

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:

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

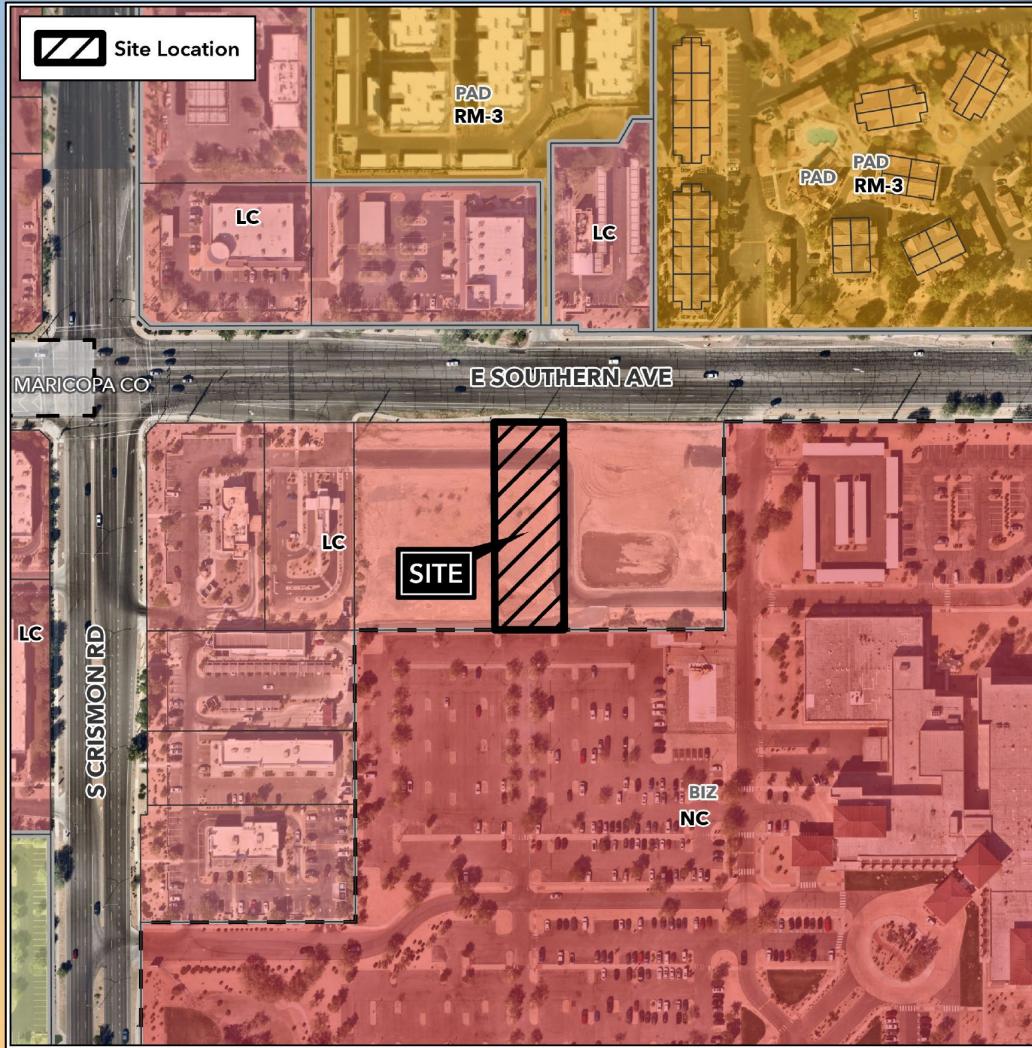
- Design Review
- To allow for a Restaurant with Drive-thru Facilities





Location

- South side of Southern Ave
- East of Crismon Road





Site Photo

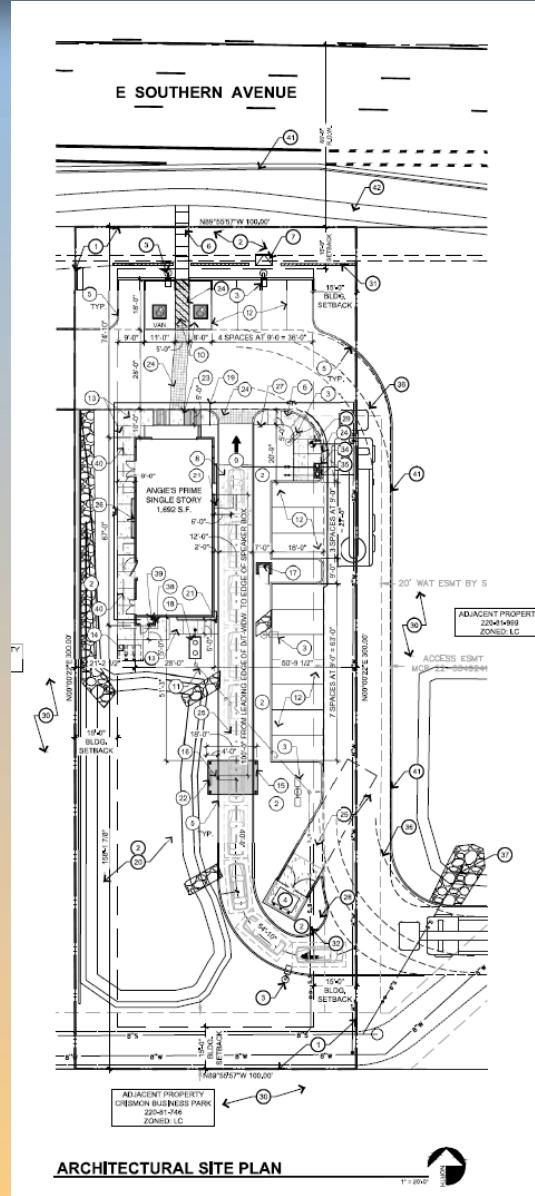


Looking south from Southern Ave



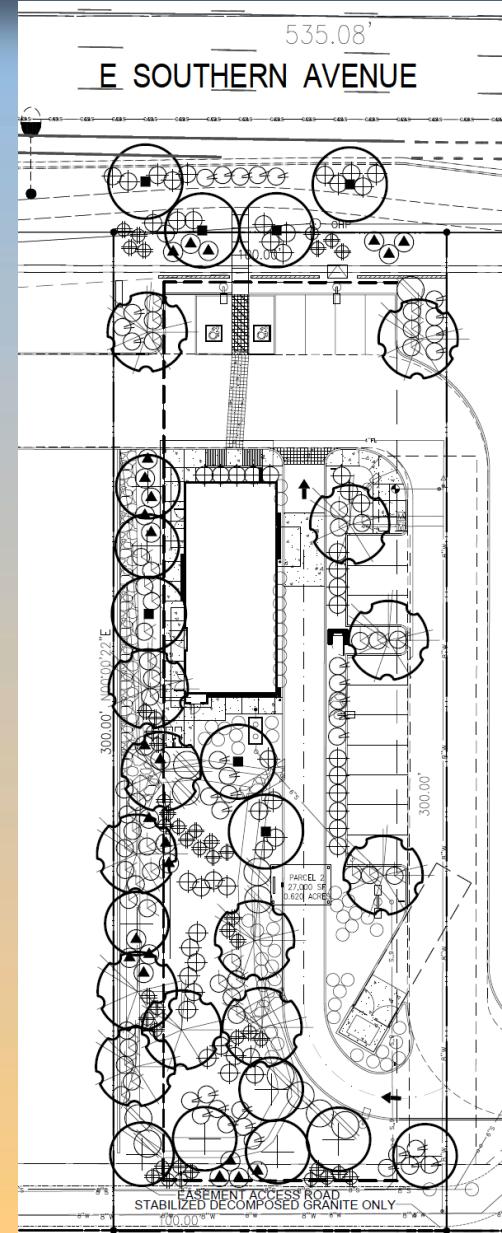
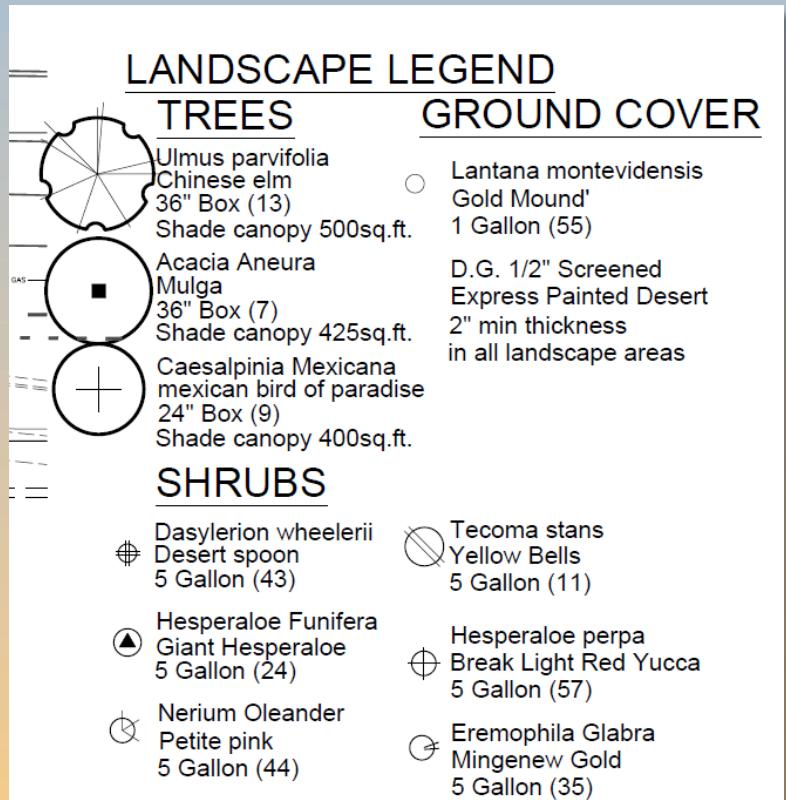
Site Plan

- Cross access provided from properties to the east and west
- 1,692 sq.ft. drive-thru restaurant
- Parking spaces
Provided: 17
Required: 17



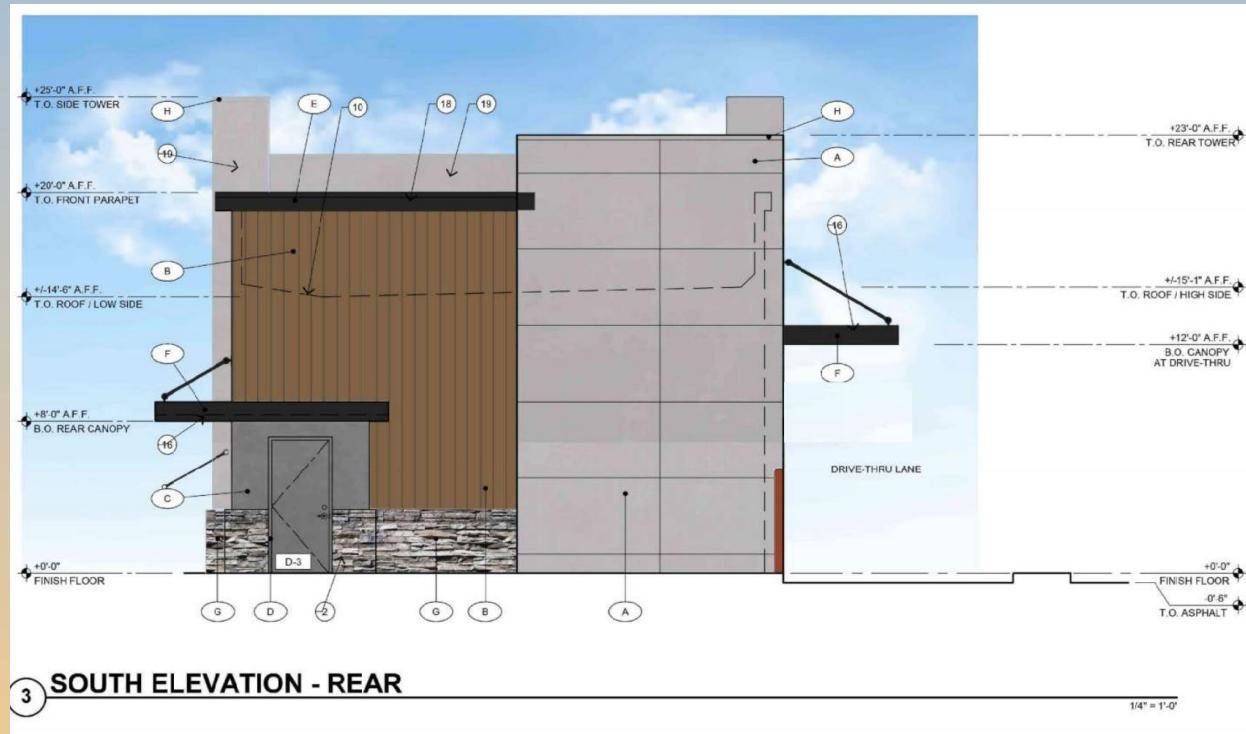
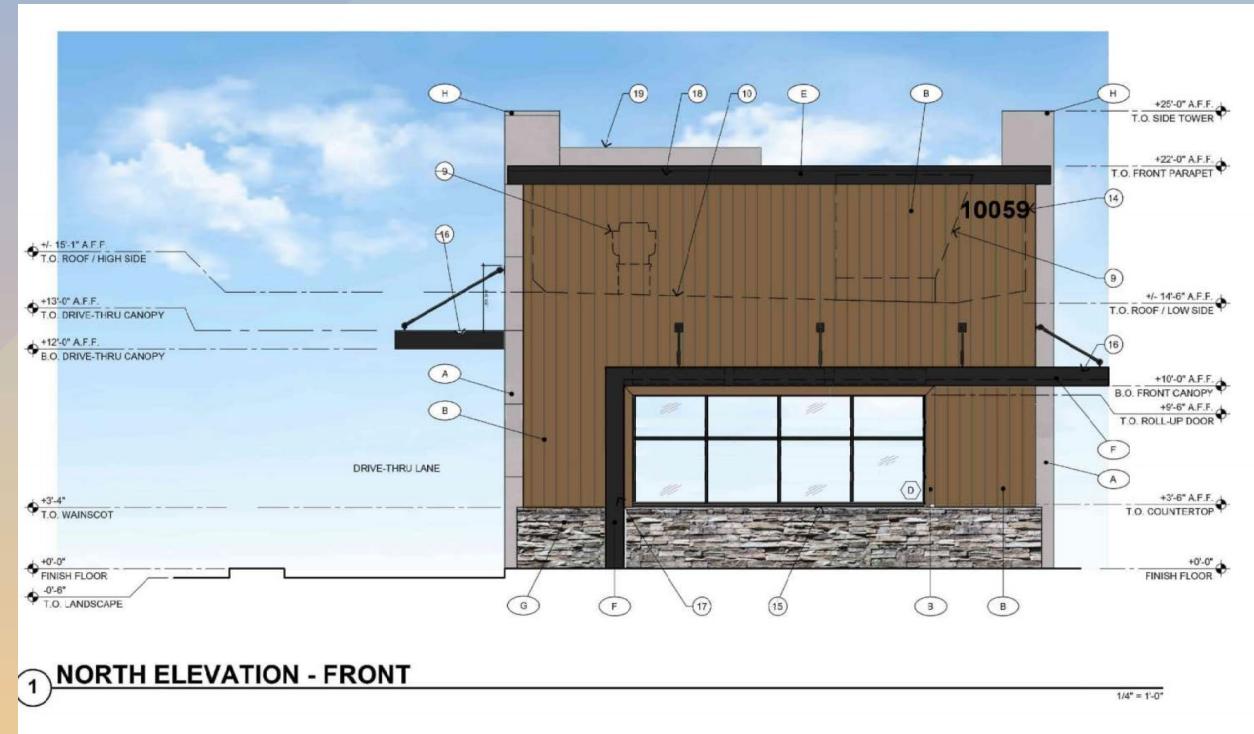


Landscape Plan



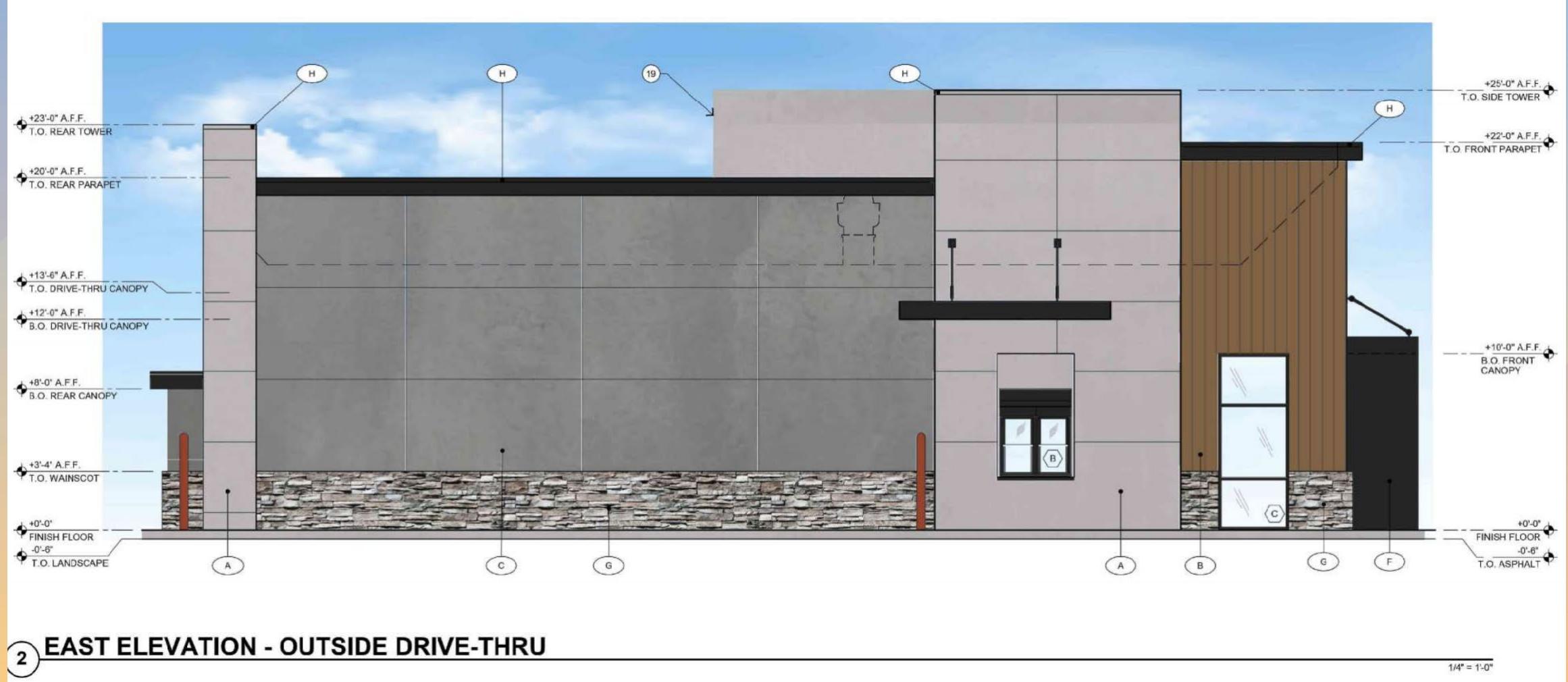


Building Elevations





Building Elevations





Building Elevations





Renderings





Renderings





Colors and Materials



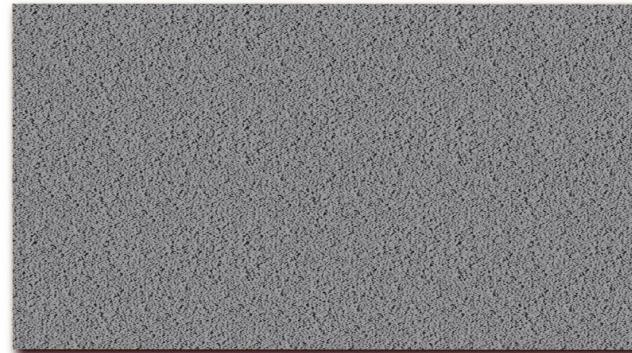
Pre-Engineered Vertical T&G Wood Planks and Trim
Marked Finishes B



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



Concrete Look Panels
Marked Finishes A



EIFS Stucco System- Sandblast Texture
Marked Finish C



Classic Bronze
Marked Finishes E,F & H



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

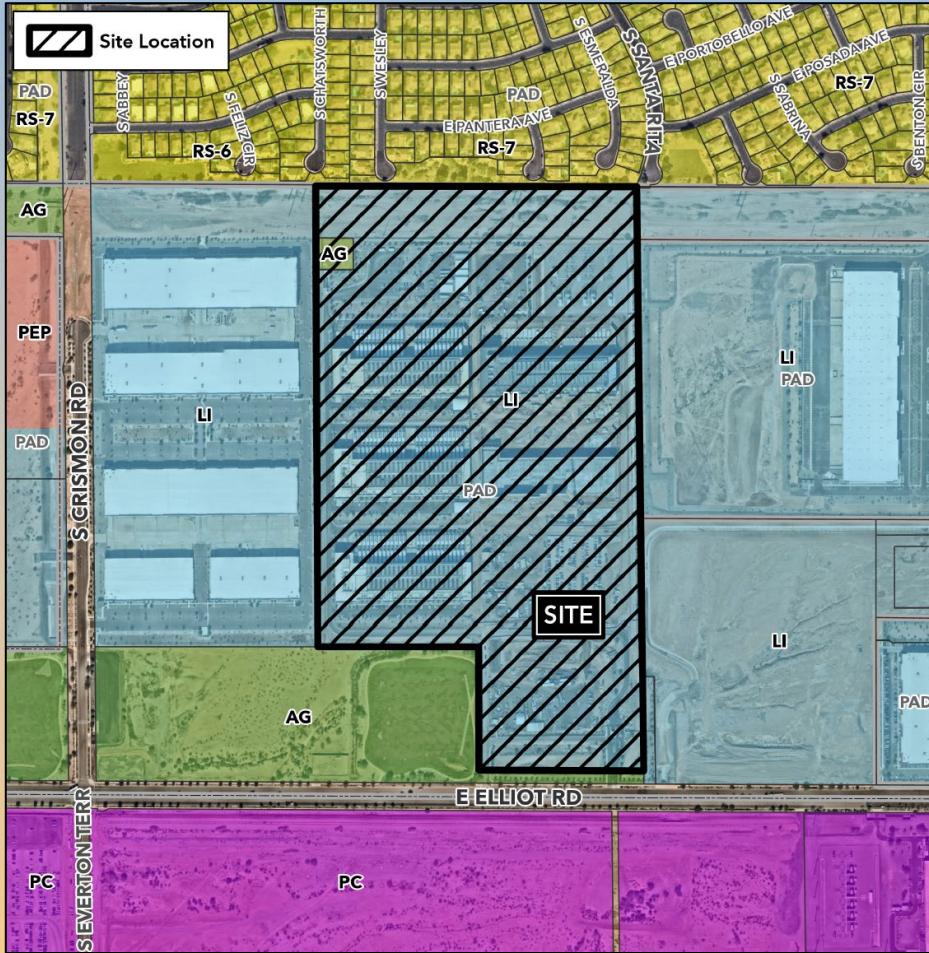
- Design Review
- To allow for the expansion of a Data Center campus





Location

- North of Elliot Road
- East of Crisman Road





Site Photo



Looking north from Elliot Road



Existing Site Photo

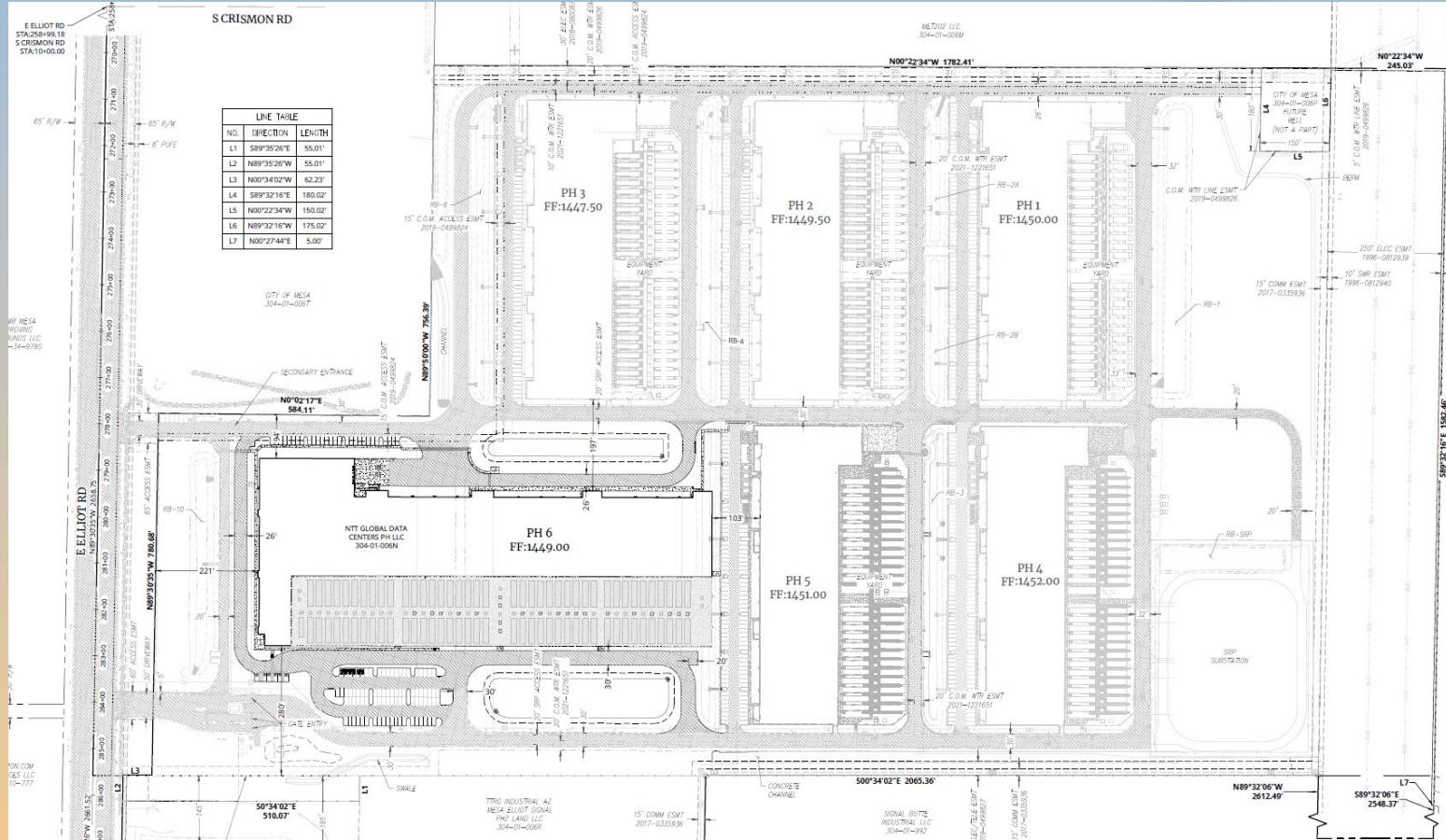


Looking north from Elliot Road



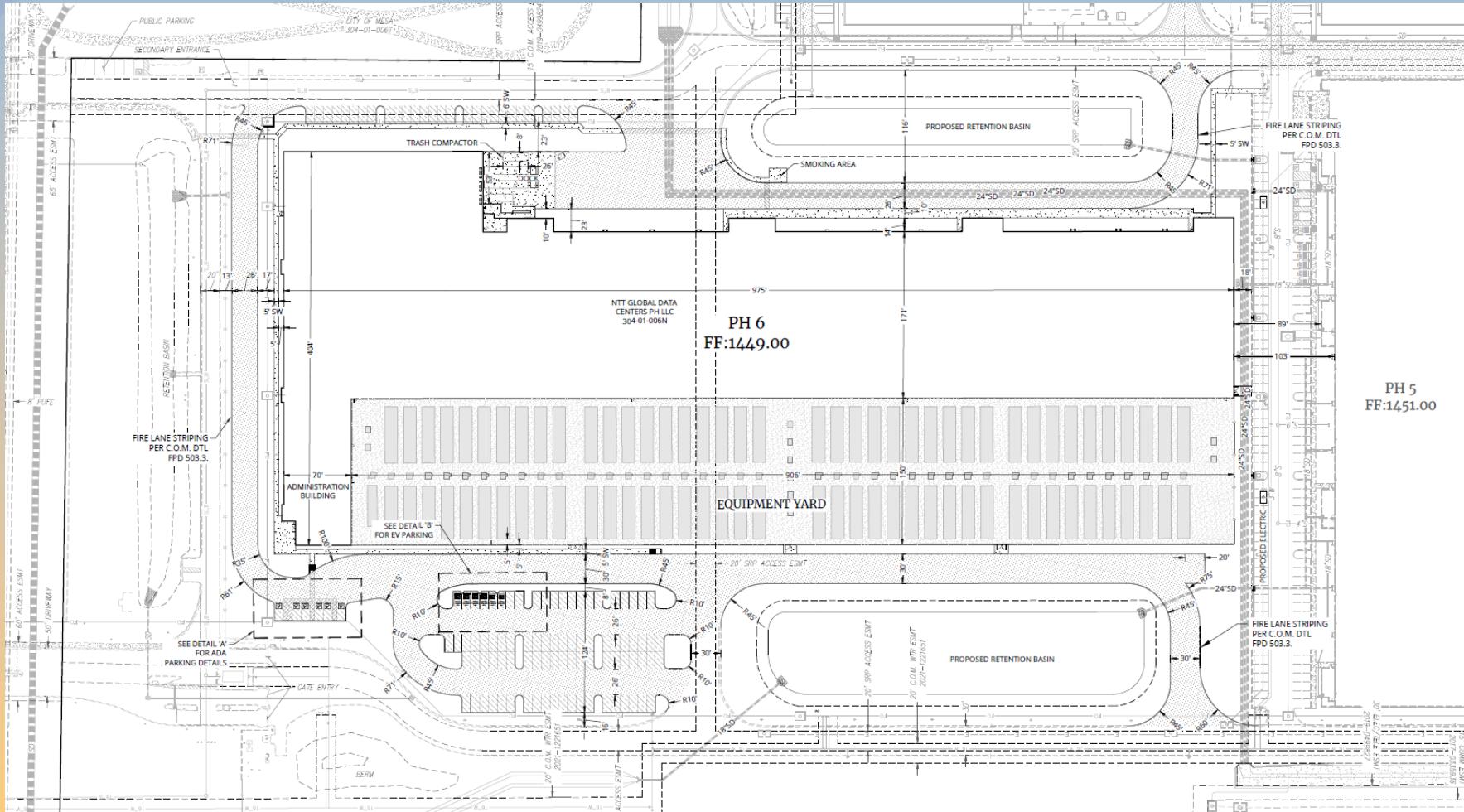
Site Plan

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





Enlarged Site Plan



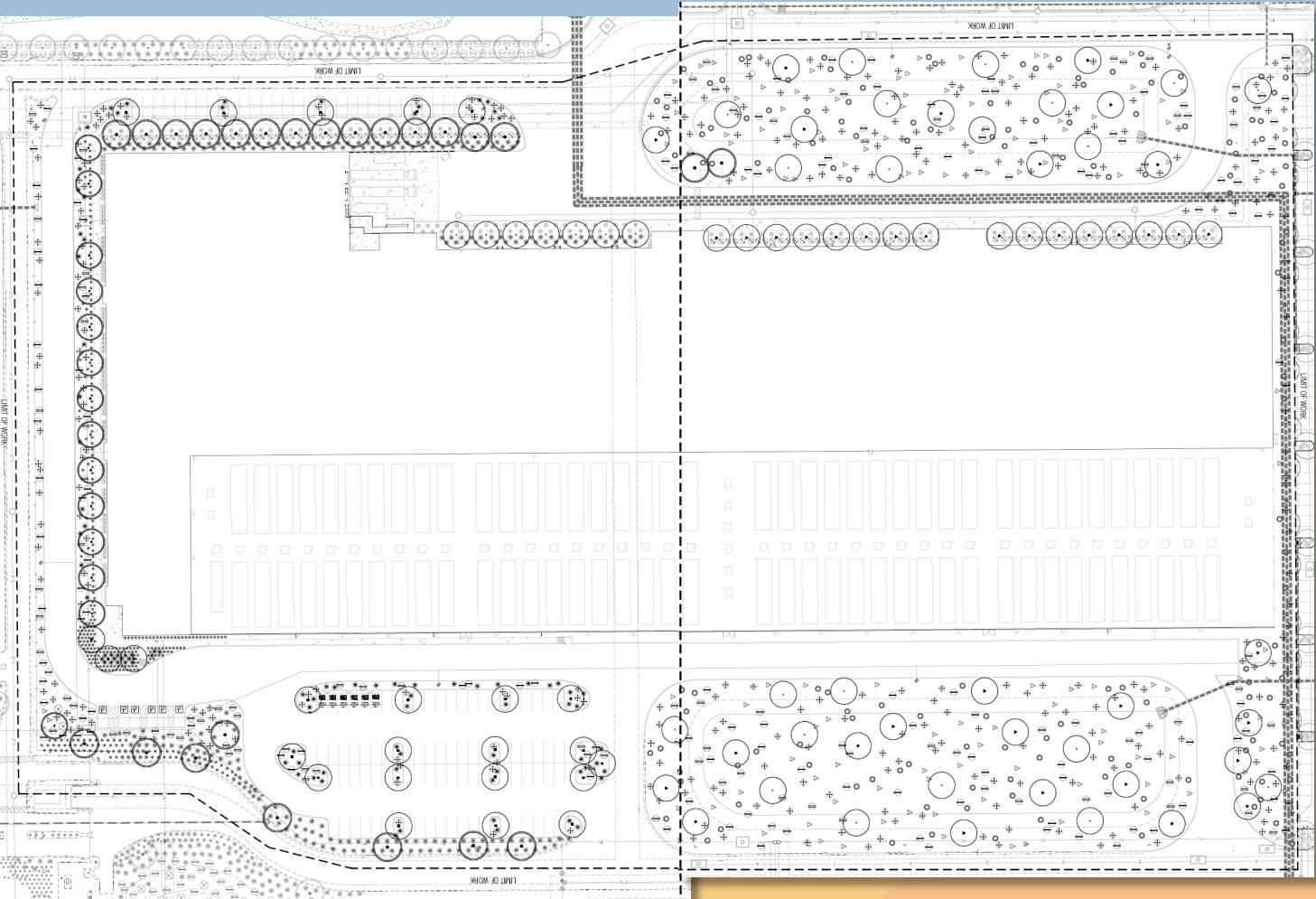


Landscape Plan

PLANT LEGEND:

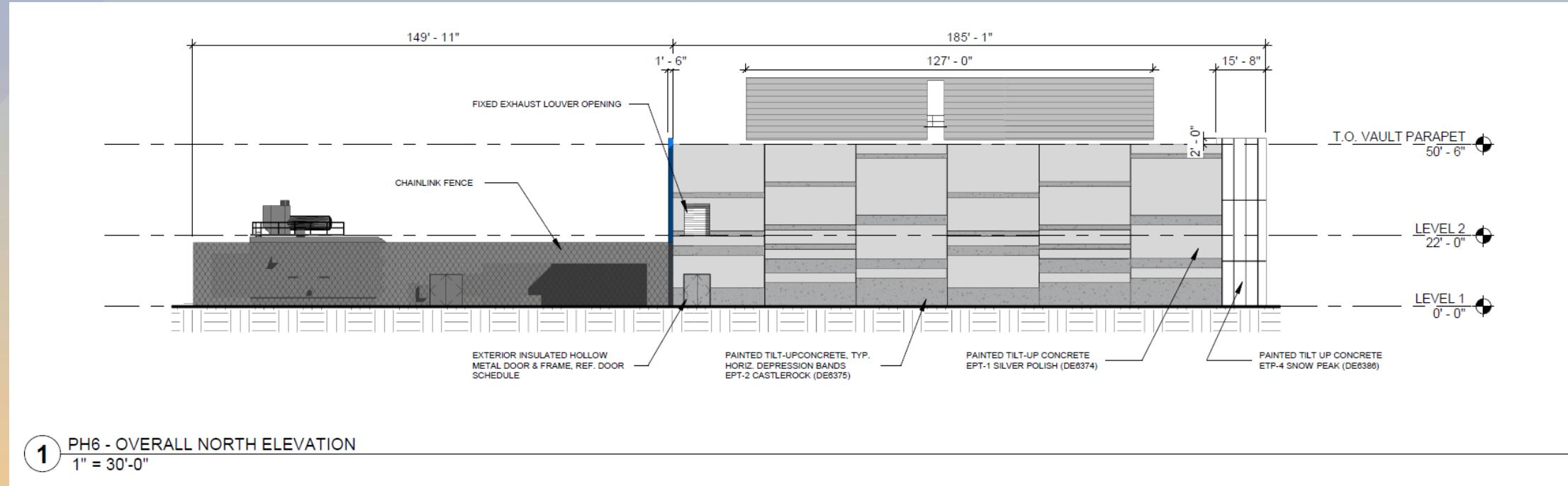
SYMBOL	TYPE	SIZE	QTY	CALIPER	MATURE CANOPY	SHRUBS		SIZE	QTY	MATURE HEIGHT
						TYPE	SIZE			
Tree symbol	TREES	36" Box	26	1.0-1.5	30'-0"	+	Encelia farinosa	5 Gallon	309	3'-0"
Tree symbol		24" Box	43	1.0-1.5	25'-0"	○	Justicia californica	5 Gallon	230	4'-0"
Tree symbol		36" Box	17	1.0-1.5	30'-0"	○	Baileya multiradiata	5 Gallon	208	2'-0"
Tree symbol		36" Box	21	2.5-3.0	25'-0"	○	Larrea tridentata	5 Gallon	2	6'-0"
Tree symbol		36" Box	14	1.0-1.5	25'-0"	○	Simmondsia chinensis	5 Gallon	147	6'-0"
Tree symbol						○	Calliandra eriophylla	5 Gallon	114	3'-0"

SYMBOL	TYPE	SIZE	QTY	MATURE HEIGHT
ACCENTS				
●	Aloe barbadensis	5 Gallon	161	2'-0"
●	Yellow Blooming Aloe			
●	Desert Spoon	5 Gallon	93	3'-0"
●	Deer Grass	5 Gallon	30	4'-0"
●	Giant Hesperaloe	5 Gallon	219	6'-0"
●	Red Yucca	5 Gallon	155	3'-0"
△	Opuntia ficus-indica	5 Gallon	126	15'-0"
Note: All planting areas to have 2" depth decomposed granite. Refer to Inlets plan (L0.03) for size and color.				



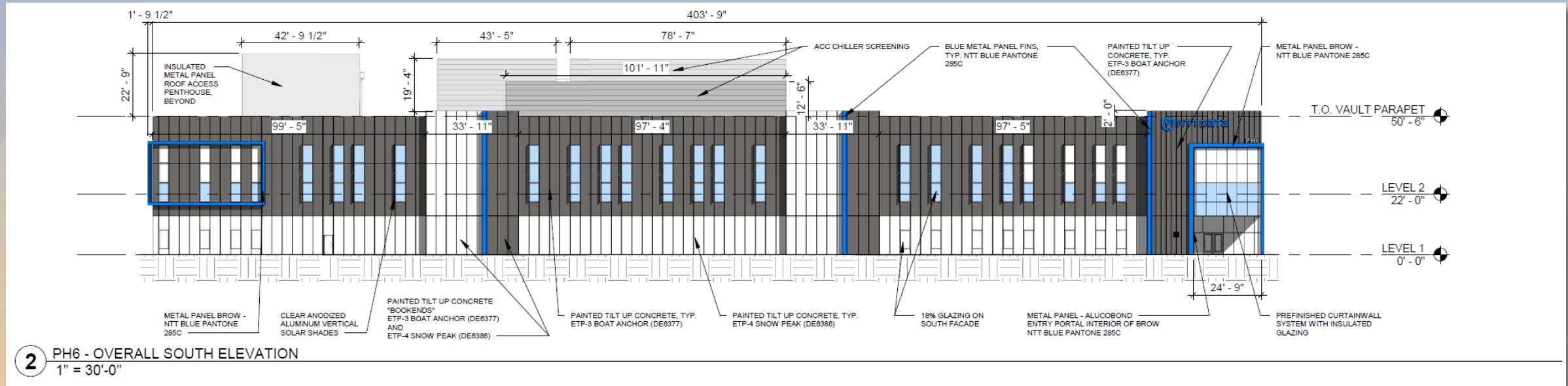


Building Elevations



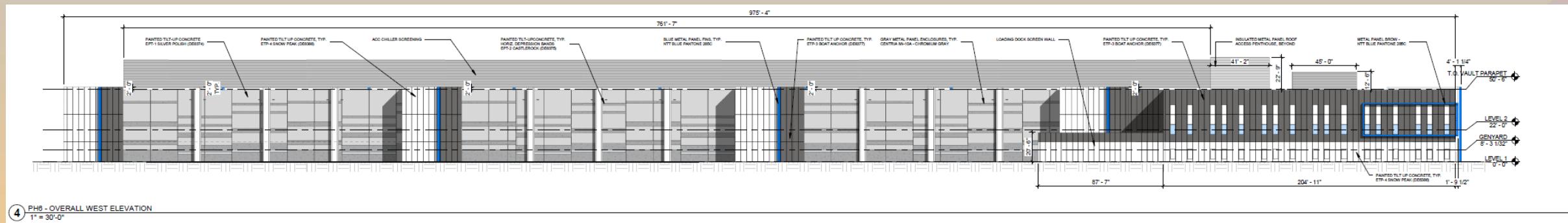
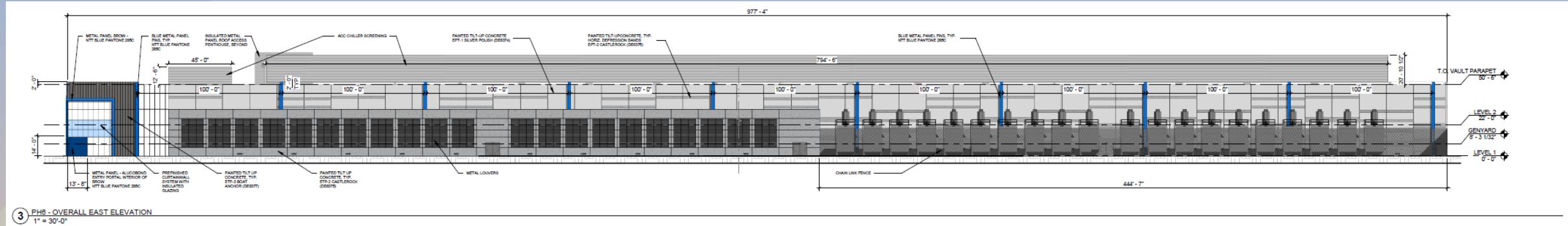


Building Elevations





Building Elevations





Renderings





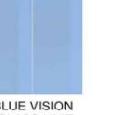
Renderings





Colors and Materials

EXTERIOR MATERIALS KEY

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





Colors and Materials

EXTERIOR MATERIALS KEY

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