

DESIGN REVIEW BOARD

December 15, 2020



Nana Appiah, PhD., AICP

Design Review Board

(Mesa Code of Ordinance, Title 2)

Composition:

- Seven members appointed by the Mayor with City Council's approval

Qualifications:

- Two architects
- Two other design professionals (i.e. planning, landscape architecture, interior design, etc.)
- One contractor
- Two Mesa citizens

Authority of the Design Review Board

(Mesa Code of Ordinance, Title 2)

Powers and Duties:

- Advise the City Council on exterior design and landscaping guidelines for buildings, structures, and open space areas
- Review and decide on design and architectural elements of development proposals as specified by “Ordinance”
- Perform other functions as assigned by the Mayor or City Council

Authority of the Design Review Board

(Zoning Ordinance - Chapter 71)

Purpose of the Design Review:

- Compliance with Zoning Ordinance
- Ensure high quality and aesthetic pleasing developments
- Adherence to the City's Comprehensive Plan, Sub-Area Plan and other Council policies (e.g., design guidelines)

Authority of the Design Review Board

(Zoning Ordinance)

Review Criteria:

- Compliance with General Plan, Zoning Ordinance and other applicable policies
- Improvement to the natural and built environment
- Design of the project, including scale, massing, site plan, exterior design and landscaping enhances the project site
- Provide architectural interest especially those visible from the street, sidewalks, and public areas

Authority of the Design Review Board

(Zoning Ordinance)

Review Criteria:

- Integration of color, materials and landscaping to create well integrated development
- Compatibility of project with surrounding neighborhood
- Provide different building style and designs that are well integrated and avoid bulky or big box styles

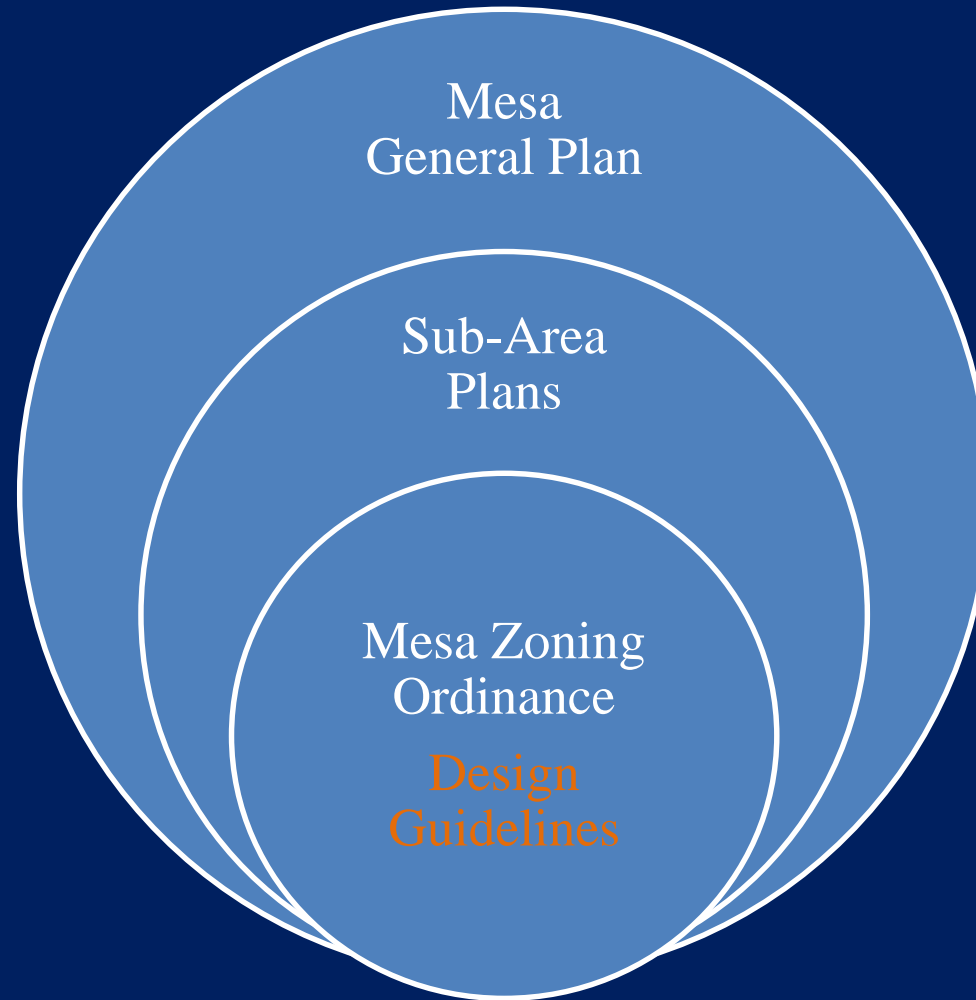
Authority of the Design Review Board

(Zoning Ordinance)

Review Criteria:

- Attractive streetscapes, including street trees, lighting, and pedestrian furniture consistent with activity centers
- Pedestrian scale development to attract pedestrians and create greater safety through pedestrian surveillance
- Appropriate landscaping suitable for the development and plant material appropriate for the drought conditions

Tools for Land Use Reviews



Land Use Review Process

Design Review







QUALITY DEVELOPMENT DESIGN GUIDELINES



DESIGN REVIEW BOARD

December 15, 2020

Rachel Prelog, Senior Planner

RESIDENTIAL

Key Elements:

- Neighborhood character & sense of place
- Architectural variety
- Centrally located open space
- Visually interesting streetscapes
- Durable, high-quality building materials
- Prominent entries
- Changes in wall plane and architectural detailing



SUBDIVISION DESIGN

- Entryway monumentation
- Perimeter wall articulation
- Architecture variation based on subdivision size/number of lots

RS & RSL DESIGN STANDARDS

- Maximum lot coverage
- 2 materials -- 15% minimum
- 1 change in wall plane
- Minimum dimensions for porches
- No more than 50% of front yard paved

RM DESIGN STANDARDS

- Maximum lot coverage
- 2 materials -- 25% minimum
- Wall articulation every 25'
- Distributed guest parking
- Detached garages - designed to building standards if publicly visible
- Attached garages- recessed and no more than 3 doors in a row



COMMERCIAL

Key Elements:

- Buildings that engage the street
- Sense of entry & arrival
- Cohesive design that complements surrounding development
- Changes in wall plane and massing of elements
- Mixture of materials and architectural design elements
- Varying roof lines
- Prominent building entries
- Pedestrian scaled design & amenities
- Landscaping & shade elements



CHARACTER & IMAGE

- Cohesive design without being monotonous
- Careful utilization of corporate architecture

DESIGN STANDARDS

- Maximum lot coverage
- 3 materials -- 50% max of one material
- Wall articulation every 50 ft
- Roof articulation every 100 ft
- Base & top treatment
- All sided architecture
- Loading areas away from public view

LARGE COMMERCIAL DEVELOPMENT STANDARDS

- Required open space with amenities e.g. seating, kiosks, water features, shade structures etc.
- No more than 50% of parking between the building and street



INDUSTRIAL

Key Elements:

- Changes in wall plane & massing of elements
- Mixture of materials & architectural design elements
- Varying roof lines
- Prominent building entries
- Pedestrian scaled design and amenities
- Landscaping & shade elements
- Screened loading & service areas
- Smaller, segmented parking lots



CHARACTER & IMAGE

- Cohesive design without being monotonous
- Visitor & amenity space for buildings over 30,000 sq ft
- Open space must contain 75% landscaping if not used for active recreation

DESIGN STANDARDS

- Maximum lot coverage
- 3 materials -- 50% max of one material
- Wall articulation every 50 ft
- Roof articulation every 100 ft
- Base & top treatment
- Loading areas away from public view
- Prominent entries with roof variation, projections or recessions or overhangs
- Parking lot screening





QUALITY DEVELOPMENT DESIGN GUIDELINES



QUESTIONS