

MINUTES OF THE DECEMBER 3, 2008 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
DECEMBER 3, 2008

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT OTHERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Vince DiBella
Tom Bottomley
Delight Clark
Greg Lambright

MEMBERS ABSENT

Craig Boswell (excused)

Lesley Davis
Debbie Archuleta
Mia Lozano Helland
John Wesley
Angelica Guevara
Amy Shackelford
Tim Lillo
Joe Welliver
Todd Connolly
Jeff Welker
Chad Colby
J D Merrit
Sean Lake

Stephanie Rowe
Jim Larson
John Bedura
Josh Goins
Tom Hardy
Mike Conder
Anthony Nave
Scott Mickleit
Robert Hutchinson
Michael Jorgensen
Others

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1. Work Session:

CASE: Red Mountain Tire and Auto
2041 N Recker

REQUEST: Review of a 9,850 sq. ft. auto repair/carwash facility

DISCUSSION:

Boardmember Vince DiBella:

- The forms and revised colors are an improvement
- Concerned with the yellow awnings

Chair Tim Nielsen:

- Concerned that no used tires be stored outside
- Appreciate how much has been done since the previous work session

Boardmember Delight Clark:

- Colors are better
- Like the ground face masonry

Boardmember Wendy LeSueur:

- Color should draw your eye to the entrance, not the parking
- Like the architecture
- Canopy color should not be the focal point

Boardmember Tom Bottomley:

- The geometry is much better

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CASE: Mesa Country Club Shops, Pad C
NEC Baseline & Country Club

REQUEST: Review of a 5,387 sq. ft. multi-tenant retail building

DISCUSSION:

Boardmember Tom Bottomley;

- The back side of the parapet needs to be finished

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CASE: Green FX Commercial
3771 E Main

REQUEST: Review of an auto sales facility

DISCUSSION:

Chair Tim Nielsen:

- Could they provide landscaping behind the screen wall
- Provide landscaping next to the sidewalks and in the landscape islands

Boardmember Wendy LeSueur:

- Look at using berming instead of the screen wall then there would be landscaping on both side of the berm

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A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:02 p.m.

B. Approval of the Minutes of the November 5, 2008 Meeting:

On a motion by Vince DiBella seconded by Tom Bottomley the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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CASE #: DR08-75 Express Car Wash

LOCATION/ADDRESS: 2750 East University Drive
REQUEST: Approval of a 3,660 sq. ft. car wash
COUNCIL DISTRICT: District 2
OWNER: Count Realm, L.L.C.
APPLICANT: Pew & Lake, P.L.C.
ARCHITECT: Andrews Design Group
STAFF PLANNER: Joe Welliver

REQUEST: Approval of a 3,660 sq. ft. car wash

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-75 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Design Review staff to review and approve the perforated railing infill panel, or any other material to be used on the tower element, and manufacture specifications regarding corrosive resistance.
2. Compliance with all stipulations as approved with BA08-054
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

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VOTE: Passed 6 – 0

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CASE #: DR08-77 Village Square
LOCATION/ADDRESS: 4210 E. Main St.
REQUEST: Approval of a 2,245 sq. ft. restaurant building
COUNCIL DISTRICT: District 2
OWNER: Saia Family Ltd. partnership
APPLICANT: Thomas Hardy
ARCHITECT: Raman, Bala
STAFF PLANNER: Cindy Lisonbee / Lesley Davis

REQUEST: Approval of a 2,245 sq. ft. restaurant building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-77 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

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CASE #: DR08-78 Red Mountain Community Church
LOCATION/ADDRESS: 6101 East Virginia Street
REQUEST: Approval of a height exception for a church
COUNCIL DISTRICT: District 5
OWNER: Red Mountain Community Church
APPLICANT: Mike Conder
ARCHITECT: Jeff Swan, Swan Architects
STAFF PLANNER: Mia Lozano-Helland

REQUEST: Approval of a height exception for a church

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-78 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations:
2. Design of future monument sign to be reviewed and approved by Design Review staff.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

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CASE #: DR08-79 Atwood Industrial

LOCATION/ADDRESS: 7461, 7447, 7433, 7419 S Atwood; and
7418, 7432, 7446, 7460 S 89 Place

REQUEST: Approval of 8 industrial buildings totaling 32,766 sq. ft.

COUNCIL DISTRICT: District 6

OWNER: Brent Payne

APPLICANT: Michael Jorgensen

ARCHITECT: Sherman Cawley

STAFF PLANNER: Tim Lillo

REQUEST: Approval of 8 industrial buildings totaling 32,766 sq. ft.

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-79 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

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CASE #: DR08-80 Hawker Beechcraft

LOCATION/ADDRESS: 5615 S. Sossaman Rd.
REQUEST: Approval of a 73,981 sq. ft. aircraft hangar and office
COUNCIL DISTRICT: District 6
OWNER: Hawker Beechcraft Services
APPLICANT: Jim Larson
ARCHITECT: Larson Architects
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a 73,981 sq. ft. aircraft hangar and office

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-80 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with requirements of Phoenix-Mesa Gateway Airport Design Review Committee.
5. Provide a decorative surface such as pavers, colored concrete or decorative finish concrete for pedestrian paths that cross drive aisles.
6. Provide light fixture cut sheets for all proposed light fixtures. Light fixtures in public areas need to be enhanced fixtures that complement the building architecture.
7. Signage must be in compliance with the Comprehensive Sign Plan approved for Phoenix-Mesa Gateway Airport.
8. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
9. Fire risers, building downspouts and roof access ladders are to be located within the building.

VOTE: Passed 6 – 0

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CASE #: DR08-81 Sonic Drive-In

LOCATION/ADDRESS: 1229 N. Power Rd.
REQUEST: Approval of a remodel and exterior illumination
COUNCIL DISTRICT: District 5
OWNER: Bobby J. Mekkitt
APPLICANT: Stephanie Rowe
ARCHITECT: Stephanie Rowe
STAFF PLANNER: Lesley Davis

REQUEST: Approval of a remodel and exterior illumination

SUMMARY: Staffmember Lesley Davis explained the changes that had been made since the work session. Stephanie Rowe and J.D. Merrit represented the case. Ms. Rowe stated they had simplified the remodel and changed the colors to address the Board's concerns.

Boardmember Greg Lambright thanked the applicant for their changes. He stated the building was very small and the original proposal had too many elements for the size. He thought the revised submittal was much cleaner.

Boardmember Tom Bottomley agreed a streamlined approach was better and he thought the other canopy would hide the building.

Chair Tim Nielsen confirmed that staff would be reviewing the other sites as an administrative review based on this approval.

MOTION: It was moved by Greg Lambright and seconded by Delight Clark that DR08-81 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations.
2. Compliance with all conditions of approval for DR96-58 and DR98-80 except as modified by this approval.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Replace any landscaping that has died or is not thriving to match the landscape plan approved as part of DR96-58.

VOTE: Passed 6 – 0

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CASE #: DR08-82 **Mesa Transitional Rehab**
LOCATION/ADDRESS: 5358 E Baseline Rd.
REQUEST: Approval of a 48,100 sq. ft. transitional rehabilitation nursing home
COUNCIL DISTRICT: District 6
OWNER: Kelly Hanrahan
APPLICANT: Sante Partners
ARCHITECT: Linda Delano
STAFF PLANNER: Rob Dmohowski

REQUEST: Approval of a 48,100 sq. ft. transitional rehabilitation nursing home

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-82 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. *Provide one tree in each of the parking lot landscape islands at the northeast corner of the site.*
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

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CASE #: DR08-83 Falcon Pacific Aviation

LOCATION/ADDRESS: 4562 East Mallory Circle
REQUEST: Approval of an 85,430 sq. ft. hangar project
COUNCIL DISTRICT: District 5
OWNER: City of Mesa
APPLICANT: Chad E. Colby, Argubright Construction
ARCHITECT: John Eldo Brown
STAFF PLANNER: Krissa Lucas/Angelica Guevara

REQUEST: Approval of a 85,430 sq. ft. hangar project

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-83 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Work with staff to revise the ground cover of the retention basin to provide architectural interest for the project. Incorporate various materials, such as boulders, river rock, retaining walls, gabion ground cover, etc. to create a more aesthetically pleasing focal point.
 - b. Work with staff to incorporate benches or a sitting area in or around the retention basin.
 - c. Use vertical scored masonry on parking area and refuse enclosure screen walls to match the screen walls proposed at the front of the buildings.
 - d. Provide light fixtures that are architecturally compatible with the building design.
 - e. Provide durable surface materials such as pavers, brick, and/or stamped concrete at all walkways that cross drive aisles and pedestrian connections to the right of way.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of

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reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 6 – 0

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CASE #: DR08-84 **Checker's/Rally's**
LOCATION/ADDRESS: 443 W. Guadalupe Road
REQUEST: Approval of a 785 sq. ft. drive-thru restaurant
COUNCIL DISTRICT: District 3
OWNER: Jason Hamama, Hamama Holdings
APPLICANT: Kawan Khalid, Architecture Design Matrix, L.L.C.
ARCHITECT: Kawan Khalid, Architecture Design Matrix, L.L.C.
STAFF PLANNER: Joe Welliver

REQUEST: Approval of a 785 sq. ft. drive-thru restaurant

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tom Bottomley and seconded by Wendy LeSueur that DR08-84 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Utilize a satin finish for metal on the building and replace stone veneer with a ground face block or similar material that is more modern.
 - b. Raise the wainscot to be flush with the bottom of the windows.
 - c. Provide a screen wall to screen any parking and/or drive aisles adjacent to Guadalupe in accordance with §11-15-4 of the Zoning Ordinance. Design must be compatible with the building.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Provide 25% foundation base landscaping on elevations without a public entrance and visible from public right of way §11-15-3(c)-2.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

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VOTE: Passed 6 – 0

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CASE #: DR08-85 Toby Keith Restaurant LED

LOCATION/ADDRESS: 1065 N. Dobson Rd.

REQUEST: Approval of LED exterior illumination for an existing building at Mesa Riverview

COUNCIL DISTRICT: District

OWNER: DeRito Kimco

APPLICANT: Young Electric Signs

ARCHITECT: None

STAFF PLANNER: Lesley Davis

REQUEST: Approval of exterior illumination for an existing building

SUMMARY: Boardmember Vince DiBella declared a conflict. Josh Goins represented the case.

Boardmember Greg Lambright thought the LED on the north elevation should be broken up. He also suggested a sign on the north elevation so the building would be more visible from the freeway. He suggested they step the line on the north elevation the way they did on the south elevation. He thought the entire entertainment district needed better signage.

Boardmember Tom Bottomley was concerned with only this building having the LED lighting. He thought that if this building has lighting the rest of the entertainment district should also. He was concerned that any future LED lighting should all match. He confirmed that the stars would be illuminated.

Boardmember Delight Clark confirmed that the guitar would also be illuminated.

Chair Tim Nielsen agreed the north elevation should be more visible.

MOTION: It was moved by Tom Bottomley and seconded by Greg Lambright that DR08-85 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.

VOTE: Passed 5 – 0 – 1 (Boardmember DiBella abstained)

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- E. Discuss, receive comment and recommend to City Council the following Design Review Cases:

None

- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

DR08-76 Walgreen's 10825 E Baseline. Appeal to condition 1d

No one was present to represent the case.

The Board agreed with staff that the revised drawings do not meet the intent of condition 1d.

- G. Other business:

- H. Adjournment:

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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