

**Tuesday, May 13, 2025
Mesa Council Chambers
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Evan Balmer
Mallory Ress
Joshua Grandlienard
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Astle welcomed everyone to the meeting at 4:32 PM.

2 Consider the Minutes from May 13, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the May 13, 2025, Design Review Board Meeting was made by Boardmember Thomas and seconded by Vice Chair Trexler.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT – None

ABSTAINED – None

3 Discuss and make a recommendation to the Planning Director on the following Design Review cases:

- 3a DRB24-00766 "Destination at Gateway Design Guidelines"** 117± acres located on the south side of East Williams Field Road on the east and west sides of South Signal Butte Road. Design Review for design guidelines for an automall and commercial uses. Pew and Lake, Applicant, BCB Group Investments LLC, Owner **(District 6)**

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Provide typical street sections for all streets and pedestrian areas
- Replace Deer Grass with a different plant within the landscape palette, such as Blonde Ambition or Candelilla
- Use the Saguaros and Palm Trees – preferably Date Palms – in a prominent location that does not need to provide shade for pedestrians
- Provide additional building articulation and modulation requirements for multi-family projects

A motion to approve case DRB24-00766 and make recommendations to the Planning Director was made by Boardmember Thomas and seconded by Boardmember Bell.

Vote: 7 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop

NAYS – None

ABSENT – None

ABSTAINED – None

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

- 4a DRB24-01075 "Polaris Academy,"** 0.8± acres located approximately 330 feet south from the southwest corner of East Hampton Avenue and South Clearview Avenue. Design Review for a private school. Polaris Re Holdings LLC, Owner; Nathan Palmer, Applicant. **(District 6)**

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Provide additional articulation on the southeast corner of the building adjacent to the public ROW
- Add additional articulation and movement to the building overall

- 4b DRB25-00179 "City of Mesa Fire and Medical Station 205"** 1± acre located at the southwest corner of South Greenfield and East Diamond Avenue. Design Review for a public safety facility. Juan Rivas, Applicant, City of Mesa, Owner. **(District 2)**

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Remove the corbel accent under the roof awning
- Move the shown Ocotillo to the west so that it is out of the shade of the proposed tree
- Add a second Ocotillo on the west side of the drive aisle to create a statement entry

- 5 Staff Update:** No update

- 6 Adjournment:** Vice Chair Trexler moved to adjourn the meeting and was seconded by Boardmember Thomas. Without objection, the meeting was adjourned at 5:23 PM.

Respectfully submitted,

Chair Dane Astle



DRB24-00766

Destination at Gateway Design Guidelines



Request

- Design Review
- Destination at Gateway Design Guidelines





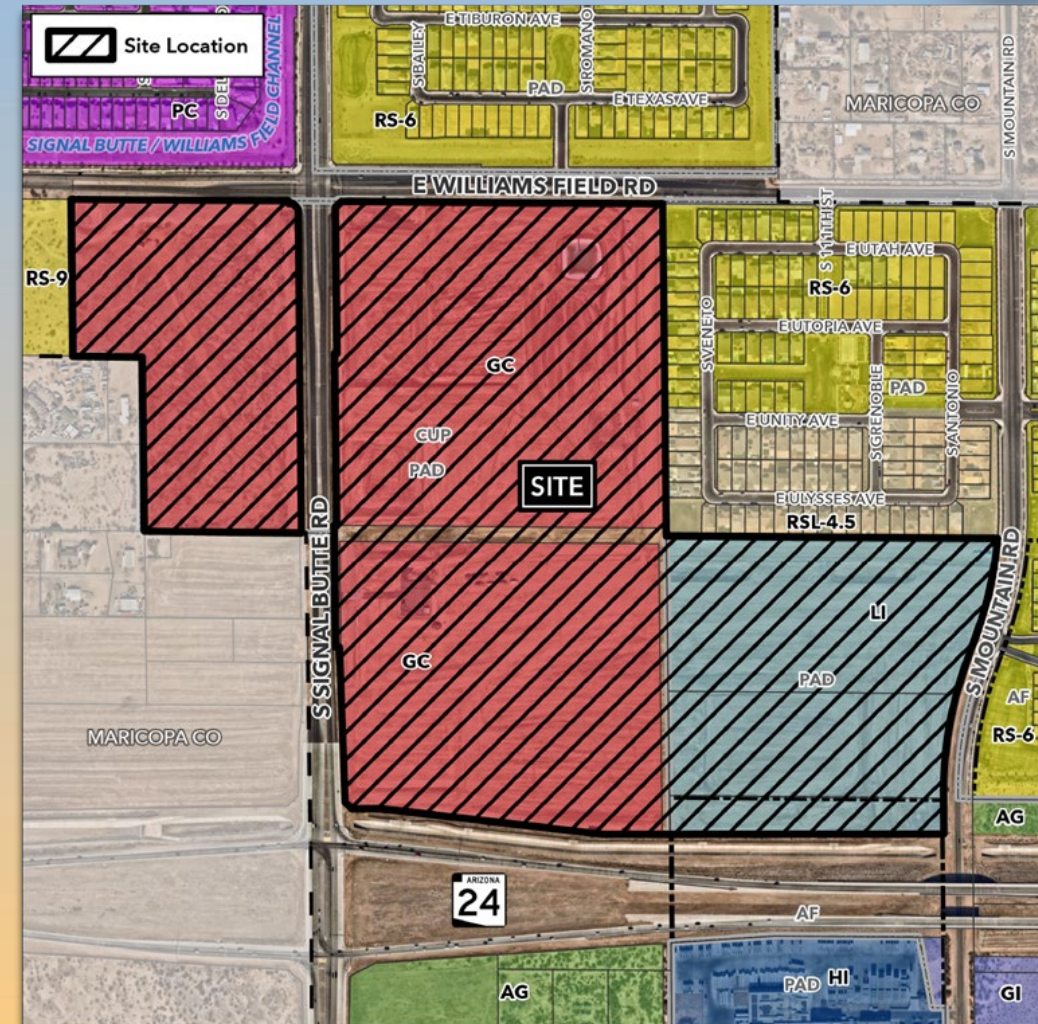
Background

Zoning Entitlements

- Rezoned to GC-PAD and LI-PAD as a part of ZON22-00267

Development Agreement

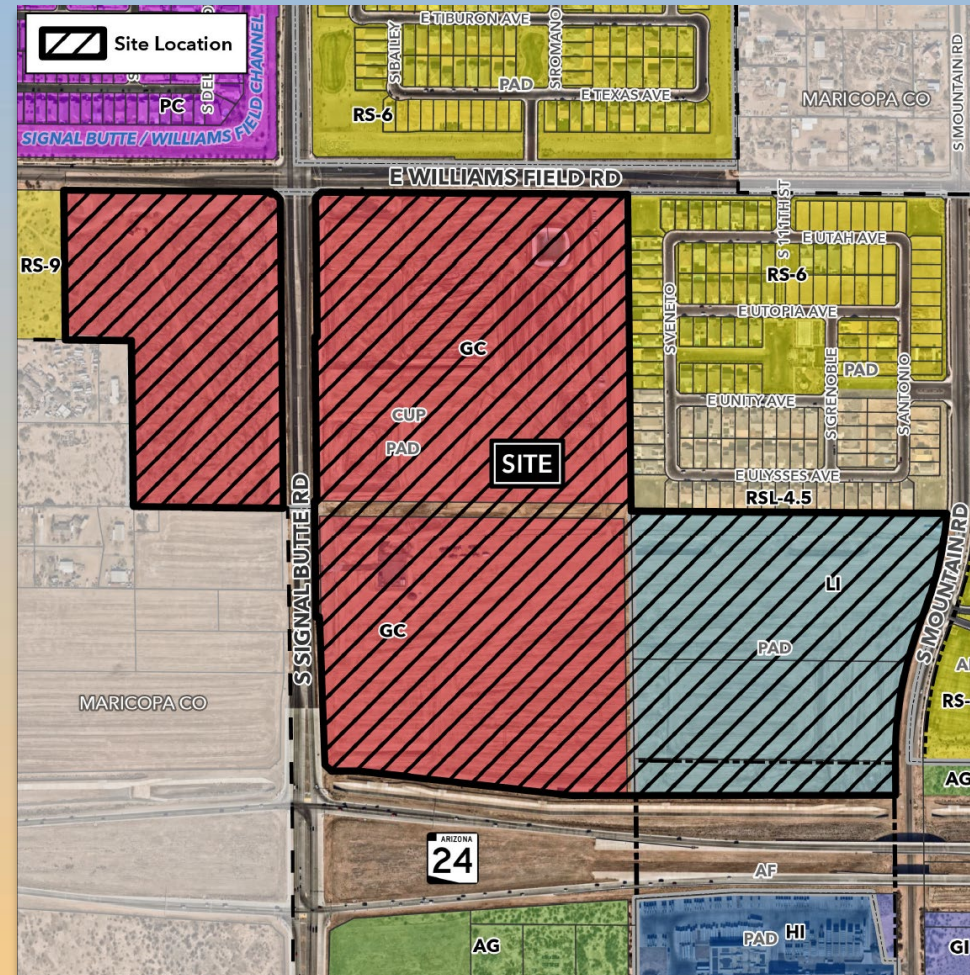
- Requires Comprehensive Design Guidelines
- Subject to review and recommendation of approval by the DRB
- Final review and approval by Planning Director





Location

- North of SR 24
- East and west sides of Signal Butte Road
- West side of Mountain Road
- South side of Williams Field Road





Site Photos



Looking east towards the site



Site Photos

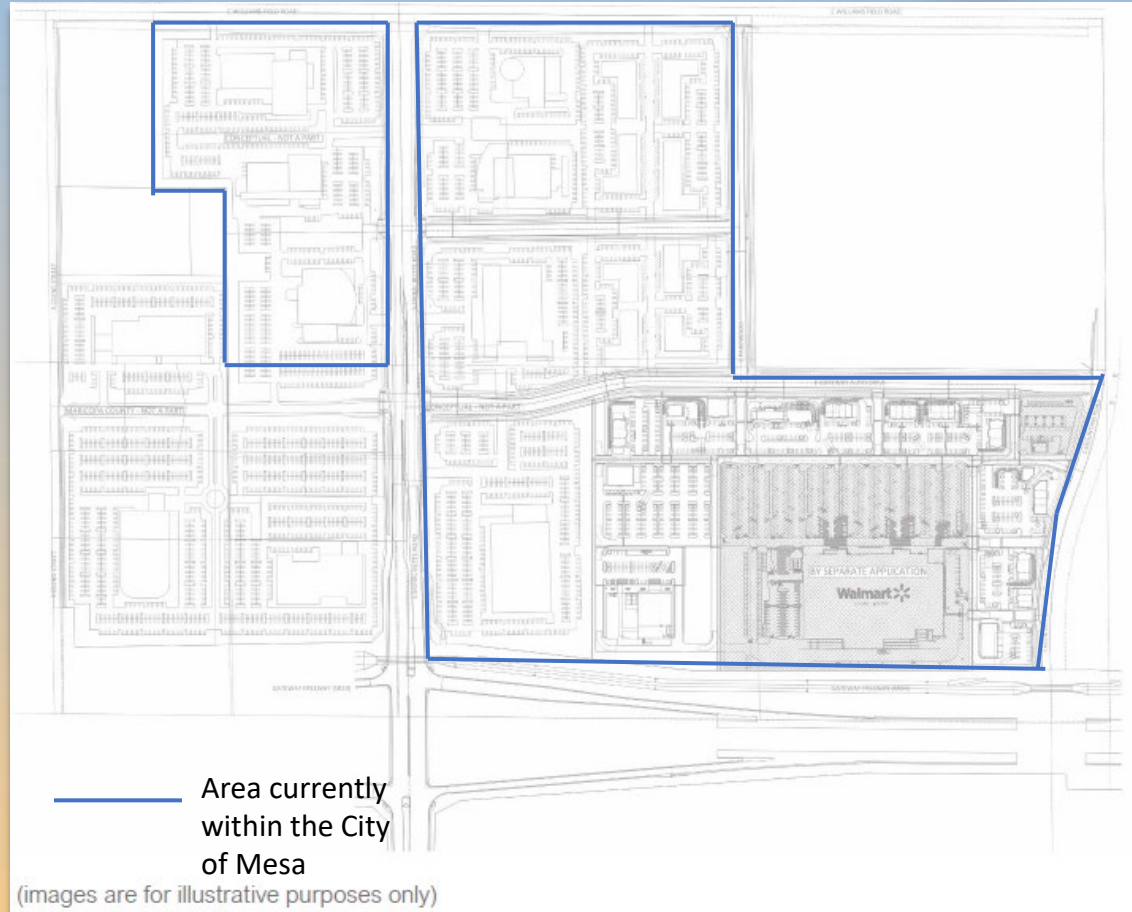


Looking west towards the site



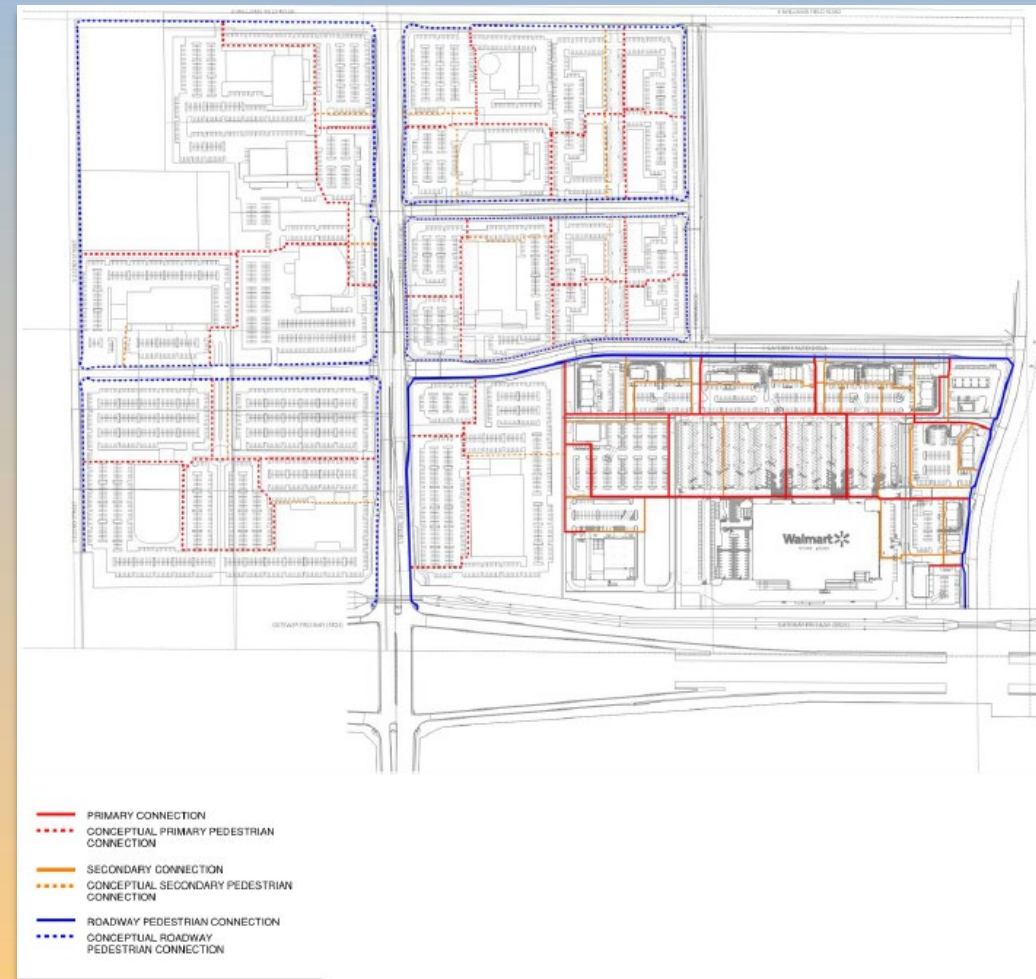
Site Plan

- Conceptual Site Plan
- 10 Auto Dealers and retail uses
- Option for Multiple Residence
- Site Plan Review will be required for all future development





Pedestrian Circulation Plan





Design Guidelines

Building Style

- Contemporary and Modern

Pedestrian Circulation

- Primary and secondary connections, materials, landscaping, width

Colors and Materials

- Primary, secondary & accents
- Material minimums per building type



Design Guidelines

Architectural Features

- Minimum requirements per building type
- Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, and glazing

Landscape Design

- Palette, hardscaping, outdoor amenity areas

Wall Design & Plan

- Consistent perimeter wall designs



Findings

Staff is seeking recommendation to the Planning Director on the following:

- ✓ Proposed architectural elements and landscape design
- ✓ Proposed building materials and overall project vision and design style

Staff welcomes any feedback



DRB24-01075

Polaris Academy

Kellie Rorex, Senior Planner

May 13, 2025



Request

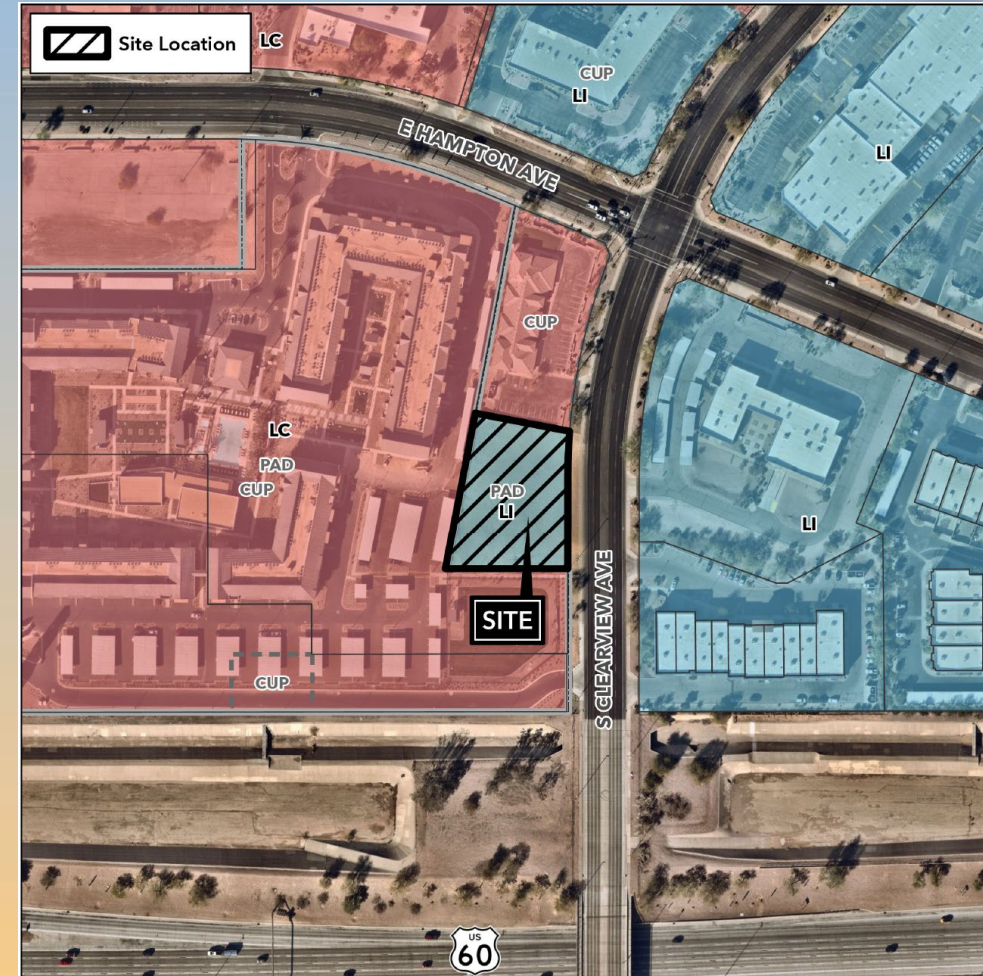
- Design Review
- For a private school





Location

- East of Power Road
- North of the US-60 Superstition Freeway
- Southwest corner of Hampton Avenue and Clearview Avenue.





Site Photo

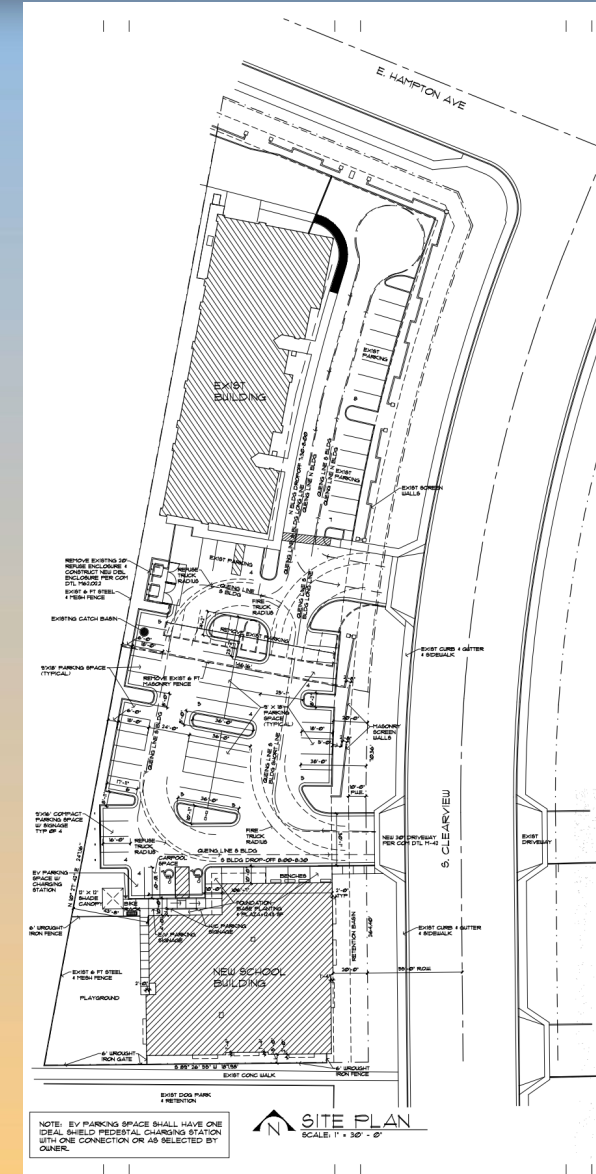


Vacant parcel, looking west from Clearview Avenue



Site Plan

- Proposed two-story, 18,540 square foot building
- Primary access from Clearview
- Cross access, shared parking, and shared refuse area with site to the north (Existing Polaris Academy School)





Landscape Plan

TREE CANOPY CALCS:

TREE CANOPY: 28,401 SQ.FT.
PERCENT COVERAGE: 65%

PARKING LOT

PARKING STALLS = 13
11 24" BOX, 2 36" BOX TREES REQUIRED
13 36" BOX TREES PROVIDED
39 5 GAL. SHRUBS REQUIRED
39 5 GAL. SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 14,747 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 7,373 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 7,562 SQ.FT. (52%)

FOUNDATION BASE LANDSCAPE:

EAST: 100 L.FT.
FOUNDATION PROVIDED: 100' (100%)
WEST: 100 L.FT.
FOUNDATION PROVIDED: 100' (100%)
NORTH: 105 L.FT.
FOUNDATION PROVIDED: 42' (40%)
SOUTH: 105 L.FT.
FOUNDATION PROVIDED: 105' (100%)

TREES REQUIRED: 9-24" BOX, 1-36" BOX
SHRUBS REQUIRED: 44-5 GALLON
TREES PROVIDED: 7-36" BOX
SHRUBS PROVIDED: 44-5 GALLON

S. CLEARVIEW

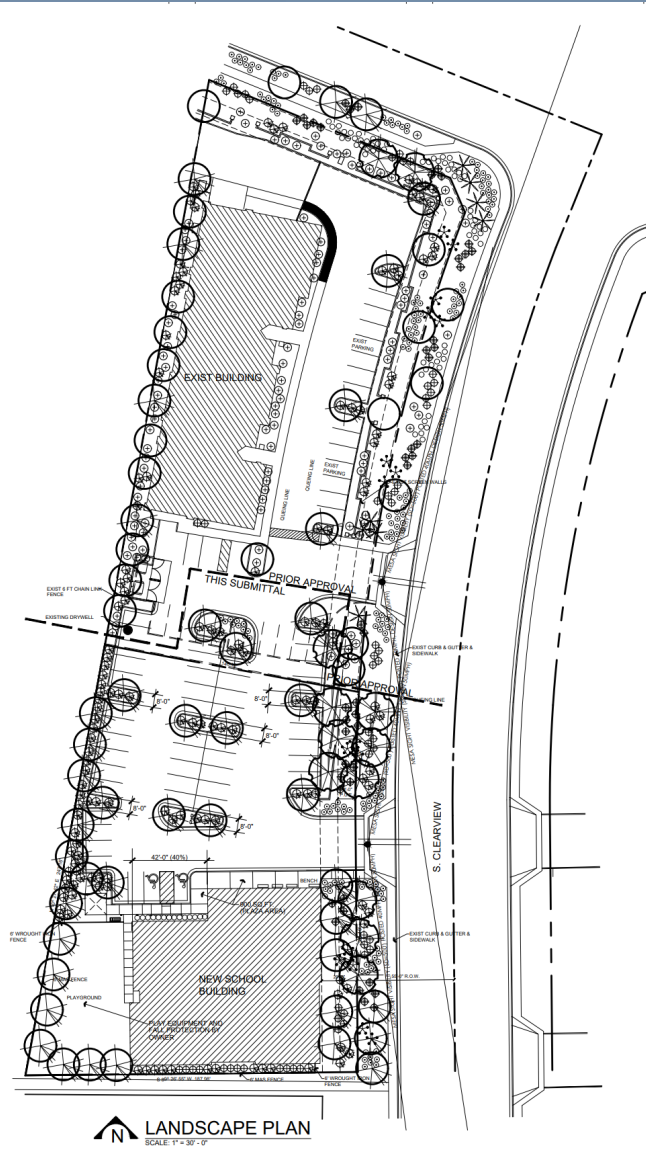
PROPERTY LINE = 215'
9 TREES REQUIRED (8-24" BOX, 1-36" BOX)
9 TREES PROVIDED (6-24" BOX, 3-36" BOX)
45 5 GAL. SHRUBS REQUIRED
54 5 GAL. SHRUBS PROVIDED

WEST PROPERTY LINE

PROPERTY LINE = 253' (160' visible)
10 24" BOX TREES REQUIRED
10 36" BOX TREES PROVIDED
32 5 GAL. SHRUBS REQUIRED (in visible area)
32 5 GAL. SHRUBS PROVIDED
20 5 GAL. SHRUBS REQUIRED (non-visible)
0 5 GAL. SHRUBS PROVIDED

SOUTH PROPERTY LINE

PROPERTY LINE = 188' (188' non visible)
7 24" BOX TREES REQUIRED
3 36" BOX TREES PROVIDED
35 5 GAL SHRUBS REQUIRED
23 5 GAL SHRUBS PROVIDED



EXISTING LANDSCAPE LEGEND

- EXISTING TREE
PROTECT FROM CONSTRUCTION
- EXISTING PALM
PROTECT FROM CONSTRUCTION
- EXISTING SHRUB
PROTECT FROM CONSTRUCTION

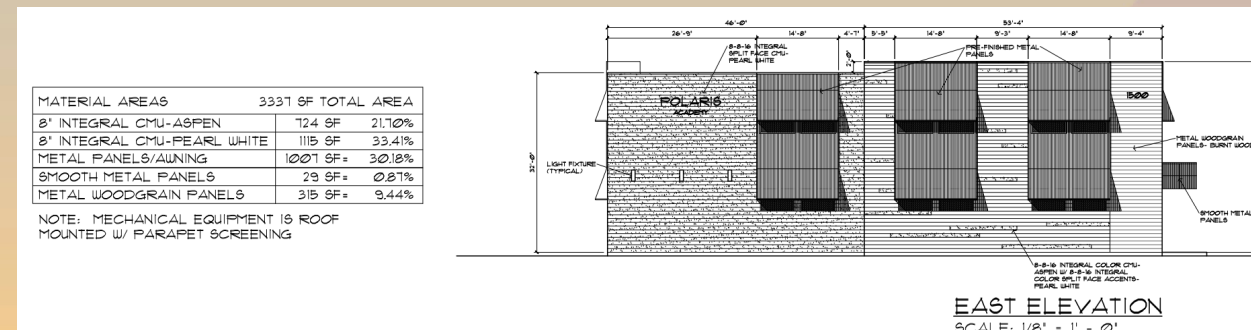
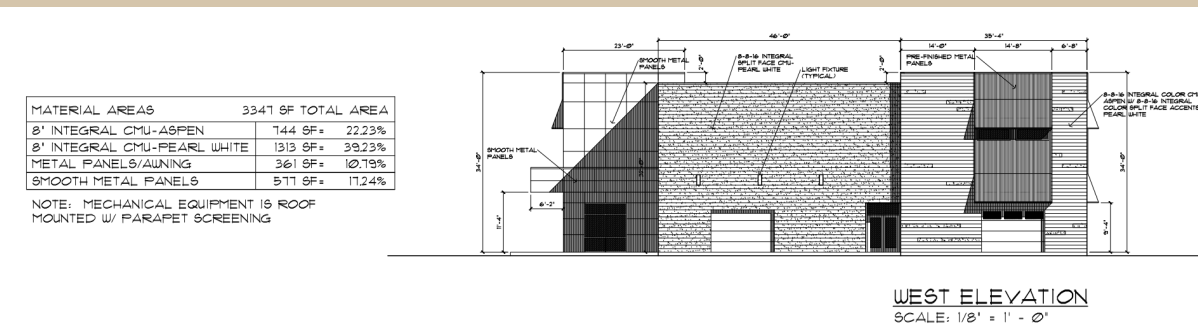
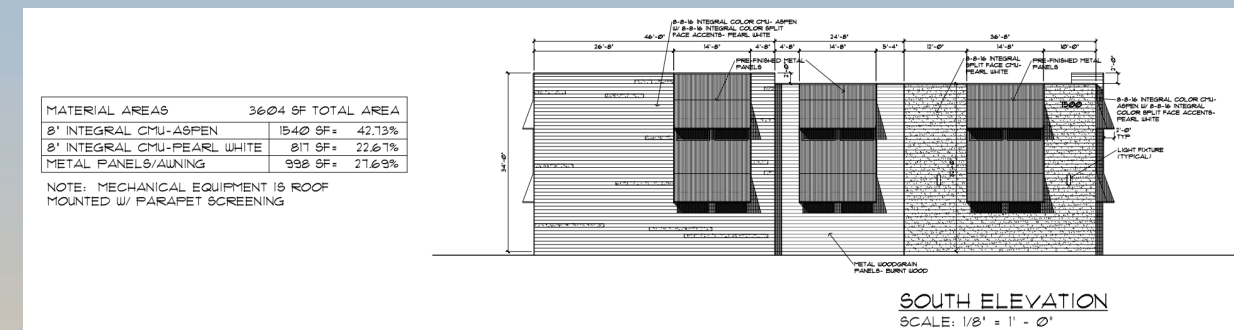
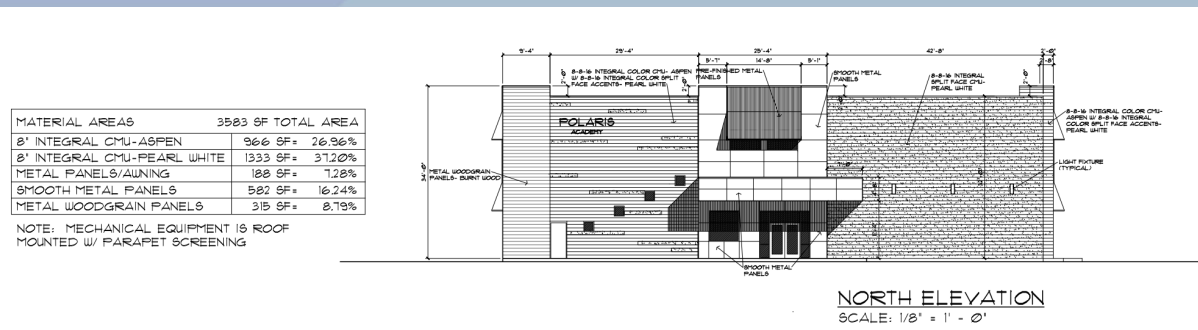
NEW LANDSCAPE LEGEND

- CERCIDILUM PRAECOX
SONORAN PALO VERDE
24" BOX
MATURE: 30"W, 30'T (10)
- PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
36" BOX
MATURE: 30"W, 30'T (34)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (0)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (8)
- NERIUM OLEANDER
PETITE PINK
5 GALLON (96)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (21)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (27)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (69)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
5 GALLON (14)

1/2" MINUS MADISON GOLD (MATCH EXISTING)
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



Elevations





Renderings





Colors and Materials





Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback





DRB25-00179

City of Mesa Fire Medical Station 205



Request

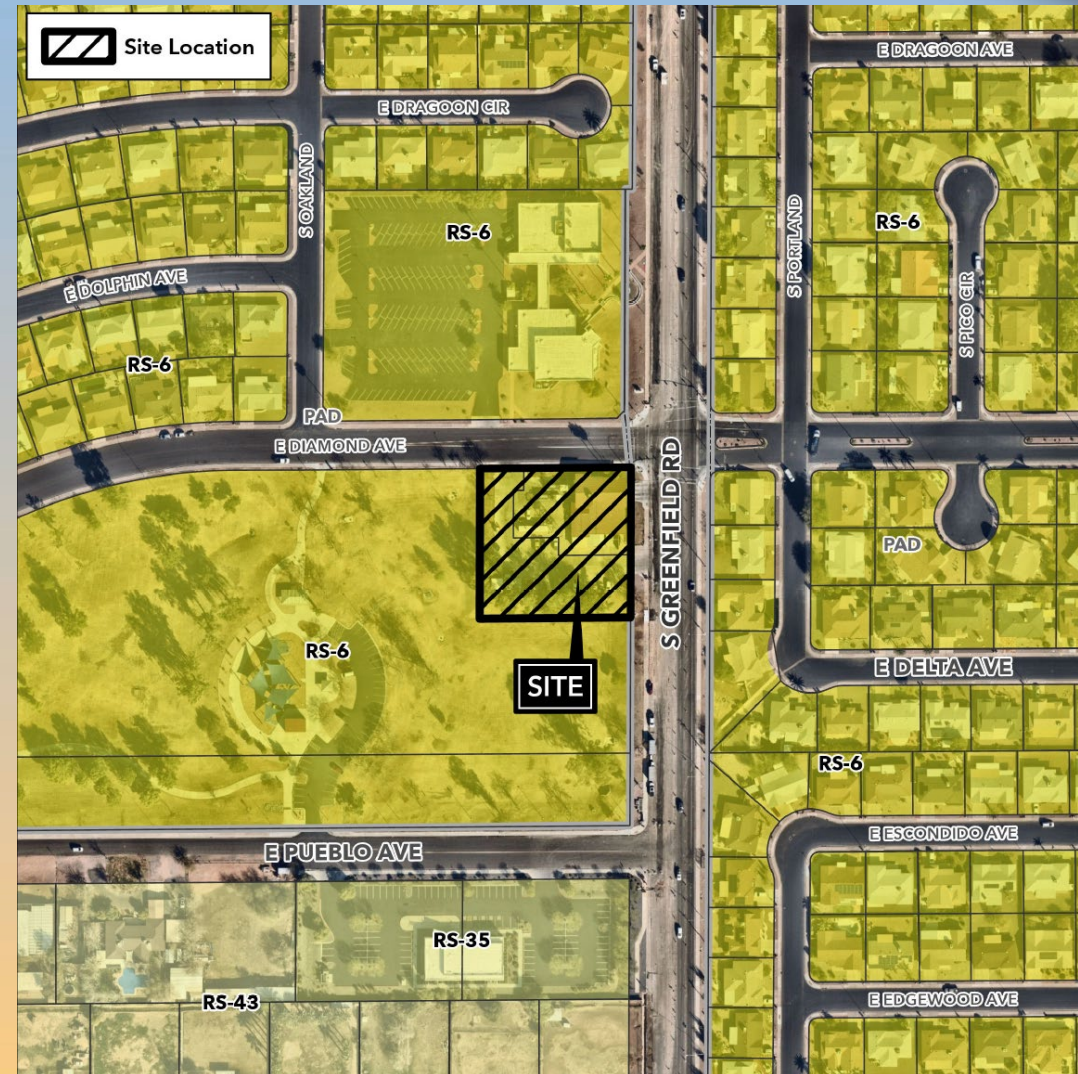
- Design Review
- To allow for a Public Safety Facility





Location

- West side of Greenfield Road
- South of Broadway Road
- South side of Banner Diamond Ave





Site Photo



Looking South from Diamond Ave



Site Photo

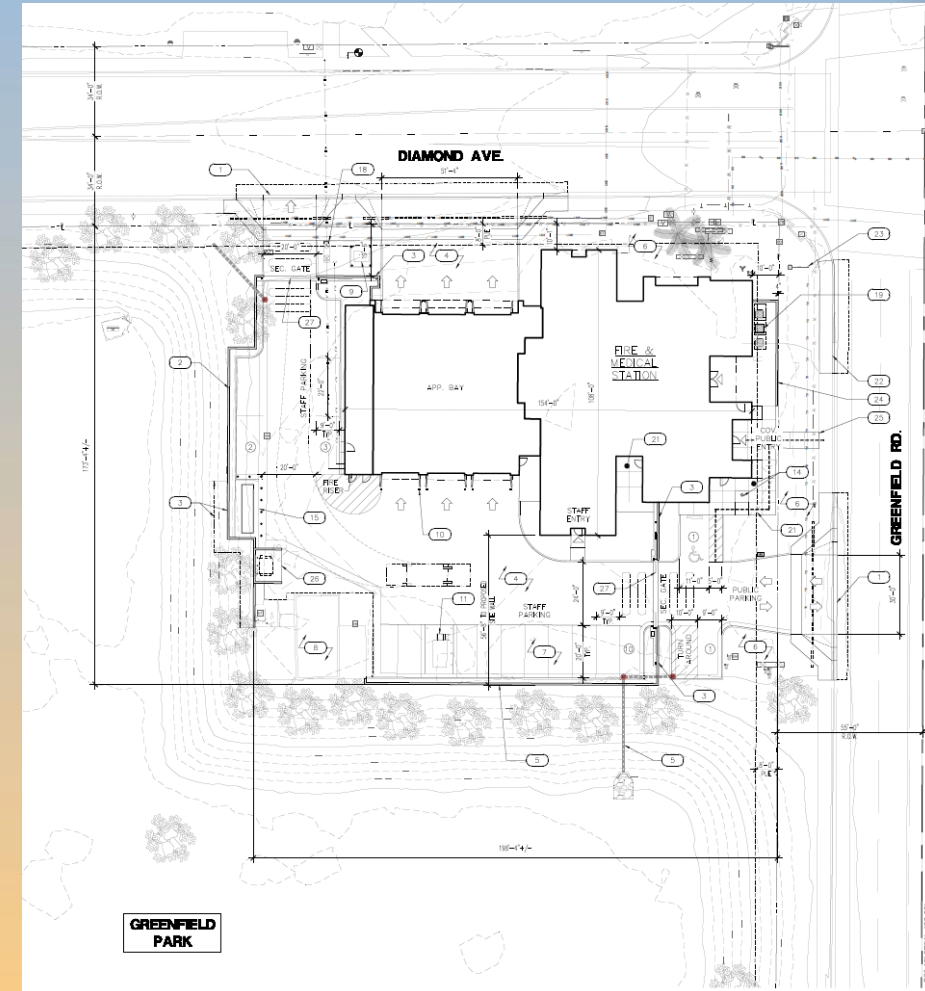


Looking west from Greenfield Road



Site Plan

















- Replacing an existing Fire Station
- Vehicular access to the site is provided from a Greenfield Road
- 17 parking spaces provided

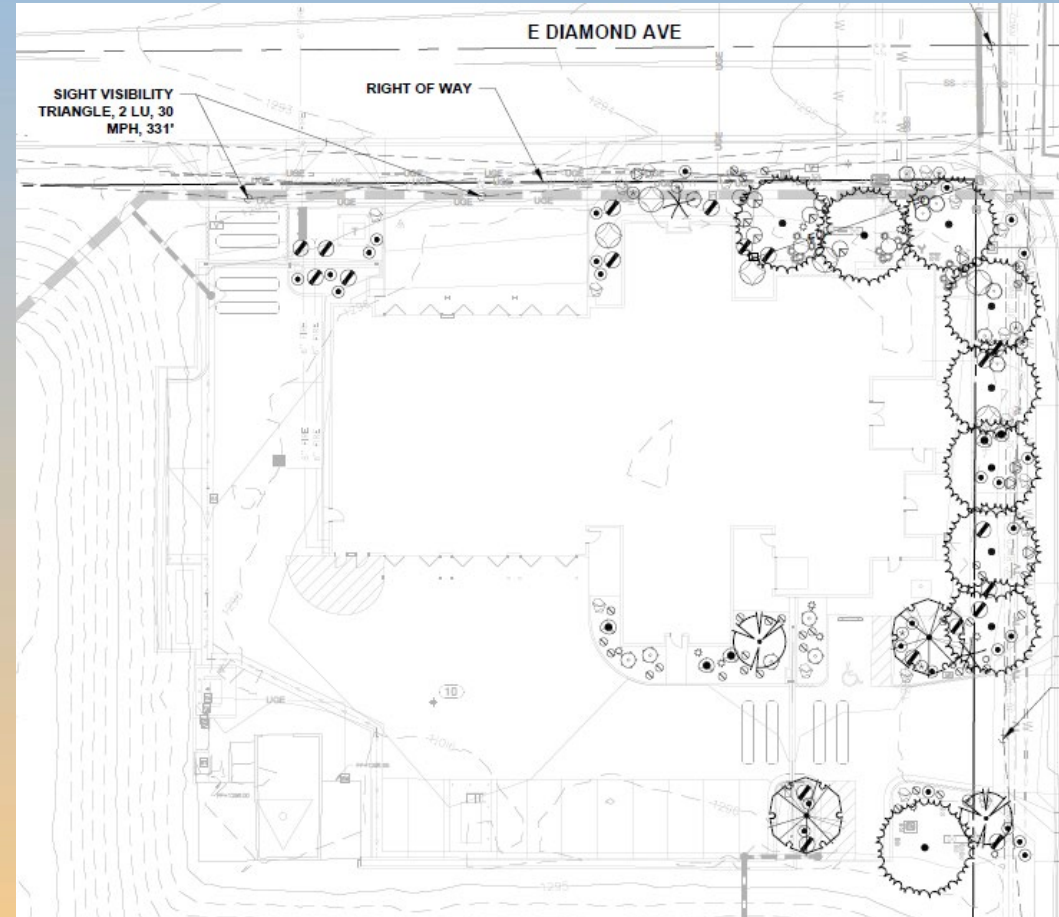




Landscape Plan

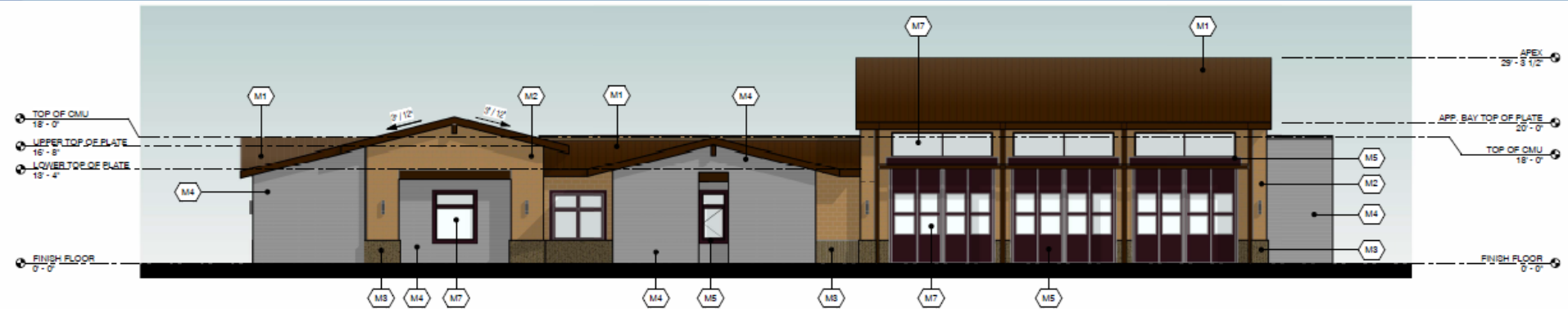
LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	CAESALPINIA CACALACO 'SMOOTHIE' TM	SMOOTHIE CASCALOTE	24"BOX	1.5" CAL.	2
	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	1.5" CAL.	2
	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	24"BOX	1.5" CAL.	9
SHRUBS					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL		5
	DALEA PULCHRA	BUSH DALEA	5 GAL		7
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL		19
	EREMOPHILA HYGROPHANA	EMU BUSH	5 GAL		6
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		6
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		6
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		5
ACCENTS					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		14
	FOUQUIERIA SPLENDENS	OCOTILLO	8-10 CANES		2
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	BRAKELIGHTS RED HESPERALOE	5 GAL		10
	OPUNTIA 'SANTA RITA'	SANTA RITA PRICKLY PEAR	5 GAL		3
GROUNDCOVERS					
	GLANDULARIA GOODDINGII	GOODDING'S VERBENA	1 GAL		33
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		27

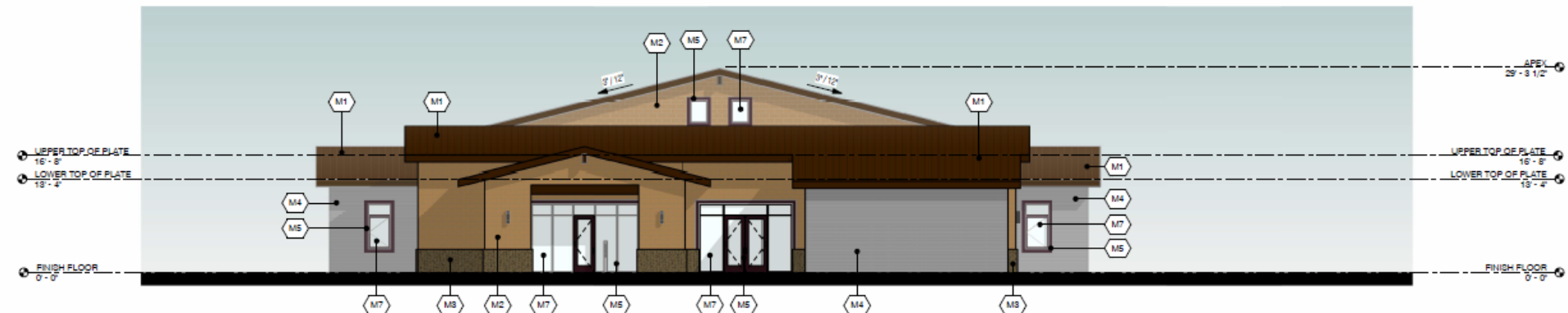




Building Elevations



1 EXTERIOR ELEVATION - NORTH
1" = 10'-0"



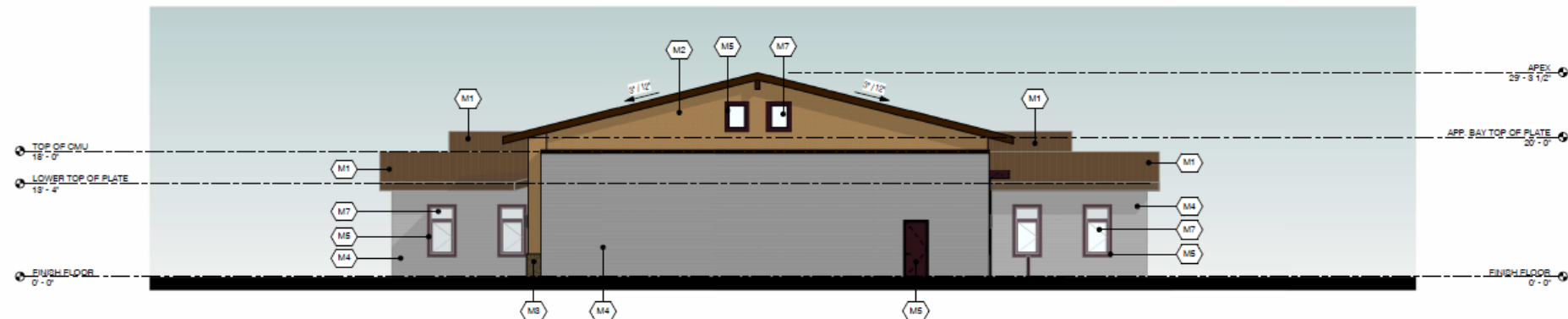
2 EXTERIOR ELEVATION - EAST
1" = 10'-0"



Building Elevations



3 EXTERIOR ELEVATION - SOUTH
1" = 10'-0"



4 EXTERIOR ELEVATION - WEST
1" = 10'-0"



Rendering





Rendering





Rendering





Rendering





Rendering



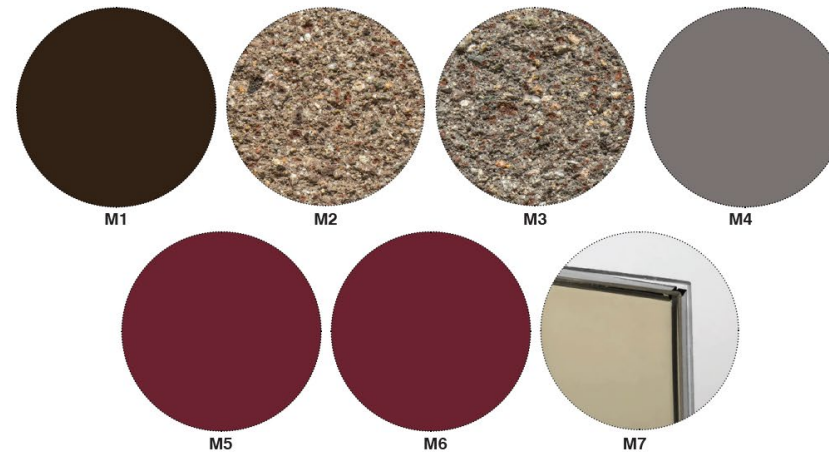


Colors and Materials



Material Legend

1	M1	METAL ROOFING MANF: ATAS COLOR: CLASSIC BRONZE
2	M2	CONCRETE MASONRY UNIT - MESA STONE MANF: SUPERLITE COLOR: MOJAVE BROWN
3	M3	CONCRETE MASONRY UNIT WAINSCOT - MESASTONE MANF: SUPERLITE COLOR: BLACK MOUNTAIN
4	M4	METAL CLADDING, 6" WIDE PLANKS W/ 1/2" GAP MANF: ATAS COLOR: ANCHOR GREY 37
5	M5	DOOR/WINDOW FRAME MANF: TBD COLOR: MATCH ATAS REDWOOD 07
6	M6	APPARATUS BAY DOORS - POWDER COAT MANF: TIGER DRYLAC POWDER COATINGS COLOR: MATCH ATAS REDWOOD 07
7	M7	GLAZING MANF: PPG COLOR: SOLARBAN 70 SOLARBRONZE



FS
205



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback