

City of Mesa

*City Hall
20 East Main Street*



Meeting Minutes

Tuesday, December 9, 2025

4:30 PM

Study Session

Design Review Board

*Chair Dane Astle
Vice Chair Ryan Circello
Boardmember Paul Johnson
Boardmember Denise Dunlop
Boardmember Shelly Udall
Boardmember David Winstanley*

1 Call meeting to order.

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

2 Approval of minutes from the September 9, 2025 and November 18, 2025 Design Review Board meeting.

2-a Minutes from the September 9, 2025 Design Review Board meeting.

Approved (6-0)

2-b Minutes from the November 18, 2025 Design Review Board meeting.

Approved (6-0)

3 Hear a presentation and discuss proposed changes to the Design Review Board's authority and duties related to streamlined development processes and changes to State legislation.

Staff: Nana Appiah

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

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

4-a **DRB25-00647. "Aldi Greenfield and Main,"** 3.4± acres located at 4433 East Main Street. Design Review of façade improvements to the existing approximately 35,705 square foot building and a request to allow a new 35± foot tall entry feature at the existing building. **(District 2)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Approved (6-0)

5 Discuss and make a recommendation on the following case:

- 5-a **DRB25-00059. "Destination at Gateway FLM,"** 125± acres located at the Southeast and Southwest corners of East Williams Field Road and South Signal Butte Road. Design Review for two Freeway Landmark signs. **(District 6)**

Staff Planner: Kellie Rorex

Recommendation: Approval with Conditions

Approved (6-0)

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

- 6-a **DRB24-00524. "202 RV Valet Storage Expansion,"** 2.3± acres located at 8839 East Main Street. Design Review for an approximately 58,845 square foot expansion of a Boat and Recreational Vehicle Storage facility. **(District 5)**

Staff Planner: Kwasi Abebrese

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

- 6-b **DRB25-00325. "Circle K - Pecos & Sossaman,"** 6.3± acres located at the southeast corner of East Pecos Road & South Sossaman Road. Design Review to allow for an approximately 5,200 square foot service station and associated fuel canopy. **(District 5)**

Staff Planner: Chloe Durfee Daniel

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

- 6-c **DRB25-00623. "NTT Mesa PH10,"** 170± acres located at the NEC of the future alignment of S Crismon Road and Pecos Road. Design Review for an approximately 2,257,600 square foot Data Center development. **(District 6)**

Staff Planner: Joshua Grandlienard

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

7 Staff update.

no update

8 Adjournment.

Approved (6-0)

*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 reunión 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.

DRAFT