

on the 3' foot wall, subject to Staff review during construction document review.

17. The spa at the most distant site from the clubhouse shall be deleted from the project.

DR01-03-Approval of site plan, landscaping, building elevations, and conceptual building signs allocation for Project Occasio, Pad C (Washington Mutual) in Cooper Square shopping center located at the southeast corner of Cooper and Ray Roads.

Planning Manager Maria Cadavid presented DR01-03 for the project Occasio, Pad C of the Cooper Square commercial development, located at the southeast corner of Cooper and Ray Roads. Ms. Cadavid stated that the main user of the development is Albertson's, but Pad C will be built as a banking facility, Washington Mutual.

Ms. Cadavid reminded the Board members that the project had come before them last month for preliminary comments. The main observations made by the Board dealt with the color palette applications, the mass and scale of the vertical elements or columns supporting the drive-through structure, and the signs were felt to be incompatible with the structure.

Ms. Cadavid noted that since the preliminary presentation, the applicant has worked with Staff to revise the project to be in harmony with the rest of the architecture. Ms. Cadavid stated that Staff supports the revisions made by the applicant subject to the stipulations as noted in the report. With that, Ms. Cadavid indicated she would answer any questions from the Board.

Board Member Deardorff was concerned about the visibility of the SES panel.

Vice Chairman Petterson invited the applicant to come forward.

Mr. Brady Hardic(sic) with Design Forum, 1220 East Encantada Place, Phoenix, came forward. Mr. Hardic pointed out that there is no service entry for the project, but there is a second exit for emergency egress.

Board Member Deardorff noted that either Stipulation 2(b) or Stipulation 4 needed to be revised to state that: Staff very carefully review the location and the screening of the SES panels.

Planning Director Jerry Swanson pointed out that it was not clear whether the trash enclosure was screened or not. Mr. Swanson suggested that the gates be opaque instead of

wrought iron.

A motion was made by Board Member Tomasson, seconded by Board Member Rojo, to recommend approval of DR01-03, subject to Staff stipulations, modified as follows:

Motion Carried 5-0.

1. The subject project shall comply with the Design Review Board stipulations stated at the Public hearing of March 15, 2001. Construction documents for pad C of Cooper Square shall reflect said stipulations of approval. The Board shall review any further revisions to the approved plans.
2. The site plan shall be revised to address the following items prior to the issuance of a building permit:
 - A. Extension of the sidewalk into the property, and treatment with special paving to match the pedestrian crossings throughout the center.
 - B. Screening of the SES panel by locating the cabinet in a recessed area in the building.
 - C. Bicycle parking should be provided in close proximity to the main entrance. A minimum of 3 spaces shall be provided.
 - D. Lighting poles throughout the pad site shall match the architectural design of the poles in the center. All poles to be placed in landscaping islands or planters.
3. The construction-landscaping plan shall note the existing plant materials in the Cooper Road landscaping setback and the portion of the landscaping islands in existence, in addition to the foundation plant materials proposed.
4. All outdoor storage areas for materials, equipment, and service electrical systems (SES) shall be fully screened from view by masonry wing walls of the same height of the cabinets. Finish to match the texture and color of the main building.
The SES panel screening shall be carefully reviewed by Staff.
5. All SES panels, utility pedestals and vaults shall be painted to match the primary building color.
6. Lighting poles in the parking lot should not exceed the height of the already approved height for the other users in the Cooper Square Center, and the concrete base of the poles

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