



Design Review Board

Meeting Agenda - Final

Chair Scott Thomas
Vice Chair Dane Astle
Boardmember Paul Johnson
Boardmember Jeanette Knudsen
Boardmember Justin Trexler
Boardmember Kyle Bell

Tuesday, May 14, 2024

4:30 PM

Lower Council Chambers

- 1 Call meeting to order.
- 2 Approval of minutes from the April 9, 2024 Design Review Board meeting.
- 2-a [DSN 24036](#) Approval of minutes from the April 9, 2024 Design Review Board meeting.
- 3 Discuss and provide direction on the following Preliminary Design Review cases:*
- *3-a [DSN 24037](#) DRB24-00315 - "Hibbert Garage Renovation" (District 4). Within the 100 block of East Main Street (north side) and within the 0 to 100 blocks of North Hibbert (west side). Located west of Mesa Drive on the north side of Main Street (3± acres). Design Review for a municipal parking garage. Lance Webb, City of Mesa, Applicant; City of Mesa, Owner.

Staff Planner: Chloe Durfee Daniel
- *3-b [DSN 24038](#) DRB23-00342 - "The Craftsman on Elliot" (District 6). Within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3600 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). Located north of Elliot Road and west of Hawes Road. (22± acres). Design Review for a mixed-use development. Cory Bruce, Ware Malcomb, Applicant; STECHNIJ H/GLENDA TR/ETAL, Owner.

Staff Planner: Sean Pesek

- *3-c** [DSN 24039](#) **DRB23-00508 - "Cazo de Oro Restaurant" (District 4).** Within the 1000 block of East Main Street (north side) and within the 0 to 100 blocks of North Miller Street (west side). Located west of Stapley Drive on the north side of Main Street (1± acres). Design Review for a restaurant. Carlos Naranjo, Applicant; Odriel Garcia, Owner.

Staff Planner: Sergio Solis

- *3-d** [DSN 24040](#) **DRB23-00680 - "1756 E University" (District 1).** Within the 1700 to 1800 blocks of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road on the north side of University Drive. (2± acres). Design Review for a multiple residence development. Tim Boyle, Atmosphere Architects, Applicant; Trevally LLC, Owner.

Staff Planner: Jennifer Merrill

- *3-e** [DSN 24041](#) **DRB23-00873 - "Dutch Bros AZ1408" (District 6).** Within the 3400 block of South Ellsworth Road (west side) and within the 9100 block of East Peterson Avenue (south side). Located north of Elliot Road on the west side of Ellsworth Road. (1± acres). Design Review for a coffee shop with a drive thru. Shelby Eldridge, Barghausen Consulting Engineers, Inc., Applicant.; Ellsworth Land LP, Owner.

Staff Planner: Jennifer Merrill

- *3-f** [DSN 24042](#) **DRB23-00942 - "EOS Fitness Center at Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (3± acres). Design Review for small-scale commercial recreation. David Lack, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

Staff Planner: Cassidy Welch

- *3-g** [DSN 24043](#) **DRB23-00981 - "Dave Downing & Associates Warehouse" (District 4).**
Within the 200 block of South Hibbert (west side). Located north of Broadway Road and east of Mesa Drive. (2± acres). Design Review for an industrial development. Sara Yehia, Kenzy Architects, Applicant; JD Filter Properties, LLC, Owner.

Staff Planner: Emily Johnson

- *3-h** [DSN 24044](#) **DRB23-01001- "7-11 at Avalon Ranch" (District 6).** Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road. (3± acres). Design Review for a service station and convenience store. David Lack, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

Staff Planner: Cassidy Welch

- *3-i** [DSN 24045](#) **DRB24-00008 - "The Landing at Falcon Field" (District 2).** Within the 4600 to 4800 blocks of East McKellips Road (south side), within the 1700 to 1900 blocks of North 46th Street (east side), and within the 1700 to 1900 blocks of North 48th Street (west side). Located east of Greenfield Road on the south side of McKellips Road. (34± acres). Design Review for an industrial business park. Jazzmine Clifton, Evergreen Devco, Inc., Applicant; Evergreen-Greenfield and McKellips Land, LLC, Owner.

Staff Planner: Joshua Grandlienard

- *3-j** [DSN 24046](#) **DRB24-00018 - "PHX065" (District 6).** Within the 10400 to 10600 blocks of East Pecos Road (north side) and within the 6000 to 7000 blocks of South 222nd Street (west side). Located east of Signal Butte Road on the north side of Pecos Road (71± acres). Design Review for an industrial development. Josh Tracy, Ryan Companies US, Inc., Applicant; Amazon Data Services, Inc., Owner.

Staff Planner: Joshua Grandlienard

- *3-k** [DSN 24047](#) **DRB24-00037 - "Mesa AZ Eastmark Granger 250-4SC" (District 6).**
Within the 10600 block of East Williams Field Road (south side) and within the 6000 block of South 222nd Street (east side). Located west of Signal Butte Road on the south side of Williams Field Road. (5± acres). Design Review for a place of worship. Robin Benning, Sketch Architecture, Applicant; Church of Jesus Christ of Latter-Day Saints, Owner.

Staff Planner: Emily Johnson

- *3-l** [DSN 24048](#) **DRB24-00105 - "Agritainment District at Pioneer Crossing" (District 1).** Within the 3400 block of North Val Vista Drive (west side). Located south of Thomas Road on the west side of Val Vista Drive. (4± acres). Design Review for an outdoor entertainment center. Josh Hannon, EPS Group Inc., Applicant; Burden West Limited Partnership, LLP, Owner.

Staff Planner: Cassidy Welch

4 Adjournment.

*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 reunion 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.