



DESIGN REVIEW BOARD MEETING MINUTES

June 9, 2026

The Design Review Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on June 9, 2026, at 4:31 p.m.

BOARD PRESENT

Ryan Circello, Vice Chairperson
Boardmember Denise Dunlop
Boardmember Nicole Lynam
Boardmember Megan Neal
Boardmember David Winstanley

BOARD ABSENT

Dane Astle, Chairperson
Boardmember Shelly Udall

STAFF PRESENT

Evan Balmer
Mallory Ress
Tulili Tuiteleleapaga-Howard

Vice Chairperson Circello conducted a roll call.

Vice Chairperson Circello excused Chairperson Astle and Boardmember Udall from the entire meeting.

1. Approval of minutes of previous meetings as written.

1-a. Minutes from the Design Review meetings held on May 12, 2026.

It was moved by Boardmember Winstanley, seconded by Boardmember Lynam, that the May 12, 2026 minutes be approved.

Upon tabulation of votes, it showed:

AYES – Circello – Dunlop – Lynam – Winstanley

NAYS – None

ABSENT – Astle – Udall – Neal

Vice Chairperson Circello declared the motion carried unanimously by those present.

2. Discuss and take action on the following Design Review case:

2-a. **ZON26-00419. "Longbow Mixed-Use,"** 3.3 ± acres located approximately 1,700 feet west of the southwest corner of North Recker Road and East Longbow Parkway. Design Review and Alternative Compliance to allow for the construction of a Hotel and future commercial development. (District 5)

Staff Planner: Cassidy Welch

Recommendation: Approval with Conditions

Boardmember Neal arrived at the meeting at 4:36 pm.

Principal Planner, Cassidy Welch, introduced case ZON26-00419, a request for design review and alternative compliance for a mixed-use development within the Longbow Business Park. The proposal includes a 58,000-square-foot, three-story hotel on a 3.3-acre site located on the south side of Longbow Parkway, west of Wrecker Road and south of Loop 202. The property is zoned Light Industrial with a PAD overlay associated with the Longbow Business Park. The applicant previously submitted a different configuration; however, the revised plan relocates the hotel outside the Airport Overflight Area and reduces the height from four stories to three. (See Page 1 through Page 5 of Attachment 1)

Ms. Welch stated that the proposed site plan includes 124 hotel rooms and two access points from Longbow Parkway one existing and one to be constructed. A future commercial pad remains part of the overall development. The applicant is requesting alternative compliance from Section 11-7-5 of the Mesa Zoning Ordinance because the plan includes more than two rows of parking between the building and the street. Staff supports the request, noting that the configuration allows the hotel to better engage with the golf course and trail amenities to the south, whereas strict compliance would shift the building toward the street and place parking between the hotel and those amenities. (See Page 6 through Page 9 of Attachment 1)

Ms. Welch reported that the landscape plan includes a variety of trees and shrubs, such as mulga, palo verde, desert willow, ironwood, Mexican honeysuckle, Texas sage, and creosote, and complies with the Longbow Business Park design guidelines. The proposed elevations remain consistent with previously approved materials and building forms, and updated renderings show an L-shaped building that provides additional articulation and façade movement. Material samples were also provided. (See Page 10 through Page 15 of Attachment 1)

Ms. Welch explained that, as part of the citizen participation process, staff received one comment from an adjacent property owner regarding exterior AC vent placement, material quality, and window sizing for acoustic performance. Staff determined that the proposal complies with the Mesa General Plan and recommended approval with conditions. Ms. Welch indicated availability to answer questions. (See Page 16 through Page 17 of Attachment 1)

The Design Review Board added a condition of approval based on the Staff presentation.

- Prior to issuance of a building permit, submit for Planning Director review and approval a revised landscape plan that replaces thorny plant varieties adjacent to pedestrian walkways with approved thornless varieties.

It was moved by Boardmember Winstanley, seconded by Boardmember Neal, that ZON26-00419. Longbow Mixed-Use, be approved.

Upon tabulation of votes, it showed:

AYES – Circello – Dunlop – Lynam – Neal – Winstanley

NAYS – None

ABSENT – Astle – Udall

Vice Chairperson Circello declared the motion carried unanimously by those present.

3. Discussion Items:

- 3-a. **DRB25-00979. "Century Marine SCIP,"** 4± acres located at 3302 East Main Street. Alternative Compliance to allow for an approximately 20,400± square foot expansion to the existing Vehicle Sales and Service facility. **(District 1)**

Planner I, Sergio Solis, presented Design Review Board case DRB25-00979, a request from Century Marine for alternative compliance associated with a proposed 20,000-square-foot expansion to an existing vehicle sales and service facility located at 3302 East Main Street. The four-acre site lies on the north side of Main Street between Lindsay Road and Val Vista Drive and is designated as an Urban Center in the General Plan. (See Page 1 through Page 4 of Attachment 2)

Mr. Solis presented site context and noted that portions of the Main Street frontage include an 8-foot masonry wall, while other areas use wrought-iron fencing. The applicant's site plan shows the existing boat testing pond on the northwest portion of the property and the new building on the east side of the site. New landscaping is proposed adjacent to the west and south sides of the building, while perimeter landscaping remains unchanged. (See Page 5 through Page 8 of Attachment 2)

Mr. Solis added because the project was submitted under the previous zoning code, the building elevations are subject to former material-percentage requirements, which mandate at least three distinct materials and limit any single material to no more than 50% of a façade. The applicant is requesting alternative compliance for the north and east elevations, where material percentages exceed the allowed maximums. Materials include smooth and scored stucco, horizontal metal paneling, and steel stud lattice. Staff noted that portions of the south elevation are screened by the existing masonry wall. (See Page 9 through Page 14 of Attachment 2)

Mr. Solis presented the renderings and elevation drawings, including views from Main Street and internal site perspectives. Staff requested the Board's consideration and feedback on the elevations and the applicant's request for alternative compliance. (See Page 15 through Page 23 of Attachment 2)

The Design Review Board made recommendations based on the Staff presentation.

Mr. Solis provided the following summary of the Board's recommendations:

- No comments

- 3-b. **DRB26-00116. "Udall Office Center,"** 1.3± acres located at the southwest corner of East McDowell Road and North Val Vista Drive. Alternative Compliance to allow for an approximately 3,808± square foot Office building. **(District 1)**

Planner II, Tulili Tuiteleleapaga-Howard, presented case DRB26-00116, Udall Office Center, a request for alternative compliance to allow construction of an approximately 3,808-square foot office building with an 869-square-foot garage on a 1.3-acre site at the southwest corner of McDowell Road and Val Vista Drive. (See Page 1 through Page 4 of Attachment 3)

Ms. Tuiteleleapaga-Howard presented current photos showing the site is vacant. The proposed site plan includes the office building, garage, and a series of employee amenities on the west side of the property, including a putting green, garden, and volleyball courts. The landscape plan incorporates a variety of trees such as Chitalia, Texas mountain laurel, and Chinese pistache, along with shrubs including blue hibiscus, red fairy duster, and red bird of paradise. (See Page 4 through Page 8 of Attachment 3)

Ms. Tuiteleapaga-Howard explained that the request for alternative compliance was for material percentages not meeting the requirement for primary building materials to cover at least 75% of each façade, and each primary material to cover at least 25% of any publicly visible façade. Staff noted that the proposed architectural variability aligns with the intent of the design standards. (See Page 9 through Page 13 of Attachment 3)

Ms. Tuiteleapaga-Howard presented elevations and rendering showing the building from McDowell Road and Val Vista Drive, and internal site perspectives. Proposed materials include stucco, stone veneer, wall tile, exposed steel, metal fascia, and tinted glass. Under the code, stucco, stone veneer, and tinted glass qualify as primary materials, while the remaining materials are considered secondary architectural elements. (See Page 14 through Page 17 of Attachment 3)

Ms. Tuiteleapaga-Howard added the renderings illustrated how the materials and landscaping integrate with the site. Staff requested the Board's consideration and feedback on the alternative compliance request. (See Page 18 through Page 19 of Attachment 3)

The Design Review Board made recommendations based on the Staff presentation.

Ms. Tuiteleapaga-Howard provided the following summary of the Board's recommendations:

- No comments

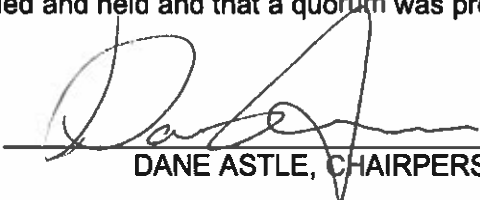
4. Staff update.

No staff update.

5. Adjourn.

Without objection, the Design Review Board adjourned at 5:28 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Design Review Board meeting of the City of Mesa, Arizona, held on 9th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.



DANE ASTLE, CHAIRPERSON

City of Mesa

Design Review Board

ZON26-00419

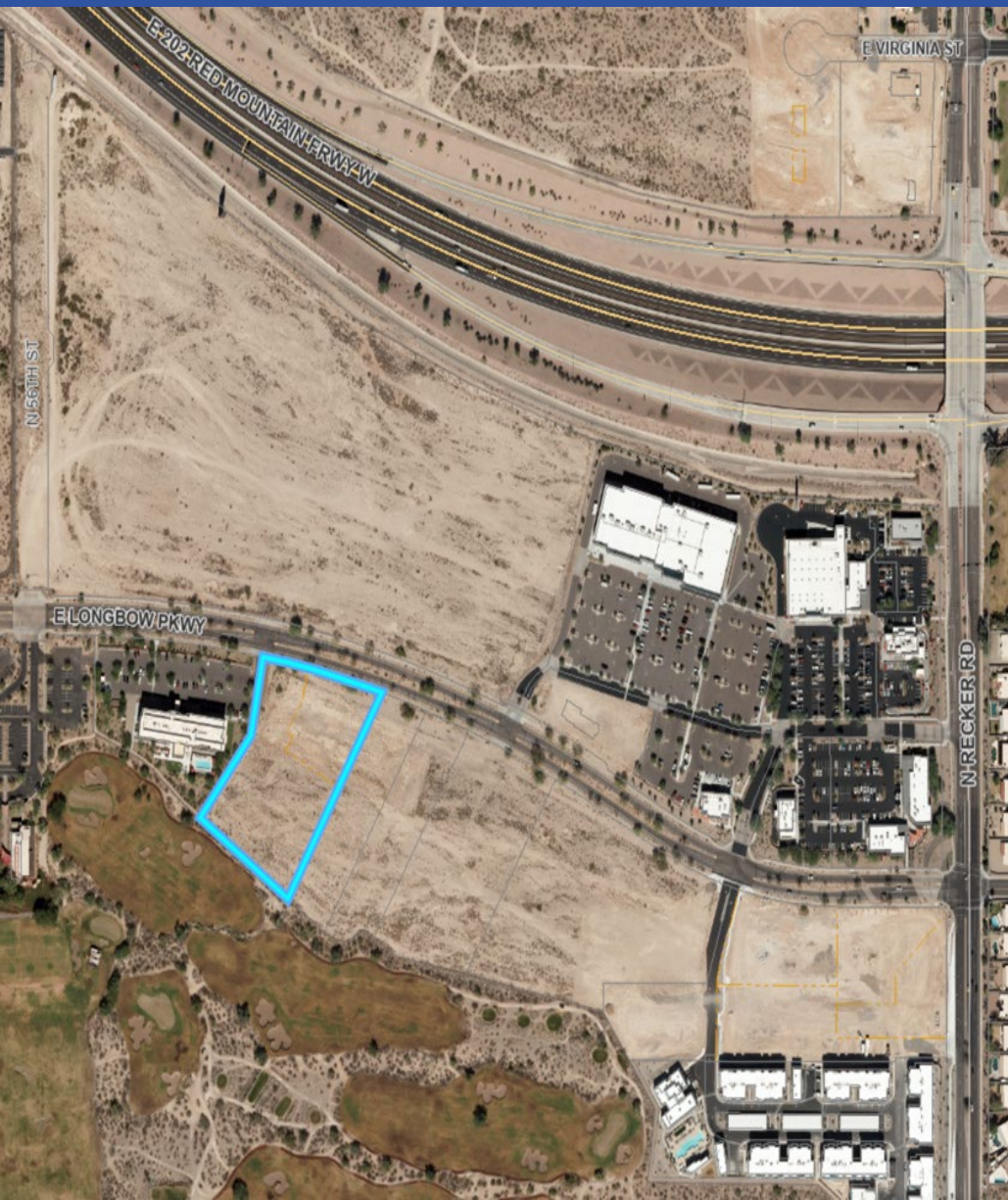
Longbow Mixed-Use

Cassidy Welch, Principal Planner

Request

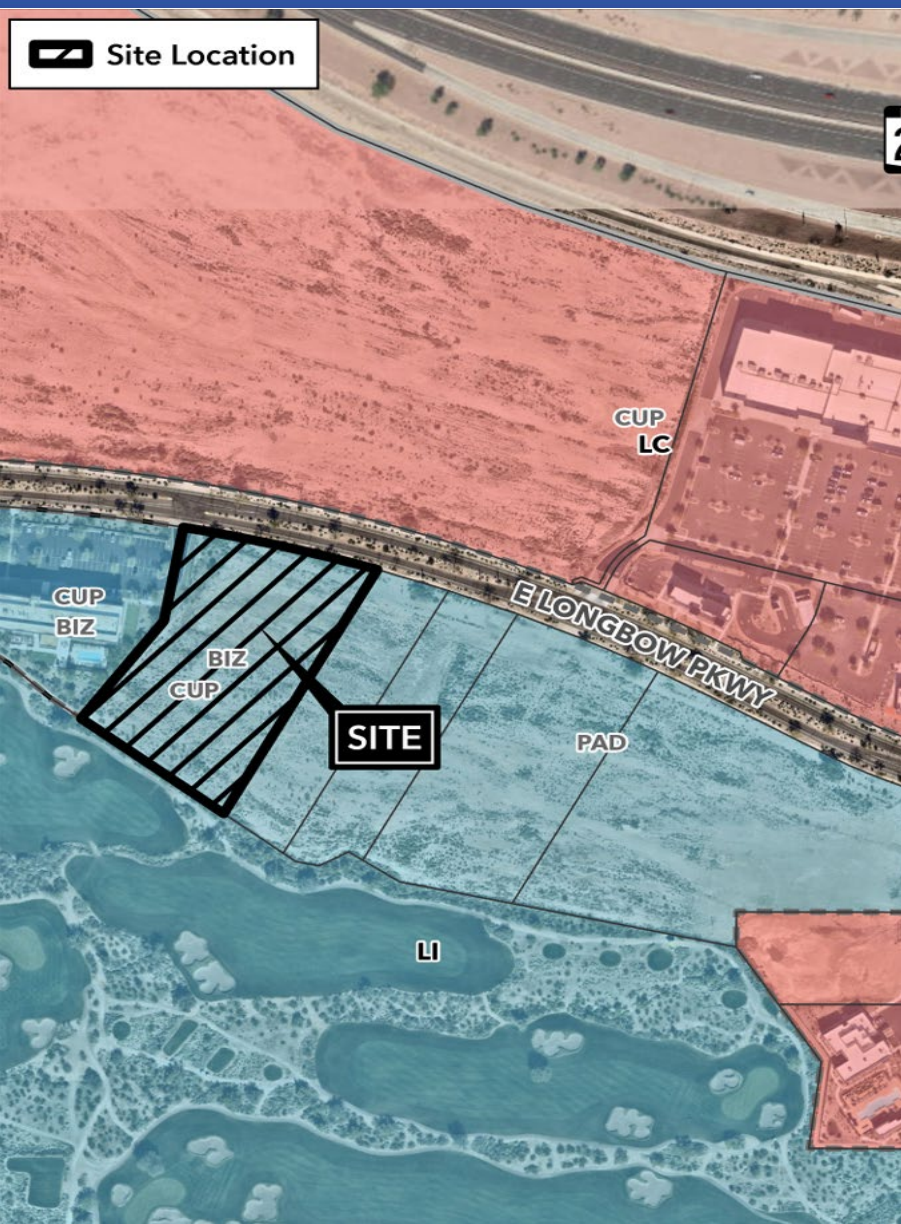
- Design Review
- Alternative Compliance
- To allow for a 58, 590± square foot Hotel and future commercial development





Location

- 3.3± acres
- South of Loop 202 Freeway
- West of Recker Road
- South of Longbow Parkway



Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Within the Longbow Business Park PAD



Site Photos



Looking south towards the site



Previous Approval





Site Plan

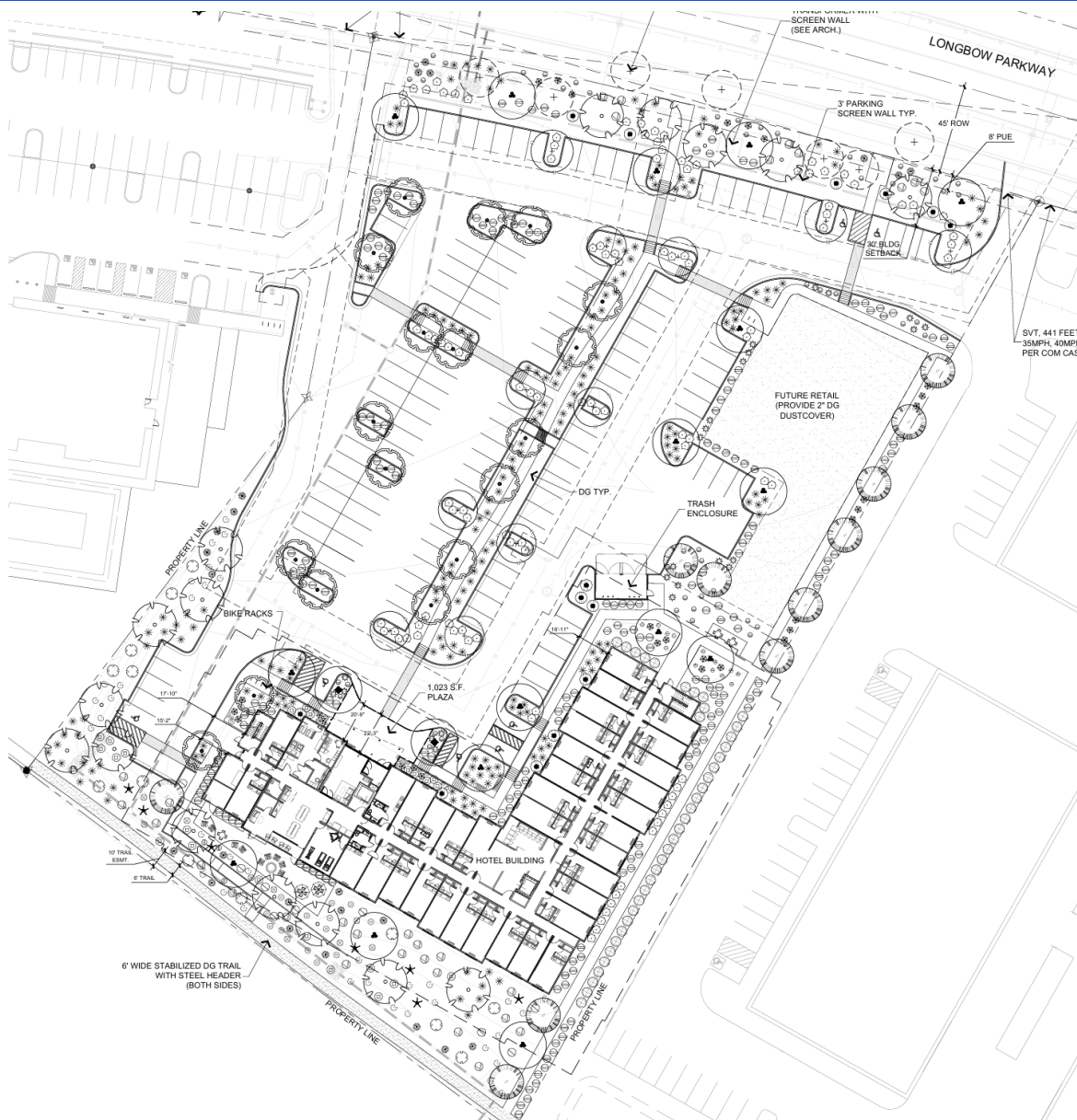
- 58,590± square feet
- 3 stories
- 124 rooms
- 2 access points onto Longbow Parkway
- Future commercial development



Alternative Compliance

- ✓ A maximum of two (2) rows of required off-street parking may be located between the building and adjacent street.





Landscape Plan

- Trees: Mulga, Palo Brea, Desert Willow, Ironwood, etc.
- Shrubs: Mexican Honeysuckle, Texas Sage, Creosote Bush, etc.



Elevations



2 SOUTH ELEVATION



1 NORTH ELEVATION

1/8" = 1'-0"



Elevations

2 EAST ELEVATION
1/8" = 1'-0"



TOP C
TO HIC
TO LO

1 WEST ELEVATION
1/8" = 1'-0"



STONE DRIPLEGE TO PROVIDE SHADOW LINE



Renderings





Renderings

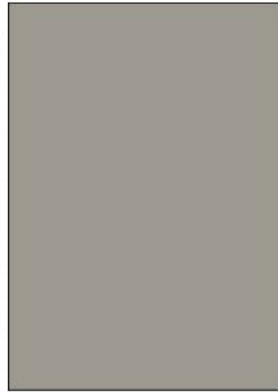




Materials & Colors



EL DORADO STONE
MADRONA
"CUT COARSE STONE"



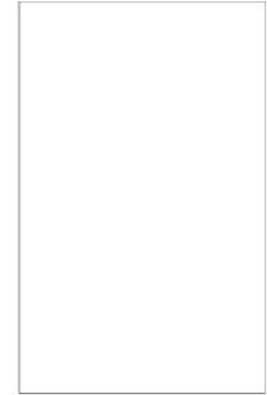
STUCCO, SMOOTH
SW 9170
"ACIER"



CEMENT BOARD
SW 7068
"GRIZZLE GRAY"



CEMENT BOARD
WOODTONE
"WINCHESTER BROWN"



ROOFING
WHITE TPO



Citizen Participation

- Staff received 1 comment from adjacent property owner with the following comments:
 - Exterior AC vents
 - Materials
 - Acoustic windows



Staff Recommendation

Approval with conditions

City of Mesa

Design Review Board

City of Mesa

Design Review Board

DRB25-00979

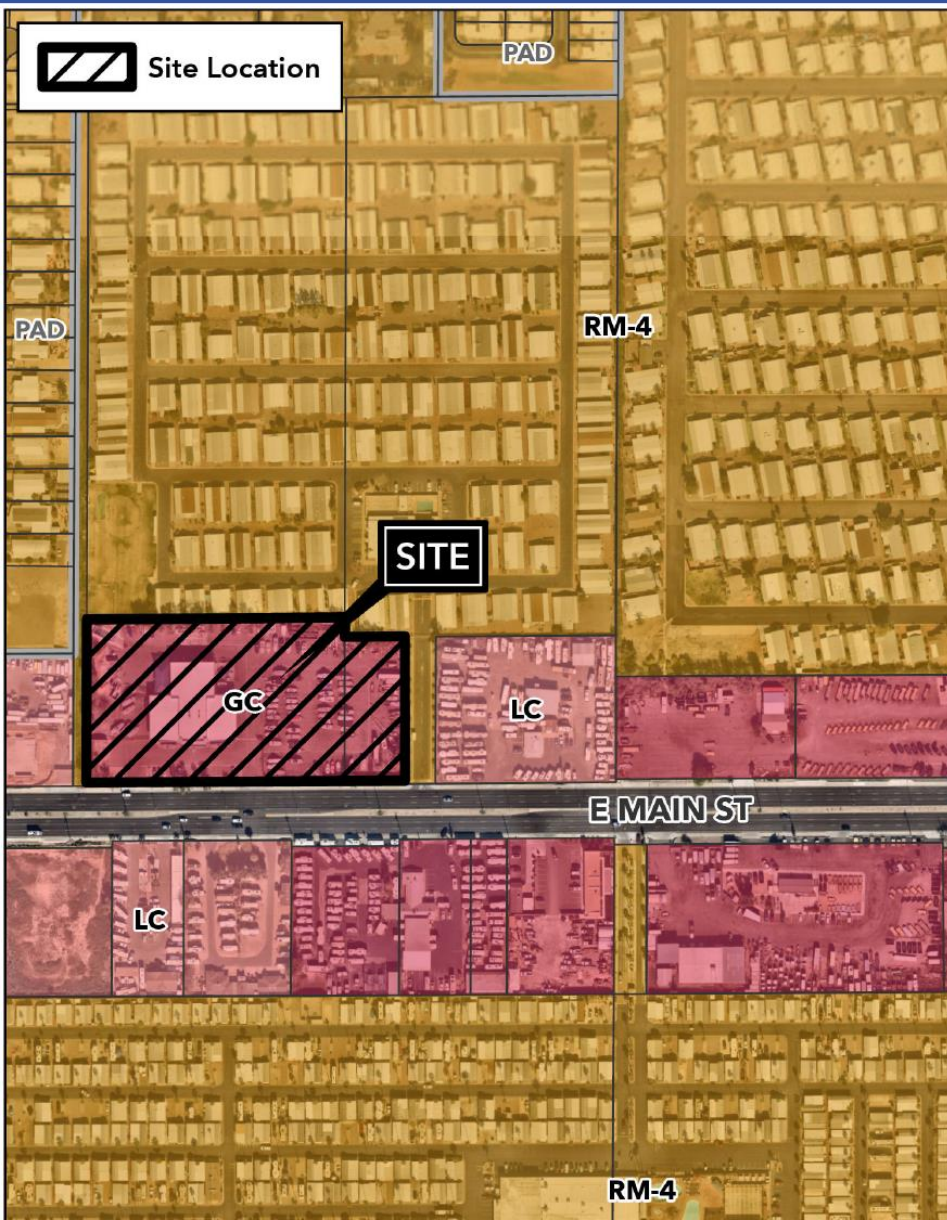
Century Marine

Sergio Solis, Planner I



Request

- Design Review for Alternative Compliance
- 20,400 ± square foot expansion to an existing Vehicle Sales and Service Facility



Location

- 3302 East Main Street
- 4± acre parcel
- North side of Main Street between Lindsay Road and Val Vista Drive



Site Photo



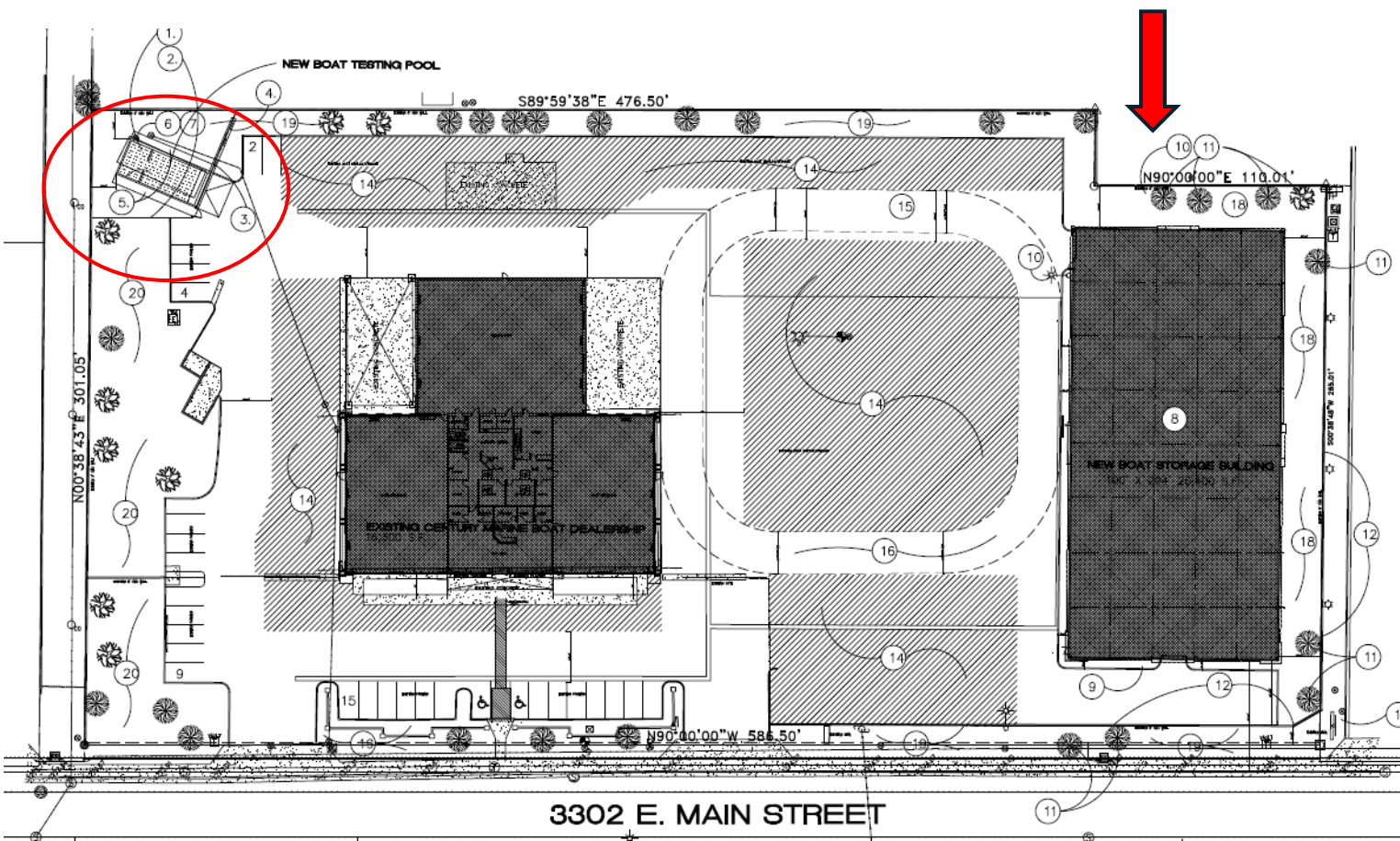
Looking north toward the site



Site Photo

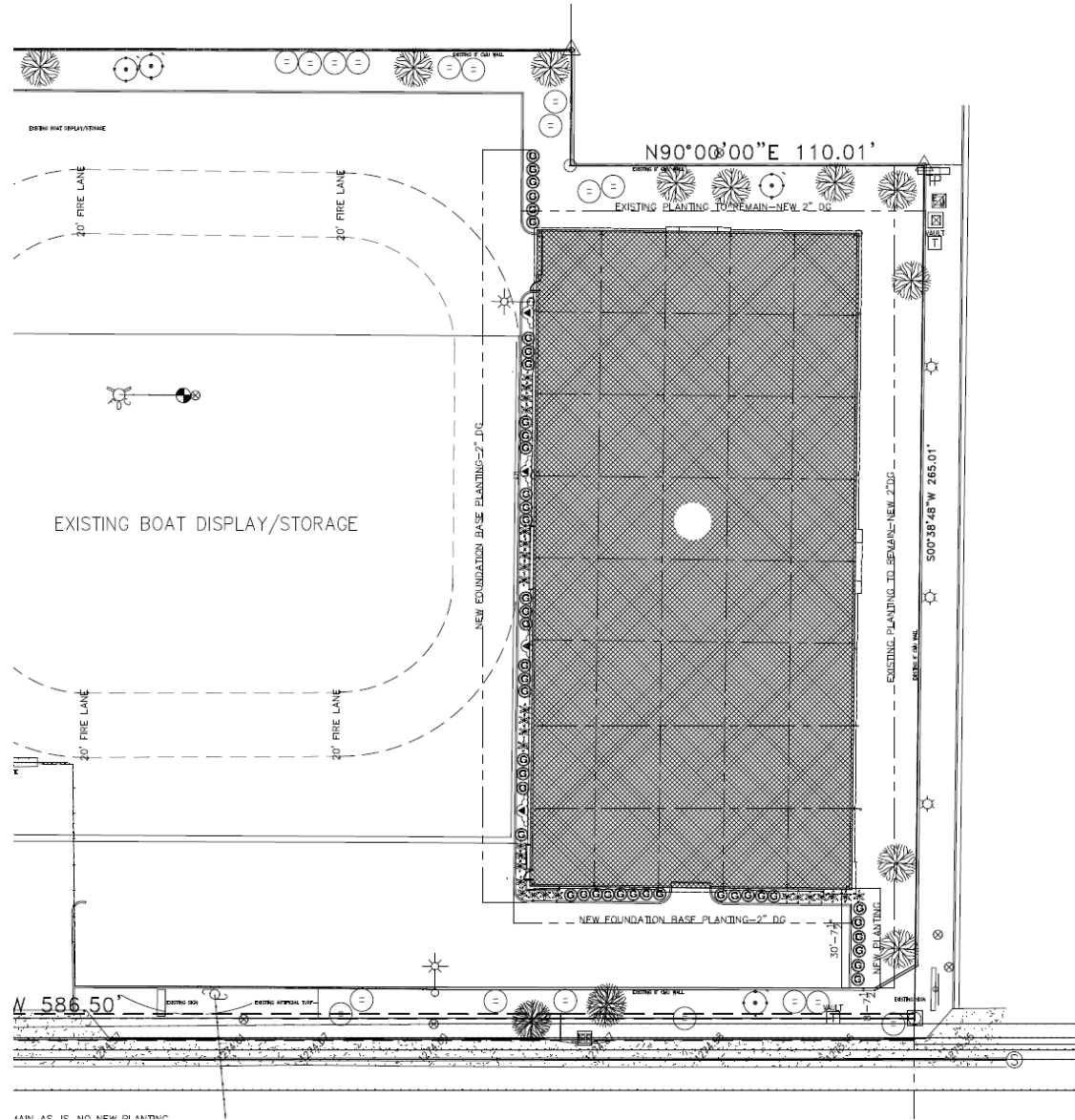


Looking west towards the site (eastern property boundary/Cypress Ln.)



Site Plan

- New 20,400 ± SF accessory building;
- Existing in-ground boat testing facility



Landscape Plan

- New 20' landscape yards adjacent to building

PLANT SCHEDULE

SYMBOL	SPECIES	SIZE / QTY.
TREES AND PALMS		
	EXISTING TREE EUCALYPTUS MICROTHECA	MATURE 8" / 18" TRUNK
	EXISTING TREE ACACIA SMALLII SWEET ACACIA	MATURE 6" / 16" TRUNK
	EXISTING SHRUB ENCELIA FARINOSA BRITTLE BUSH	MATURE 5" - 8" DIAMETER
	EXISTING SHRUB LARREA TRIDENTATA CREOSOTE BUSH	MATURE 4" - 6" DIAMETER
	NEW PLANT BOUGAINVILLEA SPECTABILIS BARB KARST VARIETY	
	NEW PLANT PARRY AGAVE AGAVE PARRYI	
	NEW PLANT LANTANA GOLD	

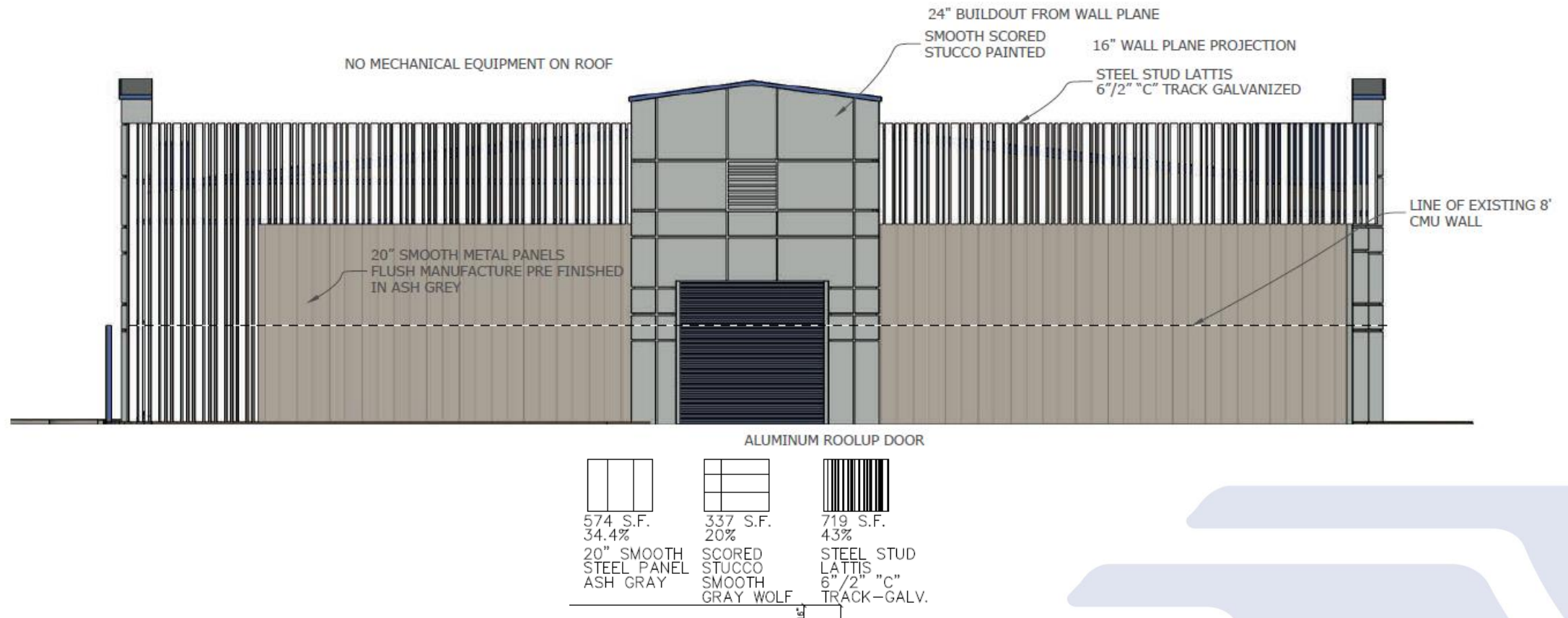


Alternative Compliance

- ✓ Materials. Primary facades shall incorporate at least three (3) different and distinct materials.
- ✓ Materials. Each primary building material shall cover no more than 50% of a publicly-visible façade.



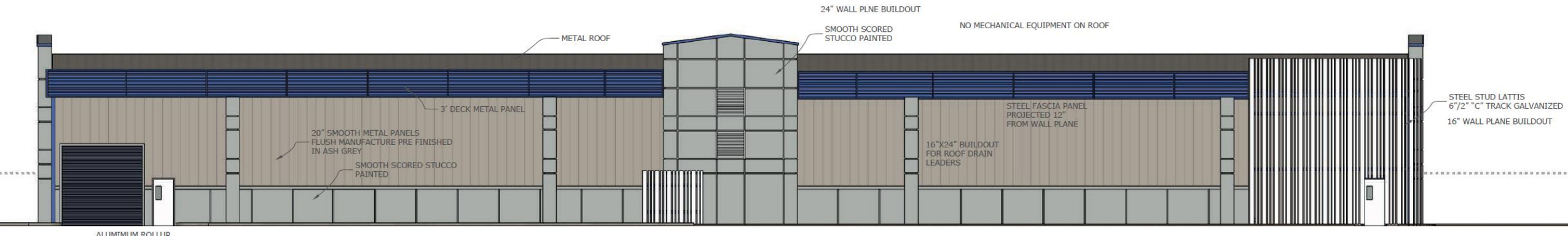
Elevations



South Elevation (Main St. view)



Elevations

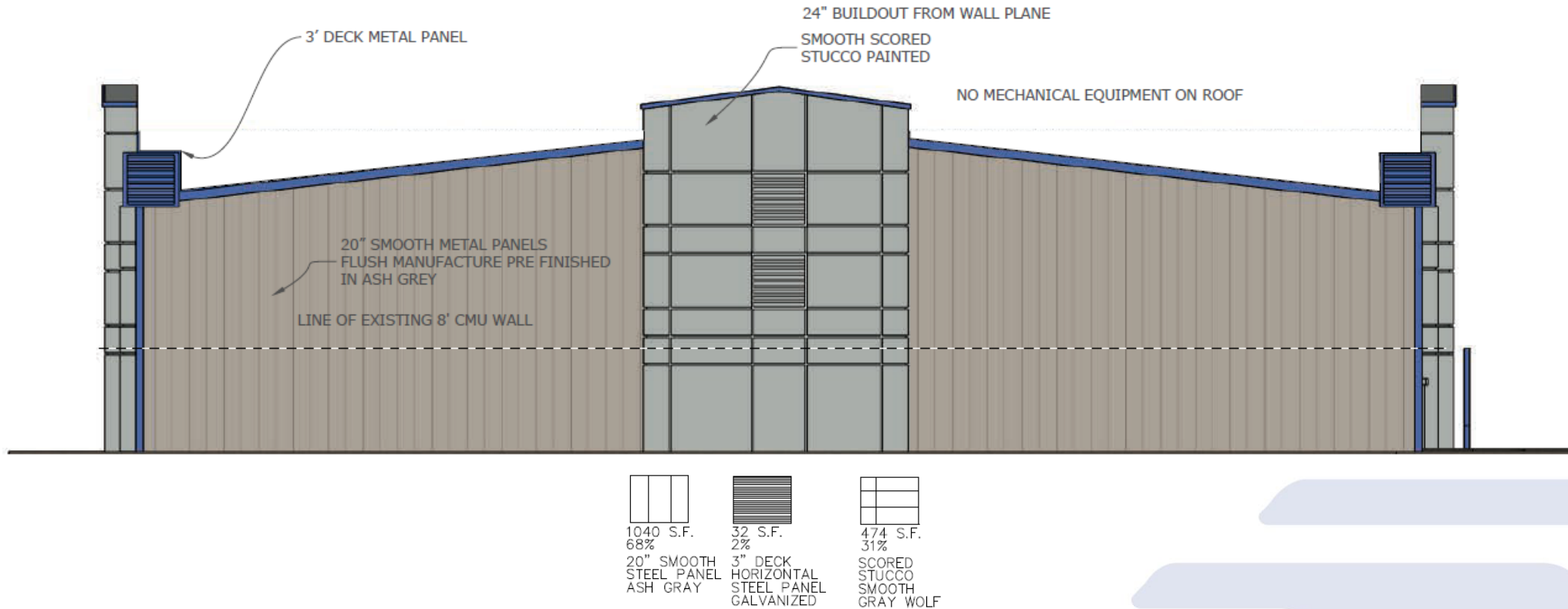


1903 S.F. 39%	918 S.F. 20.5%	631 S.F. 13.5%	620 S.F. 13.2%	481 S.F. 10.3%
20" SMOOTH STEEL PANEL ASH GRAY	STUCCO BASE SMOOTH GRAY WOLF	SCORED STUCCO SMOOTH GRAY WOLF	3" DECK HORIZONTAL STEEL PANEL GALVANIZED	STEEL STUD LATTIS 6"/2" "C" TRACK-GALV.

West Elevation



Elevations



North Elevation

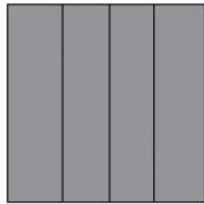


Elevations



			
1769 S.F. 55%	706 S.F. 23.2%	425 S.F. 14%	81 S.F. 02%
20" SMOOTH STEEL PANEL ASH GRAY	3" DECK HORIZONTAL STEEL PANEL GALVANIZED	SCORED STUCCO SMOOTH GRAY WOLF	STEEL STUD LATTIS 6" / 2" "C" TRACK - GALV.

East Elevation



20" SMOOTH WALL PANEL
PRE-FINISHED STEEL
GENERAL STEEL-ASH GRAY



3" STEEL DECK PANEL
HORIZONTAL
PAINTED CENTURY BLUE



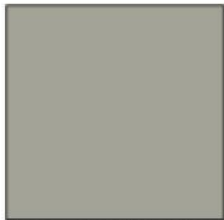
FRAMED ARCHITECTURAL BUILDOUT
SCORED STUCCO-SMOOTH FINISH
DE 6354-GRAY WOLF



STEEL STUD
LATTIS
8 1/2" C
TRACK-GALV.



STUCCO SMOOTH FINISH
DUN EDWARDS PAINT
CONCRETE JUNGLE
DEG R68



METAL PRE FINISHED SIDING
GENERAL STEEL
METAL PANEL
ASH GREY



METAL PANELS PAINTED
CENTURY BLUE
METAL STUD SCREEN WALLS
GALVANIZED FINISH

Materials & Colors

- Stucco – Smooth Finish
- Stucco – Scored
- Pre-Finished Steel
- Steel Stud Lattis



Renderings



Looking north from Main Street



Renderings

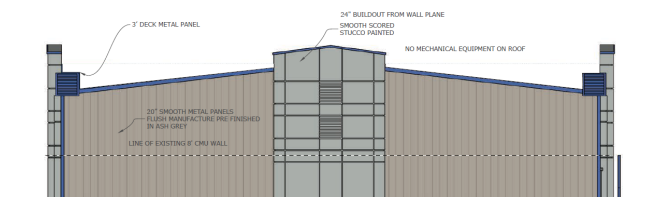


Looking east from the interior of the site



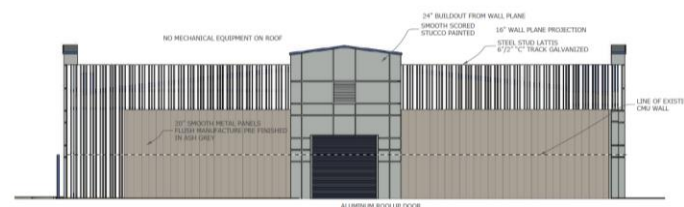
Alternative Compliance

North



of Materials: 2
Percentage: 68%

South



of Materials:
Meeting

Percentage:
Meeting

East



of Materials: 2
Percentage: 55%

West



of Materials:
Meeting

Percentage:
Meeting



Findings

Staff is seeking your review and recommendation on the following:

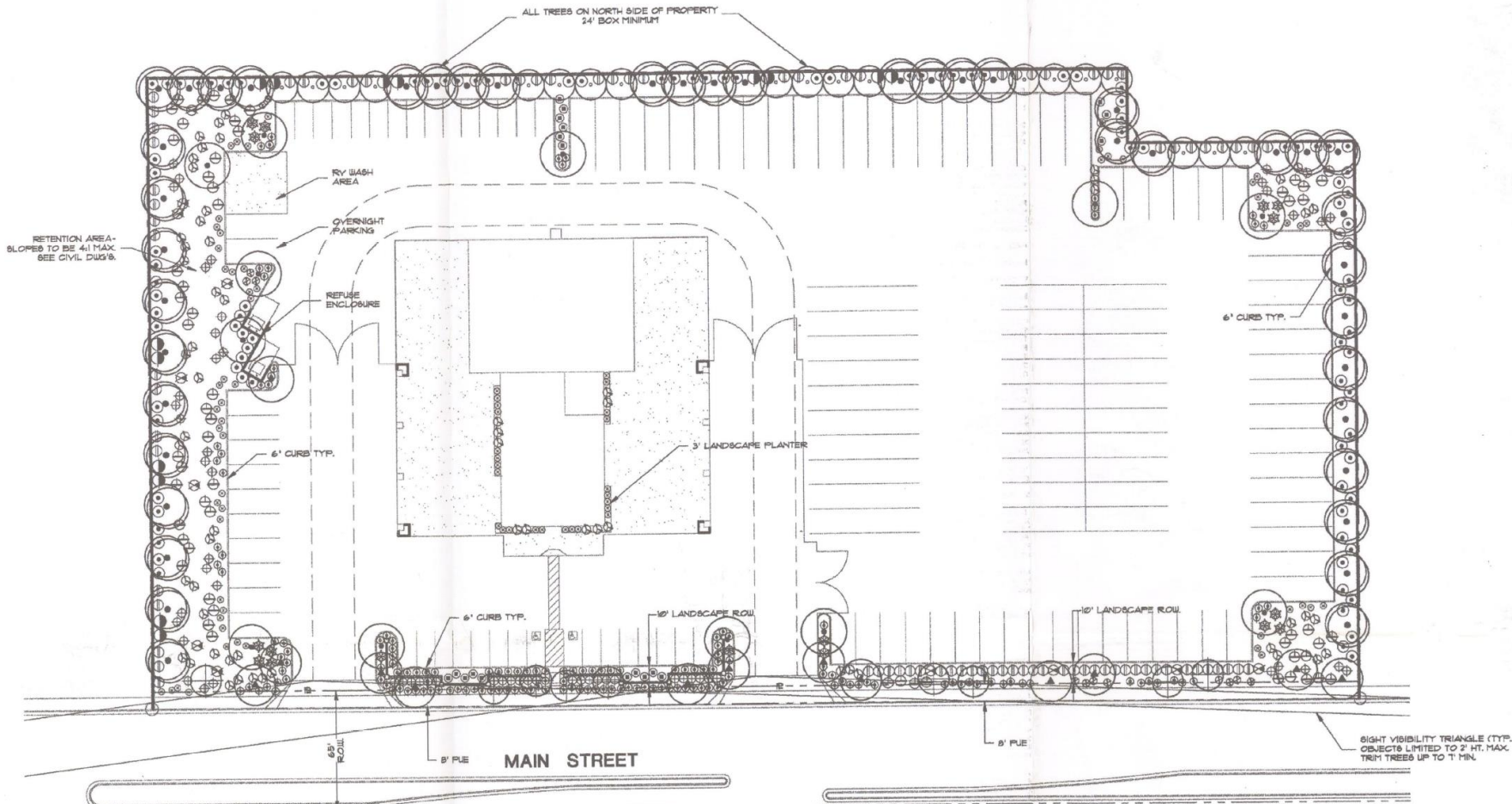
- ✓ Alternative Compliance

City of Mesa

Design Review Board



SCIP Landscape Plan





SCIP Landscape Plan

PLANT SCHEDULE

SYMBOL	BOTANICAL/Common NAME	SIZE	QUANTITY	REMARKS
TREES				
	ACACIA ANJERA MULGA	24' BOX	9	STAKE AS REQUIRED
	ACACIA SMALLII SWEET ACACIA	15 GAL 24' BOX	14 26	MULTI-TRUNK STAKE AS REQUIRED
	ACACIA SALICINA WILLOW ACACIA	24' BOX	15	STAKE AS REQUIRED
	CERCIDIUM PRAECOX SONORAN PALO VERDE	24' BOX	12	STAKE AS REQUIRED
	PROSOPIS CHILENSIS (THORNLESS) THORNLESS CHILEAN MESQUITE	15 GAL	13	STAKE AS REQUIRED
SHRUBS				
	BOUGAINVILLEA 'LA JOLLA'	5 GAL	14	1 GPH EMITTER
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	12	1 GPH EMITTER
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL	33	1 GPH EMITTER
	CASSIA PHYLLODENIA SILVER CASSIA	5 GAL	101	1 GPH EMITTER
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL	82	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	5 GAL	83	1 GPH EMITTER
	LEUCOPHYLLUM ZYGOPHYLLUM 'CHARRON' SAGE	5 GAL	20	1 GPH EMITTER
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	63	1 GPH EMITTER

ACCENTS

	DASYLIRION ACROSTICHUM GREEN DESERT SPOON	5 GAL	11	3 GPH EMITTER
	HESPERALOE PARVIFLORA RED TUCCA	5 GAL	101	1 GPH EMITTER
GROUNDCOVERS / VINES				
	BACCHARIS 'CENTENNIAL' DESERT BROOK HYBRID	1 GAL	60	1 GPH EMITTER
	LANTANA MONTEVIDEOENSIS 'NEW GOLD' LANTANA	1 GAL	81	1 GPH EMITTER
	LANTANA MONTEVIDEOENSIS 'PURPLE TRAILING' LANTANA	1 GAL	73	1 GPH EMITTER
MATERIAL				
	DECOMPOSED GRANITE 'SAN TAN MIRAGE'		1/2" MINUS	

NOTE: THERE ARE NO OVERHEAD POWERLINES

NOTE: TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE

NOTE: ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE		
436 LF DIVIDED BY 1 TREE PER 25 LF = 20 TREES	20 TREES, 60 SHRUBS	21 TREES, 76 SHRUBS
LANDSCAPE ADJACENT TO EAST AND WEST E		
598 LF DIVIDED BY 1 TREE PER 25 LF = 24 TREES	24 TREES, 12 SHRUBS	24 TREES, 86 SHRUBS
LANDSCAPE ADJACENT TO NORTH E		
586 LF DIVIDED BY ONE TREE PER 15 LF = 39 TREES	39 TREES, 76 SHRUBS	39 TREES, 75 SHRUBS

LANDSCAPE PLAN

0 20 40 60 80



GILMORE GRAVES, INC.

PHOENIX, AZ SPRING GREEN, WI

LAND USE PLANNING
DEVELOPMENT FEASIBILITY
LANDSCAPE ARCHITECTURE





City of Mesa

Design Review Board

DRB26-00116

Udall Office Center

Tulili Tuiteleleapaga-Howard, Planner II



Request

- Alternative Compliance
- To allow an approximately 3,808± square foot office building



Location

- 1.3± acres
- Southwest corner of McDowell Road and Val Vista Drive



Site Photo



Looking south towards the site



Site Photo



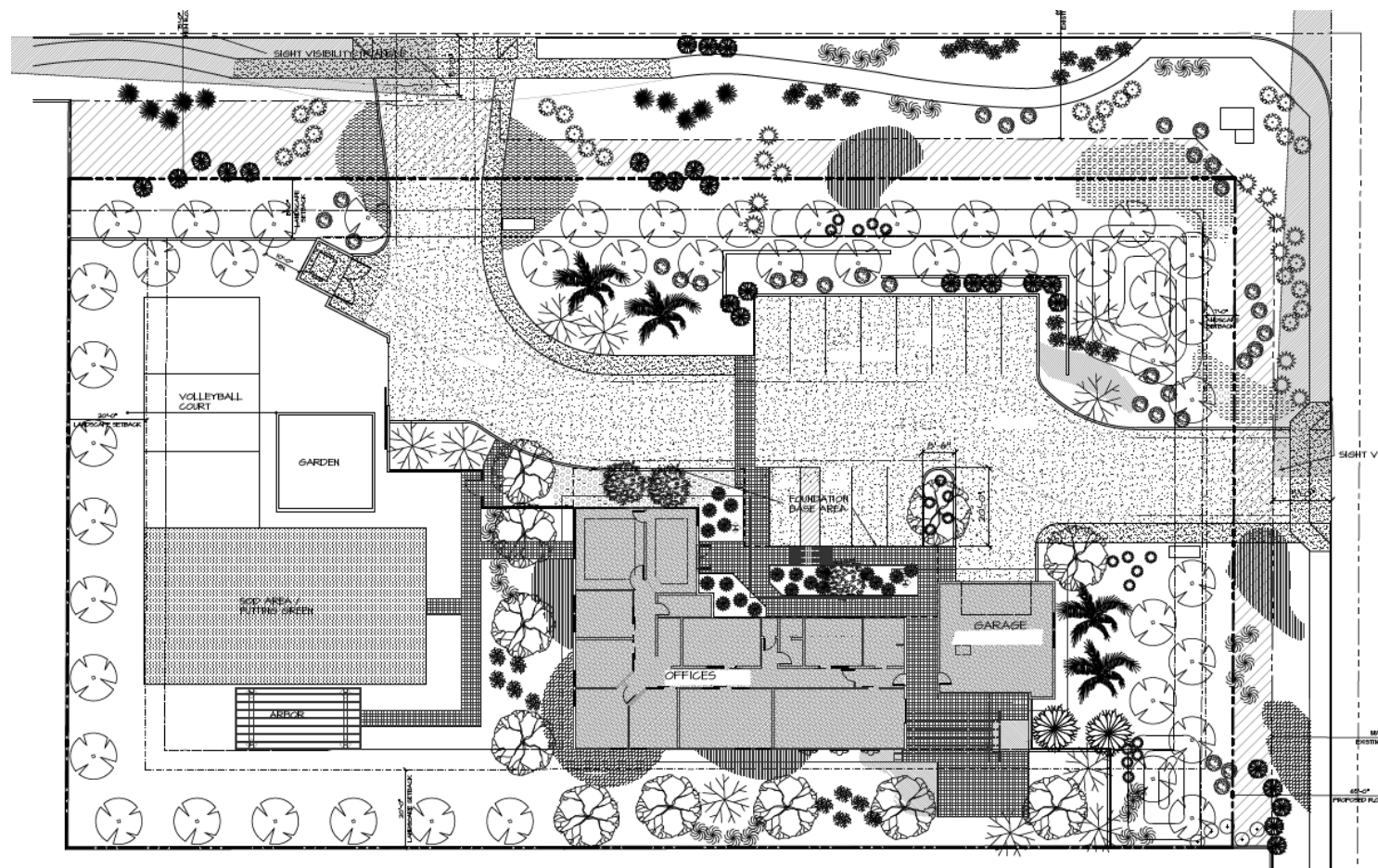
Looking west towards the site



- 3,808 SF office building
- 869 SF garage
- Employee amenities:
putting green, garden,
volleyball courts



Landscape Plan



- Trees: Chitalia, Texas Mountain Laurel, Chinese Pistacia, and more
- Shrubs: Blue Hibiscus, Red Fairy Duster, Red Bird of Paradise, and more

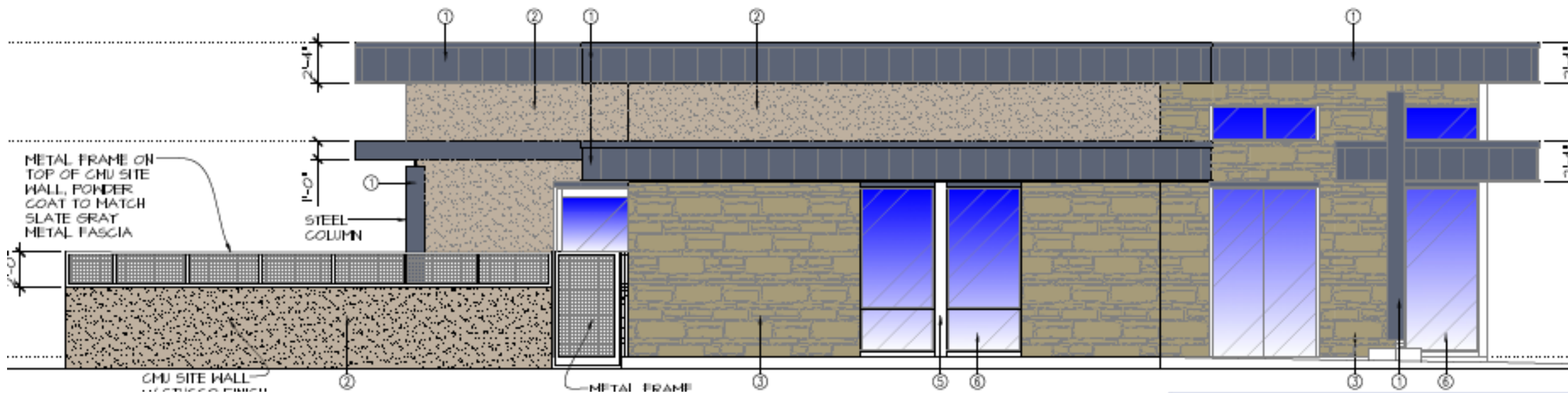


Alternative Compliance

- ✓ Materials. Primary materials shall cover no less than 75% of each building façade.
- ✓ Materials. Each primary building material shall cover at least 25% of a publicly-visible façade.



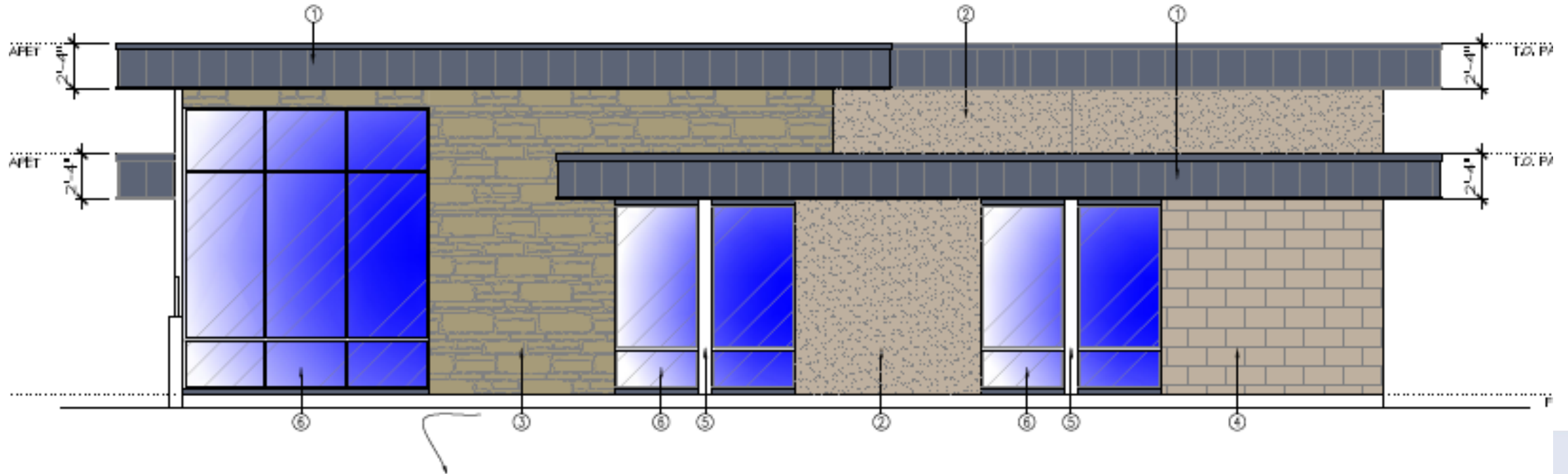
Elevations



East Elevation



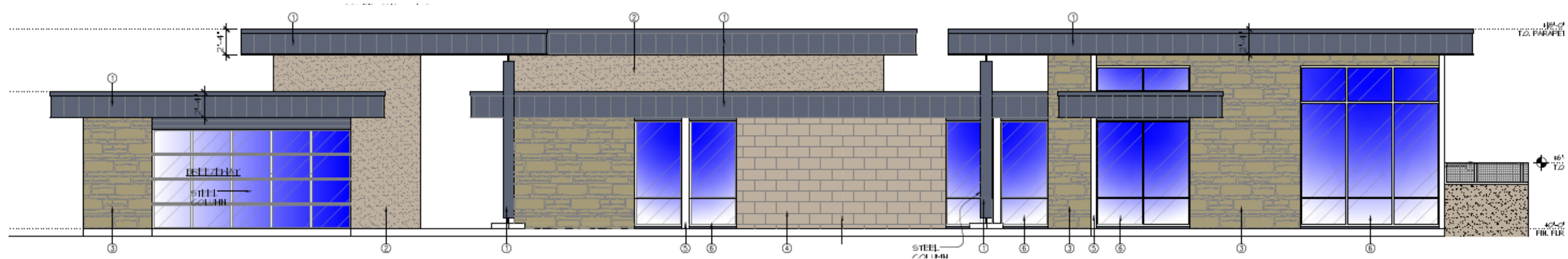
Elevations



West Elevation



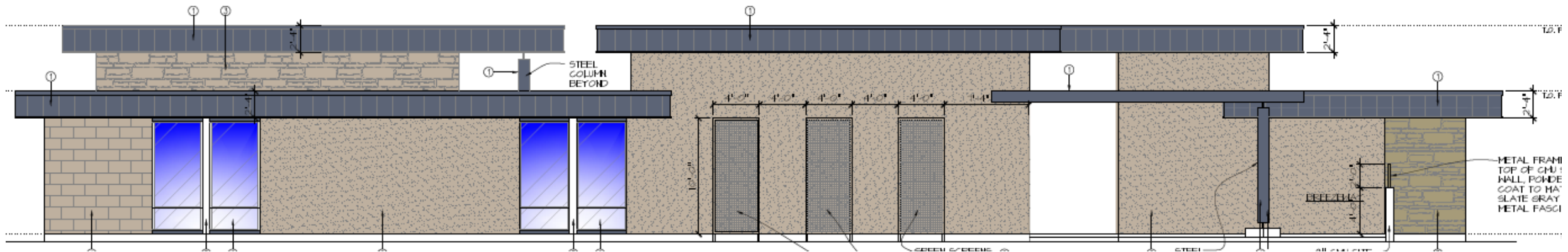
Elevations



North Elevation



Elevations



South Elevation



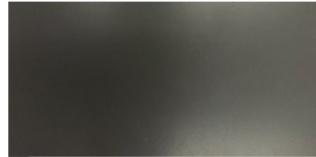
METAL FASCIA (1)

METAL PANELS
MUELLER METAL BUILDINGS
SLATE GRAY



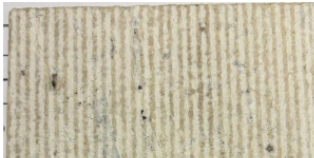
EXPOSED STEEL (2)

STEEL
PAINT TO MATCH FASCIA
SLATE GRAY



WALL TILE (5)

SOLSTICE STONE
CREMA ELEGANTE
12"x24" - TEXTURE: COMBED



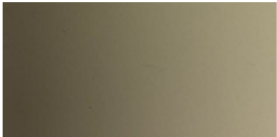
GLASS MULLIONS (6)

DARK BRONZE
(GARAGE DOOR TO MATCH)



STUCCO (3)

SAND FINISH
DUNN EDWARDS - DE6206
DESERT SUEDE



STONE VENEER (4)

NORTHERN STONE SUPPLY
ROCKY MOUNTAIN GRANITE LEDGE
2", 4", 6"



TINTED GLASS (7)

MEDIUM BRONZE
(GARAGE DOOR TO MATCH)



Materials & Colors

- Stucco
- Stone Veneer
- Wall Tile
- Exposed Steel
- Metal Fascia
- Tinted Glass



Renderings



Looking south from McDowell Road



Renderings



Aerial view from McDowell Road



Renderings



Looking west from Val Vista Drive



Renderings



Aerial view from Val Vista Drive



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Alternative Compliance

City of Mesa

Design Review Board