



## **Design Review Board**

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### *Minutes*

**April 9, 2019  
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:**

Nicole Posten-Thompson - Chair  
J. Seth Placko – Vice Chair  
Sean Banda  
Jeanette Knudsen  
Scott Thomas

**Board Members Absent:**

Randy Carter

**Staff Present:**

Lesley Davis  
Wahid Alam  
Charlotte Bridges  
Rebecca Gorton  
Kate Singleton  
Mike Gildenstern

**Others Present:**

Tina Heinbach  
Violet Thornton  
Clay Chipini  
Others Present

**Design Review Board – Work Session Minutes  
April 9, 2019**

Chair Posten-Thompson welcomed everyone to the Work Session at 4:30 p.m.

**A.1. DRB18-00932                      Within the 2800 block of South Signal Butte Road (west side)**

**LOCATION/ADDRESS:**                      Located south of Guadalupe Road on the west side of Signal Butte Road  
**REQUEST:**                                      This is a review of a shell building with drive-thru  
**COUNCIL DISTRICT:**                      District 6  
**OWNER:**    Walgreen Arizona Drug Co.  
**APPLICANT:**                                      Garrett Development Corporation  
**REPRESENTATIVE:**                      Tina Heinbach  
**STAFF PLANNER:**                              Wahid Alam, AICP

**Discussion:** Staffmember Alam introduced the project to the Board and stated that staff would like to see compatibility of architecture, materials, and signage with all four proposed pad buildings at SWC of Signal Butte and Guadalupe Roads.

The applicant, Tina Heinbach, Garrett Development Corporation, 6900 Camelback Road, Suite 607, Scottsdale presented the project to the Board.

Chair Posten-Thompson

- Stated that the offsets of planes should be more/enhanced and show on site plan and floor plan.
- Concerned with the missing plants on trellis in landscape plan.
- Asked the applicant to clarify the details of the metal siding (horizontal or vertical).

Vice-Chair Placko

- Wanted confirmation on what, if any, plants were planned for the trellis on the south elevation.
- Wanted confirmation on the depth of the planter boxes on the front of the building, as the shallowness may pose an issue for the plant growth.
- Concerned that the Mediterranean fan palms will overgrow in their planter boxes if they are less than 8' wide.
- Concerned that the plant titled "Yucca Rupicola" or twisted leaf yucca may be hard to find and mentioned that a good substitute may be necessary.
- Concerned with the Desert Willow planted too close to the sidewalk on the east side of the building.
- Suggested widening the landscape island with 36" box Desert Willow with the pedestrian path connecting the building with the side walk along Signal Butte Road.

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**Boardmember Banda**

- Stated that he would like to see no more than 3500 Kelvin used for exterior lighting
- Suggested using lighting under the canopies
- Suggested using more architecturally compatible lighting
- Wanted to see more offsets and shadow lines in elevations.
- Liked the modern metal finish and the return in the parapet walls.
- Suggested not using corrugated metal instead use more contemporary metal finish.
- Stated that the landscaping along the front of the building may not be contemporary enough, and suggested a more repetitive hierarchical configuration
- Wanted clarification of the materials on the top of the canopy

**Boardmember Thomas**

- Liked the material used
- Would like to see standing seam on the horizontal surface
- Suggested using a galvanized standing seam metal siding in horizontal direction

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**A.2. DRB19-00124                      Within the 5900 block of East Longbow Parkway (north side)**

**LOCATION/ADDRESS:**            Located south and west of the southwest corner of Recker Road and the 202 Red Mountain Freeway  
**REQUEST:**                        This is a review of a limited service restaurant with drive-thru  
**COUNCIL DISTRICT:**            District 5  
**OWNER:**                            Longbow CAS LLC  
**APPLICANT:**                     Kitchell Development Company  
**REPRESENTATIVE:**            Violet Thornton  
**STAFF PLANNER:**                Charlotte Bridges

**Discussion:** Staffmember Bridges introduced the project to the Board.

The applicant, Violet Thornton, Kitchell Development Company, Inc., 1707 E. Highland Ave., Phoenix presented the project to the Board.

Randy Rostron, 3140 N. Olympic, stated that the existing lighting in the parking lot needed to be adjusted so there is no perceived glare. Mr. Rostron stated that he didn't like the additional generated traffic, and the U-Turning that takes place in his neighborhood. He closed by saying that he liked how the materials matched the rest of the center.

Staffmember Davis stated that the site plan for the project would be reviewed by the Planning & Zoning Board on May 22<sup>nd</sup>.

Chair Posten-Thompson

- Stated that the mounted wall lights were very utilitarian and didn't add anything to the architecture
- Liked the architecture, but stated that the entry gets lost in the rest of the building
- Liked the sign raceways

Vice-Chair Placko

- Confirmed with the applicant that the irrigation on the pad site will be tied in with the rest of the center
- Concerned with the limited amount of sun that the plants on the north would receive

Boardmember Banda

- Didn't like the wall mounted lighting, and recommended using a lower Kelvin so there would be less glare
- Stated that there was too much stucco
- Stated that there was no true monumentation entry detail
- Confirmed with the applicant that the stone block component protrudes out 6", and that the tan portion of the building is located 6' in front of the store front
- Confirmed with the applicant that there is architecturally enhanced down lighting on the patio
- Liked the design of the building
- Suggested using laser-cut metal and halo lighting to create a more creative wall sign
- Suggested using the canopy to mount the sign, to create a more "edgy" appearance

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B. Call to Order

Chair Posten-Thompson called the meeting to order at 5:12 pm

C. Consider the Minutes from the March 19, 2019 meeting

On a motion by Boardmember Banda and seconded by Boardmember Knudsen, the Board unanimously approved the March 19, 2019 minutes.

**Vote:** 5-0  
Upon tabulation of vote, it showed:  
AYES – Posten-Thompson, Placko, Banda, Knudsen, Thomas  
NAYS – None

D. Discuss and review the following Design Review cases for action at the April 9, 2019 Meeting:  
NONE

E. Other Business:  
NONE

F. Adjournment  
Meeting was adjourned.

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