

**Tuesday, May 11, 2021  
Virtual Platform  
57 East 1<sup>st</sup> Street  
4:30 PM**

A meeting of the Design Review Board was held by Virtual Platform at 4:30 p.m.

**MEMBERS PRESENT:**

\*Chair Randy Carter  
\*Vice Chair Sean Banda  
\*Boardmember Scott Thomas  
\*Boardmember Tanner Green  
\*Boardmember J. Seth Placko  
\*Boardmember Paul Johnson  
\*Boardmember Jeanette Knudsen

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Nana Appiah  
Lesley Davis  
Tom Ellsworth  
Evan Balmer  
Cassidy Welch  
Wahid Alam  
Kellie Rorex  
Chloe Durfee-Sherman  
Sean Pesek  
Alexis Jacobs

**OTHERS PRESENT:**

(\* indicates Boardmember or staff participated in the meeting using audio conference equipment)

Chair Carter welcomed everyone to the meeting at 4:30 PM

**1 Call meeting to order.**

**2 Consider the Minutes from the April 13, 2021 Design Review Board Meeting.**

A motion to approve the Minutes from April 13, 2021 Design Review Board Meeting was made by Vice Chair Banda and seconded by Boardmember Green.

**Vote: 7 – 0**

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

ABSTAINED – None

**3 Discuss and provide direction on the following Preliminary Design Review cases:\***

This is a preliminary review of Design Review Board cases. That 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.

- 3-a DRB20-00698 District 6.** Within the 7200 to 7500 blocks of East Pecos Road (south side). Located east of Power Road on the south side of Pecos Road (18 ± acres). Requesting the review of a self-storage facility with boat and RV storage. John Reddell, Reddell Architects, applicant; St. George Enterprises Real Estate, LLC/BAM II, LLC, owner.

Staff Planner Evan Balmer presented the case.

Chair Carter invited the applicant to speak.

**Applicant John Reddell – Architect and applicant**

- Fortress style of storage due to the 11 acre parcel
- Containment of the doors and the RV within the structure causes about 2,600 lineal feet of exterior wall
- Utilizing the 2,600 feet as a canvas for the landscaping

**Vice Chair Banda**

- No real definition of an entry area and office area – there is a lot of working style monotony
- Do like the variety between the white and dark fascia

**Boardmember Thomas**

- Do not like the simplicity of the elevations
- Would have liked to see more of the landscaping in the color elevation

**Boardmember Placko**

- Question the use of so many elms and pines in context of the desert area in this part of Mesa
- However these plants will do a very good job of screening the building
- Successful use of the Star Jasmine only on the North side of the building
- The Landscape Architect should review the sight distance lines along the North side of Pecos Road.
- There is a large field of unplanted decomposed granite
- NE corner of the site there are two trees in close proximity. Try to minimize these being too close

- NW corner of the site where the trash enclosure is – is that area supposed to be landscaped? Nothing is shown currently on the plans
- West side of the building all of the plants/trees are shoved close to the property line. Consider moving closer to the center to avoid issues for future neighbors

**Boardmember Knudsen**

- No issue with the simple interior
- Color palette – no objection
- Done well and reads nice

**Boardmember Green**

- Question about the open space shown on the northeast corner of the site plan. Is that included or not

**Staffmember Balmer responded**

- They are doing a lot split on this site plan. This is only a portion of a larger parcel. They are reserving that open space for potential future development.

**Boardmember Johnson**

- Appears to be a lack of movement along the perimeter wall along the east and west facades

**Staffmember Balmer responded**

- There is movement and it can be seen on the plan view drawing

**Boardmember Johnson**

- Amount of painted CMU block seems to be a lot – maybe they could incorporate something with more natural texture that would compliment the landscaping
- Caution to think about the lighting under the internal canopies

**Chair Carter**

- Asked applicant about the lighting that will be used for the RV canopies

**Applicant Reddell responded**

- Lighting will be recessed up in the structure of the canopy itself, it is designed to be as non-visible as possible

**Staff Planner Evan Balmer summarized the comments:**

- More emphasis on the building entrance off Pecos Road
- Incorporating more natural texture on CMU walls
- Lighting on the parking canopies is to be recessed

- Bring the landscaping forward on the frontage of Pecos and loosen up the landscape design a little bit

**3-b DRB20-00852 District 6.** Within the 9700 block of East Southern Avenue (south side). Located west of Crismon Road on the south side of Southern Avenue. (8.1± acres). This request will allow for a multiple residence development. Sean Lake, Pew and Lake, PLC, applicant; Sunny Acres/Montgomery 320 LLC, owner. Staff Planner Cassidy Welch presented the case.

Chair Carter invited the applicant to speak.

**Applicant – Rob Gaspard**

- Some boardmembers may have been a part of the cousin project, Cabana in Mesa. This project being presented today will be the big cousin. The Cabana brand is evolving and you will see a lot more finessing of the details and massing.

**Boardmember Thomas**

- What is the overall height, I don't see it listed anywhere?

**Applicant Gaspard**

- The overall height to the highest parapet is in the 38' range

**Boardmember Thomas**

- On building A3.1, the east and west elevations, are there any ins and outs?

**Applicant Gaspard**

- There are some ins and outs of the wall which are being handled through thickness of façade materials

**Boardmember Placko**

- East and south property line appears to be Mondell Pine on top of underground retention pipes, which is not a great idea
- Add a little more texture to the plant legend

**Boardmember Knudsen**

- Clarification of colors that were shown on the rendering
- Color selection is done very well
- Nice addition to the neighborhood

**Boardmember Green**

- Mesh screen fence around the pool seems a little out of place – all other fencing is vertical bars

- Will the top of the parking canopies be galvanized or painted to match?

**Applicant Gaspard**

- It will be painted, there are 2 tones represented in the renderings

**Boardmember Johnson**

- Opportunity to create more movement on the sides of the building
- Is there any kind of return walls on the higher portions of the parapet wall?

**Applicant Gaspard**

- Yes there is, it will appear as a deeper mass

**Boardmember Johnson**

- The roof over the bridge element seems a little heavy

**Applicant Gaspard**

- That is a part of working with fire to create a continuous roof connecting the elements
- They wanted it to be guardrail height from the roof plane, which makes them look rather tall as you picked up

**Vice Chair Banda**

- Concern about the rake stucco
- What type of AC are you doing?

**Applicant Gaspard**

- It is a split system. The air handler will be inside the unit and the condenser will be on the roof and screened by the parapets

**Chair Carter**

- Excellent project
- Echo other comments about undulation. Needs more in and out

**Staff Planner Cassidy Welch summarized the comments:**

- In and out movement of the sides and rears on the buildings and between materials
- Review trees in easement locations and adding more variety with shrubs
- Review the roof bridges to see if there is a way to lighten them up so they don't look as heavy
- Make sure the canopy roof is painted
- Mesh fence along the pool is architecturally consistent

**3-c DRB21-00038 District 6.** Within the 3800 to 3900 blocks of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (2.35± acres). Requesting the review of a self-storage facility within an industrial

development. Brian Greathouse, Birch & Cracchiolo, applicant; Rockwall Power LLC, owner.

Staff Planner Wahid Alam presented the case

Chair Carter invited the applicant to speak.

**Applicant Brian Greathouse**

- Some components of this project are compatible with the commercial field to the north and other components are compatible with the industrial development plan to the south

**Boardmember Placko**

- Make sure the plan palette matches the adjacent master planned community

**Boardmember Placko left the meeting at 5:27 pm**

**Boardmember Knudsen**

- Can't approve the color in good faith due to the .pdf provided and no real color board was presented
- Having a hard time reading the elevations. It looks more gray blue and silver
- I don't feel it will be a good match for the other projects this will be going up against
- Need an actual sample of the color. The print out is insufficient
- Large samples and paint to make sure they go well with surrounding development

**Boardmember Green**

- Should the northwest corner be pulled out vs pushed in ?
- How far out does that canopy on the south side of the building come out?

**Applicant Philip Gollon (Architect)**

- As of right now we are showing at 6'

**Boardmember Johnson**

- What kinds of returns are we looking at, is there play in vertical heights?

**Applicant Gollon**

- Indicated plane depths are on black and white elevations. There is a 10' in and out undulation

**Boardmember Johnson**

- What is this area on the site plan that is labeled display area?

**Applicant Gollon**

- It will be glass that will allow you to the unit doors

**Vice Chair Banda**

- Potential to accent this building with lighting
- Handsome building
- Like the ins and outs provided on the building

**Boardmember Thomas**

- Agree with Boardmember Knudson's comments regarding color samples
- What is the plan for the 600 sq foot pavilion off of the office?
- Would there be any type of shade structure?

**Applicant Gollon**

- Raised seating with a planter
- No, we are just proposing a raised seated planter for this location

**Chair Carter**

- Like the articulation of the building
- The color is very critical – and Boardmember Knudson's concern is well founded
- Request the applicant provides a color board for Boardmember Knudson to review

**Planning Director Nana Appiah**

- This is a reasonable request and we can work with the applicant to get a color board

**Staff Planner Wahid Alam summarized the comments:**

- Make sure landscape plant material is compatible and matches with the rest of the development
- Color board and draw downs needs to be presented to the boardmembers and staff will coordinate
- Alternative color choices may be more compatible with the center
- There needs to be an emphasis on the lighting

- 3-d DRB21-00290 District 6.** Within the 7800 to 8000 blocks of east Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (9.9± acres). Requesting the review of an industrial development. Eric Zitny, Ware Malcomb, Applicant; Marwest Enterprises LLC/Santan 74 LLLP, Owner.  
**(Continue to the June 15, 2021 meeting)**

**Staff Planner: Kellie Rorex**

**4 Discuss and take action on the following Design Review cases: None**

**5 Planning Director Update:**

- Nana introduced the idea of a Design Award to be implemented annually. Staff is going to work on the plan and will share more as it comes up.

**6 Adjournment**

Boardmember Green moved to adjourn the meeting and was seconded by Boardmember Johnson. Without objection, the meeting was adjourned at 5:57 PM.