

City of Mesa

*Mesa Council Chambers
57 East 1st Street*



Meeting Minutes

Tuesday, April 9, 2024

4:30 PM

Lower Council Chambers

Design Review Board

Chair Scott Thomas

Vice Chair Dane Astle

Boardmember Paul Johnson

Boardmember Jeanette Knudsen

Boardmember Justin Trexler

Boardmember Kyle Bell

1 Call meeting to order.

Chair Thomas called the meeting to order at 4:30 p.m.

2 Approval of minutes from the March 12, 2024 Design Review Board meeting.

2-a Approval of minutes from the March 12, 2024 Design Review Board meeting.

Approved (6-0)

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

- 3-a **DRB22-00780 - “Gallery Park Freeway Landmark Monument” (District 6).**
Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan freeway on the east side of Power Road (42± acres). Design Review for a proposed Freeway Landmark Monument. POWER 202 MIXED-USE LLC, Owner; Ralph Pew, Pew & Lake PLC, Applicant.

Staff Planner: Sean Pesek

Presentation and discussion only; no formal action taken by the Board.

4 Discuss and make a recommendation to City Council regarding the following:

- 4-a **DRB22-00780 - "Gallery Park Freeway Landmark Monument" (District 6).** Within the 4900 to 5200 blocks of South Power Road (east side) and within the 6800 to 7000 blocks of East Ray Road (north side). Located south of the Loop 202 SanTan freeway on the east side of Power Road (42± acres). Design Review for a proposed Freeway Landmark Monument. POWER 202 MIXED-USE LLC, Owner; Ralph Pew, Pew & Lake PLC, Applicant.

Staff Planner: Sean Pesek

Staff Recommendation: Approval with Conditions

Approved (6-0)

5 Discuss and take action on the following Design Review cases:

- 5-a **DRB23-00745 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located east of Val Vista Drive on the north side of Thomas Road. (1± acres). Design Review for a City of Mesa Water Utility Service Station. Brian Border, City of Mesa, Applicant; City of Mesa, Owner

Staff Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

Approved (6-0)

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

- 6-a **DRB23-00571 - "SWC Ellsworth Rd and Peterson Ave" (District 6).** Within the 3400 to 3500 blocks of South Ellsworth Road (west side) and within the 9000 to 9100 blocks of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road (7.5± acres). Design Review for a large commercial development. ELLSWORTH LAND LP, Owner; Michelle Santoro, Gammage & Burnham PLC, Applicant.

Staff Planner: Jennifer Merrill

Presentation and discussion only; no formal action taken by the Board.

- 6-b **DRB23-00795 - "Pecos & Mountain" (District 6).** Within the 11200 to 11300 blocks of East Pecos Road (north side). Located east of Signal Butte Road on the north side of Pecos Road. (2± acres). Design Review to allow for an industrial development. High Voltage Holdings LLC, Owner; Ian Mulich, Pinnacle Design Inc., Applicant.

Staff Planner: Kwasi Abebrese

Presentation and discussion only; no formal action taken by the Board.

- 6-c **DRB23-01008 - "Banner Desert Medical Emergency Department Lobby Expansion" (District 3).** Within the 1300 to 1400 blocks of South Dobson Road (west side). Located south of Southern Avenue and west of Dobson Road. (0.5± acres). Design Review for an existing medical facility. Banner Health System, Owner; Cunningham Group Architecture, Inc., Applicant.

Tabled

- 6-d **DRB23-01048 - "Dink & Dine Pickle Park" (District 3).** Within the 900 to 1100 blocks of North Dobson Road (east side). Located east of Dobson Road and north of Rio Salado Parkway. (3± acres). Design Review Board for a commercial recreation development. SACHS RANCH CO LLC/HURLEY LAND CO LLC, Owner; Monica Challingsworth, Applicant.

Staff Planner: Sergio Solis

Presentation and discussion only; no formal action taken by the Board.

- 6-e **DRB24-00134 - "Redhawk - Phase 2" (District 6).** Within the 7100 to 7600 blocks of East Elliot Road (north side) and within the 3100 to 3500 blocks of South Sossaman Road (west side). Located west of Sossaman Road on the north side of Elliot Road. (187± acres). Design Review for an industrial development. Stone Applications, LLC, Owner; Eric Goeken, HDR Engineering, Inc., Applicant.

Staff Planner: Cassidy Welch

Presentation and discussion only; no formal action taken by the Board.

- 6-f **DRB24-00194 - "Redhawk - HUB" (District 6).** Within the 7100 to 7600 blocks of East Elliot Road (north side) and within the 3100 to 3500 blocks of South Sossaman Road (west side). Located west of Sossaman Road on the north side of Elliot Road. (187± acres). Design Review for an office development. Stone Applications, LLC, Owner; Nick Cross, DLR Group, Applicant.

Staff Planner: Cassidy Welch

Presentation and discussion only; no formal action taken by the Board.

- 6-g **DRB24-00165 - "Pecos 17" (District 6).** Within the 7200 to 7300 blocks of East Pecos Road (north side). Located west of Sossaman Road on the north side of Pecos Road. (17± acres) Design Review for an industrial business park. GC PECOS OWNER LLC, Owner; The Kaidence Group, Applicant.

Staff Planner: Joshua Grandlienard

Presentation and discussion only; no formal action taken by the Board.

7 Adjournment.

Approved (6-0)

*The applicant and public may speak about a 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.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.