



## Design Review Board

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### *Minutes*

**June 14, 2016  
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:**

Brian Sandstrom – Chair  
Sean Banda – Vice Chair  
Taylor Candland  
Randy Carter  
Eric Paul  
Nicole Thompson

**Board Members Absent:**

Tracy Roedel

**Staff Present:**

John Wesley  
Tom Ellsworth  
Kim Steadman  
Wahid Alam  
Rebecca Gorton

**Others Present:**

Cody Bowman  
Vic Olson  
Zulema Longoria  
Ben Perrone

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

- A. Discuss and Provide Direction Regarding Design Review cases:

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**Item A.1. DR16-003 U-Haul Storage Facility**

**LOCATION/ADDRESS:** 205 East McKellips  
**REQUEST:** Review of a proposed storage facility  
**COUNCIL DISTRICT:** 1  
**OWNER:** Paul & Douglas Stecker, Margaret M. Mulhern Revocable Trust  
**APPLICANT:** Ralph Pew, Pew & Lake PLC  
**STAFF PLANNER:** Wahid Alam

**Continued from the March 8, 2016 meeting**

**Discussion:**

Applicant Ben Perrone presented updates made to the project since the initial presentation in March. Mr. Perrone stated there were many changes to the design as a reaction to previous comments from the Board. Some of these changes were:

- Stepped up the façade and parapets
- Enhanced pedestrian and landscaping
- Panels broken up on the north and west elevations
- Colors changed from the corporate colors to more muted desert colors
- Addition of horizontal canopy in front
- Addition of green screen trellis'

**Chair Sandstrom**

- Stated applicant did not make the changes the Board suggested
- Stated as an infill project on McKellips, it does not present well
- Suggested a more dynamic feel than what is being presented

**Boardmember Candland**

- Stated he likes the more muted paint colors better than the argyle

**Boardmember Paul**

- Inquired about where the hand-drawn sketch came from that was on the display. Staff member Alam stated that he and staff member Steadman drew it as an example from the response the Board had last time
- Felt the applicant's design is missing updated design
- Suggested changing the massings
- Suggested bringing the building style into the 20<sup>th</sup> century

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Boardmember Carter

- Stated the design lacks any changes from the last one
- Stated the effort of the design on the corner is good
- Suggested removing the green awning and replace with some color
- Felt the canopy in the center of the building is enormous, can be broken up
- Stated the style of U-haul is 40 years old and needs a modern, updated style
- Stated the importance of design on a major corner in the City
- Stated there is too much beige on top and gray on bottom

Vice Chair Banda

- Felt the green canopy dates the building
- Stated this is a destination location and design is important
- Stated other similar facilities around the community show well as blended with retail front and less industrial

The Board agreed that the product be brought back for review with alternative elevations.

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**Item A.2. DR16-011 Expansion of A.T. Still**

**LOCATION/ADDRESS:** 5850 E. Still Circle  
**REQUEST:** Review of an academic building and parking garage  
**COUNCIL DISTRICT:** 2  
**OWNER:** Kirksville College of Osteopathic Medicine  
**APPLICANT:** Toby Rogers  
**ARCHITECT:** Jeffrey Cutberth  
**STAFF PLANNER:** Andrew Spurgin, AICP

**Continue to July 12, 2016 Meeting per applicant request**

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**Item A.3. DR16-013 New Senior Living Facility**

**LOCATION/ADDRESS:** West of Ellsworth Road and north of Brown Road  
**REQUEST:** Review of a senior living facility  
**COUNCIL DISTRICT:** 5  
**OWNER:** Ben Fatto, LLC  
**APPLICANT:** Wendy Riddell  
**ARCHITECT:** Jana Bee Triplett  
**STAFF PLANNER:** Kim Steadman

**Discussion:** Staff member Kim Steadman presented the changes made by the applicant from comments made from the Board.

Vice Chair Banda

- Felt it looks great
- Felt it captured the changes that the Board suggested
- Stated the design is beautiful

Chair Sandstrom

- Felt it will make a nice addition to the area

Boardmember Carter

- Thanked the applicant for listening to their comments

Staff will work with applicant to finalize design.

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**Item A.4. DR16-015 Verizon Wireless Store**

**LOCATION/ADDRESS:** 1305 S. Alma School Road  
**REQUEST:** Review of a proposed retail store  
**COUNCIL DISTRICT:** 3  
**OWNER:** STR Fund XIX  
**APPLICANT:** Victor Olson, Phoenix Design Group  
**ARCHITECT:** Victor Olson, Phoenix Design Group  
**STAFF PLANNER:** Wahid Alam

**Discussion:** Staff member Wahid Alam presented the Board with an overview of the project and stated the applicant has worked with staff's suggestions. Applicant Vic Olson presented the project to the Board. Mr. Olson stated that Verizon wanted a recognizable building and was designed with an urban pedestrian look. Mr. Olson described the materials and colors being used.

Boardmember Thompson

- Likes the building
- Inquired if they could incorporate more of the Fiesta District colors. The applicant responded that the colors will be celebrated on the monument sign
- Would like to see more usage of the Verizon red. The applicant responded that Verizon would prefer incorporating more of the red.
- Would like to keep stucco and add lines

Chair Sandstrom

- Suggested using more blue instead of the darker gray to match the sign

Boardmember Carter

- Inquired what materials are being used. Applicant responded there would be painted stucco; brown on horizontal metal roofing; enameled steel awning and metal window framing.
- Suggested using more accent colors
- Felt it is a nice building

Boardmember Paul

- Likes the massings
- Feels it is already a busy enough building and prefers joints not be in the stucco

Vice Chair Banda

- Inquired what lighting is being used

Staff will work with applicant to finalize design.

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**Item A.5. DR16-016 Popeye’s Restaurant**

**LOCATION/ADDRESS:** 5329 S. Power Road  
**REQUEST:** Review of a proposed restaurant with a drive-thru  
**COUNCIL DISTRICT:** 6  
**OWNER:** Amin Dhanani, HZ Properties RE, Ltd.  
**APPLICANT:** Jeffrey Bennett, HZ Properties RE, Ltd  
**ARCHITECT:** David Scott Windle  
**STAFF PLANNER:** Kim Steadman

**Discussion:** Staff member Kim Steadman presented the Board with an overview of the project. Mr. Steadman stated that staff is working with the applicant on finalizing the site plan. Applicant Cody Bowman stated there will be an addition of a patio on the right side of the building.

Boardmember Carter

- Stated the applicant did everything that was previously suggested by the Board
- Confirmed the color of green for the shutters

Boardmember Thompson

- Inquired what the color of the shutters will be. Staff member Steadman showed color board.

Vice Chair Banda

- Asked to view other Popeye’s restaurant in the area
- Inquired if the entry is on the stone side. Applicant replied that the entry is on that side
- Liked the awnings of the one on Country Club, not the location of the door

Boardmember Paul

- Stated the applicant has incorporated elements that were missing from the previous design
- Inquired what color the canopy will be
- Suggested use of more color
- Inquired what the landscape will be used

Chair Sandstrom

- Likes the design
- Stated the design has elements that were missing from the last submittal

Staff will work with applicant to finalize design.

Chair Sandstrom left meeting following this item

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**Item A.6. DR16-017 Mark-Taylor Apartments**

**LOCATION/ADDRESS:** South of the US60 on the east side of Power Road  
**REQUEST:** Review of a multi-residence  
**COUNCIL DISTRICT:** 2  
**OWNER:** Chris Brozina, MT Greenfield, LLC  
**APPLICANT:** Rob Orme, Mark-Taylor  
**ARCHITECT:** Rob Orme, Mark-Taylor  
**STAFF PLANNER:** Kim Steadman

**Discussion:** Staff member Kim Steadman presented the Board with an overview of the project.

Vice Chair Banda

- Inquired if this is the same multi-residence as the one on Country Club
- Felt the colors work well with the design
- Likes the detailing

Boardmember Thompson

- Suggested more color be brought throughout the development
- Felt the detail was nice

Boardmember Carter

- Stated the design was great
- Suggested a bit more color, but likes the colors presented

Staff will work with applicant to finalize design.



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B. Call to Order

Vice Chair Banda called the meeting to order at 5:37 pm.

C. Consider the Minutes from the May 10, 2016 meeting

On a motion by Boardmember Thompson and seconded by Boardmember Carter, the Board unanimously approved the May 10, 2016 minutes.

(Vote: 5-0, Absent, Boardmember Roedel and Chair Sandstrom)

D. Other Business

**Item D.1.** Presentation of Defining Quality Development draft.  
Planning Director John Wesley had no updates.

E. Adjournment

On a motion by Boardmember Thompson and seconded by Boardmember Paul, the Meeting was adjourned at 5:38 pm.

(Vote: 5-0, Absent, Boardmember Roedel and Chair Sandstrom)