

## Design Review Board

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**Tuesday, September 8, 2020  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> 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 1<sup>st</sup> Street at 4:30 p.m.

### **Board Members Present:**

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

### **Recused:**

Boardmember Paul Johnson

### **Staff Present:**

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

### **Others Present:**

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

#### **1 Call to Order**

#### **2 Consider the Minutes from the 8/11/2020 meeting**

Boardmember Scott Thomas motions to approve minutes from August 11, 2020 meeting, Vice Chair Banda seconds the motion.

**Vote: 5-0**

Upon tabulation of vote, it showed:

AYES – Carter–Banda–Thomas–Placko–Knudsen–

NAYS – None

ABSENT – Green–Johnson

### **3 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.

**3-a DRB19-00716 Within the 8500 to 8700 blocks of East Pecos Road (south side).** Council District 6. Located west of Ellsworth Road on the south side of Pecos Road. (11.7± acres). Requesting the review of an industrial development. Katie Rounds with Kaidence Group, Applicant; Pecos 10, LLC, Owner.

Staff Planner Ryan McCann presented the case.

The applicant, Katie Rounds with The Cadence Group represented the project.

Boardmember Thomas

- Likes the architecture
- Thinks it is a nice project
- The only landscaping is along Pecos and a little along front. Concerned with lack of landscape coverage.
- Ryan McCann noted that the landscaping does meet code and the applicant noted the 150-foot landscape tract acts as a buffer to the south.

Boardmember Placko

- No real issues with the landscaping
- Additional tree material could be used on the south
- Questions use of thornless Cascalote in landscape buffer, as there are no pedestrian routes nearby
- The applicant said she will look at that plant choice with the landscape designer

Boardmember Knudsen

- Appreciates the color material board and choices that have been made.
- Loves Dunn Edwards Black Bean. She states she uses it a lot, and it does fade, so she highly recommends using the highest quality paint available. She said that Dunn Edwards does make that type of paint

Boardmember Green

- Appreciated the clarification of the landscaping.
- The tree by the trash enclosure may be an issue

Boardmember Johnson

- Smooth block above the storefront systems seems static, having the recesses cut into the wall above the storefront. Recommends seeing them banded similar to other expressions on the building
- Likes the use of the vines but has concerns with the vines being successful to fill the space shown on buildings along Pecos Road

#### Vice Chair Banda

- Thanked applicant for not making it look industrial. Said it makes a big difference on overall project
- Enjoys the stacked bond
- Lighting sheet is fine, but he does not see how elevations are lighting up the spaces. He noted the lighting can add flavor and enhancement to the building. He asked the applicant to explain what kind of lighting we will see on the building.
  - The applicant, Katie Rounds, noted that there will be lighting above the entry doors.
  - The architect, Cole Brune, stated that they are lighting in a more utilitarian way for only site lighting. There is not currently pedestrian scale lighting on the project.
- Noted that certain walls and panels can be lit to soften the architecture. It makes it a dynamic building vs a static building.
- Inquired about the site wall design
  - Mr. Brune noted that site wall design is similar to the industrial project to the east.
- Split face CMU is not used on the buildings, recommended removal of that material from site walls
- Would like to see a more modern design for the site walls

#### Chair Carter

- Stated the colors seemed gray but noted it could be just a bad scan of the color.
- Had concern with the dumpster locations and lack of landscaping on-site

**3-b DRB20-00410 Within the 3400 block of East University Drive (north side).** Council District 1. Located west of Val Vista Drive on the north side of University Drive. (2.3± acres). Requesting the review of an attached townhome development. Tim Boyle, Applicant; Shirif Khalid Mahmoud, Owner.

Staff Planner, Cassidy Welch presented the case for DRB20-00410. She described the project for the board and noted that the applicant is requesting alternative design for simplistic modern architecture.

DJ Stapley with Pew and Lake, PLC presented the project for the applicant.

#### Vice Chair Sean Banda

- Nice to see a project like this
- Appreciates architecture
- Elevations do not match the renderings, for example the rendering show a wood balcony broken up with stucco and wood and the elevations show solid
- Lighting could be great. Dawn to dusk nighttime lights would be very helpful to soften the architecture
- Asked about the details of the stamped concrete area. Will there be more color integrated or modern pavers?
- Ok with the materials proposed
- Thinks potential is missed with north retention area to provide shade amenity for people to get shade when out with their dogs.
- Overall a beautiful project
- Wall along canal does not have the modern appeal of the rest of the project
- Normally against monotony in design unless done like this. Likes numbers identified that are large and make the project unique
- Noted that if well-regulated, 14 parking spaces can go a long way

#### Boardmember Knudsen

- Appreciates the slide presentation
- “The Alan”, which has been referenced, is in her neighborhood.
- Color/material board she received did not match the presentation documents
- Mr. Stapley said the material at “The Alan” would match this project.
- Noticed that there is not enough parking at “The Allen”. Concerned that parking is not adequate, since people often don’t park in their garage
- Along canal the trees are eucalyptus trees and is concerned they will shred and fall over
- Mr. Stapley said that they are Ghost Gum trees. He said that they have a dense green foliage

#### Boardmember Placko

- Noted Ghost Gum tree is better than old generation of Eucalyptus, but still a Eucalyptus. They grow in narrow areas and will eventually provide shade. Availability is an issue. Suggested that they need a fall back plan if they can’t find them
- East side under the Eucalyptus trees there is a solid band of Rio Bravo Sage and that when they eventually die, they will all die at the same time. Mix in 10 or 12 and then another to minimize that issue.

- Noted on the west side they did that with Hot Bush. Hot bush is a great screening plant, but too narrow and will be constant maintenance at west area.
- At the front, concerned with the grass and that the areas are narrow. If less than 8-feet don't even bother with grass. Is grass up to the fence by the ramada or will there be a concrete header?
- Mr. Stapley – clarified that that separation is desired.
- The irrigation will destroy the fence
- Look at turf all around. If there is grass on both sides of the fence, that is a maintenance nightmare.
- Concerned about Texas Mountain laurels along driveway alley. There is not enough soil mass. Better off with pots with small agaves or annual flowers

#### Boardmember Green

- Appreciates the project
- Also noticed line work on the elevations doesn't match up.
- Wants to see more information on the fence.
- Concerned with detailing along the canal and that there is a wholistic approach.
- Agrees with Vice Chair Banda's comments on the wrought iron for the fence. It needs a more modern look with stronger bolder lines
- East entrance – noted not gated. Concerned about visibility triangle

#### Boardmember Thomas

- Agrees with Vice Chair Banda about renderings vs the elevations
- Where is HVAC?
- Mr. Stapley said they are on the roof and screened with parapets
- Asked about 2 dumpsters for the whole facility (36 units). Wanted to ensure that is enough for this number of units. Asked staff to confirm
- Shared concern about parking that Boardmember Knudsen raised
- Thomas asked if there will be a monument sign
- Mr. Stapley said the "CJ" on the side of the building is the only sign proposed at this time.

#### Boardmember Carter

- Noted storage on balconies can become a problem
- Staff member, Tom Ellsworth, clarified that would be a nuisance code issue
- Likes the feeling of asymmetrical design
- Needs more design, so that it doesn't feel like a motel

- Noted that it appears from sections, the housing to east is higher
- Noted that he is seeing is not how the wall will really look. We only see a perspective view. Thinks wall needs more design
- He would like to see color changes and elevation changes, with something to break up the elevations
- Needs more design scale to the wall and how it is presented to the canal and approach from east traveling west

Staff Planner, Cassidy Welch summarized

- Make sure fencing is consistent with architectural theme
- Make sure fencing is compatible with the elevations of the building
- Make sure lighting provided on development is consistent with architectural theme
- Noted concerns about the amount of guest parking available
- Look into ways to incorporate more alternative pavement into the project
- Ghost Gum tree comments noted and back up tree may need to be considered if not available
- Make sure mechanical units are appropriately screened
- Break up monotony of buildings
- Vice Chair Banda added that he loves the rhythm of the building and window movements would be fine
- Chair Carter added that he would like to see a little bit of change and noted the concern about parking and suggested that the Planning and Zoning board require a stipulation related to parking
- Dr. Appiah asked for clarification on site design with buildings not proposed along University and the swimming pool location
- Mr. Carter noted he likes the perspective of the current site plan

**3-c DRB20-00495      2311 West Broadway Road.** Council District 3. Located west of Dobson Road on the south side of Broadway Road. (1.5± acres). Requesting the review of a medical office building. Phil Fitzgerald, Fitzgerald and Associates, Applicant; MT Bross, LLC, Owner.

**Staff Planner: Kellie Rorex**

**Case Continued to 10/13/2020 Meeting.**

**3-d DRB20-00502 Within the 1900 block of East McKellips Road (north side).** Council District 1. Located west of Gilbert Road on the north side of McKellips Road. (.93± acres). Requesting the review of a restaurant with a drive-thru. Rod Jarvis, Earl & Curly P.C., Applicant; Ron B Wynn Living Trust, Owner.

**Staff Planner: Wahid Alam**

Staff Planner, Wahid Alam presented the project.

The applicant representative, Rod Jarvis, Earl and Curly, P.C., along with the architect, Dan Filuk presented the project.

Boardmember Green

- Familiar with improvements to the renovations of the center and thinks this building will fit in nicely
- Lighting cutsheet seems to be for a different architectural style, not sure where they go on the building
- Asked for clarification on whether the landscape will be redone along the street and will it be retention
- Mr. Filuk confirmed that it will still be retention
- Wants to maintain greenery along the roadway

Boardmember Placko

- Asked if the applicant is replacing the parking lot screen wall
- Mr. Filuk said it will be a combination. More is being added but it will tie into the center, with some new elements.
- The tree adjacent to trash enclosure shows an Elm, which is too large. Suggested they replace with Texas mountain laurel

Boardmember Knudsen

- Asked Boardmember Placko if live oaks will obscure the drive-thru? He said the trees are evergreen, but it will be the Bougainvillea and Rio Bravos, wall that will screen
- Noted they are matching white with buildings behind but said to be careful that the white corresponds nicely with their building. She noted she is not familiar with the specific gray and asked that they be sure it works with gray cement board
- Mr. Filuk said they are paying close attention to that

Boardmember Thomas

- Noted the new modern McDonald's design is very nice
- Likes the features on this better than the one at Country Club and McKellips Road
- Likes that it will play off existing EOS gym

Vice Chair Banda

- Purlin's on canopy over drive-thru and could be more functional if thicker rather than just artful
- Suggested they exaggerate the white area to enhance the entry. The entry does not have much off-set
- Suggests canopy edge signage on the trellis feature

Chair Carter

- No comments. He noted this will be a handsome enhancement to the center

Wahid Alam Summarized

- Purlin on trellis can be thickened for shade function as well as aesthetic
- Vice Chair Banda noted that on the drive thru entry side they should exaggerate the window area a few inches to enhance. Also, not to create super dense shade. – just increase density of purlins which will create more shade, but not change it much
- Create more depth for the banding on all sides
  - Cautious on the white with the gray
- Tree by trash enclosure should be Texas Mountain Laurel

#### **4 Adjournment**

Vice Chair Banda motions to adjourn, Boardmember Green seconded. Adjourned without objection at 6:31pm.

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