

City of Mesa

*Mesa Council Chambers
57 East 1st Street*



Meeting Minutes

Tuesday, December 10, 2024

4:30 PM

Lower Council Chambers

Design Review Board

Chair Dane Astle

Vice Chair Justin Trexler

Boardmember Scott Thomas

Boardmember Paul Johnson

Boardmember Kyle Bell

Boardmember Ryan Circello

Boardmember Denise Dunlop

1 Call meeting to order.

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

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

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

Approved (7-0)

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

3-a **DRB24-00979 - "Downtown Revitalization - 45 - 47 W. Main St.,"** 0.1± Acres located at 45 - 47 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facades. Teichman 45 West Main, LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff Planner: Kellie Rorex

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

3-b **DRB24-00980 - "Downtown Revitalization - 113 W. Main St.,"** 0.1± Acres located at 113 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. KDG WED, LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff Planner: Kellie Rorex

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

3-c **DRB24-00981 - "Downtown Revitalization - 117-119 W. Main St.,"** 0.1± Acres located at 117 and 119 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facades. Teichman 117 West Main, LLC, and Teichman 119 West Main, LLC, Owners; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff Planner: Kellie Rorex

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

3-d **DRB24-00982 - "Downtown Revitalization - 149 W. Main St.,"** 0.1± Acres located at 149 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. JERBEC LLC, Owner; Bryce Albretsen, City of Mesa, Applicant. (District 4).

Staff Planner: Mallory Ress

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

- 3-e **DRB24-00983 - "Downtown Revitalization - 155 W. Main St.,"** 0.2± acres located at 155 West Main Street. This request will allow for Design Review for the removal of the colonnade and restoration / renovation of the building facade. DT Mesa Holdco II LLC, Owner; Bryce Albretsen, City of Mesa, Applicant (District 4).

Staff Planner: Jennifer Merrill

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

- 4 Discuss and make a recommendation to City Council on the following Design Review Cases:

- 4-a **DRB23-00692 - "Medina Station,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Design Review for the Medina Station Design Guidelines. Bela Flor Holdings, LLC, Owner; Reese Anderson, Pew & Lake, PLC, Applicant. (District 5).

Staff Planner: Cassidy Welch

Approved (7-0)

DRAFT

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

- 5-a **DRB24-00406 - "Skilled Nursing Facility,"** 2.1± acres located approximately 1,770 feet east of the northeast corner of North Higley Road and East Main Street. Design Review for a Skilled Nursing Facility. (District 2).

Staff Planner: Jennifer Merrill

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

- 5-b **DRB24-00813 - "Hawaiian Bros,"** 0.5± acres located at 1440 West Southern Avenue. Design Review for a Limited-Service Restaurant with Drive-Thru Facilities. Unified Southern CJ, LLC, Owner; Tim Flynn, Stine Enterprises, Inc., Applicant. (District 3).

Staff Planner: Tulili Tuiteleleapaga-Howard

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

- 5-c **DRB24-00823 - "The Nox,"** 6.2± acres located approximately 2,900 feet east of the northeast corner of East Ray Road and South Power Road. Design Review for a Large Scale Commercial Recreation development. GIA 394 LLC, Owner, Vince Di Bella, Adaptive Architects, Applicant (District 6).

Staff Planner: Joshua Grandlienard

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

- 5-d **DRB24-00860 - "McDonald's - Power and Elliot,"** 0.73± acres approximately 200 feet from the southeast corner of East Elliot Road and South Power Road. Design Review for a Limited Service Restaurant with Drive-thru Facilities. Avalon Ranch, LLC, Owner; Alex Hayes on behalf of Withey Morris, PLC, Applicant. (District 6).

Staff Planner: Noah Bulson

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

- 5-e **DRB24-00921 - "Marriot StudioRes Power Road,"** 2.5± acres site at 5341 S Power Road. Design Review for a Hotel. Kelly Bell, Applicant, Concord WP COL MESA LLC, Owner (District 6).

Staff Planner: Joshua Grandlienard

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

- 5-f **DRB24-01010 - "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Design Review for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; James Rogers, Davis Signs & Graphics, Applicant. (District 5).

Staff Planner: Cassidy Welch

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

6 Adjournment.

Approved (7-0)

*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.