Tuesday, April 8, 2025
Mesa Council Chambers
57 East 1st Street
4:30 PM

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

MEMBERS PRESENT:	**MEMBERS ABSENT:**

Chair Dane Astle
Vice Chair Justin Trexler
Boardmember Scott Thomas
Boardmember Paul Johnson
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop*

STAFF PRESENT:	**OTHERS PRESENT:**

Cassidy Welch
Mallory Ress
Chloe Durfee Daniel
Vanessa Felix

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

1   Call meeting to order.

Chair Astle welcomed everyone to the meeting at 4:30 PM.

2   Consider the Minutes from March 11, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the March 11, 2025, Design Review Board Meeting was made by Boardmember Thomas and seconded by Boardmember Bell.

Vote: 7 – 0
Upon tabulation of votes, it showed:
AYES – Astle – Trexler – Thomas – Johnson – Bell – Circello – Dunlop
NAYS – None
ABSENT – None
ABSTAINED – None

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

3a   DRB25-00074 "Red Mountain Storage Expansion" 4 ± acres located at 5612 East McDowell Road. Design Review for a Mini-Storage building. Casa de Amigos Mobile Home Estates, LP, Owner; Philip A Gollon, ARC Services Inc., Applicant. **(District 5)**

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

Staff planner Chloe Durfee Daniel summarized the case:
- No comments

4   Adjournment: Boardmember Circello moved to adjourn the meeting and was seconded by Boardmember Thomas. Without objection, the meeting was adjourned at 4:39 PM.

Respectfully submitted,

_____

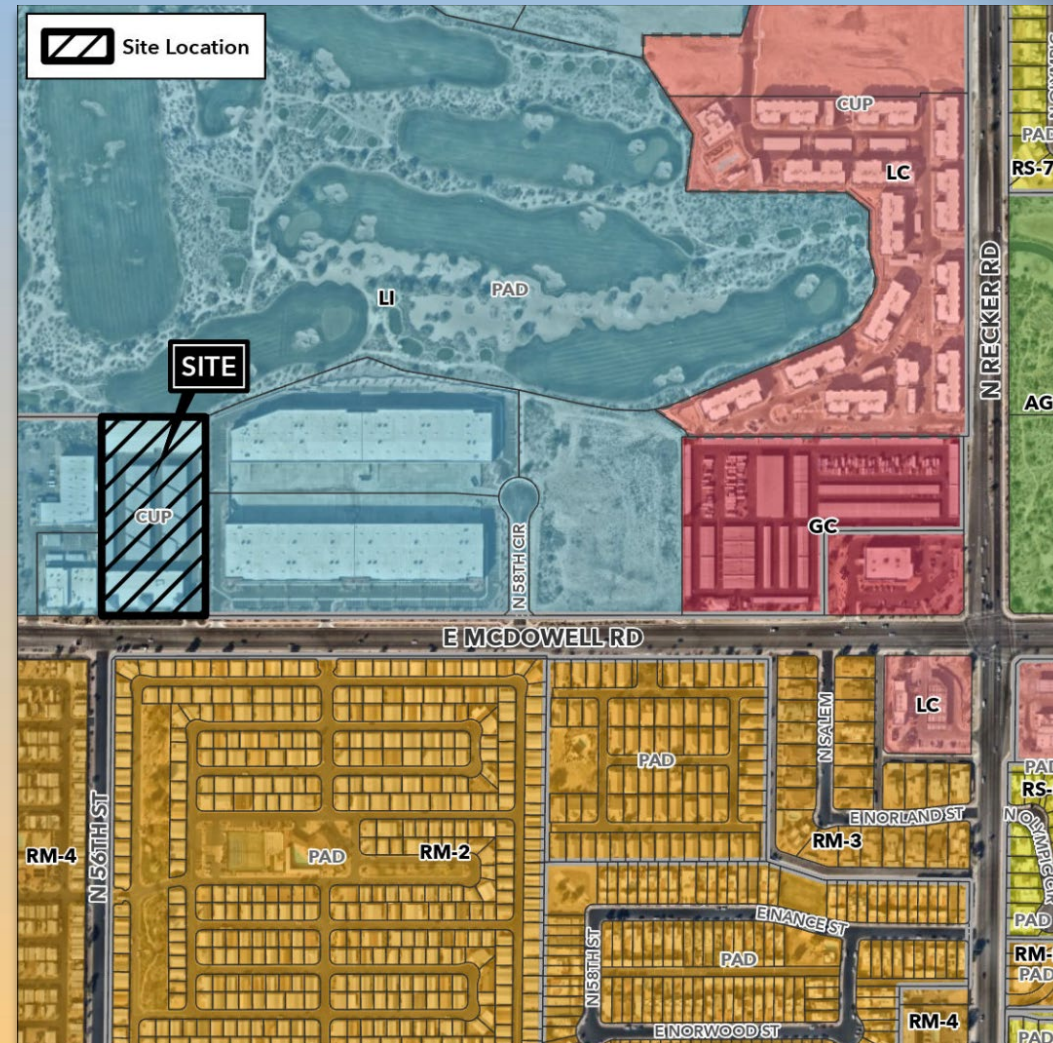Chair Dane Astle

DRB25-00074
Red Mountain Storage Expansion

Chloe Durfee Daniel, Planner II

April 8, 2025

Request

- Design Review

- To allow for an expansion to a self storage facility

Location

- 5612 E McDowell Road

- North side of McDowell Road
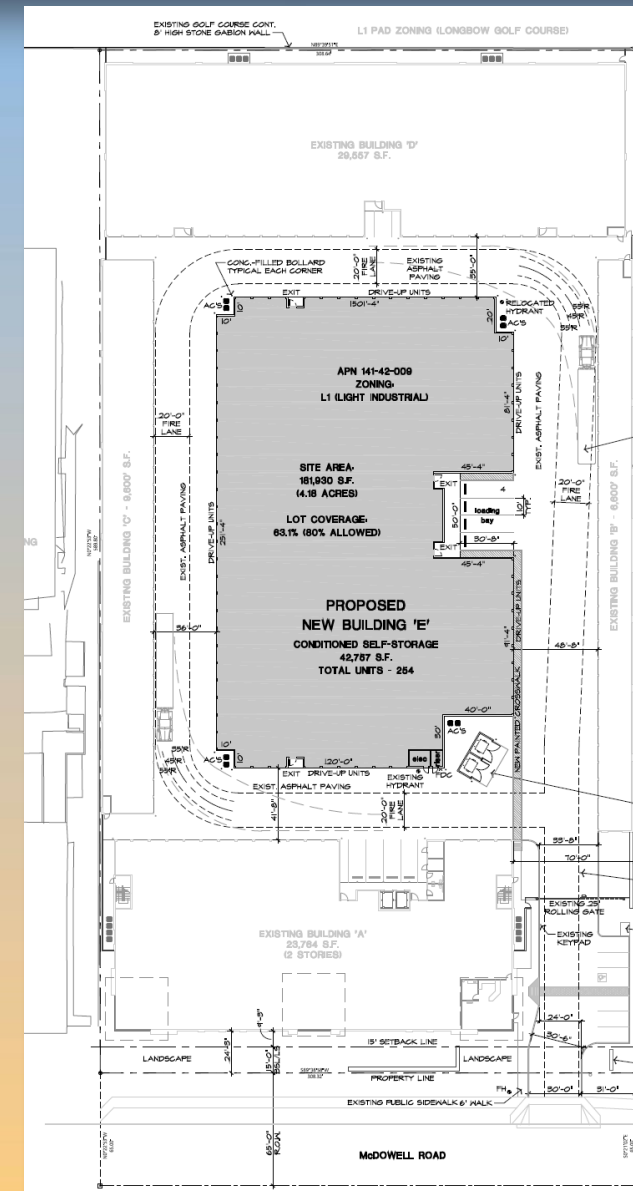
- West of Recker Road

Site Photo
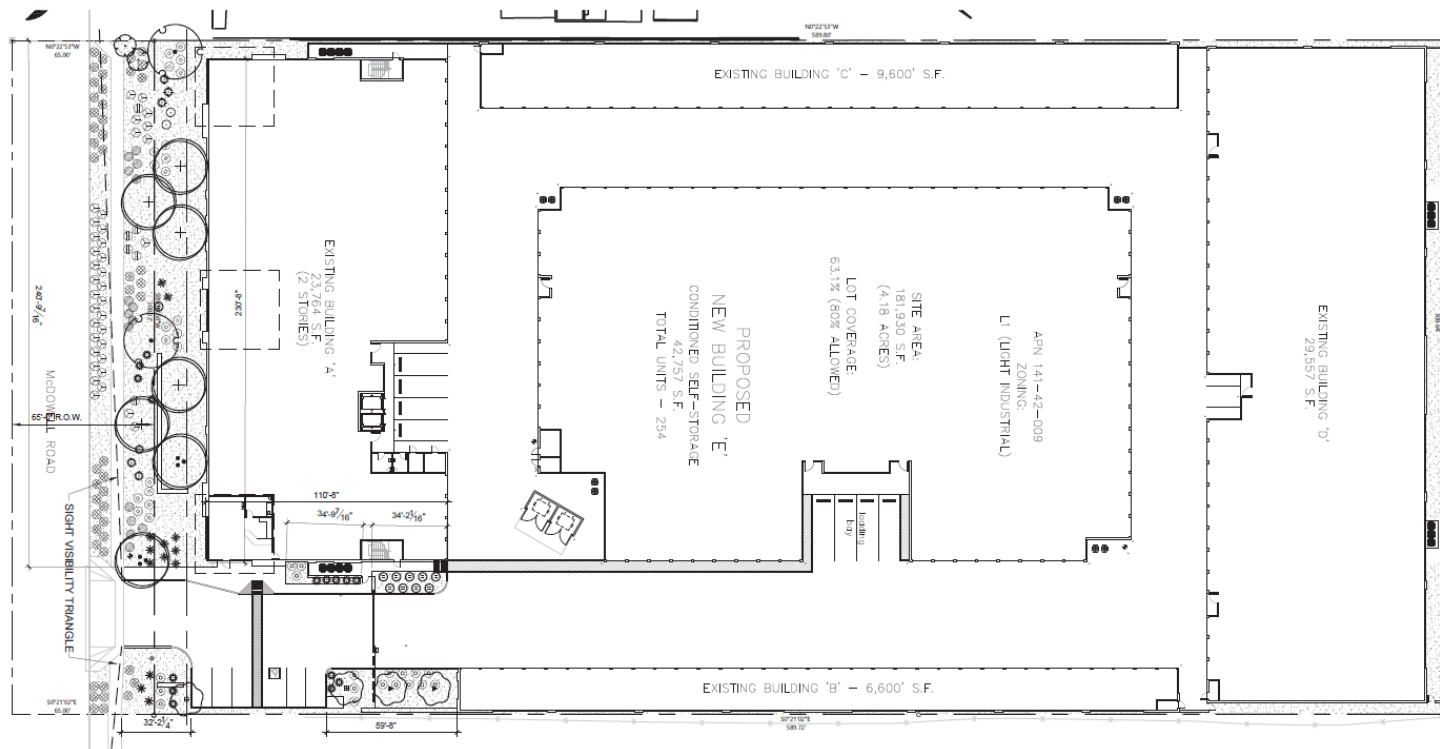

Looking North from McDowell Road

Site Plan

- Removed existing RV storage

- 1-story building for a gross of 42,787 sq. ft.

- 16 parking spaces provided

Landscape Plan

PLANT SCHEDULE SUPPLEMENTAL PLANTING

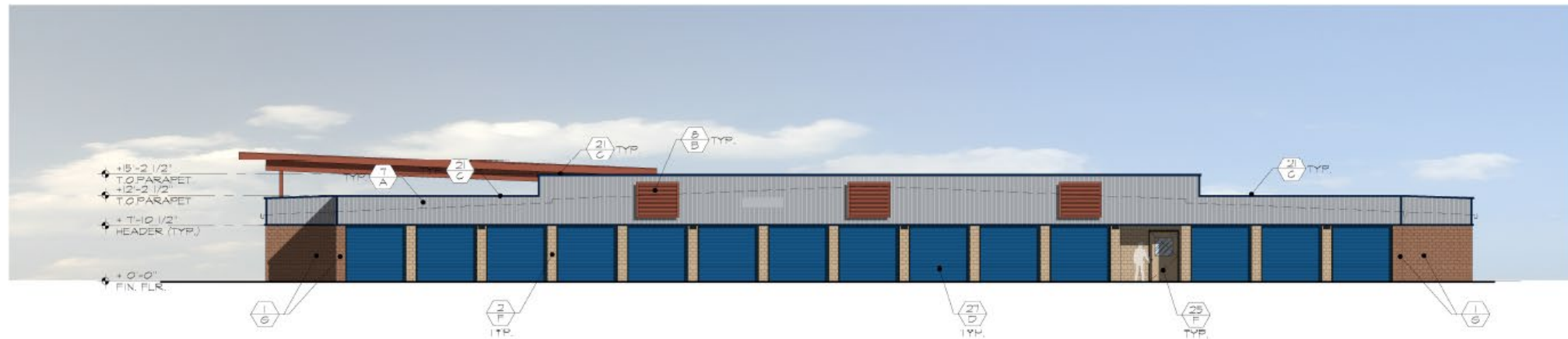| SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Calia secundiflora Texas Mountain Laurel	24"box	2
	Chilopsis linearis Desert Willow	15 gal	2
	Chilopsis linearis Desert Willow	24"box	1
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde Existing	24"box	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36"box	2
SHRUBS			
	Hesperaloe parviflora Red Yucca	5 gal	7
	Hesperaloe parviflora Red Yucca Existing	5 gal	6
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	3
	Lantana montevidensis 'New Gold' Trailing Lantana Existing	1 gal	15
	Muhlenbergia rigens Deer Grass	5 gal	6
	Muhlenbergia rigens Deer Grass Existing	5 gal	15
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	5
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary Existing	1 gal	6
	Ruellia penninsularis Wild Petunia Existing	5 gal	19
	Russelia equisetiformis Firecracker Plant Existing	5 gal	10

Elevations

BUILDING 'E' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"
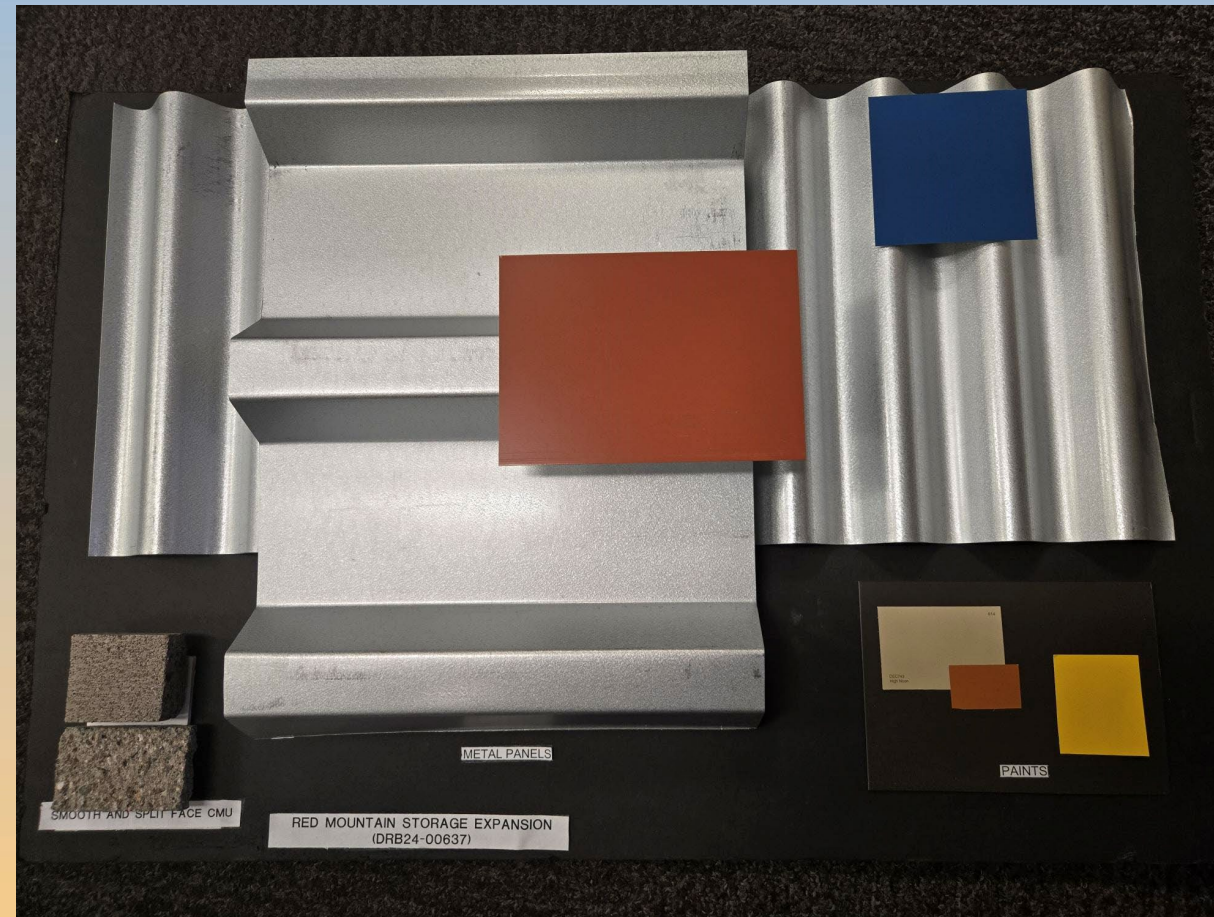
BUILDING 'E' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Elevations

BUILDING 'E' – EAST ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING 'E' – WEST ELEVATION

SCALE: 3/32" = 1'-0"

Color and Material Board

SMOOTH AND SPLIT FACE CMU

METAL PANELS

PAINTS

RED MOUNTAIN STORAGE EXPANSION
(DRB24-00637)

Rendering

Rendering

Alternative Compliance

✓ Roof Articulation

- Vary building height, providing at least 2 changes in height or roof forms

- Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation

- All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing

Findings

Staff is seeking your review and recommendation on the following:

✓ Proposed building elevations and landscape plan

✓ Proposed alternative compliance

Staff welcomes any feedback

Design Review Board

Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods

- Staff has not received any comments