

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 57 East 1st Street
Date: June 10, 2025 Time: 4:30 p.m.**

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

MEMBERS PRESENT:

Vice Chair Justin Trexler
Boardmember Scott Thomas
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop

MEMBERS ABSENT:

Chair Dane Astle
Boardmember Paul Johnson

STAFF PRESENT:

Evan Balmer
Mallory Ress
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

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

1 Call meeting to order.

Vice Chair Trexler excused Chair Astle and Boardmember Johnson and welcomed everyone to the meeting at 4:31 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 Circello and seconded by Boardmember Dunlop.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

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

- 3a 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. City of Mesa, Owner; Juan Rivas, Applicant. **(District 2)**

Staff planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- No comments

A motion to approve case DRB25-00179 was made by Boardmember Thomas and seconded by Boardmember Bell.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

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

- 4a DRB24-00996 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Design Review for a 15-unit multiple residence development. 623 S Mesa LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant. **(District 4)**

Staff planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- Tiered garden concept is nice, provide larger area
- Increase the area of the amenity space, too tight between the buildings
- Cubelike; not enough movement
- Needs additional movement on the non-garage side
- Wall articulation – 2nd story bump out 12" instead of 6"
- Vertical siding material should be at least 25% for the entry elevation
- Be mindful of long-term maintenance of colors
- Remove colors from top hats
- Paint SES to match adjacent walls
- Planters are tight
- Swap the sidewalks at the perimeter for the planters so that there is more space for landscaping

- Oaks drop sap, also Oaks near the parking areas are problematic
- Taller trees needed

- 4b DRB24-01050 "Beverly Apartments,"** 1.3± acres located at 120 North Beverly. Design Review for a 36-unit multiple residence development. MESA ARC, Owner; Perlman Architects, Tristram Kesti, Applicant. **(District 4)**

The following citizens offered comments in favor of DRB24-01050:

- Mike Ziegler, 1019 W 2nd Street.

Staff planner Evan Balmer presented the case.

See attached presentation.

Staff planner Evan Balmer summarized the case:

- Consider replacing the Live Oak trees with a different species, particularly adjacent to parking and pedestrian areas, as Live Oak trees drop sap
- Look for opportunities to increase the size of the planters on the south side of the building
- Current planters are too small for proposed trees; Utilize tree species with more verticality adjacent to the building

- 4c DRB25-00083 "Culver's,"** 1.5+ acres located approximately 850 feet west of the northwest corner of East McKellips Road and North Gilbert Road. Design Review for an approximately 4,100 square-foot limited-service restaurant with drive-thru facilities. Boardwalk Equities, LLC, Owner; Catherine Atchley, Atwell, LLC, Applicant. **(District 1)**

Staff planner Tulili Tuiteleleapaga-Howard presented the case.

See attached presentation.

Staff planner Tulili Tuiteleleapaga-Howard summarized the case:

- Prepare and paint the corrugated metal accents properly to ensure longevity
- Provide the vine proposed for the trellis feature and ensure a hearty vine is used
- Provide additional planters at the south side of the building include trees like sephora or ghost gum with other plant material

- 5 Staff Update:** Vice Chair Trexler, Boardmember Thomas and Boardmember Circello received awards for their years of service.

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

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

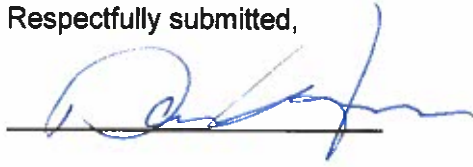
ABSENT – Astle – Johnson

ABSTAINED – None

The meeting was adjourned at 5:27 p.m.

City of Mesa – Design Review Board – June 10, 2025 – Meeting Minutes

Respectfully submitted,



Chair Dane Astle



DRB25-00179

City of Mesa Fire Medical Station 205



Request

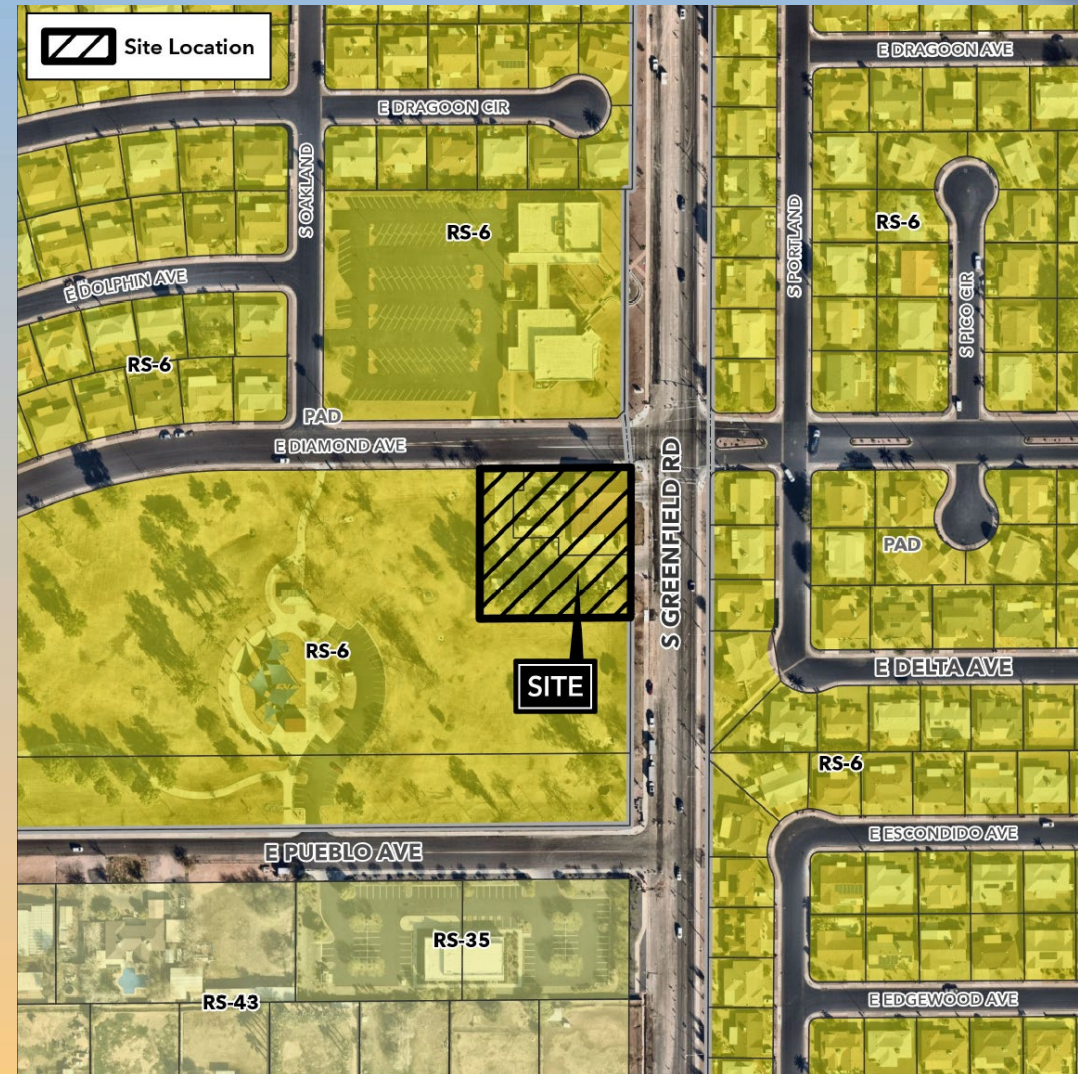
- Design Review
- To allow for a Public Safety Facility





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

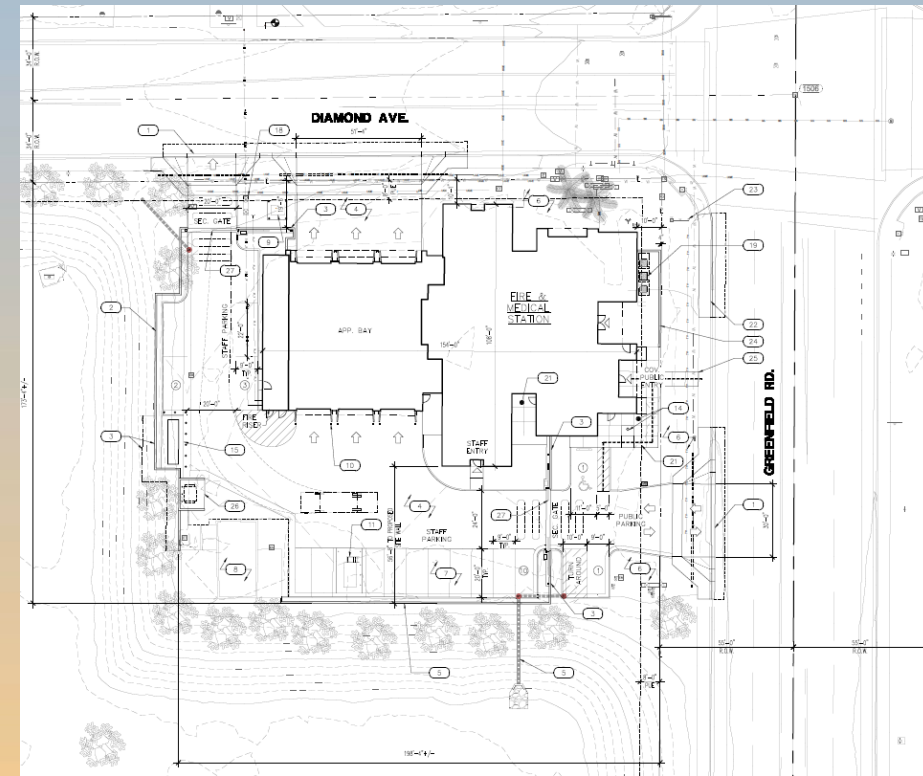


Looking west from Greenfield Road



Site Plan

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

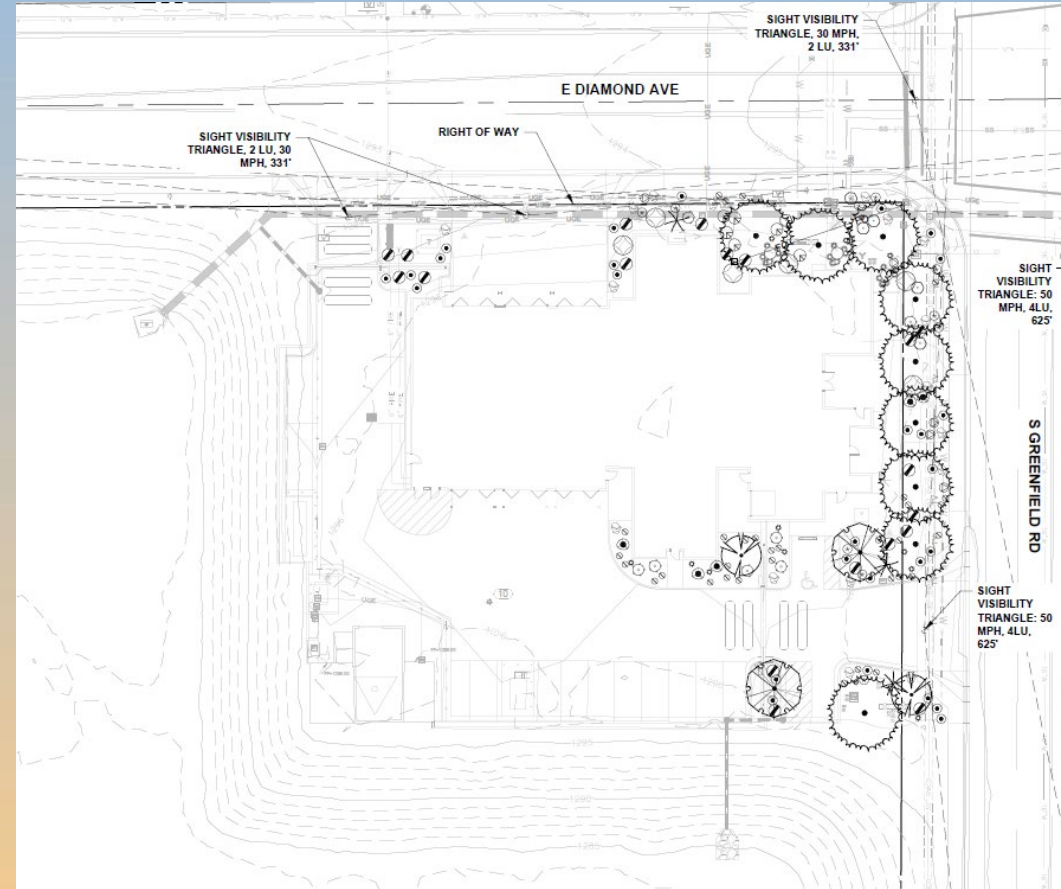




Landscape Plan

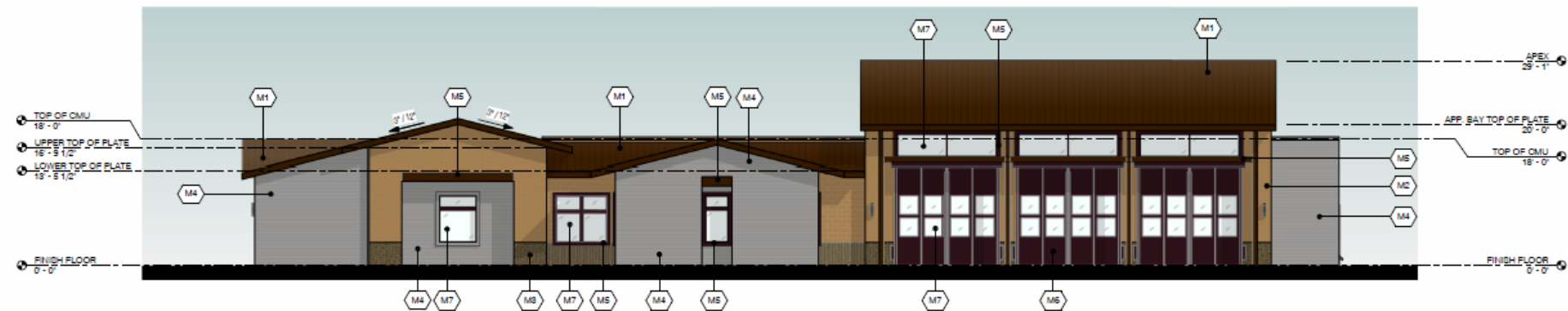
LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	CAESALPINIA CACALACO 'SMOOTHIE'™	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'™	BRAKELIGHTS RED HESPERALOE	5 GAL		10
	OPUNTIA 'SANTA RITA'	SANTA RITA PRICKLY PEAR	5 GAL		3
GROUNDCOVERS					
	GLANDULARIA GOODINGII	GOODING'S VERBENA	1 GAL		33
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		27

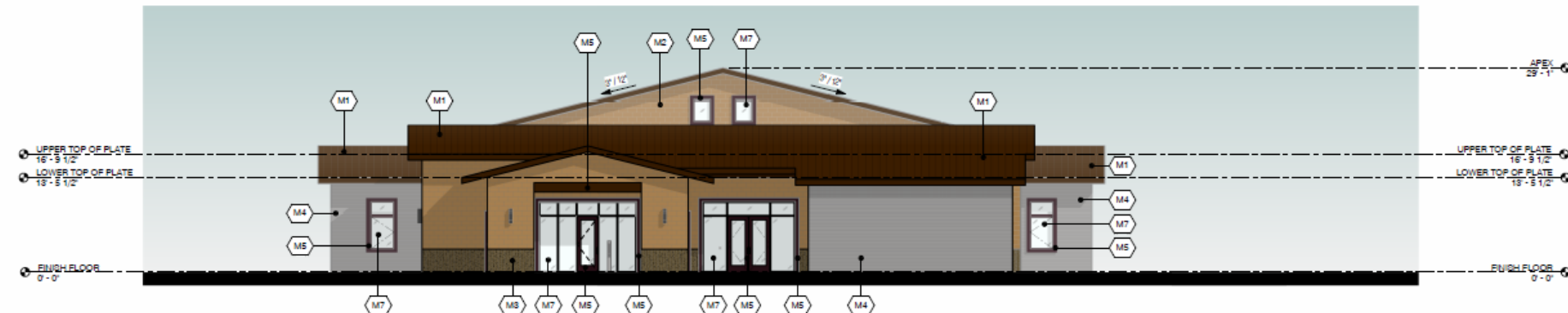




Building Elevations



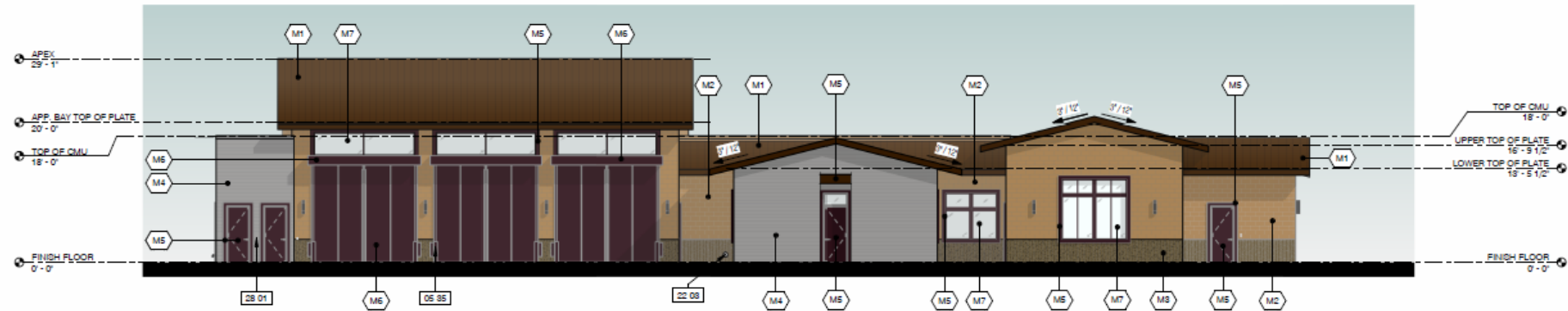
1 EXTERIOR ELEVATION - NORTH
 1" = 10'-0"



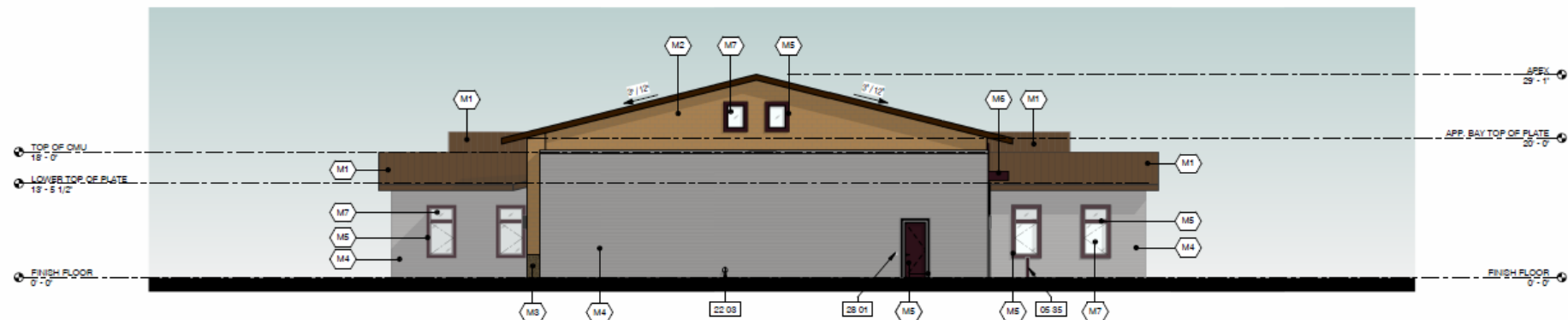
2 EXTERIOR ELEVATION - EAST
 1" = 10'-0"



Building Elevations



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



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



Rendering





Rendering





Rendering





Rendering





Rendering



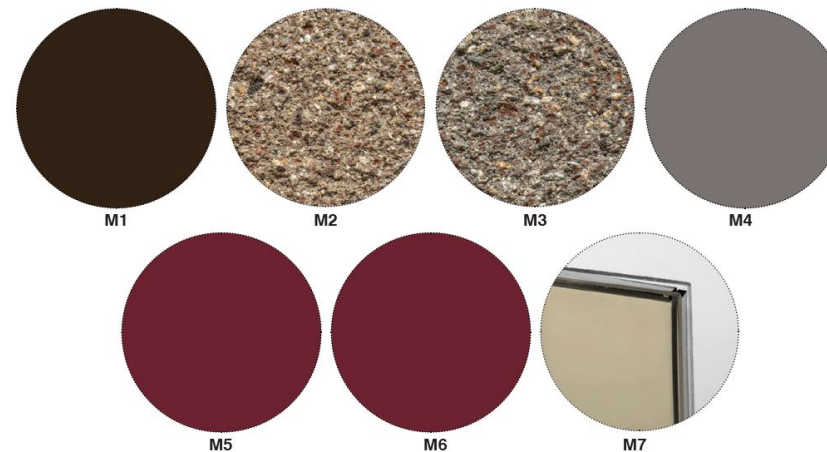


Colors and Materials



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 approval on the following:

- ✓ Proposed building elevations and landscape design

Staff recommends Approval with Conditions



DRB24-00996

623 S Mesa Dr

Jennifer Merrill, Senior Planner

June 10, 2025



Request

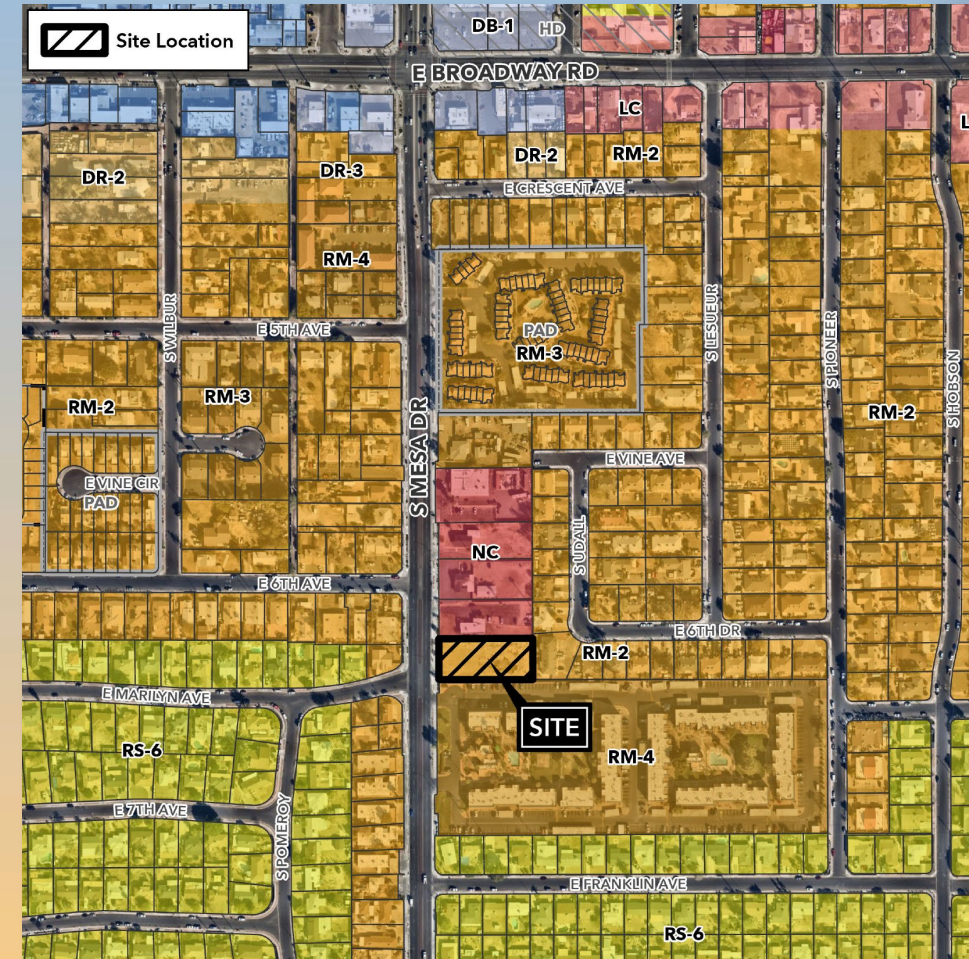
- Design Review
- To allow for a 15-unit multiple residence





Location

- South of Broadway Road
- East side of Mesa Drive





Site Photo



Looking east from Mesa Drive



Site Photo

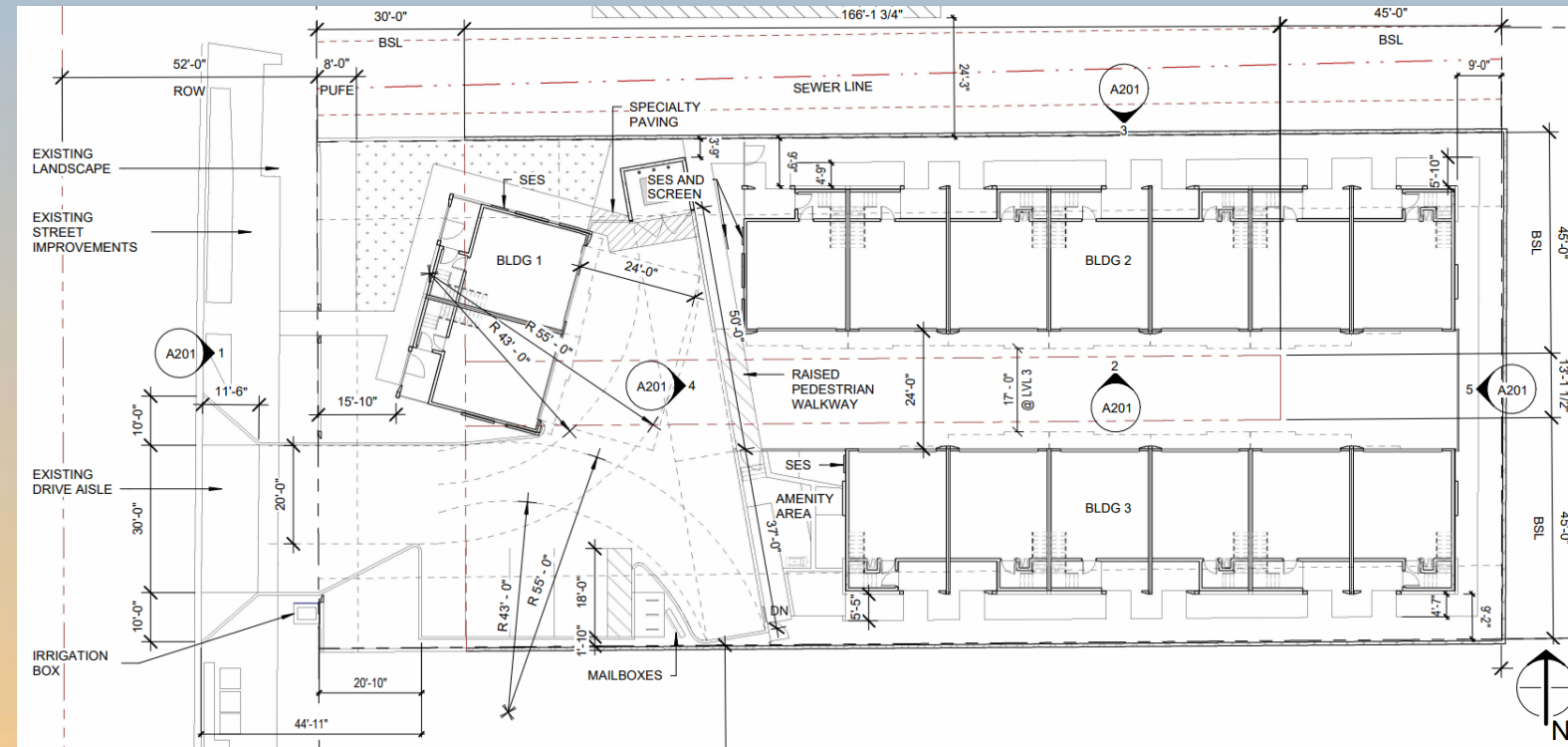


Looking southeast from Mesa Drive



Site Plan

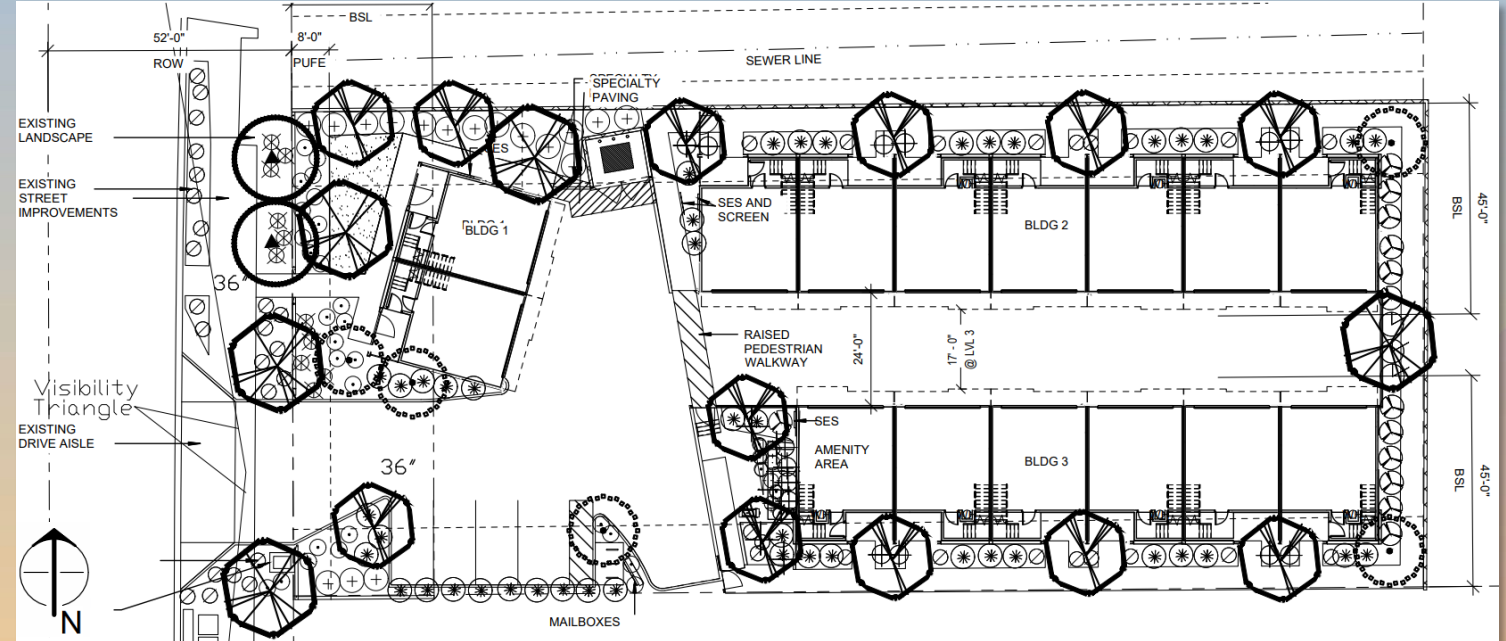
- Three 3-story buildings
- 15 townhome units
- Access from Mesa Dr
- 24-ft-wide central drive provides access to garages
- Pedestrian walkways
- Amenity area
- 30 garage spaces + 4 guest spaces (32 required)





Landscape Plan

PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)	QUANTITY
EXISTING TREES				
(A)		Pistacia a. 'Red Push' Red Push Pistache	Existing to remain in place Mature 25' 30' (707 S.F.)	2
TREES				
(1)		Pistacia a. 'Red Push' Red Push Pistache	Mature 25' 30' (707 S.F.) 24" Box 10' 4' 1.5" 4 36" Box 12' 8' 3" 1 Double-Staked Typ.	4
(2)		Pistacia lentiscus Mastic Tree	Mature 25' 24' (79 S.F.) 36" Box 10' 6' 3" 1 Double-Staked Typ.	5
(3)		Quercus virginiana Heritage Live Oak	Mature 25' 24' (491 S.F.) 24" Box 9' 4' 1.25" 11 36" Box 13' 8' 2.75" 1 Double-Staked Typ.	1
LARGE SHRUBS				
(4)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	37
(5)		Olea europaea 'Little Olie' Little Olie	5 Gallon	45
(6)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	17
MEDIUM AND SMALL SHRUBS				
(7)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	10
(8)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	27
(9)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	11
GROUNDCOVERS				
(10)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	43
ACCENTS				
(11)		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	25
(12)		Muhlenbergia rigida 'Nashville' Nashville Deer Grass	5 Gallon	4
(13)		Justicia californica Chuperosa	5 Gallon	4
(14)		Dietes bicolor Fortnight Lily	5 Gallon	5
LANDSCAPE MATERIALS				
(15)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
(16)		Concrete Header	4" x 6", Curbstyle 2" Deep	
(17)		Midiron Bermuda	Sod 345 S.F.	





Building Elevations



- Entry elevations face the perimeter of the site
- Covered entries at ground level
- Balconies on 2nd level



Building Elevations



- Garage elevations face the interior of the site
- 3rd level overhangs – 3-1/2 feet depth
- 17-ft height for 3rd floor unit overhang above drive aisle



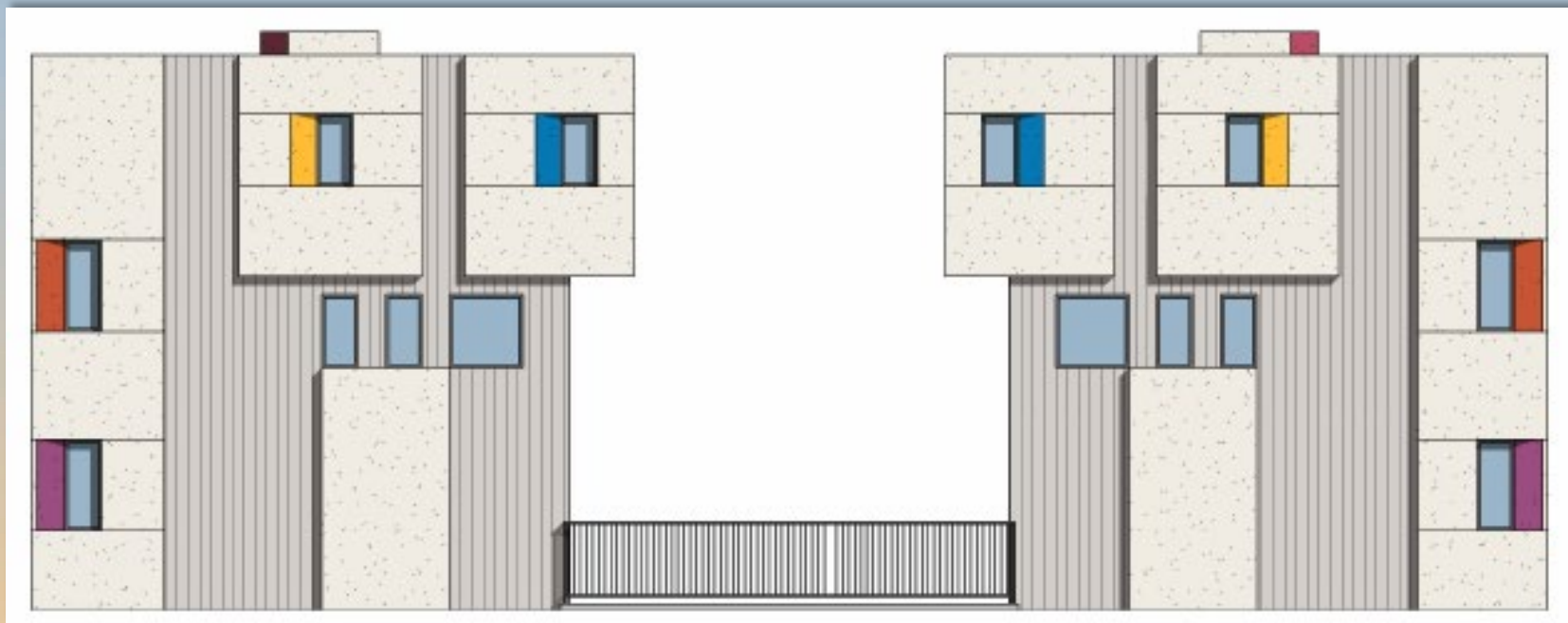
Building Elevations



Looking east between the two longer buildings



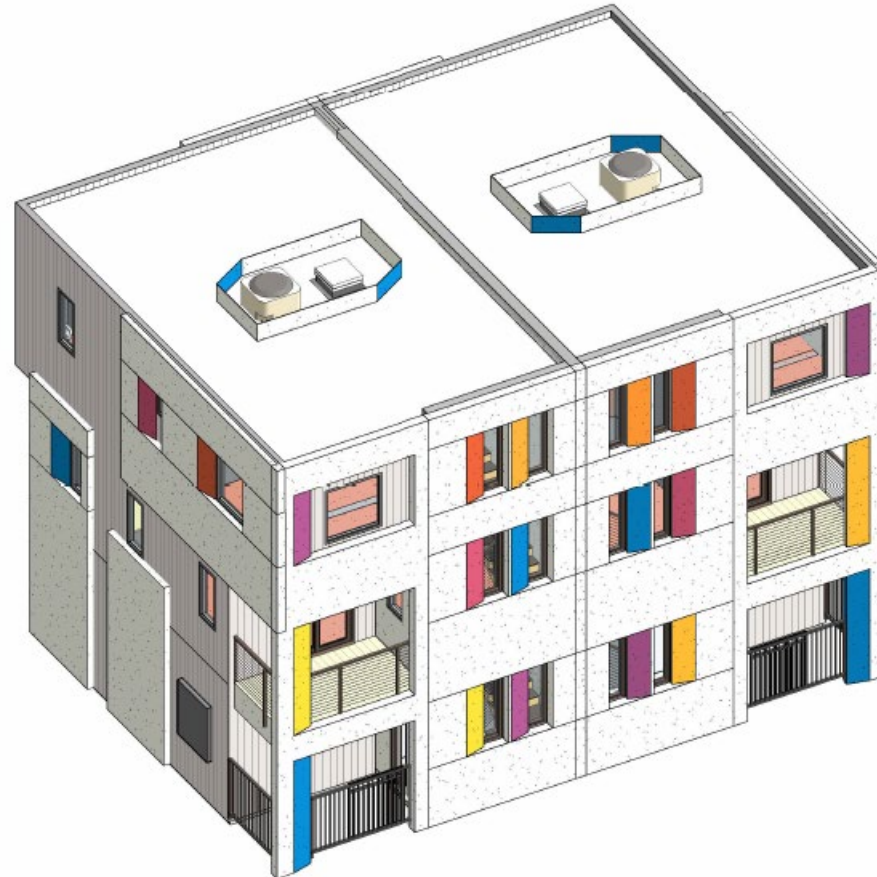
Building Elevations



Looking west between the two longer buildings

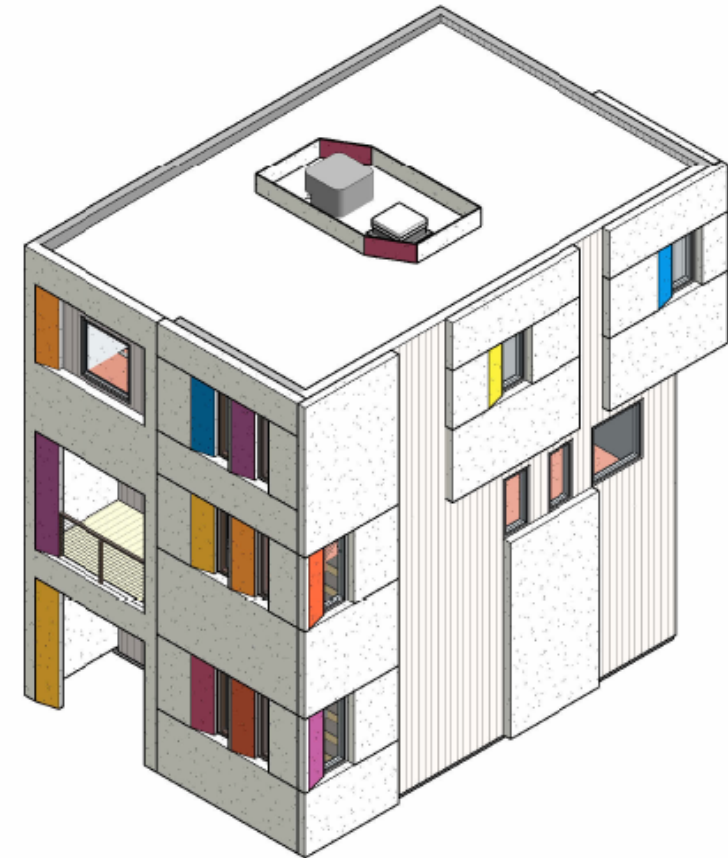
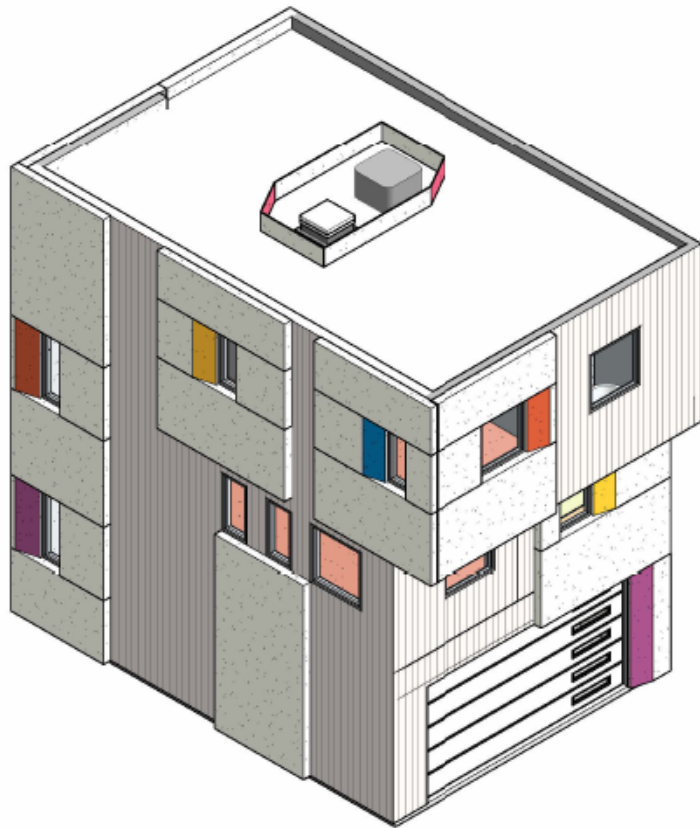


Rendering



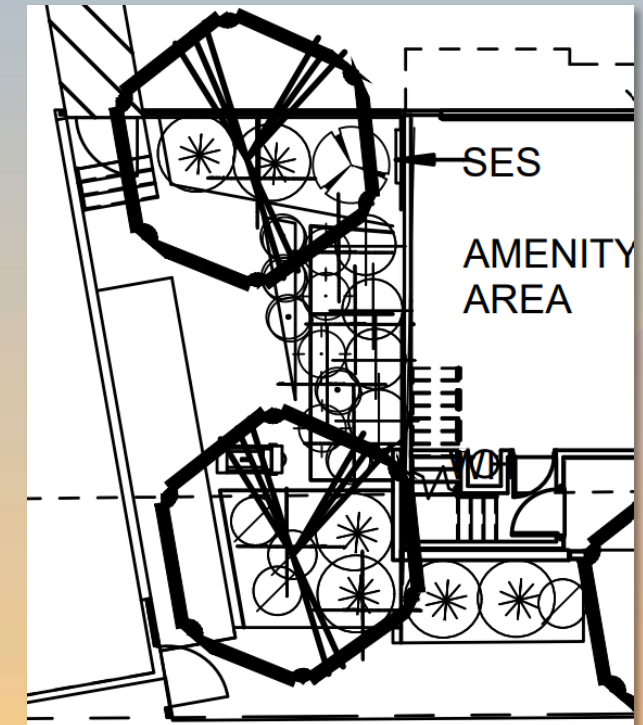
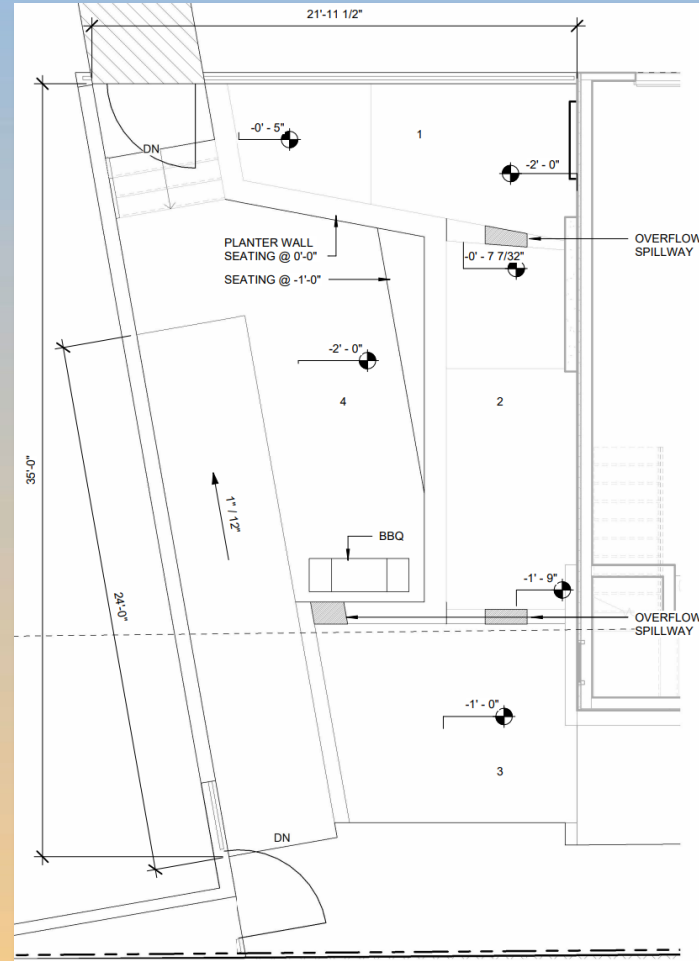


Renderings



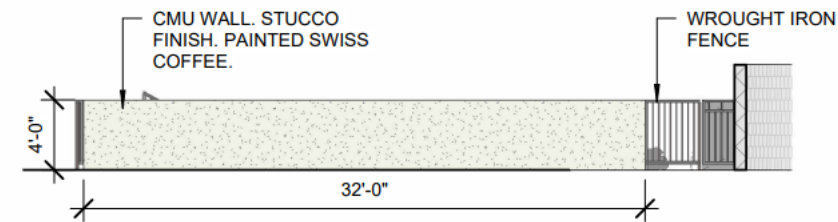


Amenity Plan

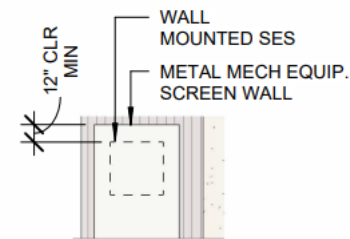




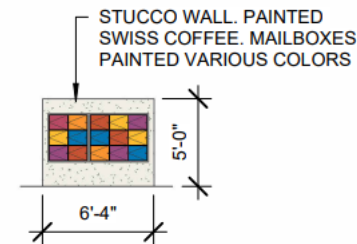
Site Details



⑥ AMENITY WALL
1/8" = 1'-0"



④ SES ELEVATION
1/8" = 1'-0"



③ MAILBOXES
1/8" = 1'-0"



Colors and Materials



BENJAMIN MOORE
SWISS COFFEE
OC 45



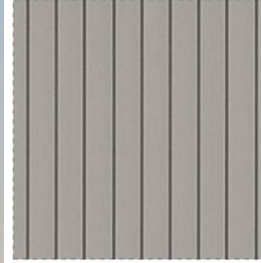
DUNN EDWARDS
AMERICANA
DE 5845



DUNN EDWARDS
ENERGY ORANGE
DE 5223



DUNN EDWARDS
CANDIED APPLE
DE 5054



JAMES HARDIE
VERTICAL SHIPLAP SIDING
FIBER CEMENT PAINTED ANGELICA



BENJAMIN MOORE
ANGELICA
AF-665



DUNN EDWARDS
PLUM PASSION
DE 5006



DUNN EDWARDS
VIBRANT HONEY
DE 5314



DUNN EDWARDS
SPICY TOMATO
DE 5139

ELEVATIONS





Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Board Feedback

- ✓ Tree placement and planter sizes/dimensions
- ✓ Amenity space design (irrigation, materials, etc.)
- ✓ SES locations and metal screen wall
- ✓ Alternative Compliance: Buildings must contain at least two exterior materials, each covering at least 25% of the exterior elevations
- ✓ Entry elevations contain 15% siding



DRB24-01050

Beverly Apartments



Request

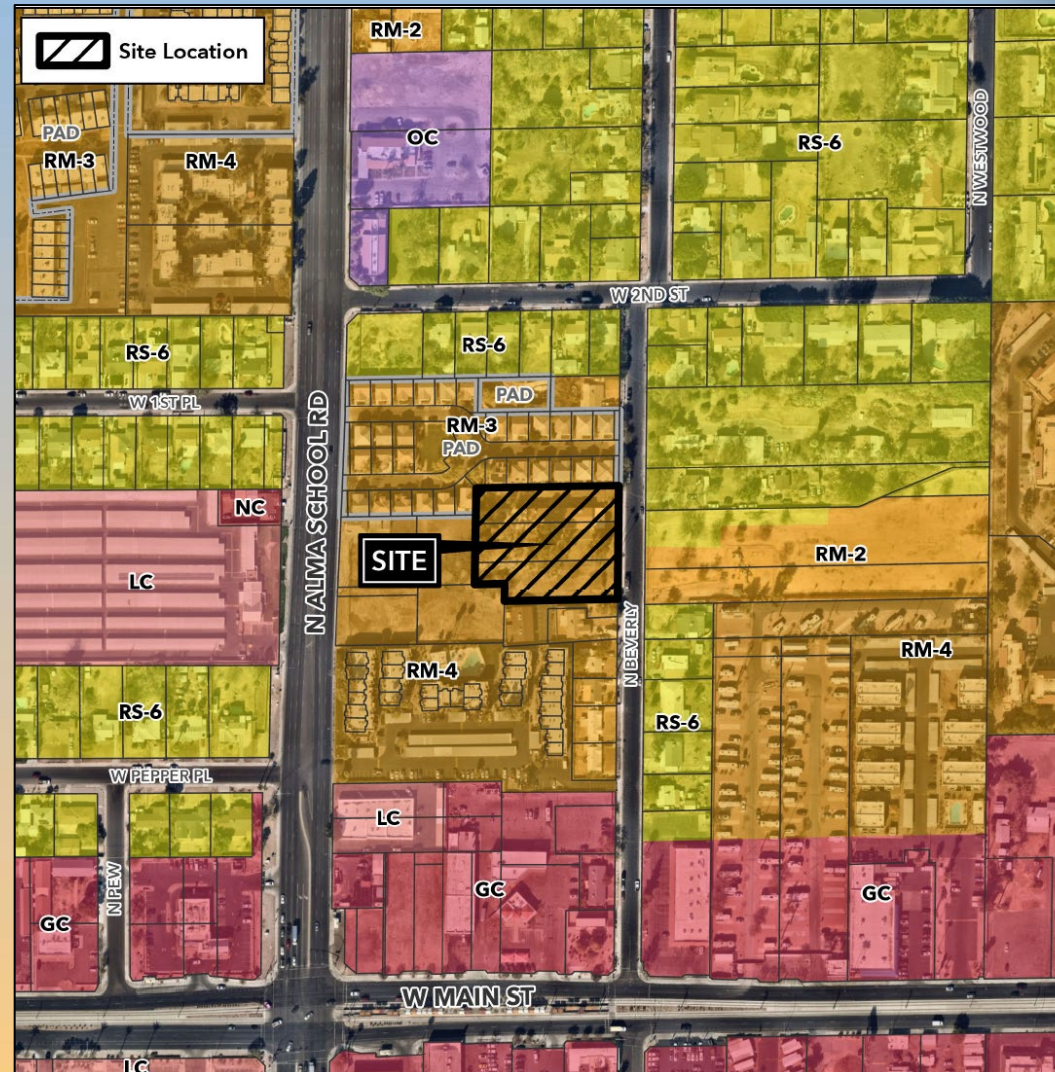
- Design Review
- To allow for a 36-unit multiple residence





Location

- West of Alma School Road
- North of Main Street
- West side of Beverly





Site Photo



Looking west from Beverly



Site Photo

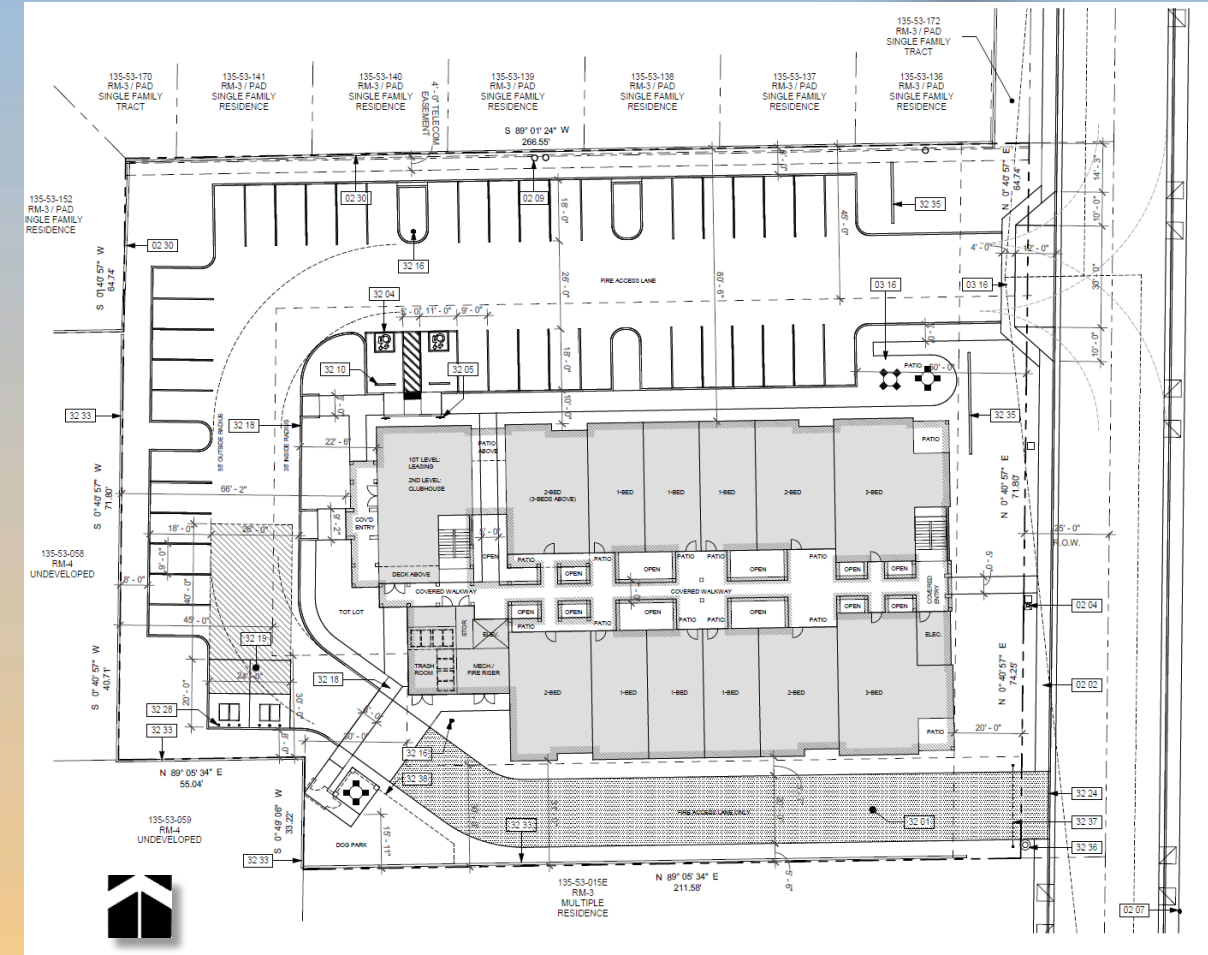


Looking west from Beverly



Site Plan

- Three-story, 36-unit, multiple residence building
- Primary access from Beverly at the northeast portion of the site
- Access from Beverly at the southeast portion of the site for emergency and solid waste access only
- 44 on-site parking spaces are provided (44 spaces required)

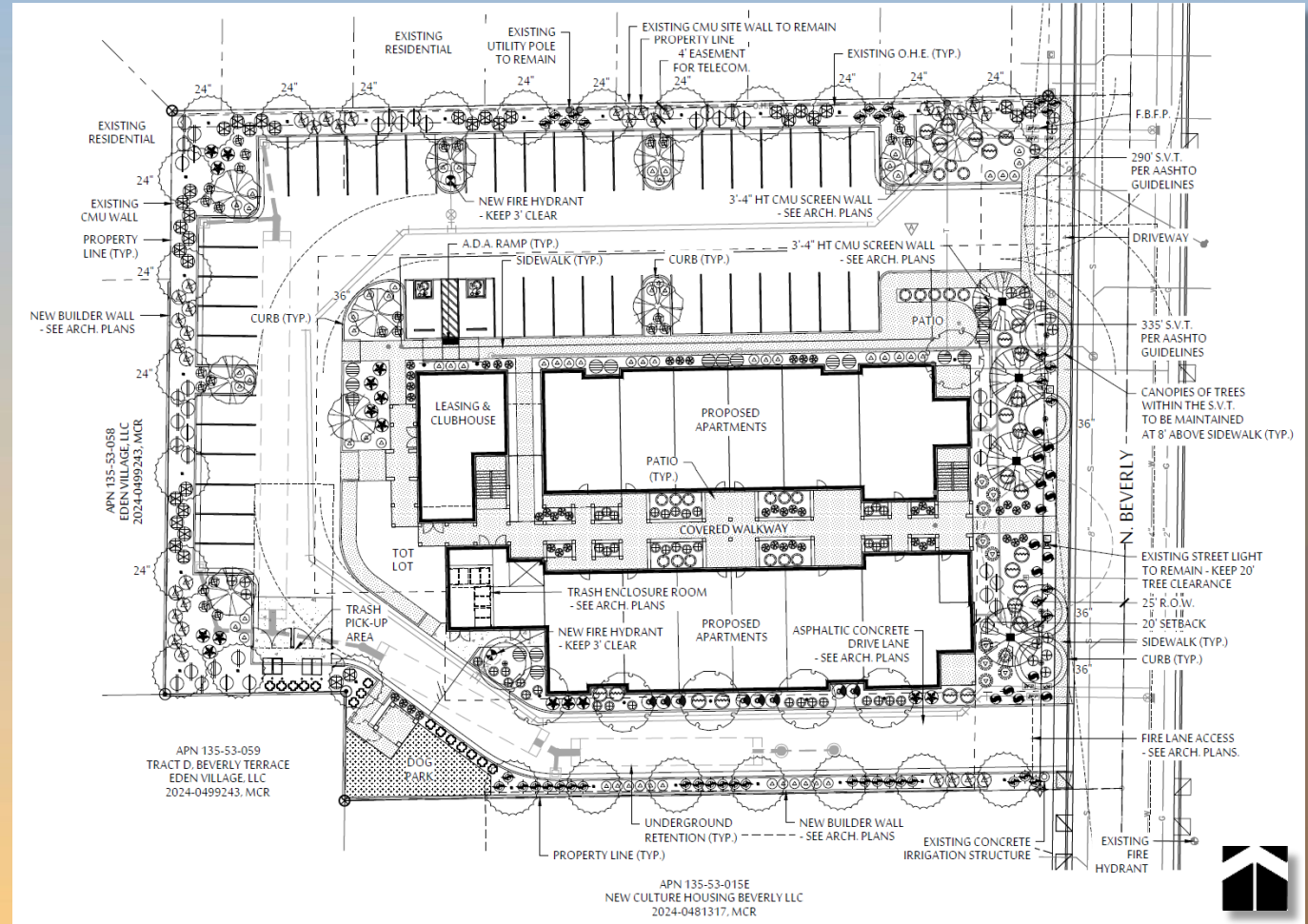




Landscape Plan

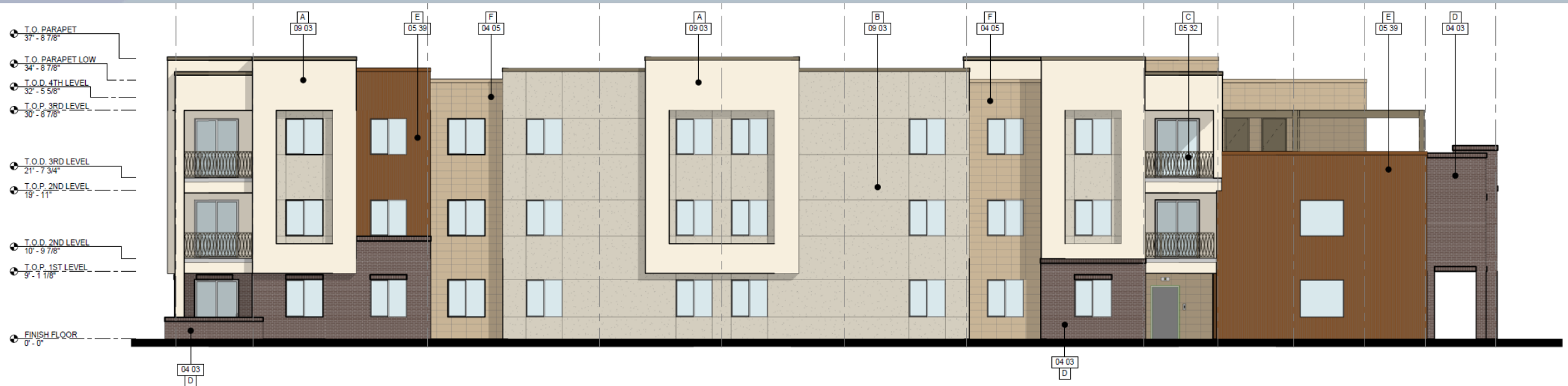
PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA ANEURA - MULGA ACACIA	15 GAL	14
	CHITALPA TASHKENTENSIS - CHITALPA	24" BOX	13
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	6
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	2
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	36" BOX	3
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	9
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	36" BOX	1
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	4
SHRUBS			
	BOUGAINVILLEA SPP. - BUSH BOUG 'FLAME'	5 GAL	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL	39
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	60
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	10
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	5 GAL	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	33
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN	5 GAL	18
	SENNA ARTEMISIOIDES 'SILVER' - FEATHERY SENNA	5 GAL	34
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	8
ACCENTS			
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL	16
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	40
GROUND COVERS			
	EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE EMU	5 GAL	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	15
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	43
	DECOMPOSED GRANITE - 1/2" SCREENED, COLOR TO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. INSTALL AT 2" DEPTH MIN.	13,786 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	





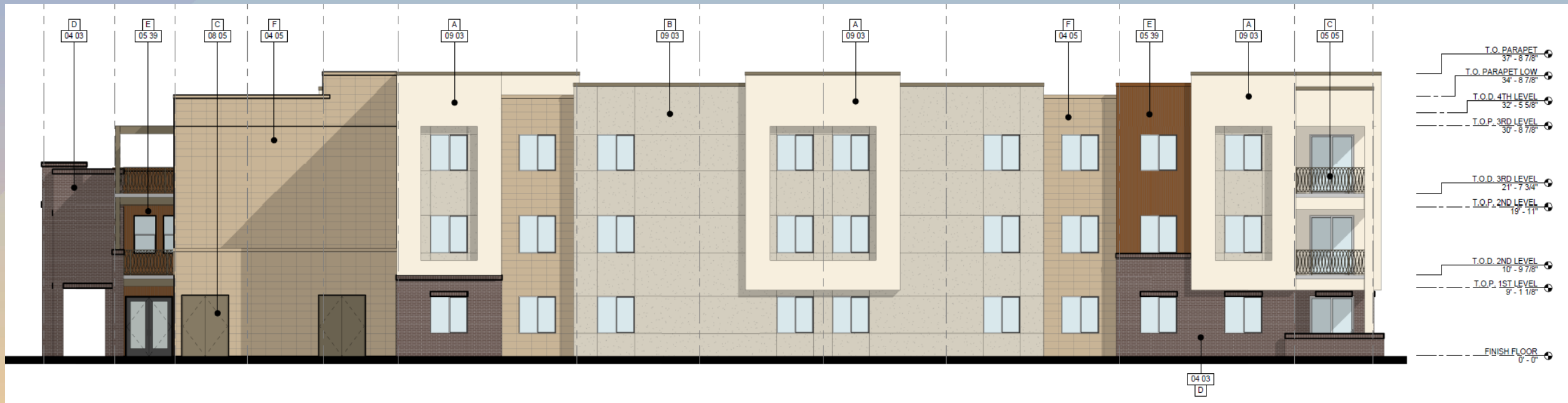
Building Elevations



North Elevation



Building Elevations



South Elevation



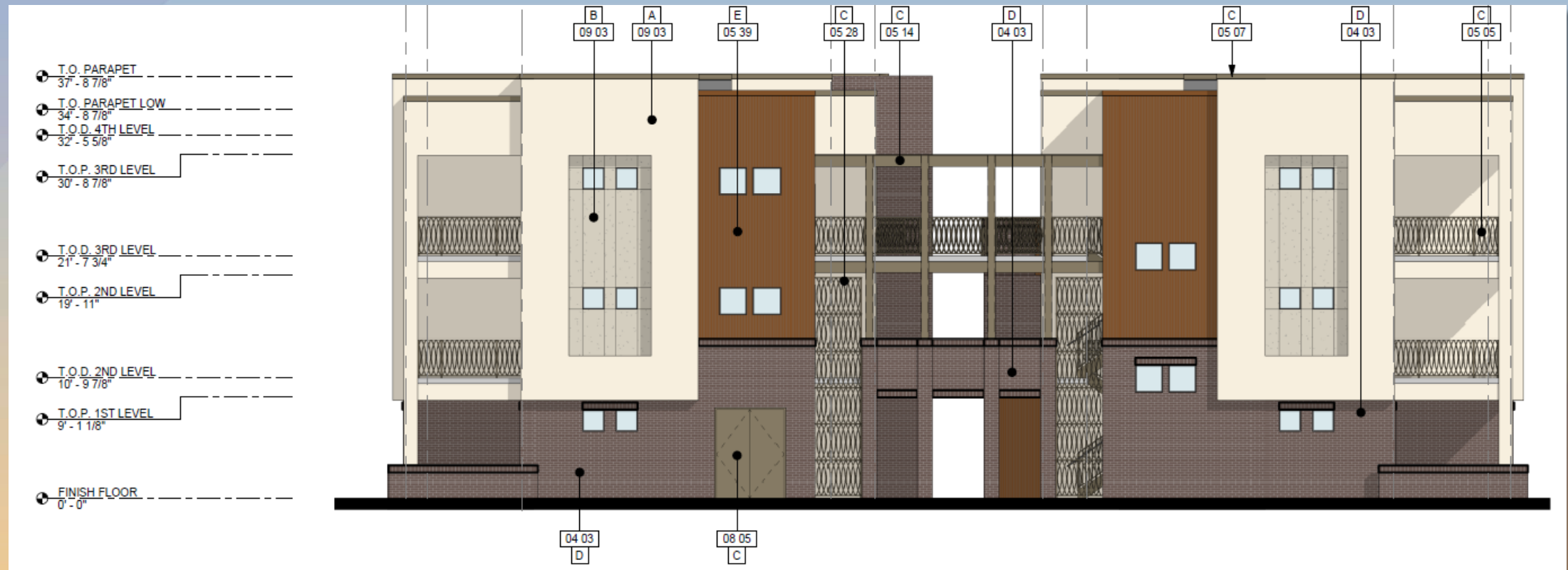
Building Elevations



West Elevation



Building Elevations



East Elevation



Rendering





Rendering





Rendering





Rendering





Rendering





Rendering





Colors and Materials



Brick Veneer
Interstate Brick - Ironstone



Stone Veneer
Coronado Stone - Bandera Limestone



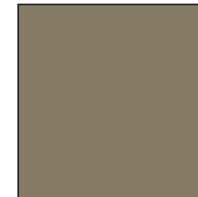
Metal Panel
Painted Rusted
Standing Seam,
7/8" Corrugated



Primary Paint Color
DEW324 - Phoenix Villa



Secondary Paint Color
DE6220 - Porous Stone



Accent Paint Color
DE6223 - Mission Trail
Painted Steel Railings,
Parapet Caps



Vinyl Window Frames
Fossil



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcome any feedback



DRB25-00083

Culvers



Request

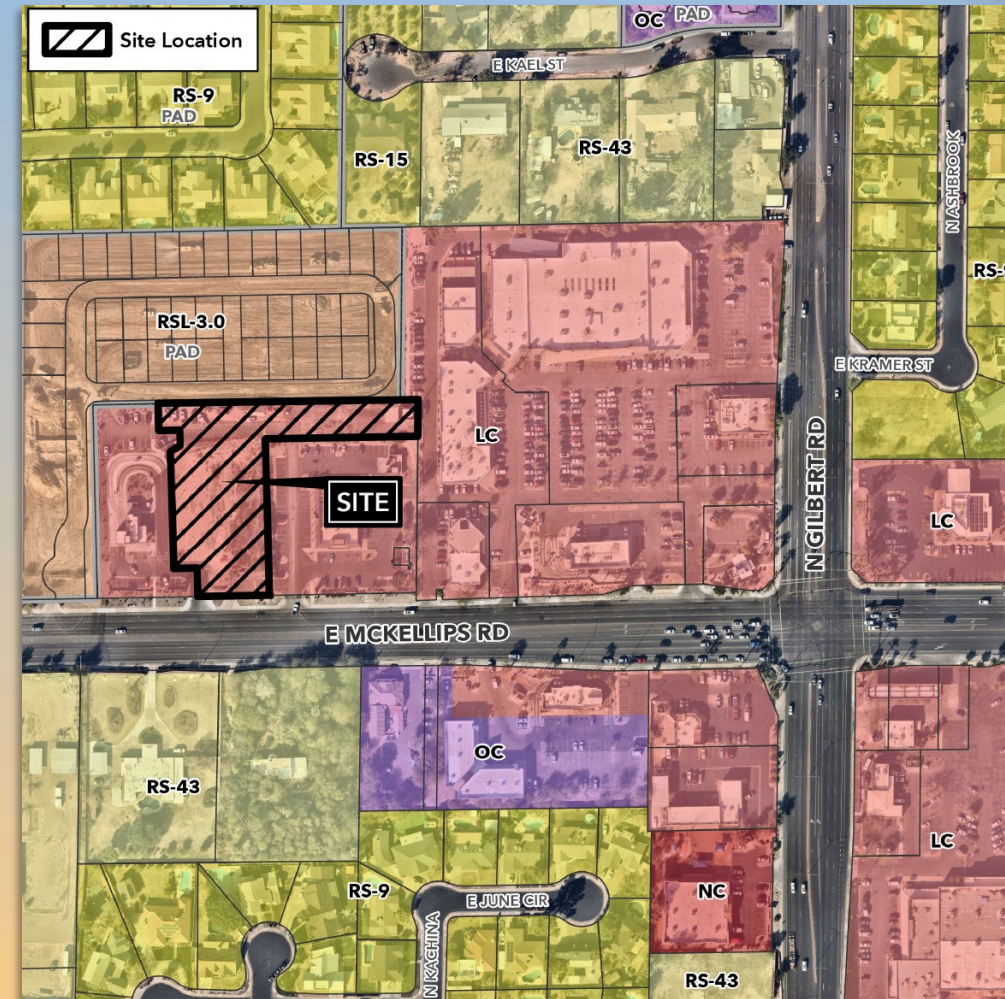
- Design Review
- Limited-Service Restaurant and Drive Thru Facilities





Location

- North side of McKellips Road
- West of Gilbert Road





Site Photo

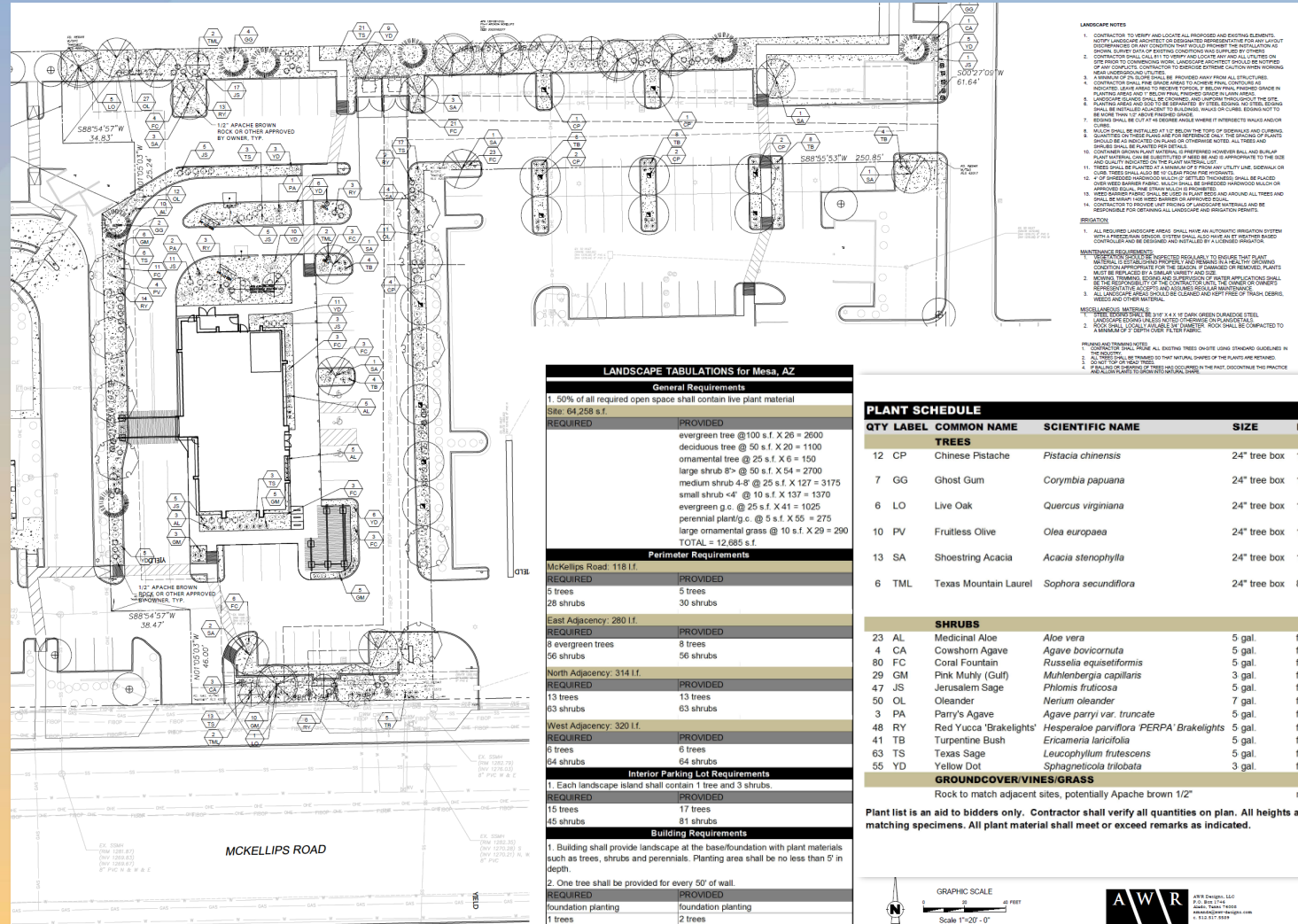


Looking north from McKellips Road

[illegible]



Landscape Plan



PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE (3.14 x R squared) / tree #
TREES							
12	CP	Chinese Pistache	<i>Pistacia chinensis</i>	24" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	11539
7	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	3434.31
6	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	188
10	PV	Fruitless Olive	<i>Olea europaea</i>	24" tree box	10' ht., 3' spread, matching	Evergreen 25' x 25'	4906.25
13	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	408
6	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	301.1
						TOTAL SITE CANOPY IN S.F.	26147.65
						SITE CANOPY PERCENTAGE	41
SHRUBS							
23	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.		
4	CA	Cowhorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.		
80	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.		
29	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.		
47	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.		
50	OL	Oleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.		
3	PA	Parry's Agave	<i>Agave parryi</i> var. <i>truncata</i>	5 gal.	full, 24" sprd, 36" o.c.		
48	RY	Red Yucca 'Brakeights'	<i>Hesperaloe parviflora</i> 'PERPA' Brakeights	5 gal.	full, 24" sprd, 30" o.c.		
41	TB	Turpentine Bush	<i>Encarnacionia laetifolia</i>	5 gal.	full, 24" o.c.		
63	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.		
56	YD	Yellow Dot	<i>Spathoglottis trilobata</i>	3 gal.	full, 24" o.c.		
GROUND COVER/VINES/GRASS							
Rock to match adjacent sites, potentially Apache brown 1/2"					match neighbor		

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.



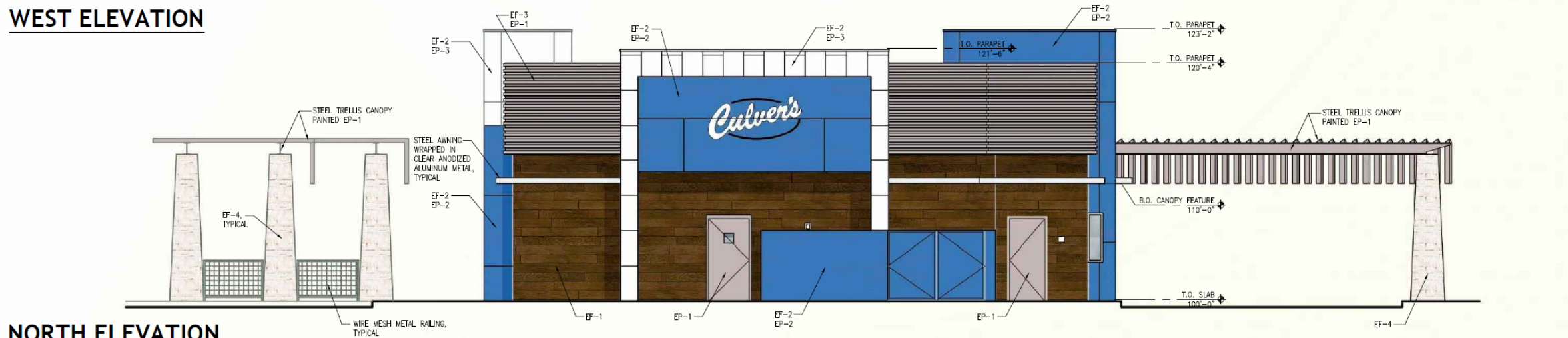
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Elevations



WEST ELEVATION



NORTH ELEVATION



Elevations



EAST ELEVATION



SOUTH ELEVATION



Renderings





Renderings





Renderings





Renderings





Colors and Materials



**NEWTECH WOOD
'SPANISH WALNUT'
ALTERNATIVE:
NICHIIHA 'BARK'**



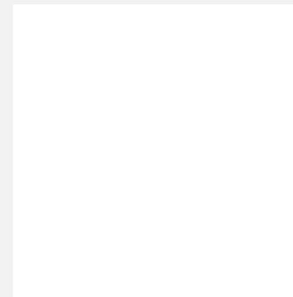
**EXTERIOR SMOOTH
EIFS**



**CORONADO STONE
PLAYA VISTA SERIES
LIMESTONE 'CREAM'**



**CORRUGATED METAL
PANEL**



**EXTERIOR PAINT:
DEW380
WARM WHITE**



**EXTERIOR PAINT:
DE6389
FALLEN ROCK**



**EXTERIOR PAINT:
DE5860
SLUMBER**



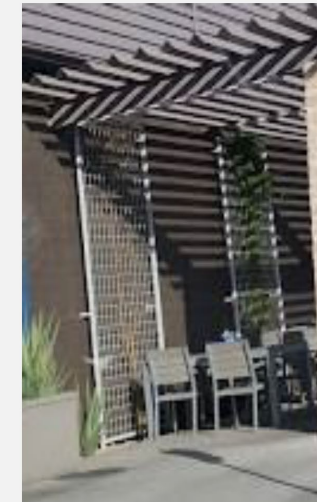
Colors and Materials



**STEEL CANOPY TRELLIS
PAINTED 'FALLEN ROCK'**



PATIO RAILING & WIRE MESH



**STEEL FRAME & WIRE
LATTICE FEATURE**



**CANOPY FEATURE CLEAR
ANODIZED FINISH**



**EXTERIOR LIGHTING
LINEAR LIGHT FIXTURES**



Alternative Compliance

- ✓ **Materials and Colors.** Accent colors shall cover no more than 5% of the street-facing façades.



Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Proposed Alternative Compliance

Staff welcomes any feedback