

Design Review Board

Minutes

Tuesday, July 14, 2020
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:

Chair Randy Carter
Vice Chair Scott Thomas
Boardmember Sean Banda
Boardmember Jeanette Knudsen
Boardmember Tanner Green
Boardmember Paul Johnson

Board Members Absent:

Boardmember J. Seth Placko

Staff Present:

Nana Appiah, PhD., AICP, Planning Director
Lesley Davis, Senior Planner
Tom Ellsworth, Principal Planner
Heather Omta, Planning Assistant

Others Present:

Chair Randy Carter welcomed everyone to the Work Session at 4:31 p.m.

- A. Call to Order
- B. Consider the Minutes from the 6/9/2020 meeting

Motion to approve minutes made by Boardmember Banda and seconded by Vice Chair Thomas.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Knudsen–Green

NAYS – None

ABSENT – Placko

ABSTAINED – Johnson

- C. Election of Officers

Boardmember Banda nominated Chair Carter to remain as Chair for another year. Boardmember Johnson nominated Boardmember Banda as the new Vice Chair. Vice Chair Thomas motioned for Mr. Carter to remain the Chair and Mr. Banda to become the Vice Chair, motion was seconded by Boardmember Knudsen.

Board decision for Randy Carter to remain as Chair:

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Knudsen–Green–Johnson

NAYS – None

ABSENT – Placko

Board decision for Sean Banda as Vice Chair:

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Knudsen–Green–Johnson

NAYS – None

ABSENT – Placko

D. Discuss and Provide Direction Regarding Design Review cases:

This is a preliminary review of Design Review Board cases. The applicant and public may speak about the case, and the Board may provide comments and suggestions to assist the Applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

Item D.1. DRB20-00236 Within the 2800 block of South Signal Butte Road (west side) and within the 10700 block of East Guadalupe Road (south side). Council District 6. Located on the southwest corner of Signal Butte Road and Guadalupe Rd (1.3± acres). Requesting the review of a new drive-thru restaurant. Neil Feaser, Applicant; GB-SB LLC, Owner.

Staff Planner: Ryan McCann presented the case to the board.

Applicant, Neil Feaser with RCAA joined the meeting to represent the Salad N Go case. Identified that this is not a typical prototype for Salad N Go. They revised the design to tie in with the area, including the storage facility.

- Boardmember Thomas
 - Likes the look overall, though very linear.
 - Wants SES fully screened.
- Vice Chair Banda
 - Likes the banding over the canopy.
 - West elevation is a bit plain, maybe add color blocking to make it appealing.
 - Would like lighting integrated into the canopy itself.
- Boardmember Knudsen
 - Likes the colors.
 - Check the color specifications to ensure enough contrast.
- Boardmember Green
 - No comment.
 - Generally, agrees with Vice Chair Banda and Boardmembers Thomas and Knudsen.
- Boardmember Johnson
 - Asked about canopies, what is the composition, and will it shed water?
 - Applicant, Mr. Feaser responded: Yes, it will shed water.
 - Asked what were the design thoughts on tower elements?
 - Mr. Feaser responded: Blocks match storage facility.
 - Handsome building likes modern block.
 - Consider a canopy edge sign on the blank elevation.

- Likes small building.
- Trying to understand the wainscot on the south elevation, asked for clarification
 - Mr. Feaser said they are duplicating what is on other elevations, but they will take a second look at the wainscots so it will be consistent.
- Chair Carter
 - Space under the canopy seems odd on the south elevation, add more material or wainscot or additional material.
 - Would rather see wainscot go across.

Summary

1. South elevation: explore the options of a mural. Would like to see wainscot go across.
2. Verifying proposed SES screening will be tall enough to fully screen equipment.
3. Overall liked the design of building.

Item D.2. DRB20-00399 Within the 3500 block of East Southern Avenue (south side) and within the 1200 block of South Val Vista Drive (west side). Council District 2. Located on the southwest corner of Southern Avenue and Val Vista Drive (1.8± acres). Requesting the review of a new convenience store and fueling station. Charles Huellmantel, Applicant; QuikTrip Corporation, Owner.

Staff Planner, Wahid Alam presented the case to the Board.

Applicant, Charles Huellmantel with Huellmantel & Affiliates was present for Board questions.

- Boardmember Thomas
 - Monument sign needs to blend a bit better with the building.
- Vice Chair Banda
 - Agrees with Boardmember Thomas about the signage. Look at based and sides
 - Can the glass at front come down lower?
 - Mr. Huellmantel the way the interior of the store is laid out they could not do that.
 - Screen walls are high enough.
 - Cornice at entrance should be enhanced to make it taller.
 - Modernize the parapet.
 - Use architectural detailing on lighting and not standard typical parking lot lights
- Boardmember Johnson
 - Please explain the gaps in the canopy and what the material is in the reveal? Mr. Huellmantel explained that it is the same material as the main part of the canopy, and it is to provide relief.
- Chair Carter
 - No comment
- Boardmember Green
 - Appreciates the updates, but please make sure the screen wall is properly screening due to the grade on the site.
- Boardmember Knudsen
 - Appreciates the color/material board.
 - On the canopy, verify the color on the reveal/indented area?
 - Mr. Huellmantel said it is the same material and it is shaded due to shadow. He will verify. They will look at for future projects.

- It is fine if the same material.

Summary

1. Ensure screen walls are high enough to hide equipment.
2. Monument sign needs additional architectural elements.
3. Modernize the parapet and include a cornice at the front of the store.
4. Provide architectural lighting.

Item D.3. DRB20-00411 3115 North Higley Road. Council District 5. Located north of McDowell Road on the east side of Higley Road (11± acres). Requesting the review of an existing shell warehouse remodel and parking lot expansion to accommodate a packing delivery service. Christian Zeitler, Applicant; Opus Development Company LLC, Owner.

Staff Planner Lesley Davis presented the case to the Board.

Applicant, Christian Zeitler from Ware Macomb was present to represent the case. He also had the ownership and design teams present for questions.

- Boardmember Thomas
 - Glad to see a business will finally occupy the building.
 - Will there be monument sign?
 - Mr. Zeitler responded: There will be a Longbow entry sign on the northwest corner of the lot, but that is for the overall development, not this building. He noted that any company/building signage will match into Longbow's signage guidelines.
 - Staff Planner, Lesley Davis clarified that the site has a comprehensive sign plan already approved so signage will be consistent.
- Vice Chair Banda
 - Likes the enhancements shown, likes the break in the middle of the building with the band. The banding plays well with the design.
 - Appreciates the design staying consistent with Longbow's Designs Guidelines.
 - Wants to make sure the lighting stays 4000K and below.
 - He prefers the materials used at Longbow be used on the canopy and downspouts but would rather see the canopy colors integrated rather nothing at all.
- Boardmember Knudsen
 - A very handsome building.
 - Really likes the tone of the blue that is being introduced. It is very striking.
 - What material is the blue? What are the white squares on the existing building?
 - Mr. Zeitler confirmed the blue material is paint and the blocks or squares are existing windows.
 - Thinks lighting should be in the 3500K range.
- Boardmember Green
 - Agrees with Board's assessment of lighting. Noted that Sheet ES.1 shows 4000K
 - Understands the monument sign will be overseen by developer.
 - Noticed the existing monument sign image shows board-form block but next to it shows stack block CMU.

- Would prefer board-form rather than CMU be used; feels it will tie better with Detail D on the building that is already existing. Noted that there is plenty of the stack block CMU for the fencing.
- Boardmember Johnson
 - Really likes how Longbow has incorporated the natural landscape with the development.
 - Likes the monument sign.
 - Feels the raw materials tie in well with Longbow's design.
 - A little apprehensive about the cool blue with the rest of the warm materials. Concerned it won't age alongside the natural palette at the same rate.
 - Would prefer the canopy in the back be a raw material like raw steel to match the rest of the site rather than blue.
 - Mr. Zietler's teammate: Blue is branding blue for the company, as well as, compliments the architecture. He clarified that the downspout is a painted brown, not a rusted metal.

E. Discuss and take action on the following Design Review case: None

F. Adjournment. Meeting was adjourned without objection at 6:15 pm.

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Knudsen–Green–Johnson

NAYS – None

ABSENT – Placko

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