

# Design Review Board



## *Meeting Minutes*

**Mesa City Council Chambers - Lower Level, 57 East 1st Street  
Date: October 14, 2025 Time: 4:30 p.m.**

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

**MEMBERS PRESENT:**

Vice Chair Kyle Bell  
Boardmember Ryan Circello  
Boardmember Denise Dunlop  
Boardmember Shelly Udall  
Boardmember David Winstanley

**MEMBERS ABSENT:**

Chair Dane Astle  
Boardmember Paul Johnson

**STAFF PRESENT:**

Mallory Ress  
Charlotte Bridges  
Vanessa Felix

**OTHERS PRESENT:**

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

**1 Call meeting to order.**

Vice Chair Bell excused Chair Astle and Boardmember Johnson and welcomed everyone to the meeting at 4:30PM.

**2 Consider the Minutes from September 9, 2025, Design Review Board Meeting.**

A motion to approve the Minutes from the September 9, 2025, Design Review Board Meeting was made by Vice Chair Bell and seconded by Boardmember Circello.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Bell – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

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

- 3a DRB25-00399 "Sun Devil Auto - Signal Butte"** 5.9± acres located approximately 280± feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Design Review of a 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. **(District 5)**

**Staff planner Charlotte Bridges presented the case.**  
See attached presentation.

**Staff planner Charlotte Bridges summarized the case:**

- No comments

- 3b DRB25-00686 "Redhawk - Phase 3"** 187± acres located at the northwest corner of South Sossaman Road and East Elliot Road. Design Review of a Data Center. **(District 6)**

**Staff planner Charlotte Bridges presented the case.**  
See attached presentation.

**Staff planner Charlotte Bridges summarized the case:**

- Replace the Chrysactinia Mexicana "Damianita" shrubs with a hardier shrub better suited for the Arizona environment.
- Add trees and shrubs to the median area located to the south of the Phase 3 mechanical yard.

- 4 Staff Update:** No update

- 5 Adjournment:** Boardmember Winstanley moved to adjourn the meeting and was seconded by Boardmember Circello.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Bell – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

The meeting was adjourned at 5:01 p.m.

Respectfully submitted,



Chair Dane Astle



# DRB25-00399

## Sun Devil Auto



# Request

- Design Review
- To allow for a Minor Automobile/Vehicle Service and Repair facility

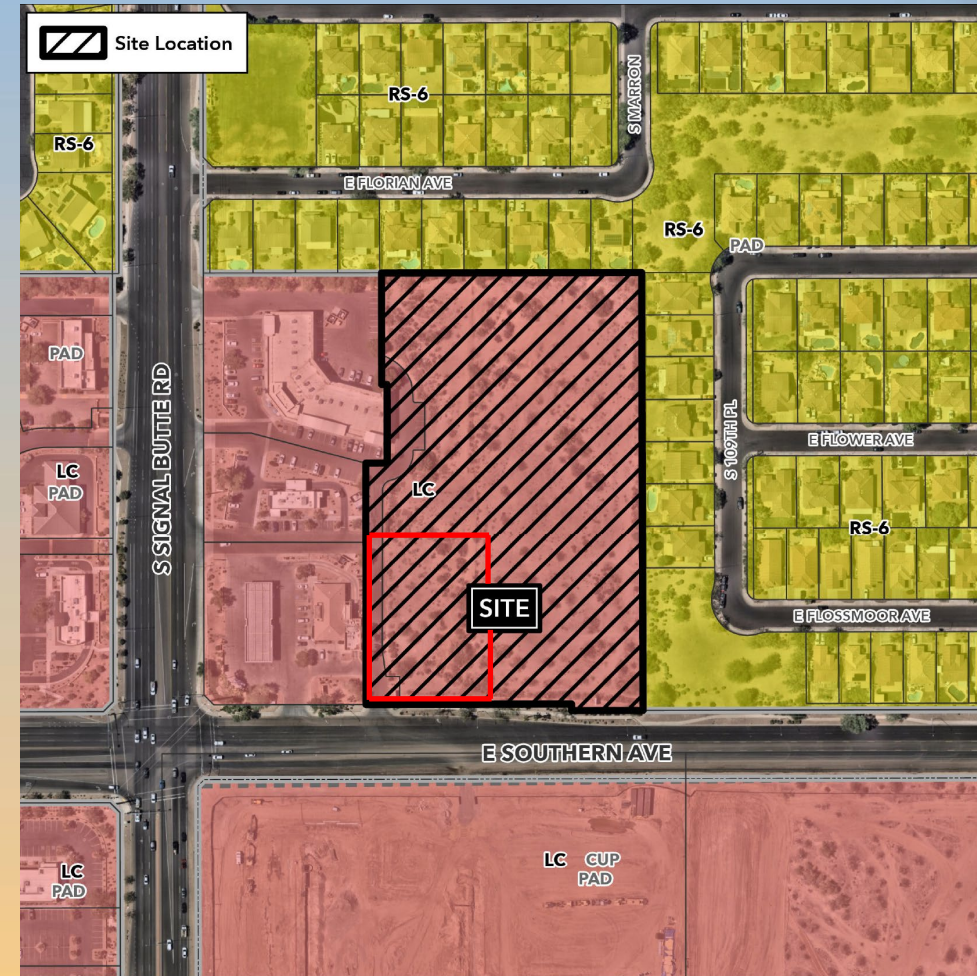






# Location

- 280± ft east of Signal Butte Road
- North side of Southern Avenue







# Site Photo

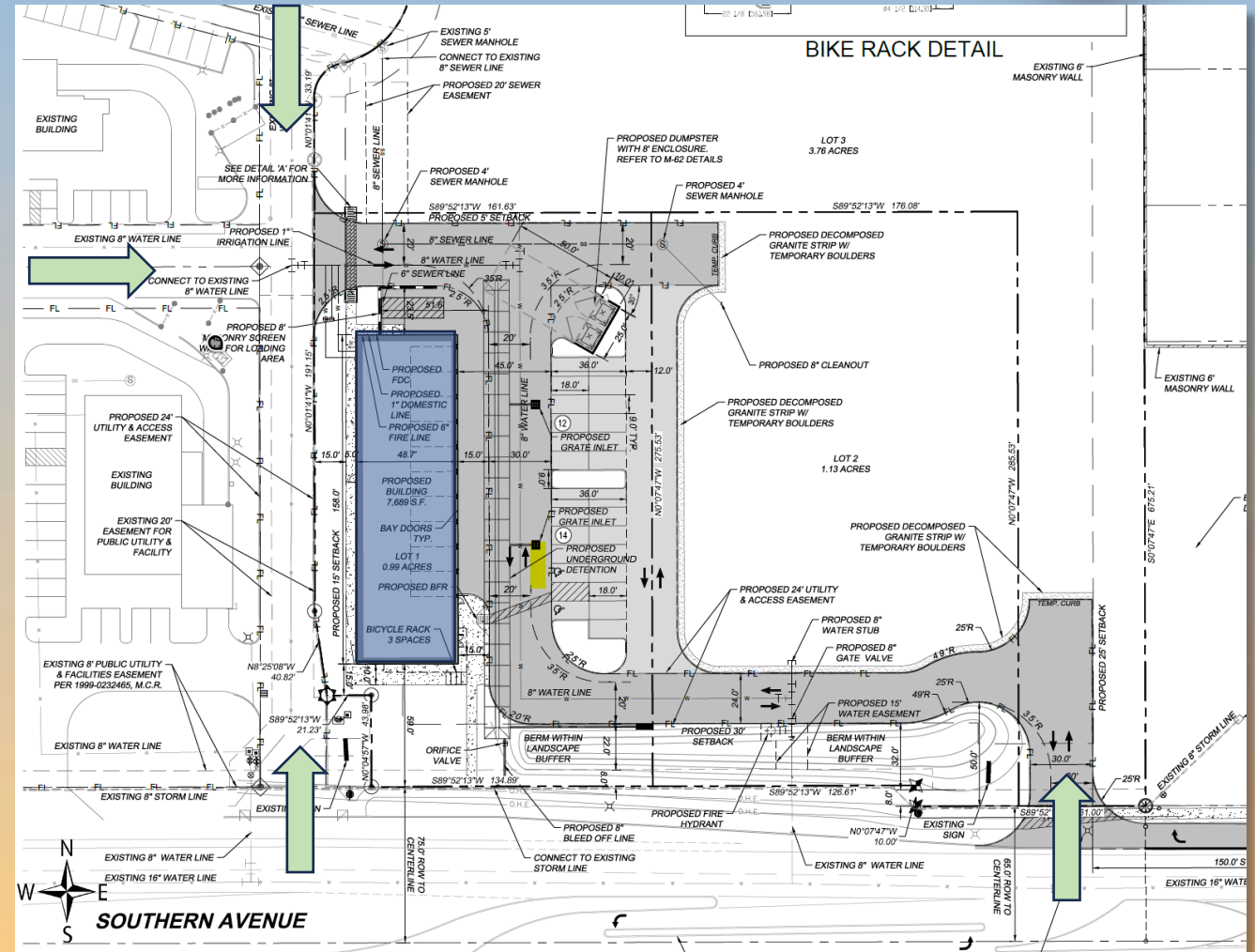


Looking north from Southern Avenue



# Site Plan

- Building Area: 7,689 SF
- Bay doors on the east elevation
- Shared access from Signal Butte Road and Southern Avenue
- 26 Parking Spaces



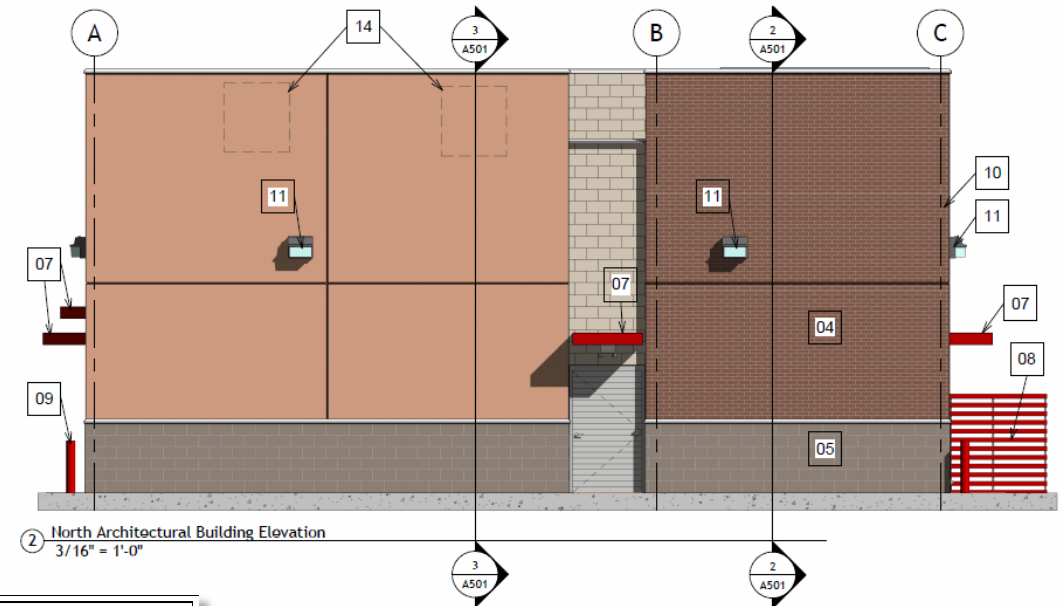
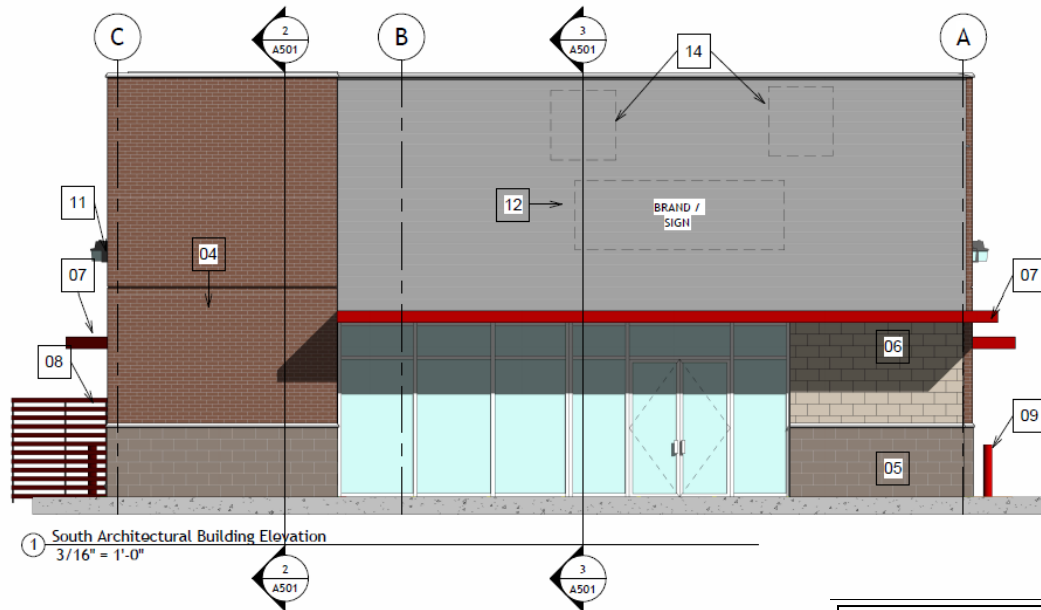




PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE
<b>TREES</b>							
2	CP	Chinese Pistache	<i>Pistacia chinensis</i>	36" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	2800
12	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	12000
7	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	14000
4	PV	Desert Palo Verde	<i>Parkinsonia X 'Desert Museum'</i>	24" tree box	10' ht., 3' spread, matching	Semi-Evergreen 30' x 30'	3600
11	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	36" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	6600
9	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	720
<b>TOTAL SITE CANOPY IN S.F.</b>							<b>39720</b>
<b>SITE CANOPY PERCENTAGE</b>							<b>40%</b>
<b>SHRUBS</b>							
6	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.	2' x 3'	
11	CA	Cowshorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.	10' x 10'	
50	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.	3' x 5'	
35	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.	3' x 5'	
15	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.	5' x 5'	
78	OL	Cleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.	10' x 10'	
4	PA	Parrly's Agave	<i>Agave parryi</i> var. <i>truncata</i>	5 gal.	full, 24" sprd, 36" o.c.	2' x 3'	
53	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora</i> 'PERPA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.	2' x 3'	
23	TB	Turpentine Bush	<i>Ericameria laricifolia</i>	5 gal.	full, 24" o.c.	2' x 2'	
62	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.	4' x 5'	
34	YD	Yellow Dot	<i>Sphagnetocola trilobata</i>	5 gal.	full, 24" o.c.	3' x 3'	
<b>GROUND COVER/VINES/GRASS</b>							
Rock to match adjacent sites, potentially Apache brown 1/2"					match neighbor		
<p>Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.</p>							



# Building Elevations



LEGEND - FINISHES / SURFACES					
LEGEND	DESCRIPTION	N	S	E	W
		1,176.5 s.f.	1,183.4 s.f.	3,514.6 s.f.	3,525.5 s.f.
	METAL (SIGN)	0 SF 0%	482.2 SF 40.7%	233.3 SF 6.6%	0 SF 0%
	BRICK - VENEER	345.8 SF 29.3%	260.9 SF 22.0%	209.2 SF 5.9%	909.8 SF 25.8%
	CMU, SPLITFACE, SW-9173	55.9 SF 4.7%	57.6 SF 4.8%	716.8 SF 20.3%	1,140.4 SF 32.3%
	CMU, SPLITFACE, SW-7025	182.0 SF 15.4%	93.0 SF 7.8%	177.1 SF 5.0%	424.4 SF 12.0%
	PAINTED STUCCO	550.3 SF 46.7%	0 SF 0%	228.6 SF 6.5%	996.5 SF 28.2%





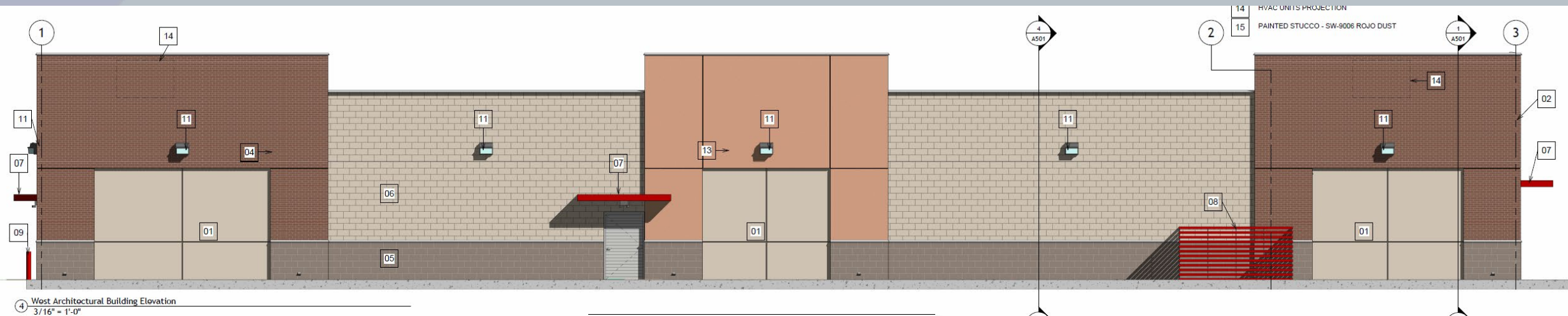
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# Rendering





# Rendering







# Colors and Materials



**PANTONE®**  
7621 C

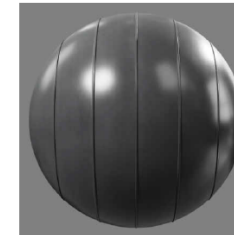
SW 9006

Rojo Dust

CUSTOM BRAND COLOR - PER OWNER

## GENERAL NOTES - ELEVATIONS

- A. EXTERIOR SEALANT SHALL MATCH COLOR OF CMU.
- B. INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D. COORDINATE ANY REQUIRED KNOX BOXES WITH SHUPRE MARSHALL FOR TYPE AND LOCATION.
- E. PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LONON BLOCK SURFACE LUXI SERIES (30-100 SQ FT/GAL).
- 1ST COAT: S-W LONON SELF-CLEANING ACRYLIC COATING-SATIN, LX14-S0 SERIES.
- 2ND COAT: S-W LONON SELF-CLEANING ACRYLIC COATING-SATIN, LX14-S0 SERIES (330-7.0 MILS WET, 2.0-2.5 DRY PER COAT).
- F. ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT (JUNTELS, ROLLARDO, ETC.).
- G. GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STONEFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.



**METAL -**  
WALL PANEL



SW 7025

Backdrop

SW 9173

Shiitake

SW 0039

Mellow Mauve

**CMU -**  
SPLIT FACE

**CMU -**  
SMOOTH

**BRICK -**  
NATURAL





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

***Staff welcomes any feedback***



# DRB25-00686

## Red Hawk Phase 3



# Request

- Design Review
- To allow a Data Center





[illegible]





# Zoning

- Employment Opportunity (EO)
- Includes specific Design Guidelines for Red Hawk
  - Modulation
  - Enhanced entrances
  - Desert tones
  - Enhanced landscaping







# Site Photo



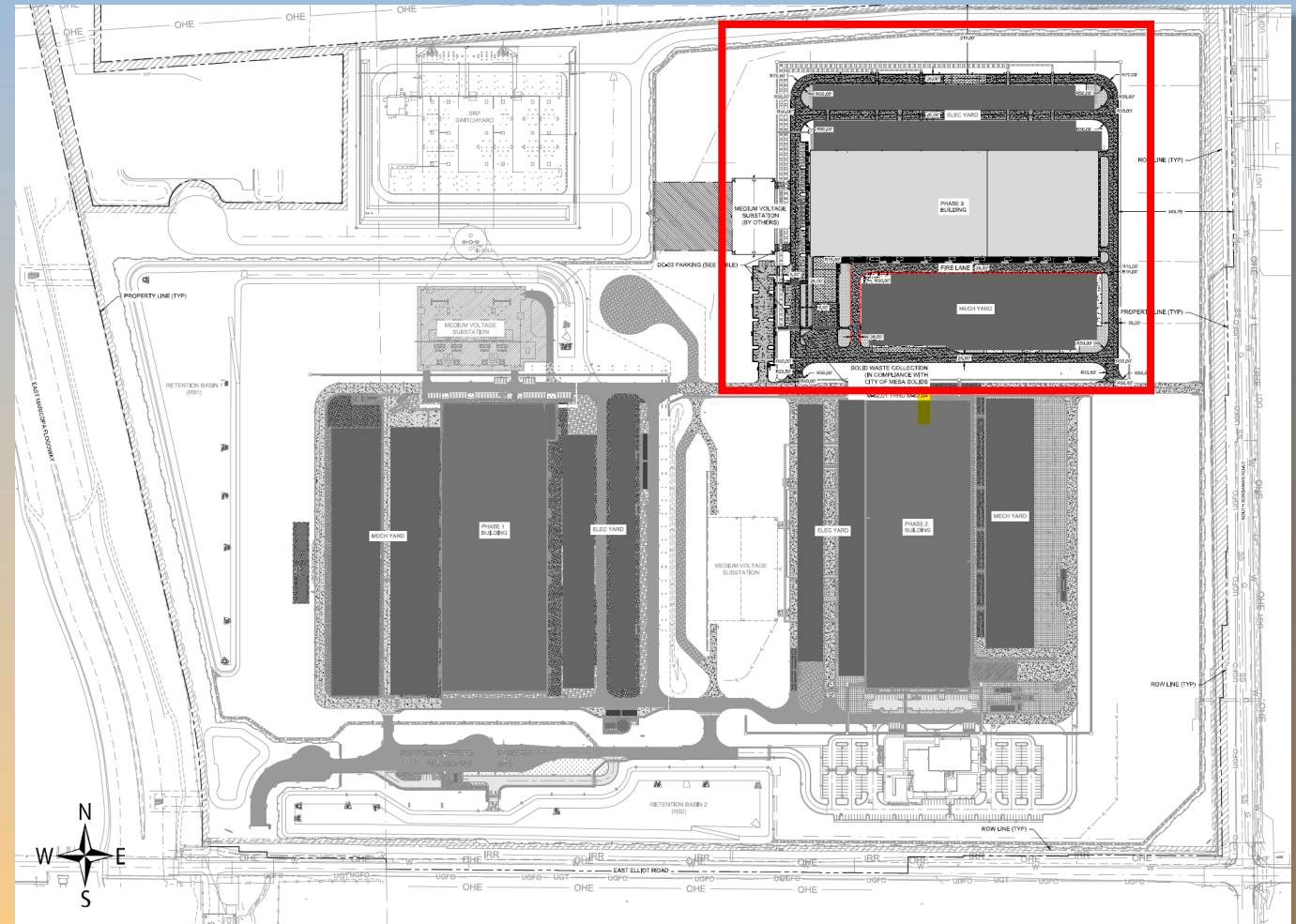
Looking west from Sossaman Road





# Site Plan





- 283,497± SF building
- Building height: 35'-10"
- Phase 3 only
- Data center with associated equipment

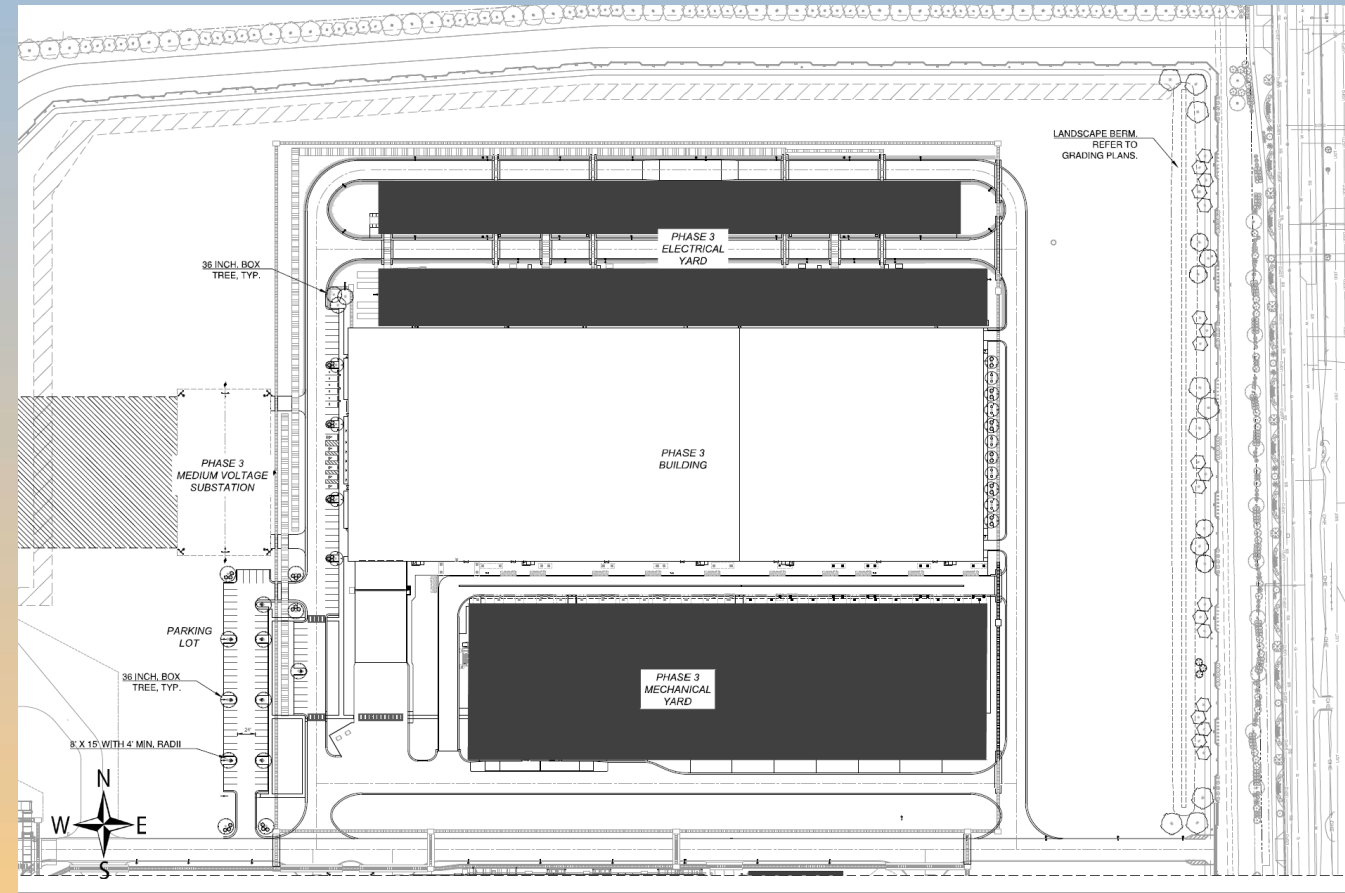




# Landscape Plan

PLANT SCHEDULE 3A

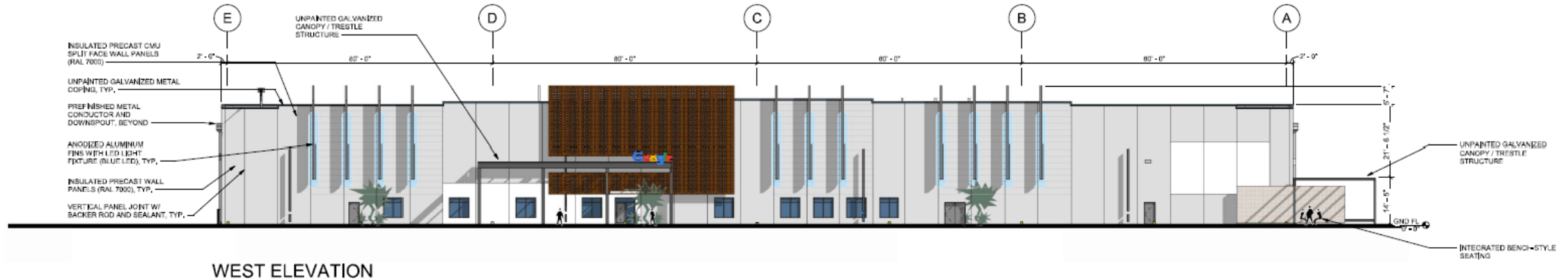
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	CANOPY	MATURE CANOPY SIZE	VEGETATION CREDIT
<b>TREES</b>									
	AW	3	ACACIA WILLARDIANA	PALO BLANCO	24"BOX	CG	10'	235 SF	50 SF EA = 150 SF
	CL	10	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	CG	20'	3,140 SF	25 SF EA = 250 SF
	DS	16	DALBERGIA SISSOO	ROSEWOOD	36"BOX	CG	22'	6,080 SF	50 SF EA = 800 SF
	OT	5	OLNEYA TESOTA	DESERT IRONWOOD	24"BOX	CG	18'	1,270 SF	50 SF EA = 250 SF
	PV	19	PROSOPIS VELUTINA	VELVET MESQUITE	24"BOX	CG	20'	5,966 SF	100 SF EA = 1,900 SF
	TT	6	TIPUANA TIPU	TIPU TREE	24"BOX	CG	25'	2,940 SF	25 SF EA = 150 SF
	UP	9	ULMUS PARVIFOLIA	CHINESE ELM	36"BOX	CG	30'	6,354 SF	50 SF EA = 450 SF
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING		
<b>SHRUBS</b>									
	CM	24	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL	CG	24" o.c.		10 SF EA = 240 SF
	ER	10	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	CG	36" o.c.		10 SF EA = 100 SF
	HP	39	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	CG	80" o.c.		10 SF EA = 390 SF





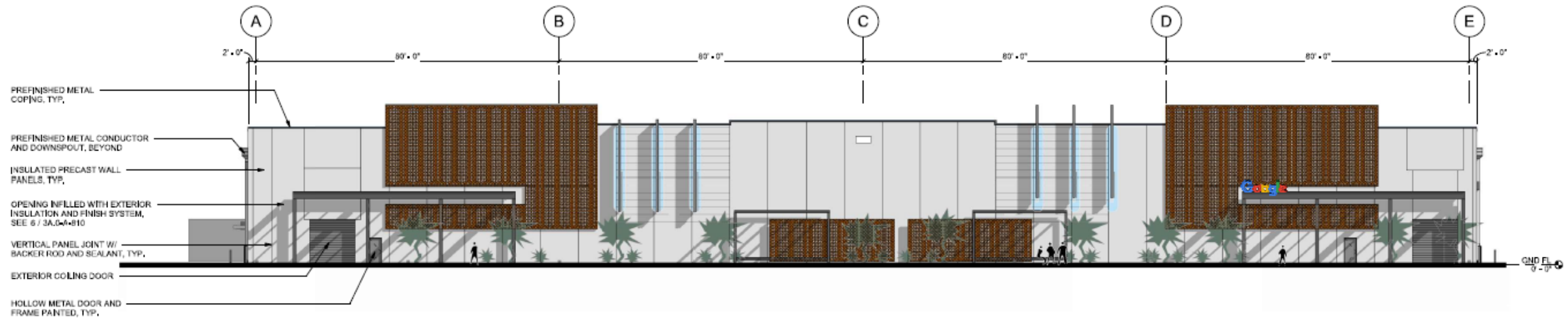


# Elevations





# Elevations

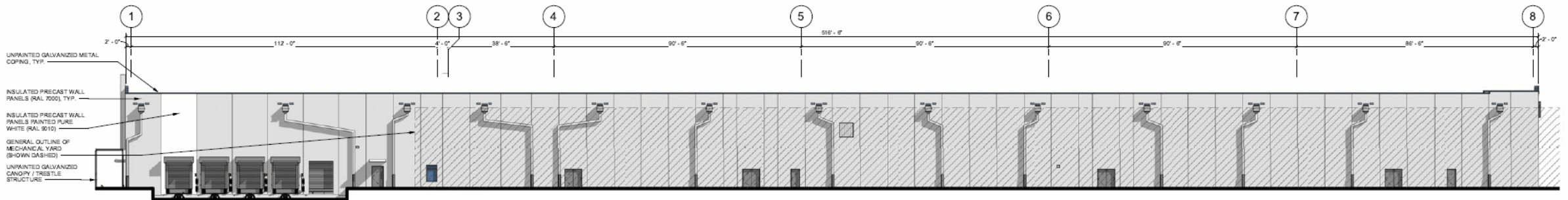


EAST ELEVATION

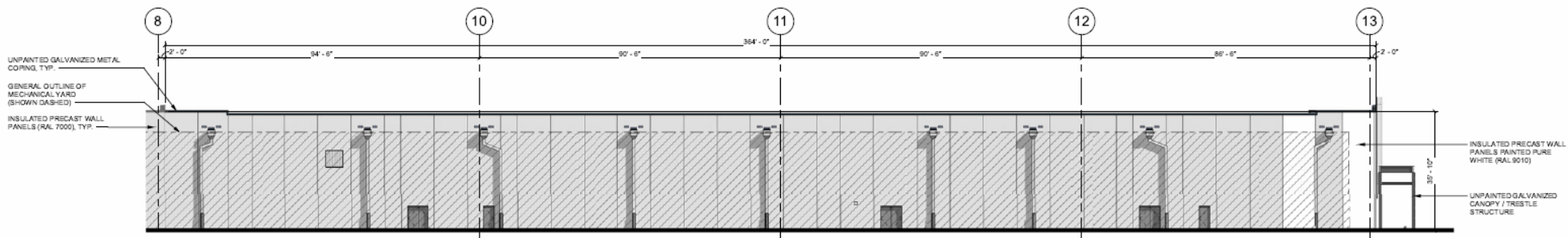




# Elevations



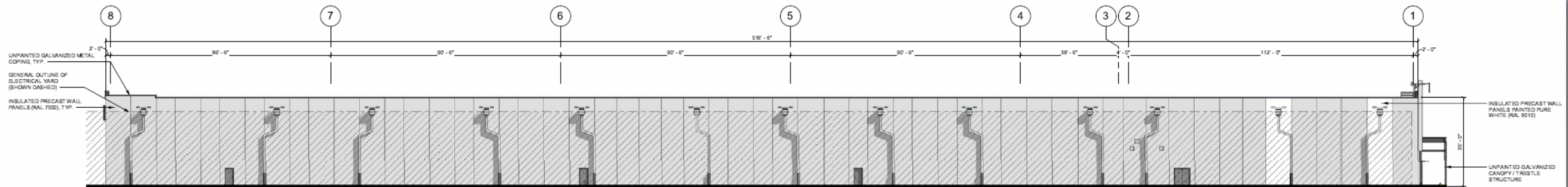
4 - SOUTH ELEVATION



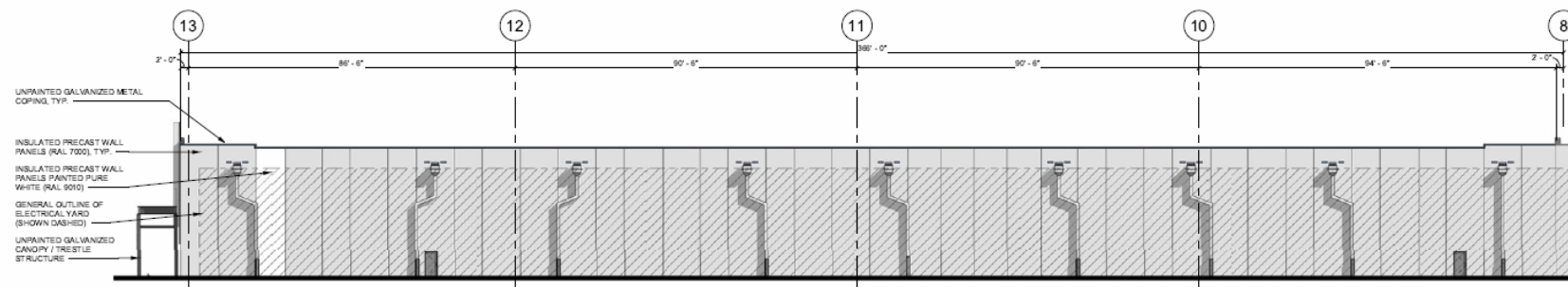
3 - SOUTH ELEVATION (CONTINUED)



# Elevations



2 - NORTH ELEVATION

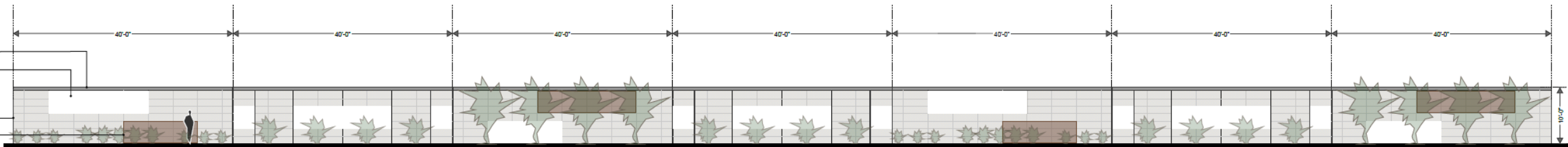


1 - NORTH ELEVATION (CONTINUED)

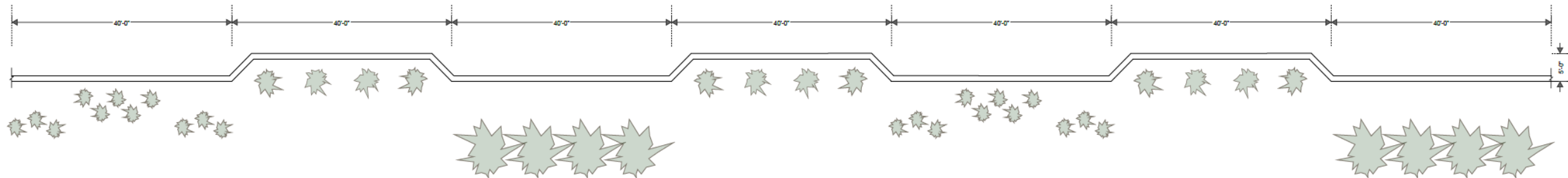




# Wall Detail - Existing



PARTIAL FENCE ELEVATION



PARTIAL FENCE PLAN VIEW



# Rendering



WEST ELEVATION RENDERING



WEST ELEVATION RENDERING





# Rendering



EAST ELEVATION RENDERING

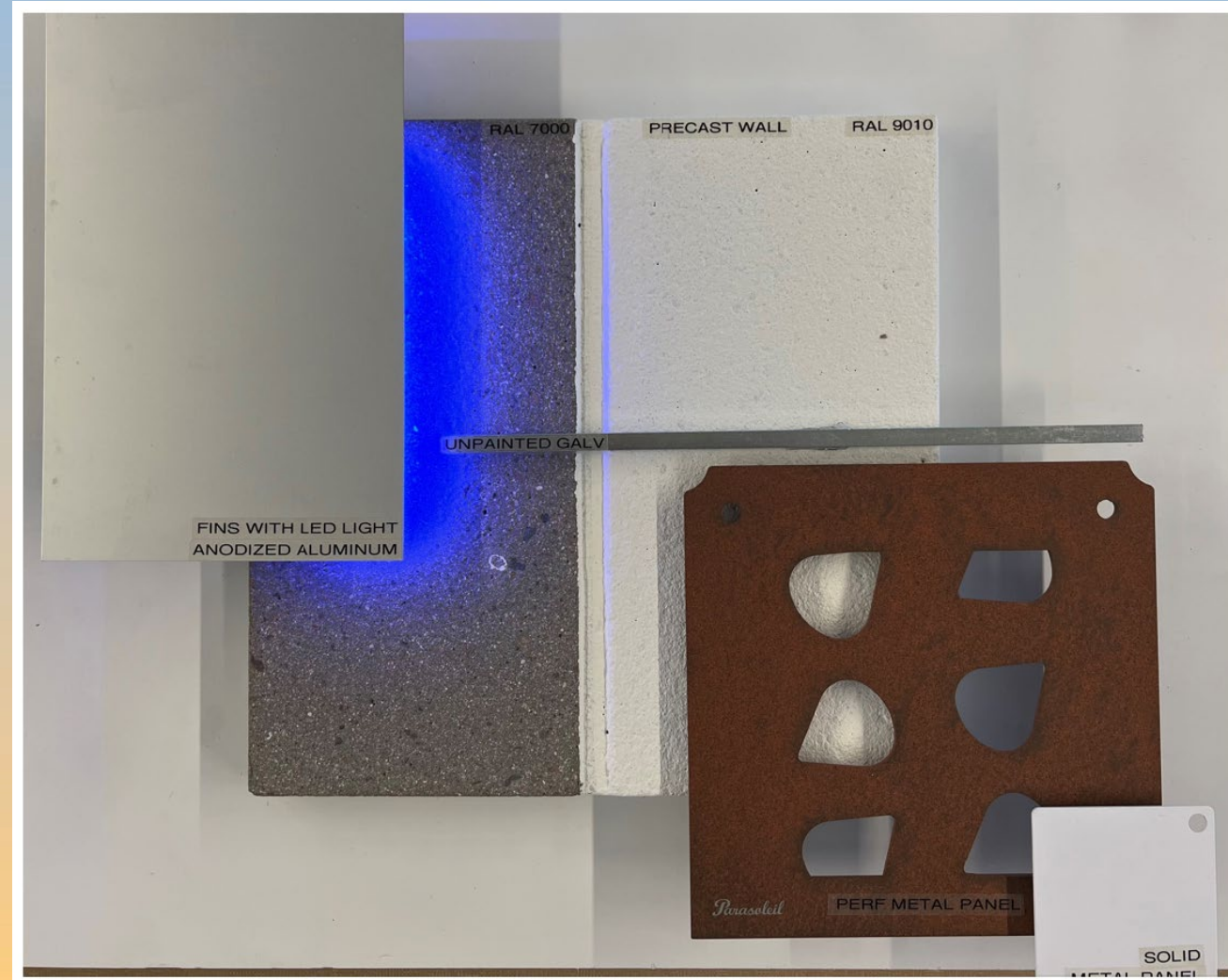


EAST ELEVATION RENDERING





# Color and Material Board







# Alternative Compliance

- ✓ Wall Articulation. Provide at least two changes in plane, texture masonry pattern or equivalent element every 50 feet.
- ✓ Roof Articulation. Provide vertical modulation every 100 feet.
- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



# Findings

Staff is seeking your review and recommendation on the following:

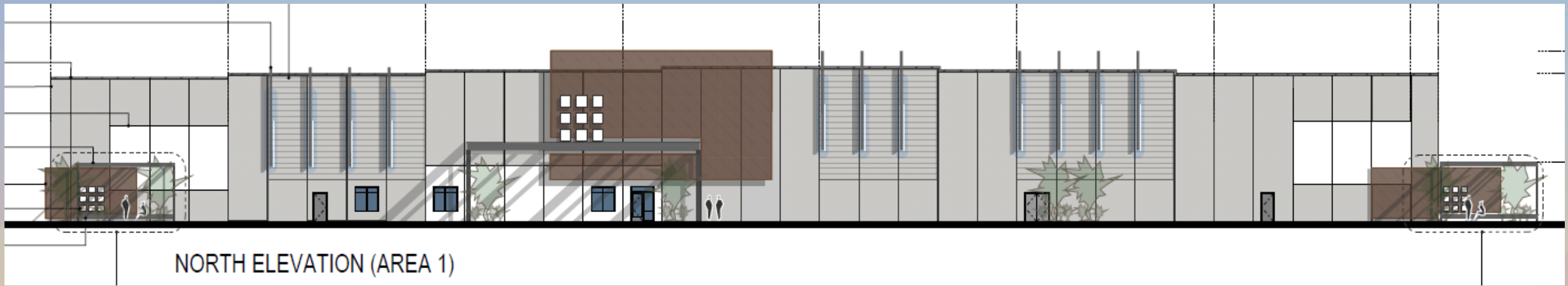
- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

*Staff welcomes any feedback*



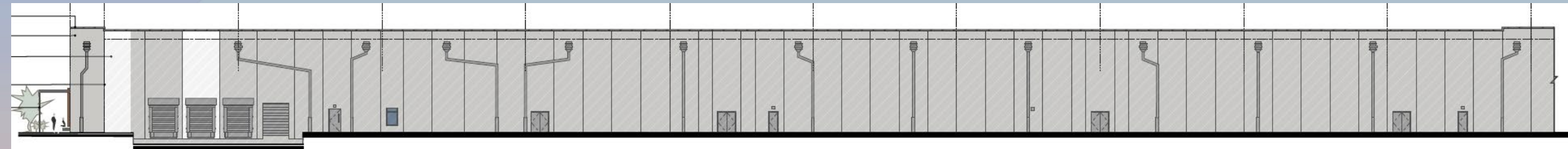


# Red Hawk Phase 1-- Elevations

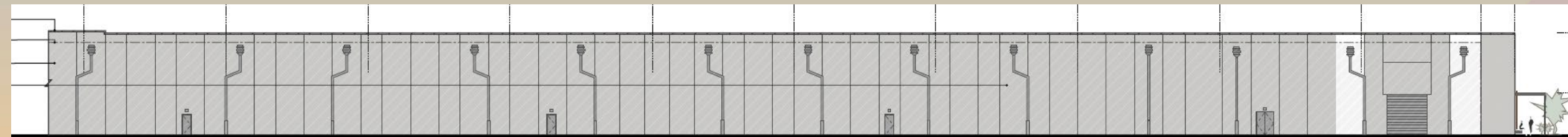




# Red Hawk Phase 1 -- Elevations



EAST ELEVATION (AREA 1 AND 2 - NORTH)

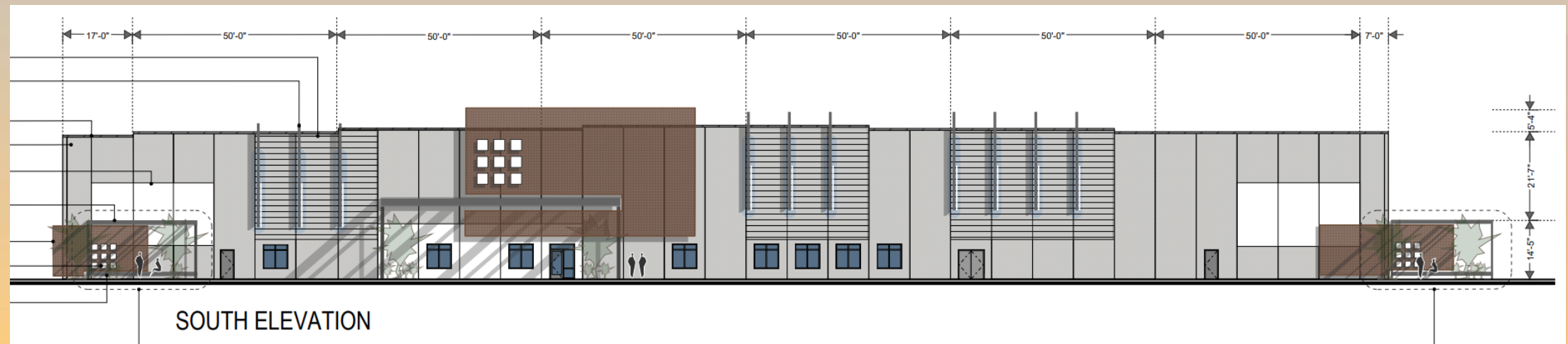
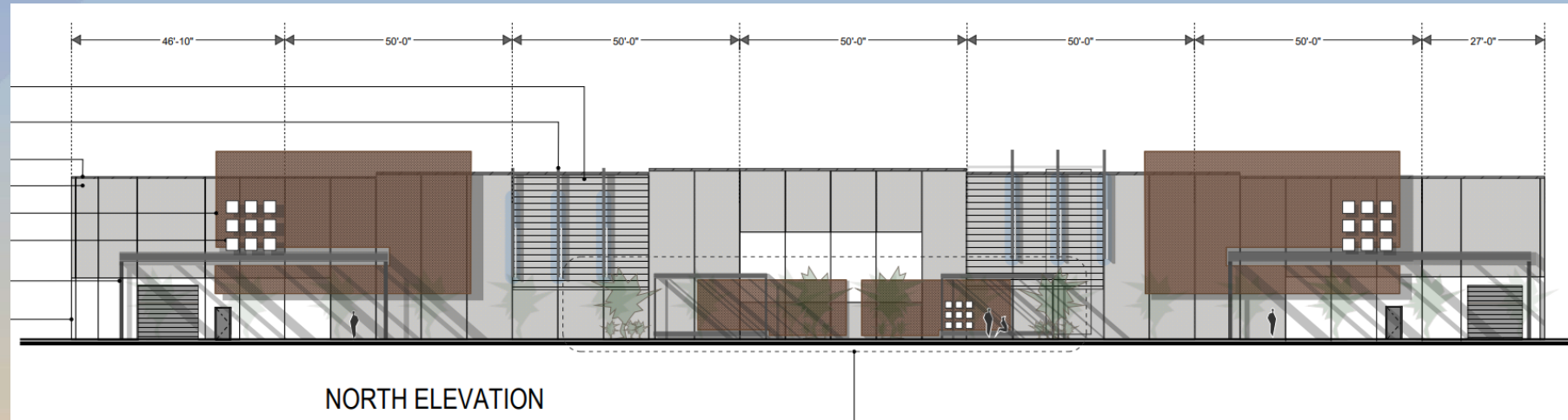


WEST ELEVATION (AREA 1 AND 2 - NORTH)



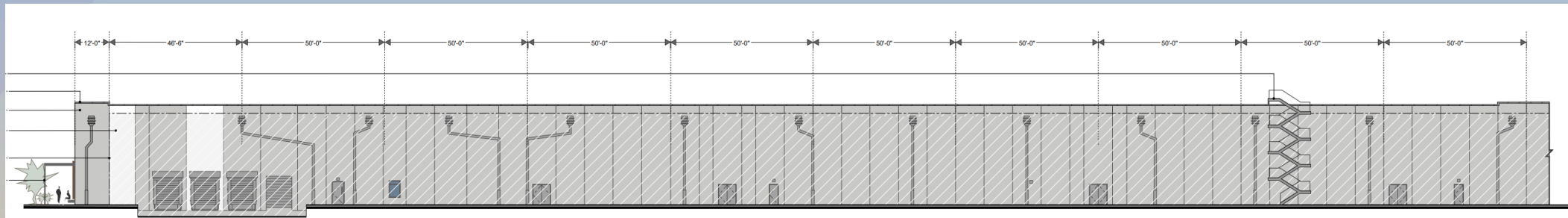


# Red Hawk Phase 2 -- Elevations

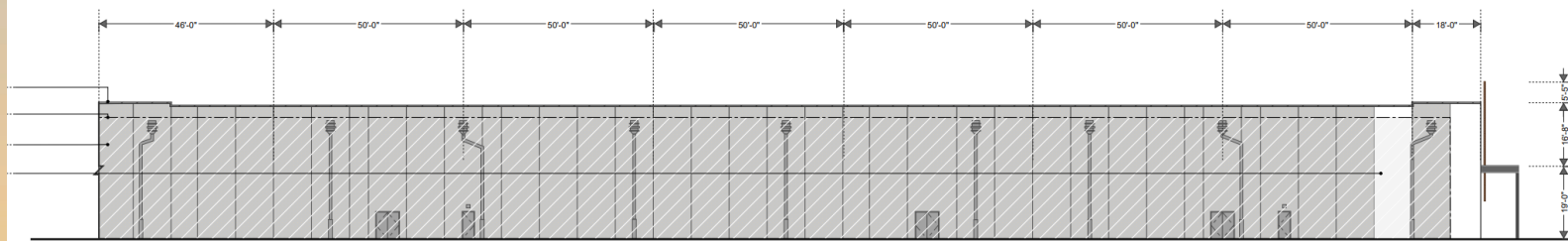




# Red Hawk Phase 2 -- Elevations



EAST ELEVATION

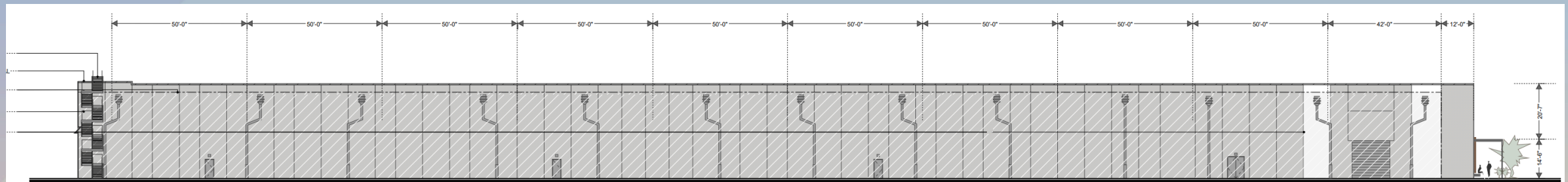


EAST ELEVATION - CONTINUED

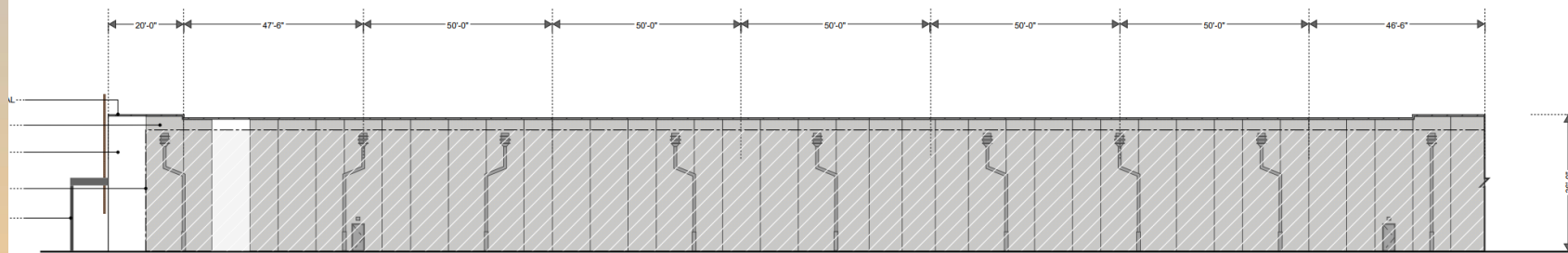




# Red Hawk Phase 2 - Elevations



WEST ELEVATION



WEST ELEVATION - CONTINUED