

shall be painted to match the field color of the main building. Said base shall not exceed 24" in height.

7. Roof-mounted mechanical equipment shall be fully screened by a parapet wall.

8. To the extent permitted by law, satellite dishes shall be required to be fully screened from public view.

9. All wall fixtures shall be mounted at a maximum of fourteen (14) feet and their design shall match the architectural design of the fixtures used on the main building (Albertson's and free standing pads). The gooseneck fixtures similar to the Albertson's express (C-store/gas pumps) are not acceptable.

10. Signage shall comply with the sign package criteria stated in the sign package approved for the Cooper Square project (DR99-9) and all the requirements for sign allocation and placement contained in article 3.71.A of the sign code. The conceptual wall signage proposed shall be limited to the following dimensions if allowed per the sign code:

- A. Approximately 48 square feet of sign on the southwest elevation.
- B. Twenty-six square feet of wall sign on the northwest elevation.
- C. Cabinet signs shall not exceed 6 square feet each, and should not be a square face rather the outline of the letter W.
- D. Sign on the northeast elevation should only be allowed if permitted by the sign area calculation per section 3.71.A of the sign code.

11. The trash enclosure gates shall be opaque.

DR01-15-Approval of final site plan, landscaping, preliminary grading and drainage, signage, and building elevations for the proposed 24-Hour Fitness facility (Replacing the previously approved Q-Club), located on the southeast corner of Val Vista Drive and Elliot Road.

Mr. Newcombe presented DR01-15, the proposed 24-Hour Fitness facility replacing the Q-Club. Mr. Newcombe stated that the applicant revised the elevations to incorporate some the thoughts and ideas the Board and Staff had recommended.

Mr. Newcombe noted that the applicant had worked hard to connect the new design theme into the overall design of the

center. Mr. Newcombe stated that there are no site changes per se, except on the building envelope. The building size is not the same as the Q-Club. The height has been dropped significantly. The subdivision in the rear of the project has not presented any concerns to Staff.

From Staff's perspective, the applicant has addressed some concerns from the Board. First off, the tower element has been increased the tower to give it more grandeur. There was originally too much horizontal banding, to which the applicant has addressed by using split-face CMU, the effice is now providing more undulation and wainscoting. There are some additional windows, along with some of the sizes of the windows have been changed. Banding is utilized extensively to provide for a more finished parapet with a cornice. The CMU pilasters are raised out 12 inches. There are all kinds of changes to the massing to provide for diversity.

Staff felt that the applicant has gone to great lengths to improve the project and wished to see it approved.

Vice Chairman Petterson invited the applicant to come forward.

Mr. Lyle Richardson, 320 East McDowell, Phoenix, came forward. Mr. Richardson stated that they read the Staff report. They agree with the Staff report, and wish to answer any questions.

Board Member Deardorff asked the applicant would mind losing the terra cotta roof and replace it using the silver gray color instead, to which the applicant replied he did not.

Vice Chairman Petterson opened and closed the public hearing and brought the discussion back to the Board.

A motion was made by Board Member Schneider, seconded by Board Member Rojo, to approve DR01-15, subject to Staff stipulations, modified as follows:

Motion Carried 5-0.

1. Construction of the project shall conform with the exhibits presented and conditions stipulated by the Design Review Board on March 15, 2001. Any revisions to the approved plans shall be reviewed by the Board or Staff, prior to the issuance of a building permit.
2. All conditions of zoning case Z99-22 are applicable.
3. The eastern landscape setback and southeast retention basin shall be improved with a staggered, double row of evergreen type trees against the adjacent residential development. Said trees shall be 50% 24-inch box size, and 50% 36-inch box size,

with trees planted 30-feet on center line for each row. Rows shall be staggered a minimum of 10 feet to create optimum buffering. A single row of 36-inch box trees shall be provided every 30 feet on center, in the 10-foot wide landscape setback on the south perimeter of the site.

4. The two (2) driveways off of Val Vista Drive that this project will utilize shall be developed to their full width as part of this project. Special paving treatment shall be used at all driveway entrances at a depth of no less than fifteen (15') feet to match the commercial center. Said special paving shall be laid out behind the right-of-way line at the driveway entrances.

5. The pedestrian walkways proposed on the site shall match the commercial center color and design.

6. All illumination on the new building and site shall comply with the recently adopted Light and Glare Ordinance No. 1315. All lights shall be 90-degree cut-offs. Cut-sheets shall be submitted with the construction document submittal for review and approval by the Planning Department, prior to the issuance of a building permit.

7. A photometric plan shall be provided at the time of construction documents review for approval by the Planning Director.

8. Decorative wall mounted lighting that blends with the architecture of the building shall be provided on three (3) sides of the building. The rear only shall be allowed to utilize the typical "box" style mounted lighting fixture, if necessary. Cut-sheets shall be provided of a decorative wall fixture at the time of construction documents review for approval by the Planning Department.

9. The 3' parking screen walls shall match the design of the commercial center. A detail elevation, with the materials/colors labeled, shall be provided at the time of construction documents review for approval by the Planning Department.

10. The proposed bicycle parking shall be in-ground mount and detail provided at the time of construction documents review for approval by the Planning Department.

11. Live Oak trees shall be used in the parking lot and Sissoo trees used along the eastern/southern boundary. All parking lot trees shall be a minimum size of twenty-four (24") inch box.

12. The applicant shall also maintain and/or replace any existing landscaping or berming disturbed during the construction of the building and parking area.

13. Per Town Code (Section 11.11.F.1), no more than 50% of the landscape and ROW area along the streets can be utilized for retention. Review and approval of the grading and drainage plan by the Planning & Engineering Departments shall be required, prior to the issuance of a building permit.

14. Signage shall meet the minimum requirements of the ULDC and the approved Sign Package for Val Vista Centre (DR01-08). Sign area shall be calculated using Val Vista Drive and may be split between the north and west elevations only.

15. No signage shall be allowed along the south or east elevations, as shown, due to the proximity of the residentially zoned parcels. Any signage on the north elevation shall be placed on the EIFS only of the first massing element projecting from the building on that elevation, just east of the proposed location on the renderings.

16. The 24" logo, as shown, shall be pan channels for the number and a pan channel circle around the "24."

17. Water mains within the commercial center shall be placed in an exclusive 12-foot easement that is to be dedicated by a Final Plat.

18. A master plan for water, sewer, and drainage for the project shall be reviewed and approved by the Engineering Department prior to the issuance of any permits.

19. All off-sites for the entire commercial center shall be completed, prior to the issuance of a Certificate of Occupancy.

20. The Developer shall create or participate in a Property Owners Association and/or shall produce Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of all on- and off-site landscaping, for the management and shared use of the parking lots, and for the shared use of the access drives.

21. A Final Plat for 24-Hour Fitness shall be required prior to the issuance of any permits.

22. The large gable metal roof over the entrance shall be silver in replace of the Terra Cotta color that is shown on the rendered elevation.