

Design Review Board



Minutes

January 12, 2016
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:

Eric Paul
Tracy Roedel
Taylor Candland
Nicole Thompson
Randy Carter

Board Members Absent:

Brian Sandstrom – Chair
Sean Banda – Vice Chair

Staff Present:

John Wesley
Andrew Spurgin
Tom Ellsworth
Wahid Alam
Kim Steadman
Rebecca Gorton
Mike Gildenstern

Others Present:

Boardmember Eric Paul welcomed everyone to the Work Session at 4:44 p.m.

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

DR15-043; DR15-046; DR15-036; DR6-001; DR16-002; DR16-004; DR16-005 and DR16-006

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Item A.1. DR15-043 Fiesta Salad and Go

LOCATION/ADDRESS: 1040 West Southern Avenue
REQUEST: Review of a proposed drive thru restaurant
COUNCIL DISTRICT: 3
OWNER: Chris Hinkson
APPLICANT: SRA360
ARCHITECT: Sake Reindersma
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Wahid Alam presented the case to the Board.

Boardmember Carter:

- Felt that the design is more cohesive

Positive response from all Boardmembers

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Item A.2. DR15-046 Culver's Restaurant

LOCATION/ADDRESS:	SEC Crismon and Southern Roads
REQUEST:	Review of a proposed drive-thru restaurant
COUNCIL DISTRICT:	6
OWNER:	Brian Farrell
APPLICANT:	Jim Larson; Larson Meinhold
ARCHITECT:	Jim Larson
STAFF PLANNER:	Wahid Alam, AICP

Discussion:

Staff member, Wahid Alam, presented the case to the Board. Mr. Alam stated that there were significant changes made which reflected the statements from the Board at the December, 2015 meeting.

Boardmember Carter:

- Stated that the design looks great

Positive response from all Boardmembers

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Item A.3. DR15-036 Development of a new drive-thru restaurant at

LOCATION/ADDRESS: 2210 West Southern Avenue
REQUEST: Review of a proposed retail and restaurant space
COUNCIL DISTRICT: 3
OWNER: GDC San Jose & Southern, LLC, Garrett Development Corporation
APPLICANT: RKAA
ARCHITECT: Neal Feaser
STAFF PLANNER: Kim Steadman

Discussion:

Kim Steadman presented the case to the Board. Staff member Steadman stated the design reflects the Fiesta district. Mr. Steadman stated that the Fiesta District Guidelines require the building at the street front.

Boardmember Roedel

- Stated that the metal sconces are out of place and stick out
- Sought confirmation that there is stamped concrete on egress for drive-thru
- South verification that there is signage on the block and one sign on the corrugated panels

Boardmember Paul:

- Inquired if there would be a canopy over the drive-thru window
- Suggested using a different material for the stucco piers that support the dining canopy such as Sonotube concrete piers
- Inquired if there is halo lighting behind the corrugated panels
- Sought confirmation of integral color on beige block wall
- Sought confirmation of outdoor eating space in interior of drive-thru
- Inquired why isn't this designed with the drive-thru wrapping the building
- Stated he trusts staff to work out better detail with tenant and developer

Boardmember Thompson

- Asked if the steel is pre-sealed
- Stated that the north elevation lacked design and is unrelated to the rest of the design
- Agreed with Boardmember Paul that use of concrete would be good
- Suggested replacing the metal with more glass on the south side of building
- Would like to engage the driveway better
- Suggested using brick
- Corrugated metal lends itself to a door

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Boardmember Carter

- Stated that the corrugated panel is just floating, suggested lengthening the bottom or angle the panel like an awning
- Stated that the proportions on the west elevation are a problem
- Stated that the colors and materials are good but would like to see more fine-tuning
- Would like to see better site plan and connection from parking to front entrance
- Would like to have a second entrance
- Proposed stamped concrete for walkway

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Item A.4. DR16-001 Development of a new drive-thru restaurant

LOCATION/ADDRESS: 1431 South Crismon Road
REQUEST: Review of a proposed drive-thru restaurant
COUNCIL DISTRICT: 6
OWNER: BP HD PADS
APPLICANT: Jeffrey Bennett, Z&H Foods, Inc.
ARCHITECT: Scott Windle
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member, Wahid Alam presented the case to the Board. The applicant was not in attendance.

Board reviewed the Popeye's Restaurant at Elliott and Priest and liked the design better than what was presented to them. Suggested parapet and roofline changes. Need to identify the entry-way better. Board request that the new design be brought back to the Board.

Boardmember Paul:

- Stated that the design was a simple box
- Suggested the building need articulation and add more ironwork

Boardmember Carter

- Stated the design needed redone
- Suggested addition of intermediate mullions to the windows

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Item A.5. DR16-002 Nationwide Nail Supply

LOCATION/ADDRESS: 2045 West Main Street
REQUEST: Review of a proposed nail supply store
COUNCIL DISTRICT: 3
OWNER: Nationwide Beauty Supply, Inc.
APPLICANT: Andrew Merchant, Merchant Design Group
ARCHITECT: Merchant Design Group
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member Wahid Alam presented the case to the Board.

Boardmember Paul:

- Asked if the arches would come together in corner
- Stated that the white band gets lost in the other,
- Suggested that the white would stand out better if bands were darker

Boardmember Carter:

- Liked the colors better on rendering more than the color board
- Stated that the colors give more life and vitality
- Asked about roof plan, upper parapet sets back, clarifies that the
- Suggested improving the south and west side
- Stated that the arch sticks out further than the colonnade

Boardmember Roedel:

- Not fond of the curved architecture

Boardmember Thompson:

- Stated that the colors are too similar and do not provide enough contrast
- Would like more contrast on the two stucco colors, adding more of the dark
- Elevation does not match colors on the material board
- Entry needs to be raised to signify entrance
- Suggested using brown, as there may be too much grey on the project
- Liked the incorporation of metal on the project
- Stated that the west side was underwhelming
- Proposed using darker colors for the entry area to create some differentiation

Staff agreed to review the colors in the sunlight to see if they look as gray as they appear on the elevations, and then to work with the applicant to add more contrast to the colors.

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Item A.6. DR16-003 U-Haul Storage Facility

LOCATION/ADDRESS:	205 East McKellips Road
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
ARCHITECT:	Mark T. Howard
STAFF PLANNER:	Wahid Alam, AICP

Continued to the February 9, 2016 meeting.

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Item A.7. **DR16-004 Infineon Technologies**

LOCATION/ADDRESS: 550 West Juanita Avenue
REQUEST: Review of a proposed expansion of a warehouse and production facility
COUNCIL DISTRICT: 3
OWNER: IR EPI Services, Inc.
APPLICANT: David Dietrich, Dietrich Architectural Group, Inc.
ARCHITECT: David Dietrich, Dietrich Architectural Group, Inc.
STAFF PLANNER: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Boardmember Roedel:

- Asked about the height of the wall; Staff member Steadman replied that the wall is 6 feet along the south side and taller in the rear

Board recognized that the need to match the existing elevation, height and coverage of the roof.

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Item A.8. **DR16-005 Retail building at Country Club Drive and Iron Avenue**

LOCATION/ADDRESS: 1712 South Country Club Drive
REQUEST: Review of a proposed inline retail building
COUNCIL DISTRICT: 3
OWNER: HD Development of Maryland
APPLICANT: Brian Moore, BCMA Architecture, Inc.
ARCHITECT: Brian Moore, BCMA Architecture, Inc.
STAFF PLANNER: Wahid Alam, AICP

Discussion:

Staff member Wahid Alam presented the case to the Board.

Boardmember Paul:

- Liked the colors
- Felt the metal to stucco on the north side is awkward

Boardmember Roedel:

- Liked the colors

Boardmember Thompson:

- Liked the colors
- Dislikes the door on the north side
- Suggested extending the blue piece on north elevation to the west to engage the wall section with the doors

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Item A.9. **DR16-006 FMLS Greenfield Gateway Freeway Sign**

LOCATION/ADDRESS: 1728 South Greenfield Road
REQUEST: Review of a proposed freeway landmark monument sign
COUNCIL DISTRICT: 2
OWNER: Greenfield Gateway Retail Investments, LLC
APPLICANT: Charlie Gibson, Bootz and Duke Sign Company
ARCHITECT:
STAFF PLANNER: Kim Steadman

Discussion:

Staff member Kim Steadman presented the case to the Board.

Boardmember Thompson:

- Expressed concern that the sign is not tall enough

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B. Call to Order

Boardmember Paul called the meeting to order at 5:48 pm.

C. Consider the Minutes from the December 8, 2015 meeting

On a motion by Boardmember Thompson, seconded by Boardmember Candland, the Board unanimously approved the December 8, 2015 minutes.

Vote: 5-0 (Absent: Boardmembers Banda and Sandstrom)

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

None

E. Other Business

F. Other Business

G. Adjournment

The meeting was adjourned at 5:49 p.m.