the chosen gray colors, and felt that it gave the user opportunities to incorporate more colorful, more eye-catching signs

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**A.4. DRB18-00133                      The 1700 block of North Rosemont (east side)**

**LOCATION/ADDRESS:**                      Located south and west of the southwest corner of McKellips and Higley Roads.

**REQUEST:**                                      This is a review of an office building

**COUNCIL DISTRICT:**                      District 5

**OWNER:**                                        Rentvest PM, LLC

**APPLICANT:**                                SPG Studios

**ARCHITECT:**                                Rajiv J. Kapadia

**STAFF PLANNER:**                        Ryan McCann

**Discussion: Continued to May 8, 2018**

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**A.5. DRB18-00138                      The 1700 block of West Southern Avenue (north side)**

**LOCATION/ADDRESS:**            Located east of the northeast corner of Dobson Road and Southern Ave  
**REQUEST:**                        This is a review of a drive-thru coffee shop  
**COUNCIL DISTRICT:**            District 3  
**OWNER:**                            BW Bowling Properties, LP  
**APPLICANT:**                      FM Group  
**ARCHITECT:**                      Mike Monaghan  
**STAFF PLANNER:**                Evan Balmer

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

Chair Banda

- Liked the form, dimension, and color of the building
- Liked the recessed lighting under the canopy
- Encouraged the applicant to use no greater than 4000 Kelvin lighting color temperature

Vice Chair Carter

- Liked the red color on the building

Boardmember Sandstrom

- Proposed painting the canopy red

Boardmember Posten-Thompson

- Liked the form, dimension, and color of the building
- Confirmed with the applicant that the canopy is painted black
- Confirmed with the applicant that the paneling on the building is metal
- Confirmed with the applicant that the “red” component is backlit by an LED light

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**A.6. DRB18-00223                      The 3100 block of North Recker Road (west side)**

**LOCATION/ADDRESS:**                      Located south of the southwest corner of State Route 202 (Red Mountain Freeway) and Recker Road (west side)  
**REQUEST:**                                      This is a review of a drive-thru restaurant  
**COUNCIL DISTRICT:**                      District 5  
**OWNER:**    Longbow CAS, LLC  
**APPLICANT:**                                      In-N-Out Burger  
**ARCHITECT:**                                      Jim E. Lockington  
**STAFF PLANNER:**                              Cassidy Welch

**Discussion:** The applicant, Jim Lockington and Stephen Earl presented the project to the Board.

Randy Rostron, 3140 N. Olympic vocalized concerns regarding the project below:

- Was concerned about the plain colors proposed on the building, especially in relation to the other buildings in the plaza
- Felt that the look of the proposed building doesn't fit the rest of the plaza
- Wanted to ensure that the 40" pony wall height is maintained around the drive-thru to guarantee that automobile headlights are screened properly from adjacent properties
- Was concerned about the 120-degree turn-in to the drive-thru from Recker Road, as the awkward angle back create traffic backups
- Was concerned about the 4 large signs and the light that they would put-off
- Wanted the patio to be relocated to the westside of the building, to provide a barrier for to keep the noise down
- Stated that the un-related issue regarding the improperly installed parking lot lights which produce more light-trespass than should be expected, because they haven't been shielded properly, that he brought forward in October 2017, had not been addressed yet

Sandy Vitale, 3116 N. Olympic, vocalized concerns regarding the project below:

- Didn't like the quality of the architecture, wanted something more in-line with the quality found at the Dana Park Plaza
- Concerned about the additional noise generated by a drive-thru
- Proposed incorporating brick into the building

Planning Director Wesley stated that Staff would look into/review the Board-suggested color and parapet changes

Chair Banda

- Encouraged the applicant to design the building closer in line with the design standards for the plaza
- Stated that he wasn't asking for a complete redesign, but for the applicant to incorporate some of the forms and elements found in the existing plaza



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### Vice Chair Carter

- Felt that more undulation was needed
- Felt that changes in color and materiality were needed to harmonize with the existing buildings in the plaza
- Suggested using wainscoting comprised of another material
- Suggested using standing seam metal to echo what is already existing at the plaza

### Boardmember Sandstrom

- Concerned that the building is just stucco with a red band
- Felt that the materiality of the rest of the Longbow Plaza is better than what was presented for the new drive-thru restaurant
- Suggested articulating planes with upgraded materials
- Concerned that the proposed canvas shade canopies are not in line with the quality of the materials used in the rest of the plaza
- Felt that if the building is being integrated into a master-planned development, it should more closely conform to the existing design aesthetic
- Liked how the project is facing the street
- Suggested that the applicant reference materials found in the existing Longbow plaza and integrate them in to the design of the new building

### Boardmember Placko

- Liked how the project is facing the street
- Was concerned about the proposed Mexican fan palms on the site, as they are not allowed at Longbow. The applicant mentioned that they are currently reviewing the landscape plan to eliminate the proposed palms, but are requesting to get permission to use palm trees in the traditional In-N-Out Burger “cross pattern” on the site
- Was concerned about the 3 different types of ground covering material, and wanted more clarification on how they were planned to be integrated, to avoid a potential clash
- Was curious if and how storm water would be used for watering plants on the site
- Suggested that the applicant use colors and accents more consistent with the existing palette at the plaza

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B. Call to Order

Vice Chair Carter called the meeting to order at 6:09 pm

C. Consider the Minutes from the March 13, 2018 meeting

On a motion by Boardmember Thompson and seconded by Vice Chair Carter, the Board unanimously approved the March 13, 2018 minutes.

(Vote: 6-0)

D. Discuss and review the following Design Review cases for action at the April 10, 2018 Meeting:

- Item D.1. DRB18-00223 The 3100 block of North Recker Road (west side)**  
Located south of the southwest corner of State Route 202 (Red Mountain Freeway) and Recker Road. (1.064± acres). Review of exposed exterior building illumination. Jim E. Lockington, In-N-Out Burger, applicant; Longbow CAS, LLC, owner.

**Staff Planner: Cassidy Welch**  
**Recommendation: Approval with Conditions**

**Discussion:** The applicant, Jim Lockington presented the project to the Board.

Sandy Vitale, 3116 N. Olympic, found the proposed LED building illumination to acceptable.

Randy Rostron, 3140 N. Olympic was in support of the LED building illumination if it was only to be operational during business hours

Boardmember Placko

- Confirmed with the applicant that the exposed LED building illumination will only be operational during business hours

On a motion by Boardmember Sandstrom and seconded by Boardmember Thompson, the Board unanimously approved Case DRB18-00223.

**VOTE: (6-0) approved**

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E. Other Business:  
NONE

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 480-644-2767.**