



Design Review Board

Meeting Agenda - Final

*Chair Scott Thomas
Vice Chair Dane Astle
Boardmember Paul Johnson
Boardmember Justin Trexler
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop*

Tuesday, August 13, 2024

4:30 PM

Lower Council Chambers

1 Call meeting to order.

2 Election of Design Review Board Officers:

a. Chair

b. Vice Chair

3 Approval of minutes from the July 9, 2024 Design Review Board meeting.

3-a [DSN 24064](#) Approval of minutes from the July 9, 2024 Design Review Board meeting.

4 Hear a presentation on the proposed Downtown Façade Replacement Program.

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

5-a [DSN 24065](#) DRB24-00483 - "Fire and Medical Station 223" (District 1). Within the 3200 to 3300 blocks of East McDowell Road (north side). Located west of Val Vista Drive on the north side of McDowell Road. (14± acres). Design Review for a Public Safety Facility. Pearlman Architects, Applicant; City of Mesa, Owner.

Staff Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

- 5-b** [DSN 24076](#) **DRB24-00484 - "Fire and Medical Station 224" (District 6).** Within the 3400 block of South 80th Street (east side). Located west of Hawes Road and north of Elliot Road. (2± acres). Design Review for a Public Safety Facility. Pearlman Architects, Applicant; City of Mesa, Owner.

Staff Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

- 5-c** [DSN 24077](#) **DRB24-00275 - "WM Fuel Mesa 3799" (District 4).** Within the 100 to 300 blocks of West Baseline Road (north side). Located east of Country Club Drive on the north side of Baseline Road. (23± acres). Design Review for a Service Station. Ryan Alvarez, Kimley-Horn, Applicant; Walmart Stores Inc, Owner.

Staff Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

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

- *6-a** [DSN 24066](#) **DRB23-00014 - "Power Retail Development" (District 6).** Within the 6200 to 6300 blocks of South Power Road (east and west side). Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (2± acres). Design Review for a Commercial Building with a Drive-Thru Facility. Tim Rasnake, Archicon, Applicant; Power Road Gateway LLC, Owner.

Staff Planner: Charlotte Bridges

- *6-b** [DSN 24078](#) **DRB23-00689 - "8817 E Pecos Road" (District 6).** Within the 8800 block of East Pecos Road (south side). Located west of Ellsworth Road on the south side of Pecos Road. (2± acres). Design Review for an industrial development. Ian Mulich, Pinnacle Design, Inc., Applicant; Killer Bulls LLC, Owner.

Staff Planner: Kwasi Abebrese

- *6-c** [DSN 24067](#) **DRB23-00803 - "Merit Partners Legacy Business Park" (District 6).**
Within the 9700 to the 10000 blocks of East Pecos Road (north side) and within the 6200 to 6400 blocks of the future South Crismon Road alignment (west side). Located east of Ellsworth Road on the north side of Pecos Road. (42± acres). Design Review for a Data Center. Gammage and Burnham, Applicant; Pacific Proving LLC, Owner.

Staff Planner: Sean Pesek

- *6-d** [DSN 24068](#) **DRB24-00067 - "Angie's Prime Grill Store 11002" (District 3).** Within the 1100 block of West Guadalupe Road (north side). Located east of Alma School Road on the north side of Guadalupe Road (1± acres). Design Review for a Limited Service Restaurant with a Drive Thru Facility. R.B Williams & Associates, Applicant; Guadalupe Alma School Equities LLC, Owner.

Staff Planner: Charlotte Bridges

- *6-e** [DSN 24069](#) **DRB24-00094 - "Country Club Apartments" (District 4).** Within the 200 to 300 blocks of West Brown Road (south side) and within the 1000 block of North Country Club Drive (east side). Located east of Country Club Drive and south of Brown Road. (2± acres). Design Review for Multiple Residence. David Bohn, Applicant; Enzo and Jax LLC, Owner.

Staff Planner: Joshua Grandlienard

- *6-f** [DSN 24070](#) **DRB24-00100 - "Stonebridge Live/Work Units" (District 1).** Within the 4000 block of East Palm Street (north side) and within the 2900 and 3000 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2± acres) Design Review for Live/Work Units. Sarah Prince, Pew & Lake, PLC, Applicant; ORC LLC and 4024 Palm Street LLC, Owners.

Staff Planner: Charlotte Bridges

- *6-g [DSN 24071](#) **DRB24-00147 - "Walmart Fuel 5349" (District 6).** Within the 8200 to 8300 blocks of East Guadalupe Road (south side). Located west of Hawes Road on the south side of Guadalupe Road. (7± acres). Design Review for a Service Station. Ryan Alvarez, Kimley-Horn, Applicant; Walmart Stores Inc, Owner.

Staff Planner: Chloe Durfee Daniel

- *6-h [DSN 24079](#) **DRB24-00175 - "Metso Expansion" (District 6).** Within the 8200 block of East Pecos Road (south side). Located west of Hawes Road on the south side of Pecos Road. (10± acres). Design Review for an expansion to an existing industrial development. Dennis Newcombe, Gammage & Burnham, PLC, Applicant; Metso Minerals Industry Inc., Owner.

Staff Planner: Jennifer Merrill

- *6-i [DSN 24072](#) **DRB24-00292 - "Project Borealis" (District 6).** Within the 8800 to 9100 blocks of East Warner Road (north side) and within the 3800 to 4400 blocks of South Ellsworth Road (west side). Located north of Warner Road and west of Ellsworth Road. Design Review for a Data Center. Benjamin Graff, Quarles & Brady, LLB, Applicant; Novva Holdings, LLC, Owner.

Staff Planner: Cassidy Welch

- *6-j [DSN 24073](#) **DRB24-00389 - "Nuvision CU - Longbow" (District 5).** Within the 5800 block of East Longbow Parkway (north side). Located west of Recker Road and North of McDowell Road. (1± acres). Design Review for Multi-Tenant Commercial with a Drive-Up ATM. Caleb Rutter, DBSI Inc., Applicant; Nuvision Federal Credit Union, Owner.

Staff Planner: Kwasi Abebrese

- *6-k [DSN 24075](#) **DRB24-00499 - "Ajo Al's Mexican Restaurant" (District 4).** Within the 2200 to 2300 blocks of East Baseline Road (north side). Located east of Gilbert Road on the north side of Baseline Road (1± acres). Design Review for a Full-Service Restaurant. Pathangay Architects, Applicant; Ajo Al's Properties LLC, Owner.

Staff Planner: Tulili Tuiteleleapaga-Howard

- *6-I** **DSN 24074** **DRB24-00574 - "St. Joseph Coptic Orthodox Church" (District 2).**
Within the 5000 block of East Broadway Road (south side). Located west of Higley Road on the south side of Broadway Road. (3± acres). Design Review for a Place of Worship. Ashraf Shokry, Master Plan Design, LLC, Applicant; Saint Joseph Coptic Orthodox Church, Owner.

Staff Planner: Kwasi Abebrese

7 Adjournment.

*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.