

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 20 East Main Street
Date: January 13, 2026 Time: 4:30 p.m.**

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Boardmember Denise Dunlop

STAFF PRESENT:

Mallory Ress
Joshua Grandlienard
Chloe Durfee Daniel
Vanessa Felix

OTHERS PRESENT:

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

1 Call meeting to order.

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

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

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

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Johnson – Udall – Winstanley

NAYS – None

ABSENT – Dunlop

ABSTAINED – None

3 Discuss and make a recommendation on the following case:

City of Mesa – Design Review Board – January 13, 2026 – Meeting Minutes

- 3a DRB25-00379. "Angie's Prime Grill,"** 0.69± acres located approximately 500 feet east of the southeast corner of South Crismon Road and East Southern Avenue. Design Review for an approximately 1,692 sq.ft. Restaurant with Drive-thru Facilities. (District 5)

Staff planner Chloe Durfee Daniel presented the case.
See attached presentation.

Staff planner Staff planner Chloe Durfee Daniel summarized the case:

- Consider providing lighting within the retention area
- Consider replacing Oleander with a non-toxic shrub

- 3b DRB25-00900. "NTT Data Centers PH6,"** 101± acres located at 10256 East Elliot Road. Design Review for an approximately 195,408 sq.ft. Data Center. (District 6)

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

Staff planner Staff planner Joshua Grandlienard summarized the case:

- No comments

- 4 Staff Update:** Boardmember Johnson's last meeting. Design Review Board will start recruitment to fill vacant seats.

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

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Johnson – Udall – Winstanley

NAYS – None

ABSENT – Dunlop

ABSTAINED – None

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,



Chair Dane Astle



DRB25-00379

Angie's Prime Grill

Chloe Durfee Daniel, Planner II

January 13, 2026



Request

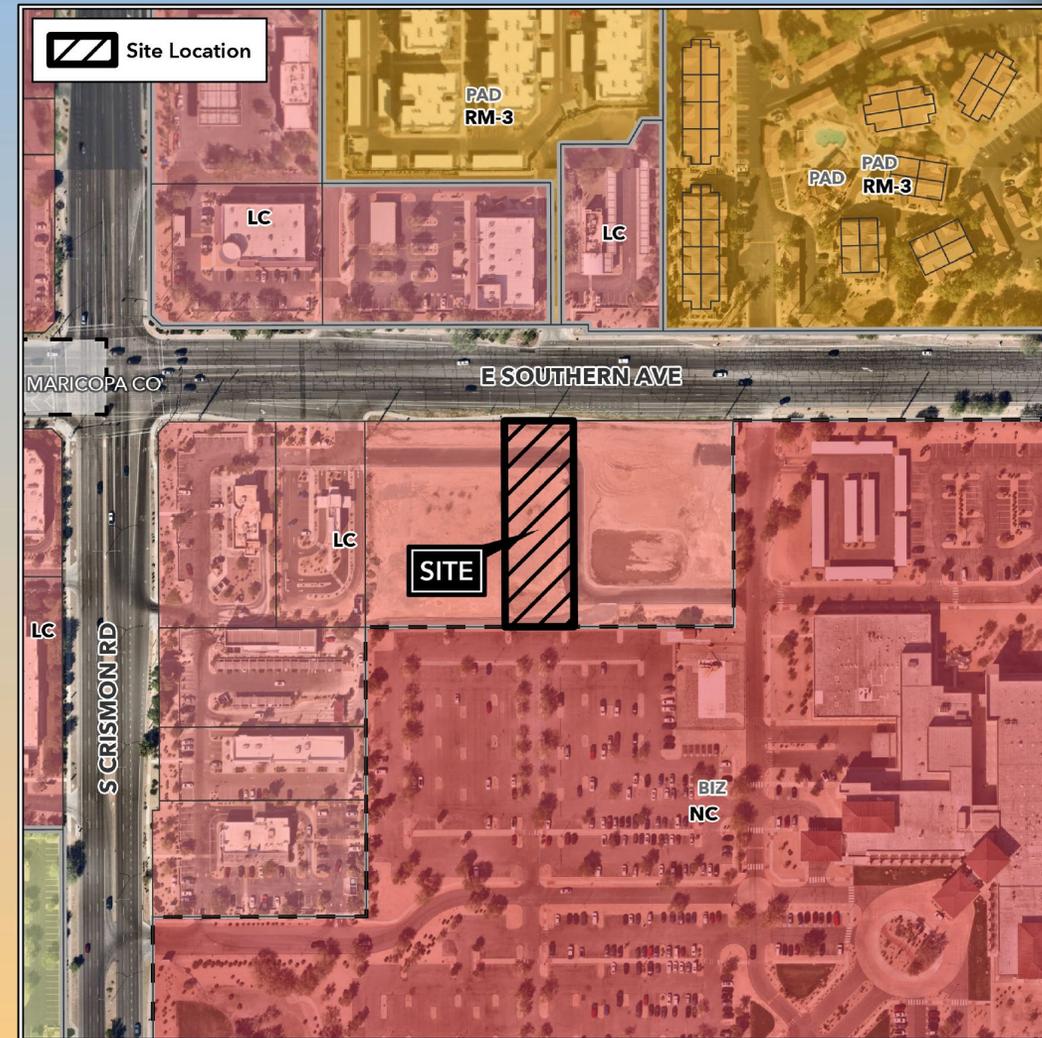
- Design Review
- To allow for a Restaurant with Drive-thru Facilities





Location

- South side of Southern Ave
- East of Crismon Road





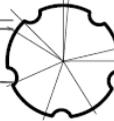
Site Photo

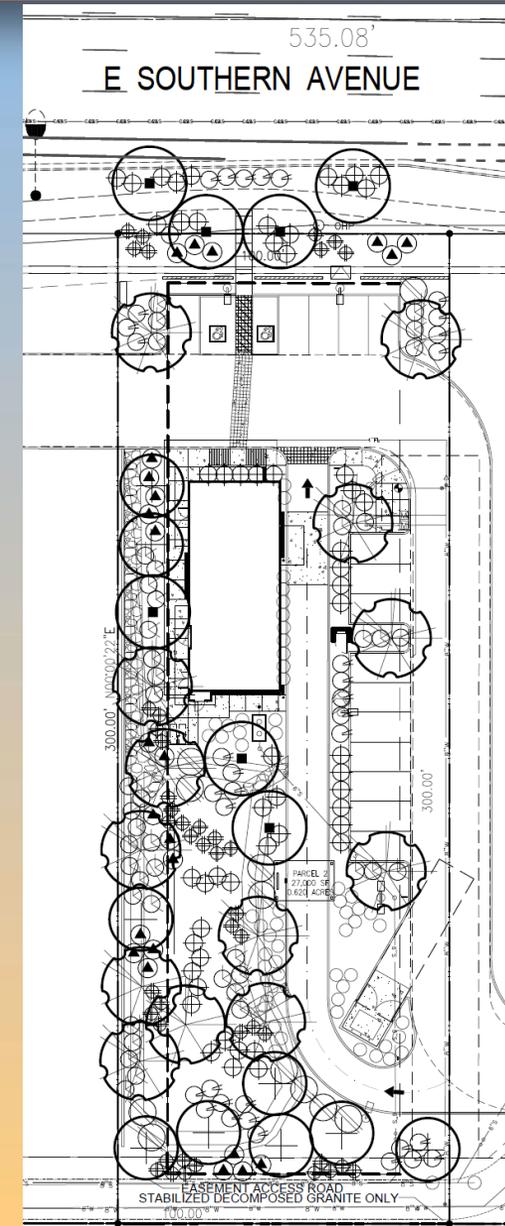


Looking south from Southern Ave



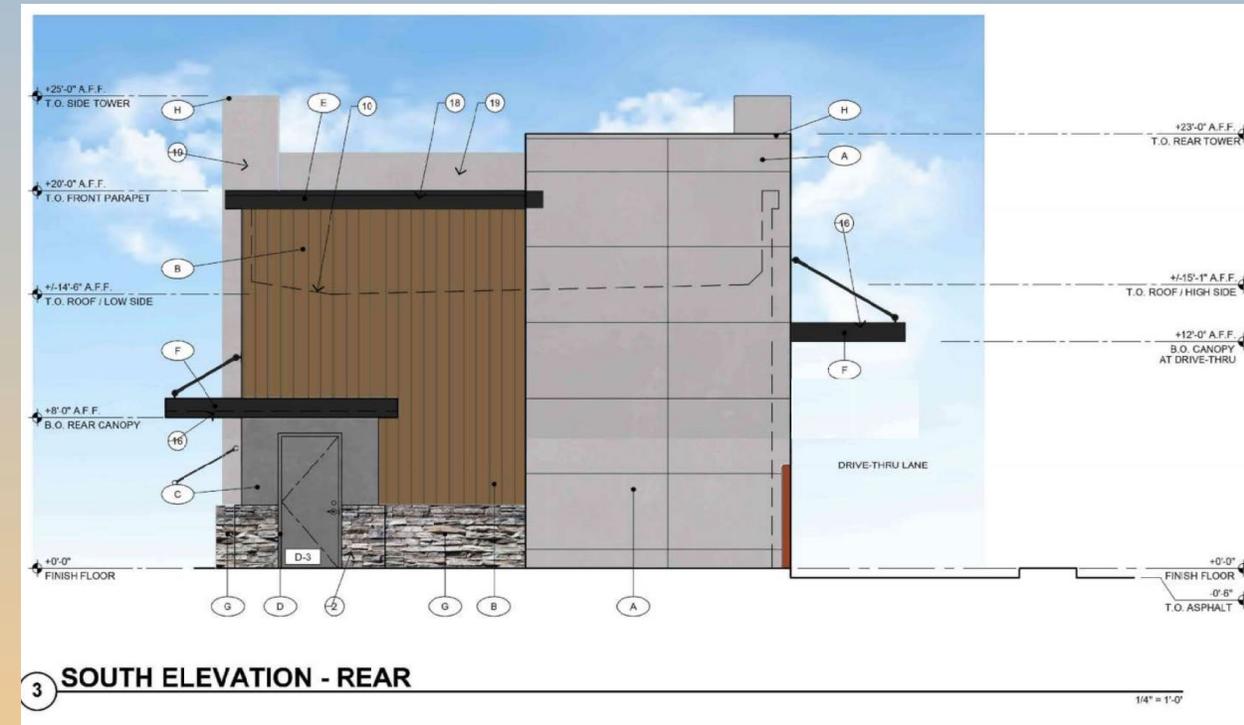
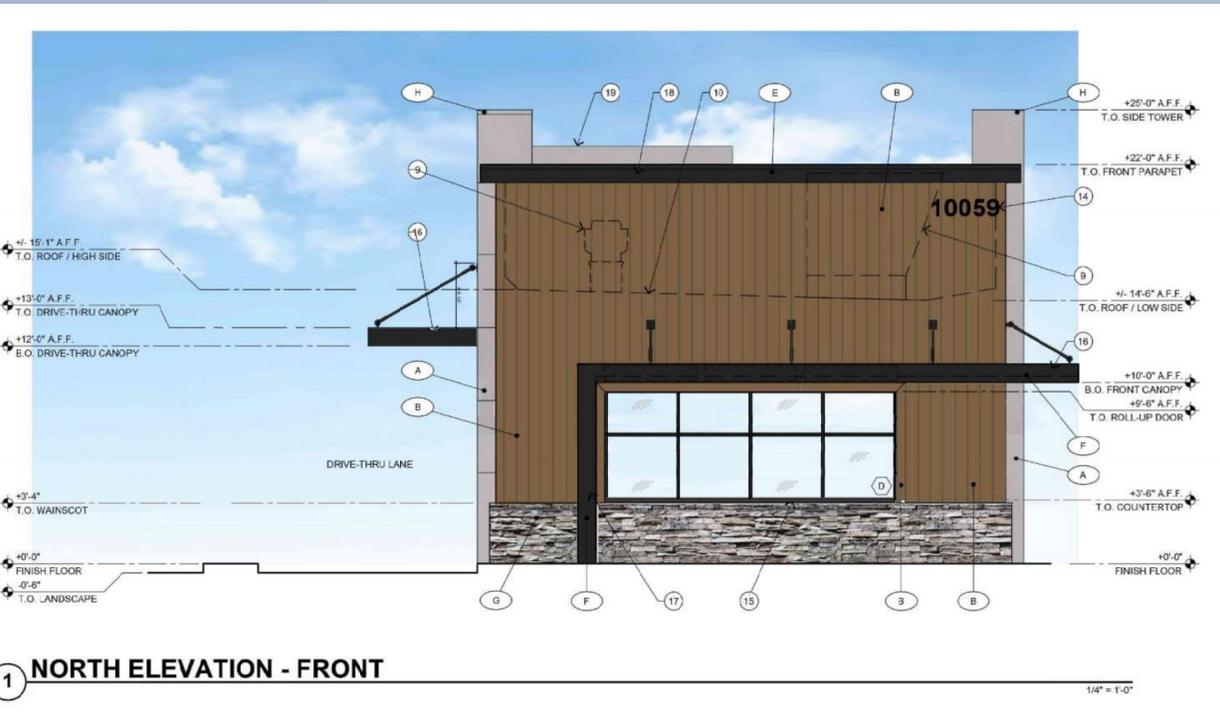
Landscape Plan

LANDSCAPE LEGEND	
TREES	GROUND COVER
 <ul style="list-style-type: none"> Ulmus parvifolia Chinese elm 36" Box (13) Shade canopy 500sq.ft. 	 <ul style="list-style-type: none"> Lantana montevidensis Gold Mound' 1 Gallon (55)
 <ul style="list-style-type: none"> Acacia Aneura Mulga 36" Box (7) Shade canopy 425sq.ft. 	<ul style="list-style-type: none"> D.G. 1/2" Screened Express Painted Desert 2" min thickness in all landscape areas
 <ul style="list-style-type: none"> Caesalpinia Mexicana mexican bird of paradise 24" Box (9) Shade canopy 400sq.ft. 	
SHRUBS	
 <ul style="list-style-type: none"> Dasylerion wheelerii Desert spoon 5 Gallon (43) 	 <ul style="list-style-type: none"> Tecoma stans Yellow Bells 5 Gallon (11)
 <ul style="list-style-type: none"> Hesperaloe Funifera Giant Hesperaloe 5 Gallon (24) 	 <ul style="list-style-type: none"> Hesperaloe perpa Break Light Red Yucca 5 Gallon (57)
 <ul style="list-style-type: none"> Nerium Oleander Petite pink 5 Gallon (44) 	 <ul style="list-style-type: none"> Eremophila Glabra Mingenew Gold 5 Gallon (35)



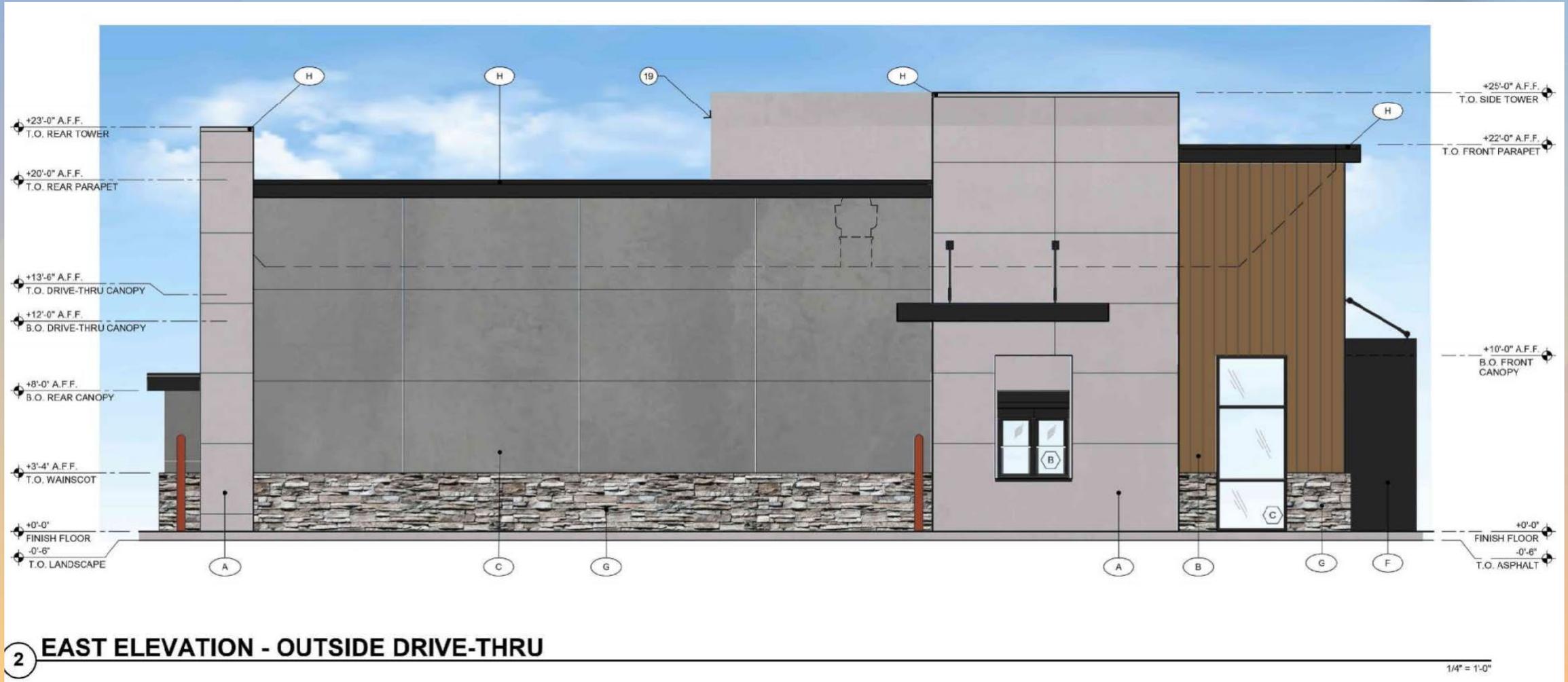


Building Elevations





Building Elevations





Building Elevations



4 WEST ELEVATION - ENTRY SIDE



Renderings





Renderings





Colors and Materials



Pre-Engineered Vertical T&G Wood Planks and Trim
Marked Finihes B



Stone Veneer-El Dorado Stone/Silver Lining
Marked Finihes G

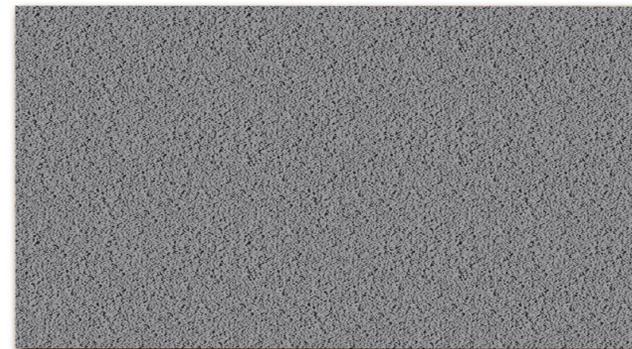


Concrete Look Panels
Marked Finihes A

Angie's
**PRIME
GRILL** 



Classic Bronze
Marked Finihes E,F & H



EIFS Stucco Sytem- Sandblast Texture
Marked Finish C



Alternative Compliance

- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



DRB25-00900

NTT Data Centers PH6

Josh Grandlienard, Senior Planner

January 13, 2026



Request

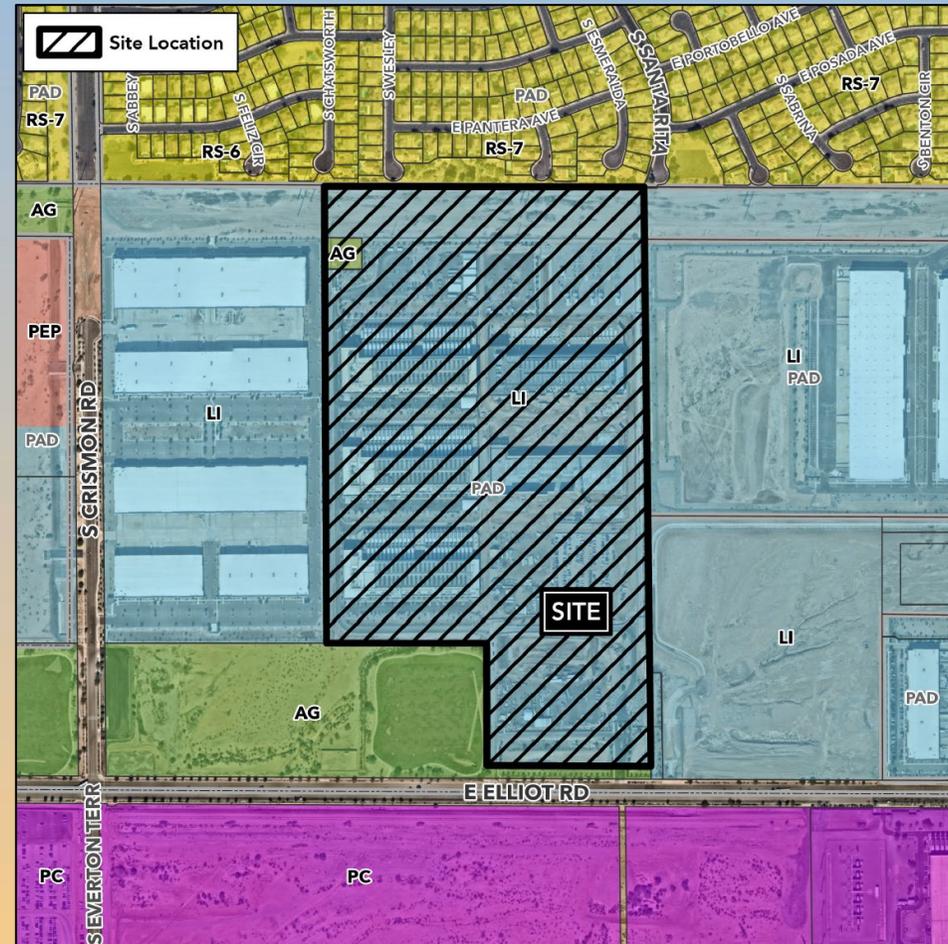
- Design Review
- To allow for the expansion of a Data Center campus





Location

- North of Elliot Road
- East of Crismon Road





Site Photo



Looking north from Elliot Road



Existing Site Photo

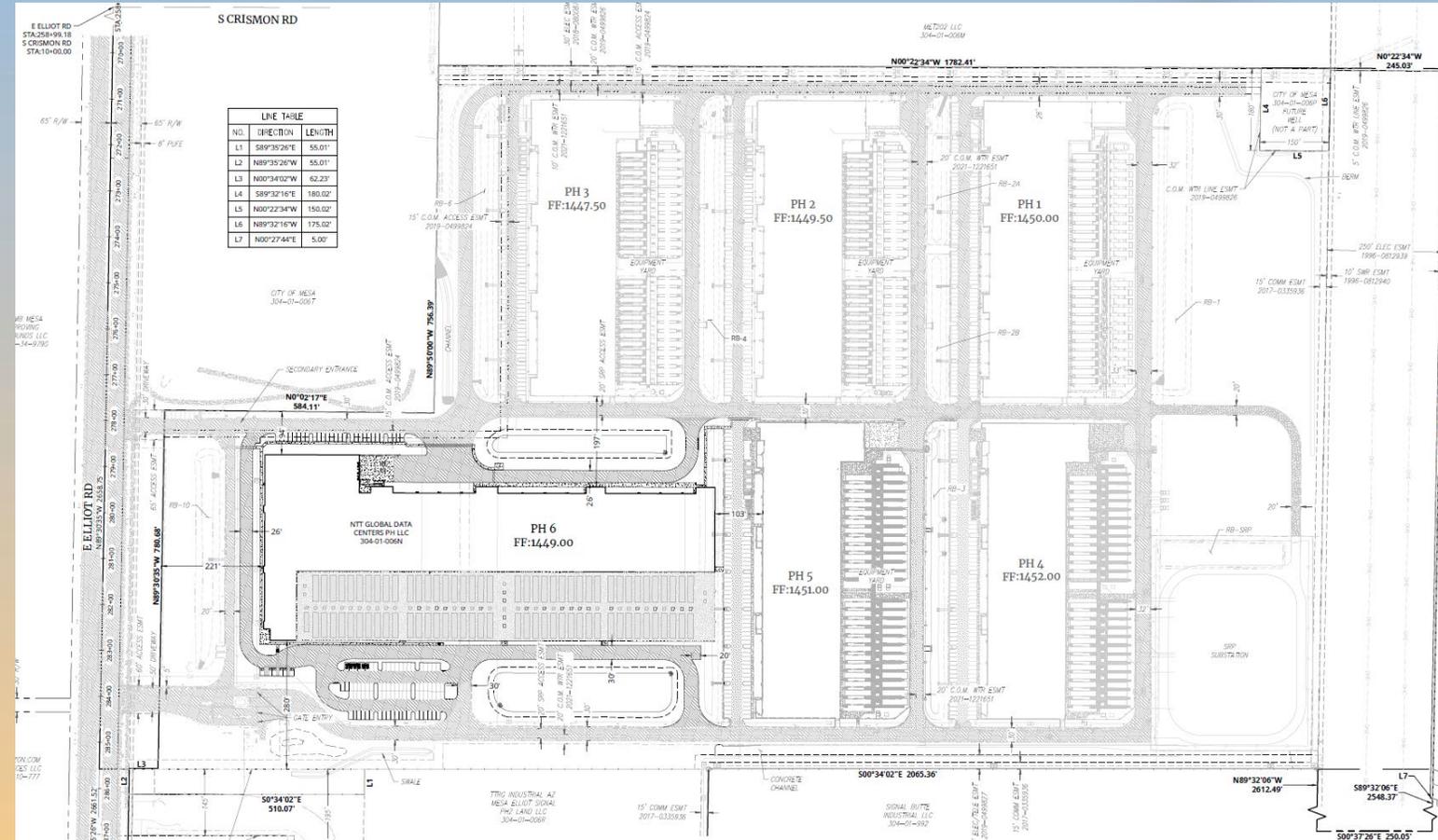


Looking north from Elliot Road



Site Plan

- Existing Data Center Site
- PH1-PH5 - under construction/ in operation
- Proposed Site Plan Modification - Two separate buildings replaced with one building of comparable size





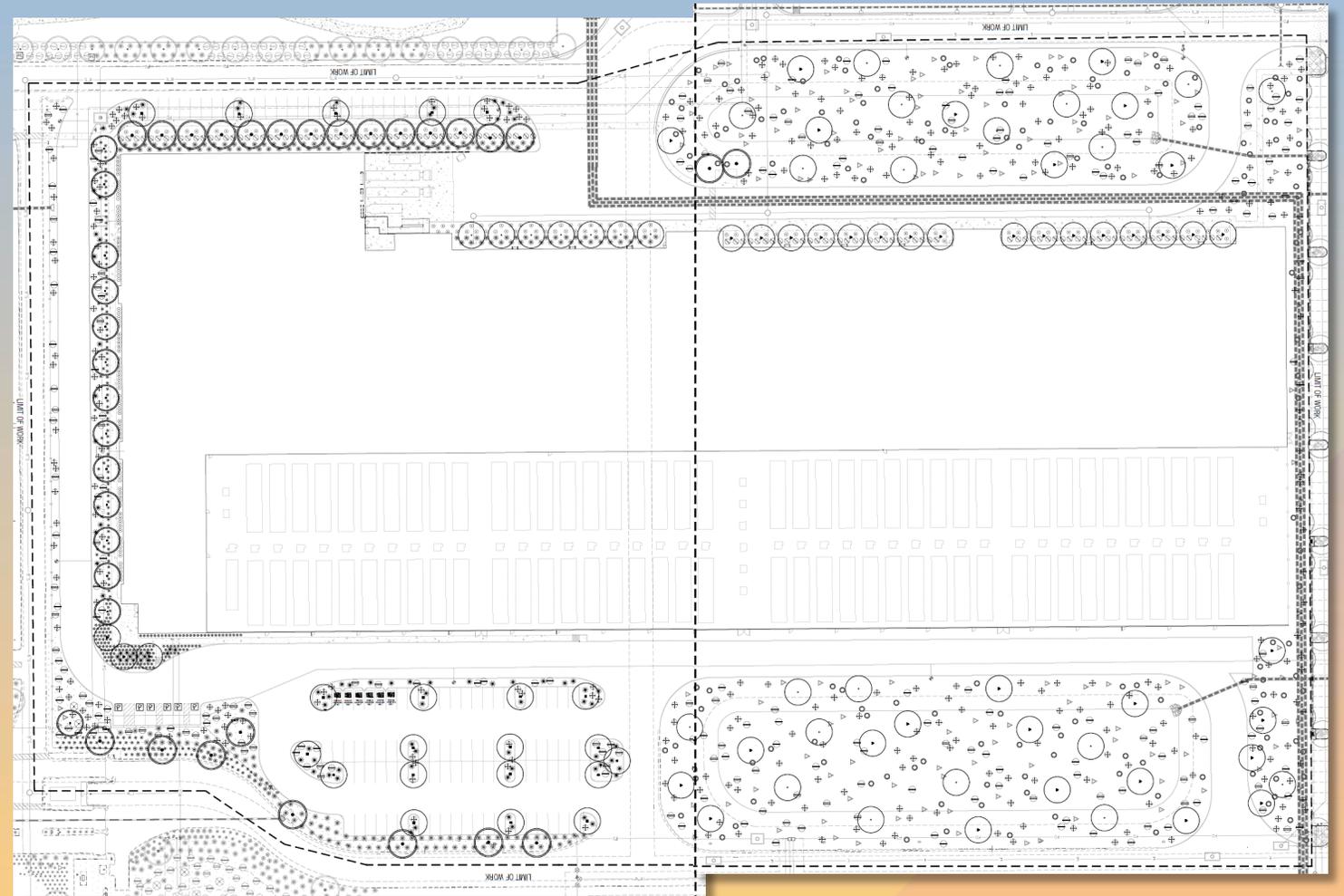
Landscape Plan

PLANT LEGEND:

SYMBOL	TYPE	SIZE	QTY	CALIFER	MATURE CANOPY	SYMBOL	TYPE	SIZE	QTY	MATURE HEIGHT
	TREES						SHRUBS			
	<i>Cercidium floridum</i> Blue Palo Verde	36" Box	26	1.0-1.5	30'-0"		<i>Encelia farinosa</i> Brittlebush	5 Gallon	309	3'-0"
	<i>Chilopsis linearis 'Lapur'</i> Desert Willow Desert Diva	24" Box	43	1.0-1.5	25'-0"		<i>Justicia californica</i> Chuparosa	5 Gallon	230	4'-0"
	<i>Prosopis hybrid 'Phoenix'</i> Thornless Hybrid Mesquite	36" Box	17	1.0-1.5	30'-0"		<i>Baileya multiradiata</i> Desert Marigold	5 Gallon	208	2'-0"
	<i>Cercidium microphyllum</i> Foothills Palo Verde	36" Box	21	2.5-3.0	25'-0"		<i>Larrea tridentata</i> Creosote Bush	5 Gallon	2	6'-0"
	<i>Olemya tesota</i> Ironwood	36" Box	14	1.0-1.5	25'-0"		<i>Simmondsia chinensis</i> Jojoba	5 Gallon	147	6'-0"
							<i>Calliandra eriophylla</i>	5 Gallon	114	3'-0"

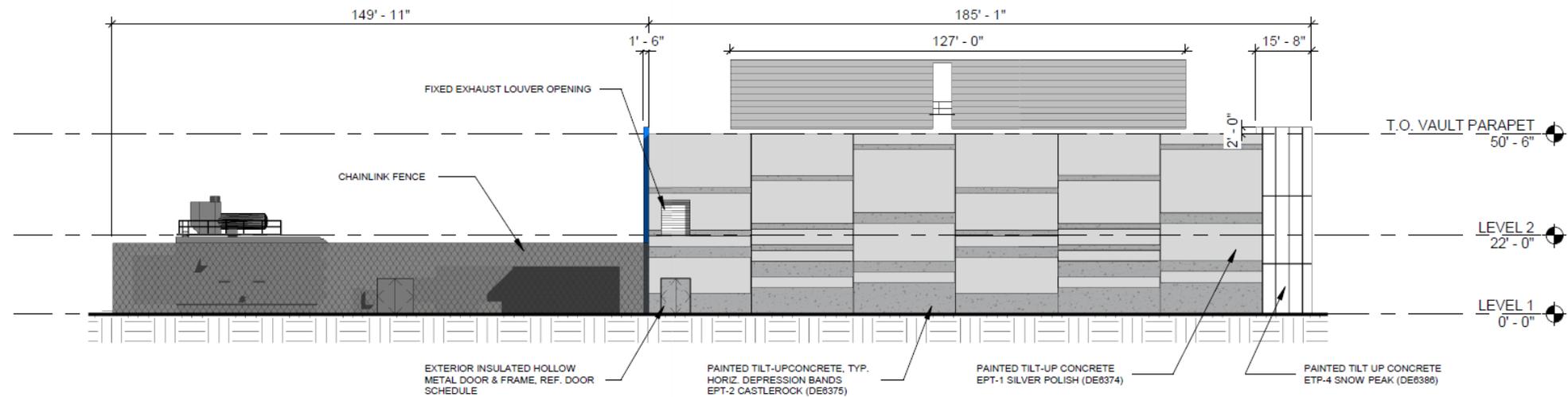
SYMBOL	TYPE	SIZE	QTY	MATURE HEIGHT
ACCENTS				
	<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gallon	161	2'-0"
	<i>Dasylirion walteri</i> Desert Spoon	5 Gallon	93	3'-0"
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gallon	30	4'-0"
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 Gallon	219	6'-0"
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	155	3'-0"
	<i>Opuntia ficus-indica</i> Indian Fig	5 Gallon	126	15'-0"

Note:
All planting areas to have 2" depth decomposed granite.
Refer to inlets plan (L.O.03) for size and color.





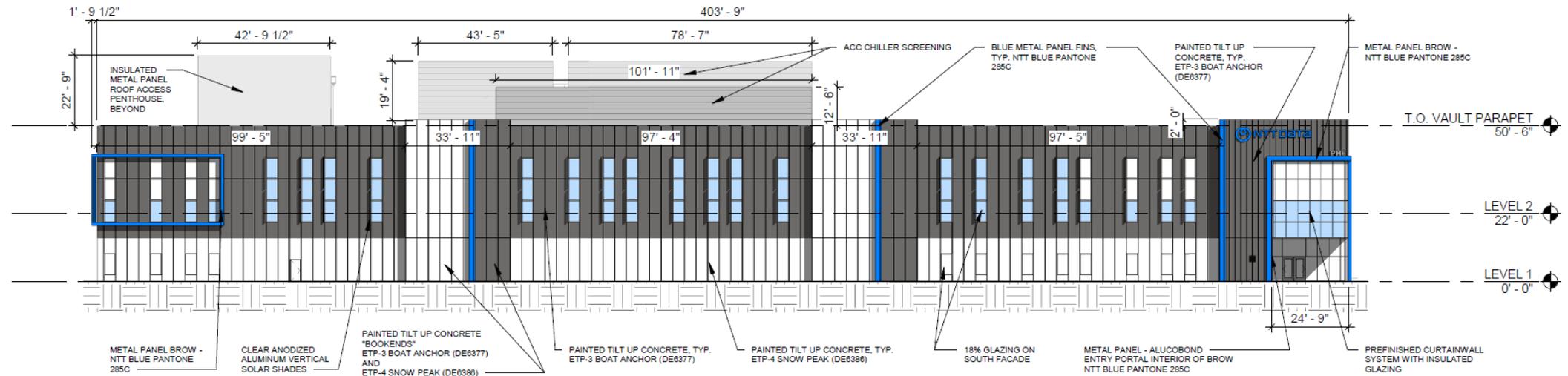
Building Elevations



1 PH6 - OVERALL NORTH ELEVATION
1" = 30'-0"



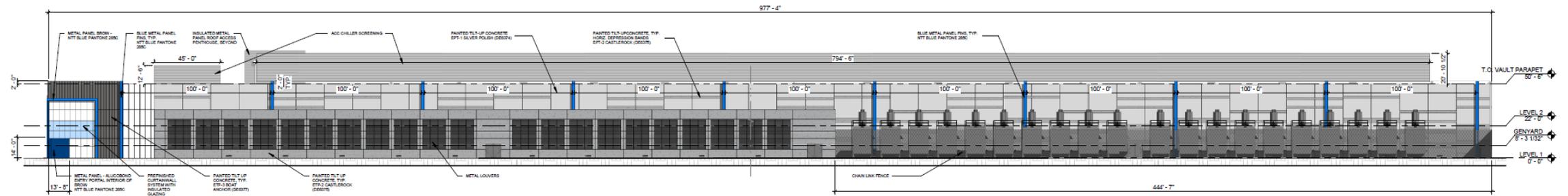
Building Elevations



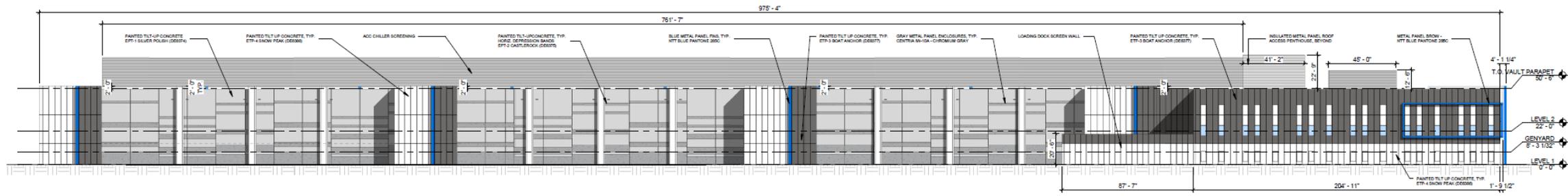
2 PH6 - OVERALL SOUTH ELEVATION
1" = 30'-0"



Building Elevations



3 PH6 - OVERALL EAST ELEVATION
1" = 30'-0"



4 PH6 - OVERALL WEST ELEVATION
1" = 30'-0"



Renderings





Renderings





Colors and Materials

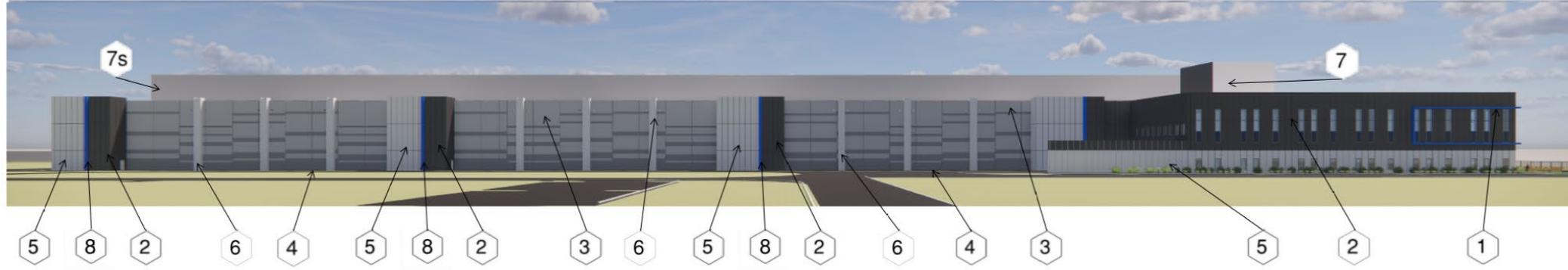
EXTERIOR MATERIALS KEY			
<p>1</p> <p>NTT Blue #0072BC R0 G114 B188 C100 M50 Y0 K0 Pantone 285c</p> <p>INSULATED METAL PANEL INSIDE ENTRY PORTAL /BROW</p>	<p>2</p> <p>BOAT ANCHOR DE6377</p> <p>5</p> <p>SNOW PEAK DE6386</p> <p>PAINTED TILT UP CONCRETE</p>	<p>8</p> <p>NTT BLUE PANTONE 285c VERTICAL FIN</p> <p>METAL PANEL ELEMENTS</p>	<p>11</p> <p>BLUE SPANDEL GLASS UNIT</p> <p>12</p> <p>BLUE VISION GLASS UNIT</p> <p>13</p> <p>CLEAR ANODIZED MULLION FRAMING</p> <p>14</p> <p>CLEAR ANODIZED ALUMINUM VERTICAL SOLAR SHADE (SOUTH FACADE ONLY)</p> <p>INSULATED GLASS UNITS CURTAINWALL SYSTEM</p>



Colors and Materials

EXTERIOR MATERIALS KEY

<p>1</p>  <p>NTT Blue #0072BC R0 G114 B188 C100 M50 Y0 K0 Pantone 285c</p> <p>INSULATED METAL PANEL INSIDE ENTRY PORTAL/BROW</p>	<p>2</p>  <p>BOAT ANCHOR DE6377</p> <p>3</p>  <p>SILVER POLISH DE6374</p> <p>4</p>  <p>CASTLEROCK DE6375</p> <p>5</p>  <p>SNOW PEAK DE6386</p> <p>PAINTED TILT UP CONCRETE</p>	<p>6</p>  <p>XL PEWTER CENTRIA - 9967 DOWNSPOUT ENCLOSURE</p> <p>7</p>  <p>CHROMIUM GRAY CENTRIA - 9/71 ENTRY BROW</p> <p>8</p>  <p>NTT BLUE PANTONE 285c VERTICAL FIN</p> <p>7s</p>  <p>PAINTED GRAY SILVER POLISH METAL DECK ROOFTOP SCREENWALL</p> <p>METAL PANEL ELEMENTS</p>	<p>11</p>  <p>BLUE SPANDREL GLASS UNIT</p> <p>12</p>  <p>BLUE VISION GLASS UNIT</p> <p>13</p>  <p>CLEAR ANODIZED MULLION FRAMING</p> <p>INSULATED GLASS UNITS CURTAINWALL SYSTEM</p>
--	--	---	---





Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.
- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback