

Design Review Board

Minutes

**Tuesday, January 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 Chambers – 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 Nicole Posten-Thompson
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen

Board Members Absent:

Boardmember Tanner Green

Staff Present:

Nana Appiah, PhD., AICP, Planning Director
Lesley Davis, Senior Planner
Heather Omta, Planning Assistant
Wahid Alam, AICP, Planner II
Kellie Rorex, Planner I

Others Present:

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

- A. Call to order
- B. Consider the minutes from 12/10/2019 and 12/30/2019 meetings.

Boardmember Posten-Thompson motioned to approve the December 10th and 30th meeting minutes, Boardmember Thomas seconded the motion.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Posten-Thompson–Placko–Knudsen

NAYS – None

C. 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 C.1. DRB19-00849 Within the 9300 through 9500 blocks of East Cadence Parkway
Council District 6. Located east of Ellsworth Road and south of Ray Road. (16.4± acres). Requesting the review of a multi-residential community. RVI Planning + Landscape Architecture, Applicant; PPGN-Ellsworth LLLP, Owner.

Staff Planner: Lesley Davis

Lesley Davis, Senior Planner, presented case for a new multi-residential project. She explained this is the first high-density development in the Cadence Community. It is on a 16-acre site with 195 units and several amenity areas.

Applicant Mark Reddie, 120 South Ash Ave, Tempe, AZ. Pointed out that the Massing on the rear of the buildings will be different. There will covered patios for the units.

- ❖ Chair Carter
 - The difference in styles feel disjointed with very contrary palettes and designs, would like to see a transitional scheme introduced.
 - The visible sidewalls need enhancement.
 - Garage sides and backs need better design.
- ❖ Boardmember Posten-Thompson
 - Requests carports to be designed and upgraded fascias, not off the shelf basic carport design.
- ❖ Boardmember Banda
 - Elevations B & C have no architectural detailing on right and left elevations. The elevations are exposed to open spaces, need add architectural details across the side elevations. Current plan lacks 4-sided architecture.
- ❖ Boardmember Knudsen
 - Suggests adding visitability features, such as ground floor units with no concrete lip, and zero threshold for easier access.
 - Likes the colors however agrees there could be a better transition between the warm and cool colors and styles.
- ❖ Boardmember Placko
 - Likes the walls and columns.
 - Resist using thorny variety plants near pedestrian areas.

Staff member Lesley Davis provided a recap of Boards requests and identified the following:

- Create 4-sided architecture.
- Utilize Visit-ability access to ground floor units.
- Enhanced parking canopy elevations.

Item C.2. DRB19-00885 Within the 1300 block of South Sossaman Road (west side) and the 7500 block of East Hampton Avenue (south side).

Council District 6. Located south of Southern Avenue on the west side of Sossaman Road. (1.1± acres). Requesting the review of a new commercial building with a drive thru. Archicon Architecture and Interiors, Applicant; Sossaman Development LLC, Owner.

Staff Planner: Kellie Rorex

Kellie Rorex, Planner I, presented the case for a drive-thru restaurant.

Applicant, Scott Puente, 3360 S. Cascade Chandler, AZ, represented the case. Mr. Puente stated he was available to answer board questions.

- ❖ Chair Carter
 - The elevations are flat.
- ❖ Boardmember Banda
 - Good mix of materials.
 - Confirmed the lighting is less than 5000 Kelvin.
- ❖ Boardmember Posten-Thompson
 - Building is too flat.
 - Likes the materials.
 - Likes the color palette.
- ❖ Boardmember Knudsen
 - Use an orange tone that is a little closer to a rust color seen in the block and greyer for the neutral tone.
 - Wainscoting is distracting.
- ❖ Boardmember Placko
 - Tree by trash enclosure will need to be moved from the plan.
 - Northside, tree on sewer line.
 - Southside, two trees on fire line.
 - Need trees on the east side.
 - There is a large native Ironwood tree located on the site that seems to have been saved after mass grading. Strongly recommends keeping the native Ironwood tree.

Item C.3. DRB19-00931 1956 East Southern Avenue

Council District 4. Located at the northwest corner of Southern Avenue and Gilbert Road. (1.2± acres). Requesting the review of a new convenience store and fueling station. Huellmantel & Affiliates, Applicant; 1956 E Southern Ave Mesa 85204, Owner.

Staff Planner: Wahid Alam

Wahid Alam, Planner II, presented the case for a new convenience store and fuel station.

Charles Huellmantel, PO Box 1833 Tempe, AZ., represented the case was available to answer questions from the board.

- ❖ Boardmember Posten-Thompson
 - Wants to see a more interesting design for the monument sign.
- ❖ Chair Carter
 - Rear elevation needs attention, faces a prominent parking lot.
 - Rear needs to look a little more like the front architecture.
 - Nice form of the building.
 - Encourages enhancing the cornices.
 - Monument sign needs to tie into architecture.
- ❖ Boardmember Banda
 - Has seen this building rendition a few times over now, wants to see something more ornate.
- ❖ Boardmember Placko
 - Concerned with the petite Oleander.
 - Applicant Mr. Huellmantel stated the Oleanders are hardy and have done well at existing sites.

- D. Discuss and take action on the following Design Review case: None
- E. Review and discuss sample Design Review Board By-laws.

Staffmember Lesley Davis led the discussion of asking for feedback on sample by-laws provided. The board responded:

- Chair Carter likes the Scottsdale by-laws brevity and clear format.
- Chair would also like to see the absenteeism addressed.
- Boardmember Placko and Posten-Thompson both looking for direction on recusing of oneself - when and when not to recuse.
 - Dr. Appiah responded: City attorneys could provide training.

F. Adjournment

Boardmember Banda motioned to adjourn and Boardmember Posten-Thompson seconded the motion. Without objection, the meeting adjourned at 6:12pm.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Carter–Thomas–Banda–Posten-Thompson–Placko–Knudsen

NAYS – None

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