

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 20 East Main Street
Date: November 18, 2025 Time: 4:30 p.m.**

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

MEMBERS PRESENT:

Chair Dane Astle
Boardmember Ryan Circello
Boardmember Shelly Udall
Boardmember David Winstanley

MEMBERS ABSENT:

Boardmember Paul Johnson
Boardmember Denise Dunlop

STAFF PRESENT:

Mallory Ress
Jennifer Merrill
Charlotte Bridges
Kwasi Abebrese
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 Johnson and Boardmember Dunlop and welcomed everyone to the meeting at 4:31PM.

2 Election of Design Review Board Officers:

a. Vice Chair

Boardmember Circello motioned to nominate himself as Vice Chair and was seconded by Chair Astle.

Vote: 4 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Udall – Winstanley

NAYS – None

ABSENT – Johnson – Dunlop

ABSTAINED – None

3 Consider the Minutes from October 14, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the October 14, 2025, Design Review Board Meeting was made by Vice Chair Bell and seconded by Boardmember Circello.

Vote: 4 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Udall – Winstanley

NAYS – None

ABSENT – Johnson – Dunlop

ABSTAINED – None

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

- 4a DRB23-00366 “Fujifilm PAD Expansion”** 61.6+/- acres located approximately 1,000 feet north of the northwest corner of East Pecos Road and South Mountain Road. Design Review for an approximately 79,745 square foot expansion of an existing industrial facility. **(District 6)**

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Provide additional architectural detail on the guardhouse; consider a darker color for the guard house awning
- 8-ft screen wall seems inadequate, and additional screening may be needed

- 4b DRB24-00524 "202 RV Valet Storage Expansion"** 2.3± acres located at 8839 East Main Street. Design Review for an approximately 58,845 square foot expansion of a Boat and Recreational Vehicle Storage facility. Dane Astle, Edifice Architecture, Applicant; Germaine RV, LLC, Owner. **(District 5)**

Continued to December 9, 2025 Design Review Board Meeting

- 4c DRB25-00398 "Department of Child Safety of Arizona"** 3± acres located at the northeast corner of North 80th Street and University Drive. Design Review of an approximately 24,000 square foot office building. Kyle Vilaubi, Bramic Design Group, Inc., Applicant; Innovative Technology Development Group, LLC, Owner. **(District 5)**

Staff planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- Change the stone veneer to a material that provides a modern look, such as rectilinear veneer or masonry
- Confirm that the parapet returns are substantial, three to four feet is ideal

- 4d DRB25-00470 "Mint Dispensary"** 1± acre located at 330 East Southern Avenue. Design Review for an approximately 2,600 square foot expansion of a Marijuana Facility. (District 4)

Staff planner Charlotte Bridges presented the case.

See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- Revise the elevation to indicate the maximum height of the proposed corner tower element is 34 feet and raise all building parapets an additional two feet.
- With the discussed increase to the parapet height, revise the elevations to raise the location of all proposed awnings over storefront, windows and doors to provide a space between the storefront/window/door and the awning.
- Revise the elevations to provide a change in plane, preferably at an inside corner, where a metal panel meets another material. Dimension the articulation on the elevations to demonstrate the change in plane and provide a detail depicting the same.
- Revise the elevations to indicate the location of the lighting wall packs. Provide a revised photometric plan which recognizes the lighting wall packs and provide cut sheets for the lighting wall packs.
- Consider revising the landscape plan to shift the trees along Southern Avenue to provide more visibility to the entrance to Suite One.
- Revise the elevations to call-out the lighting location on the tower and provide a detail of the lighting element to demonstrate compliance with MZO development standards. If the proposed lighting element is exposed, the proposed elevations may be required to go back to the Design Review Board for review.

5 Staff Update: No update

6 Adjournment: Boardmember Winstanley moved to adjourn the meeting and was seconded by Boardmember Udall.

Vote: 4 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Udall – Winstanley

NAYS – None

ABSENT – Johnson – Dunlop

ABSTAINED – None

The meeting was adjourned at 5:41 p.m.

Respectfully submitted,

Chair Dane Astle



DRB23-00366

Fujifilm PAD Expansion

Jennifer Merrill, Senior Planner

November 18, 2025



Request

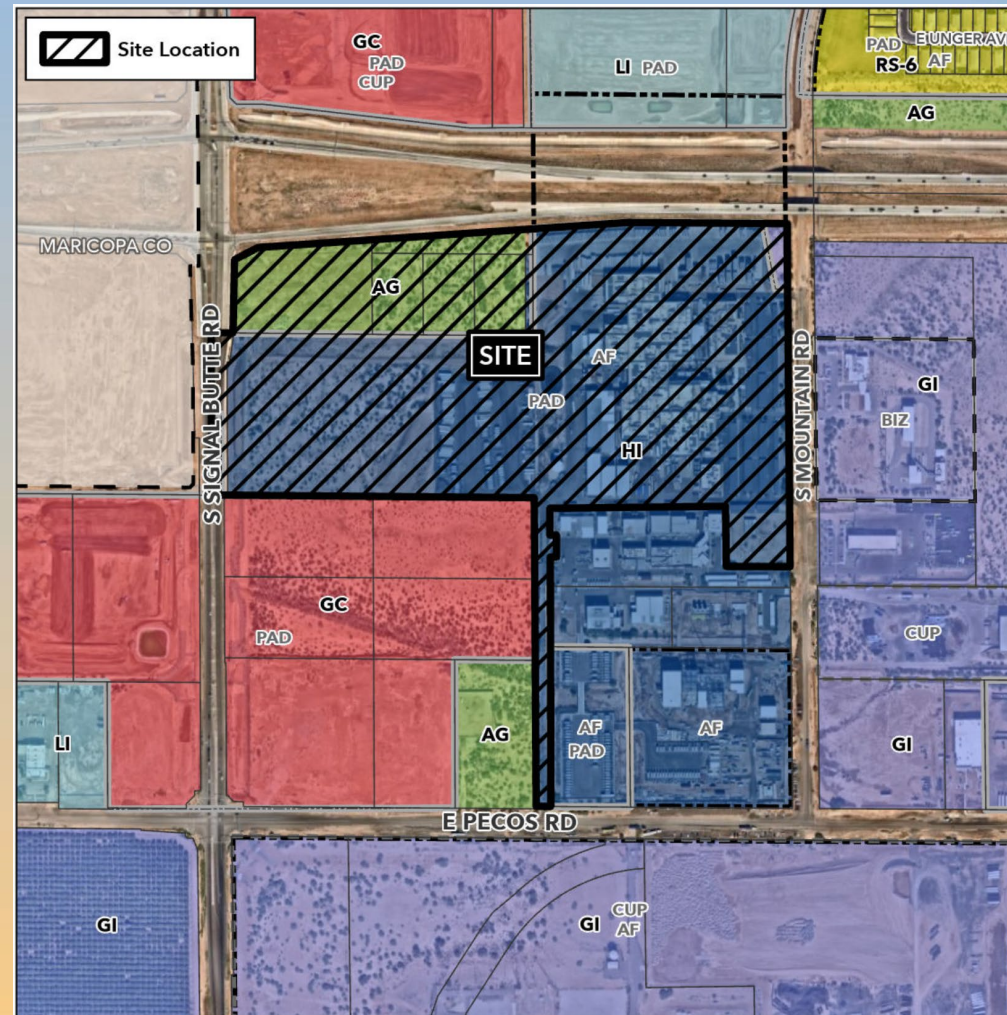
- Design Review
- To allow for expansion of an industrial development





Location

- North of Pecos Road
- East side of Signal Butte Road
- South of SR-24 Freeway
- West side of Mountain Road





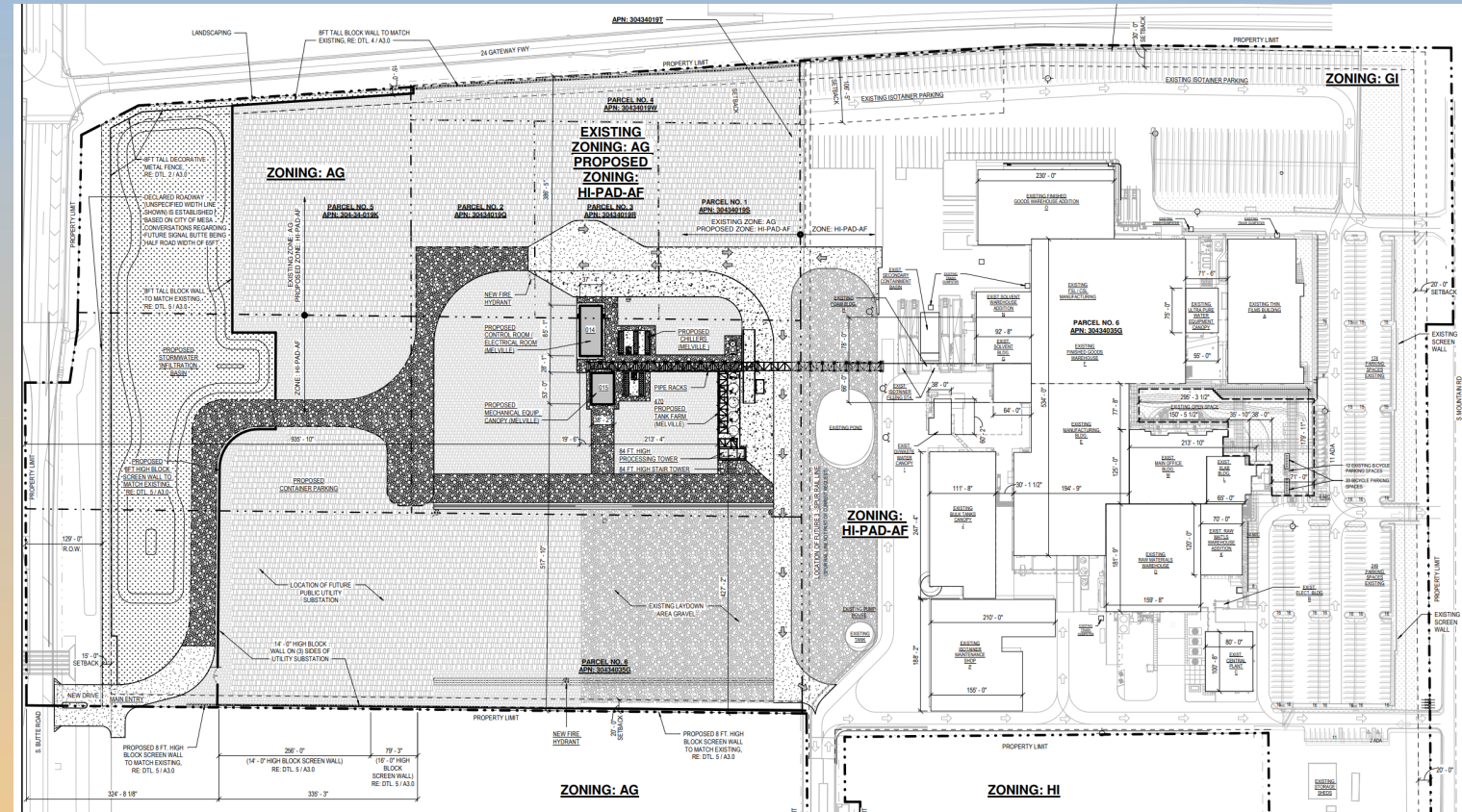
Site Photo



Looking east towards the site



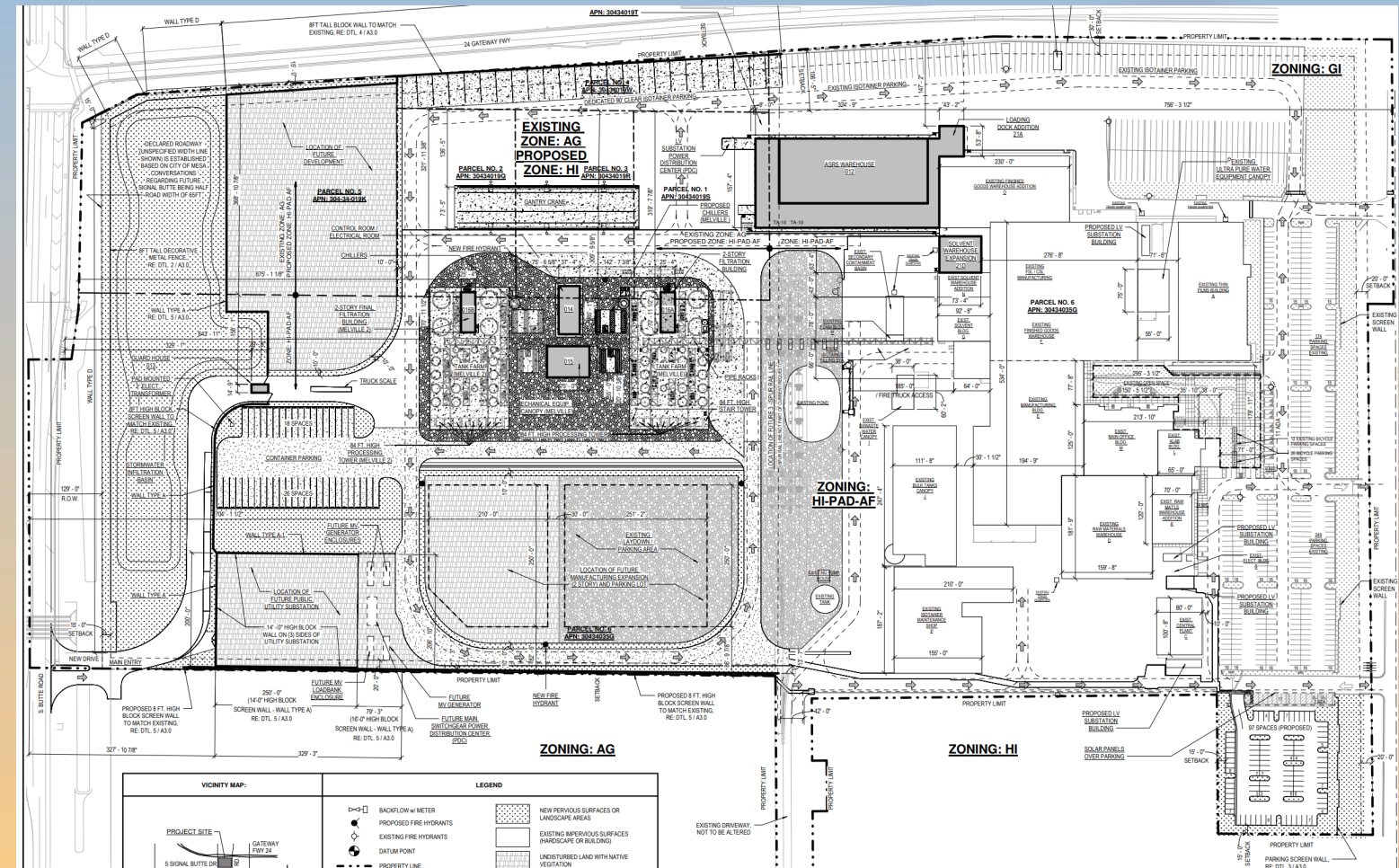
- **Phase 1:**
 - Landscape entrance from Signal Butte
 - Buildings & equipment internal to site
 - New screen wall





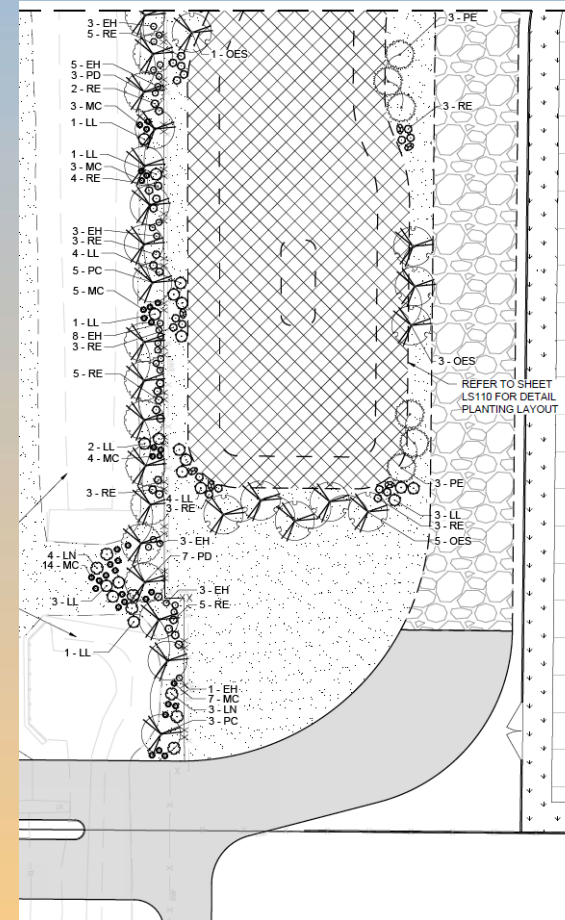
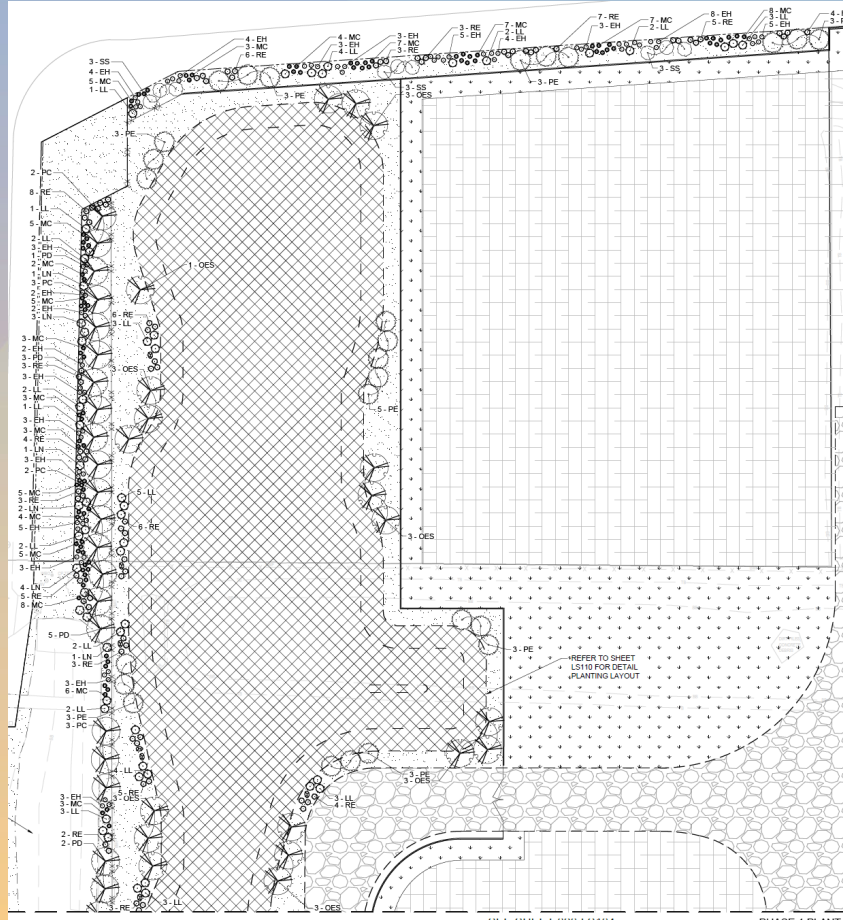
Site Plan

- **Phase 2:**
 - 63,305 sq. ft. building
 - Guardhouse for new entry
 - Buildings & equipment internal to site



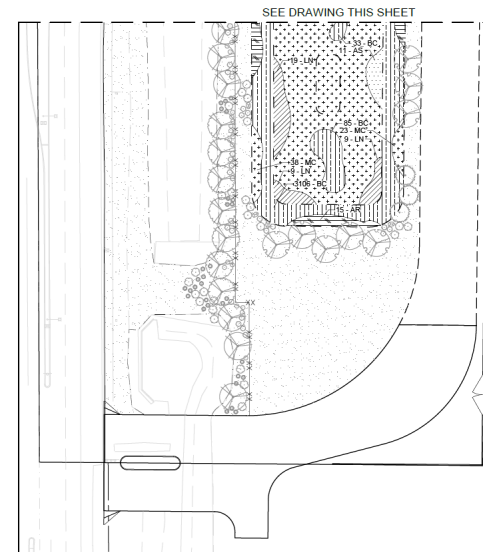


Landscape Plan – Phase I



PHASE 1 PLANT SCHEDULE - LS 104					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
TREES					
	OES	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive	25'x25'	24" Box, Multi
	PD	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde	25'x25'	24" Box
	PE	<i>Pinus eldarica</i>	Afghan Pine	40'x20'	24" Box
	PC	<i>Pistacia chinensis</i>	Chinese Pistache	30'x25'	24" Box
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
	EH	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells Emu Bush	1 gal.	Per Plan
	LN	<i>Lantana</i> x 'New Gold'	New Gold Lantana	5 gal.	Per Plan
	LL	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5 gal.	Per Plan
	MC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	5 gal.	Per Plan
	RE	<i>Russelia equisetiformis</i>	Firecracker Plant	5 gal.	Per Plan



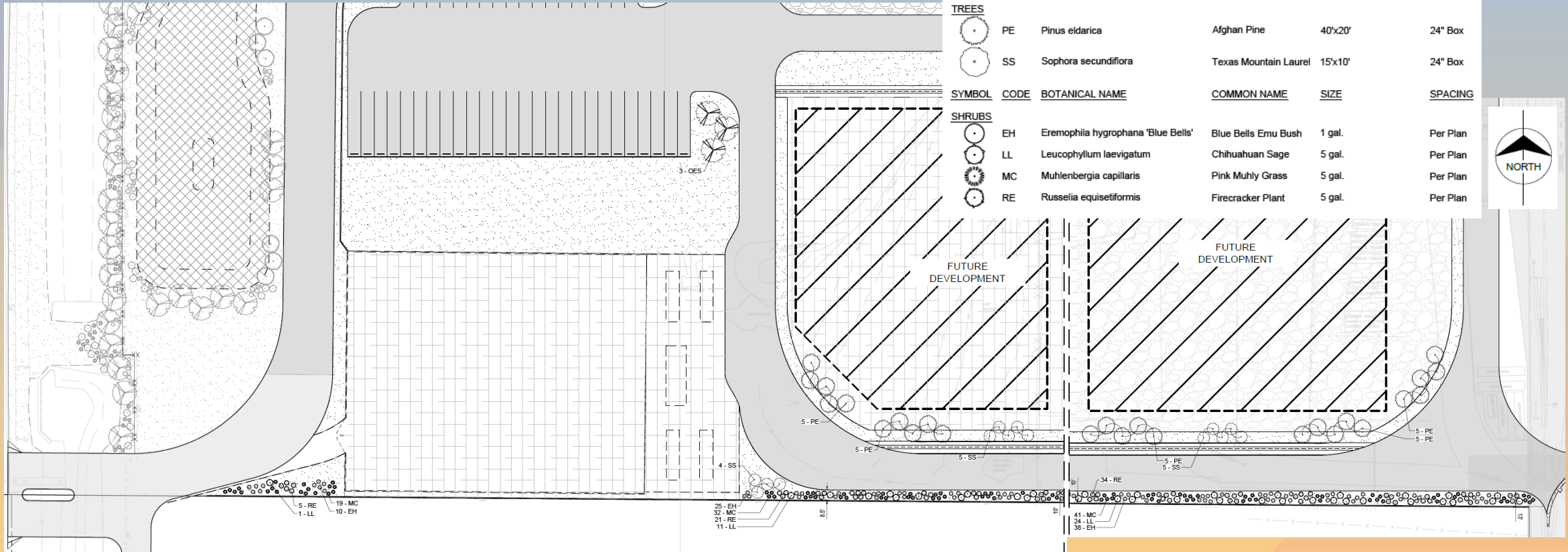




Landscape Plan – Phase II

PHASE 2 PLANT SCHEDULE - LS 125

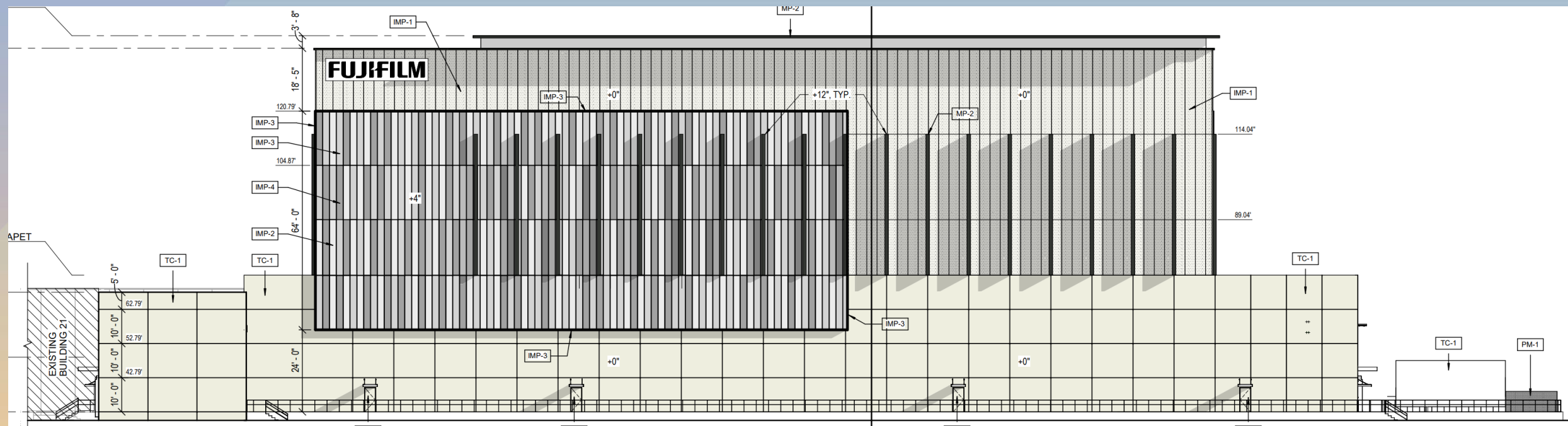
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SIZE
TREES					
	PE	<i>Pinus eldarica</i>	Afghan Pine	40'x20'	24" Box
	SS	<i>Sophora secundiflora</i>	Texas Mountain Laurel	15'x10'	24" Box
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
	EH	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells Emu Bush	1 gal.	Per Plan
	LL	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5 gal.	Per Plan
	MC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	5 gal.	Per Plan
	RE	<i>Russelia equisetiformis</i>	Firecracker Plant	5 gal.	Per Plan







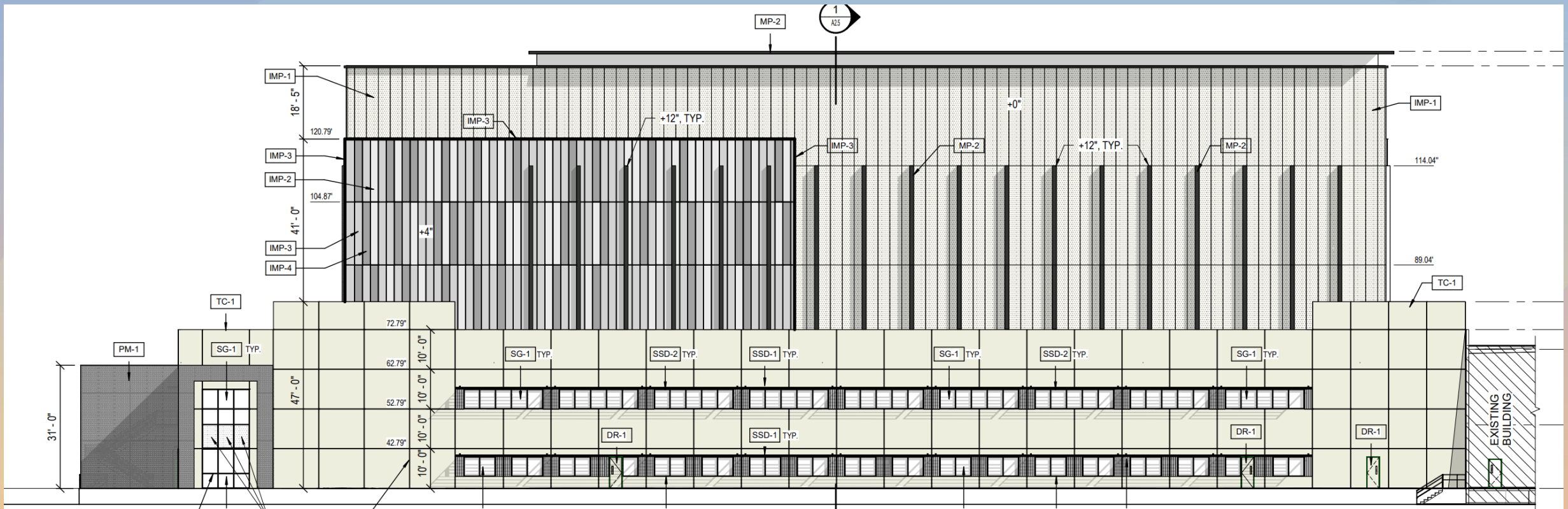
Elevations



North Elevation



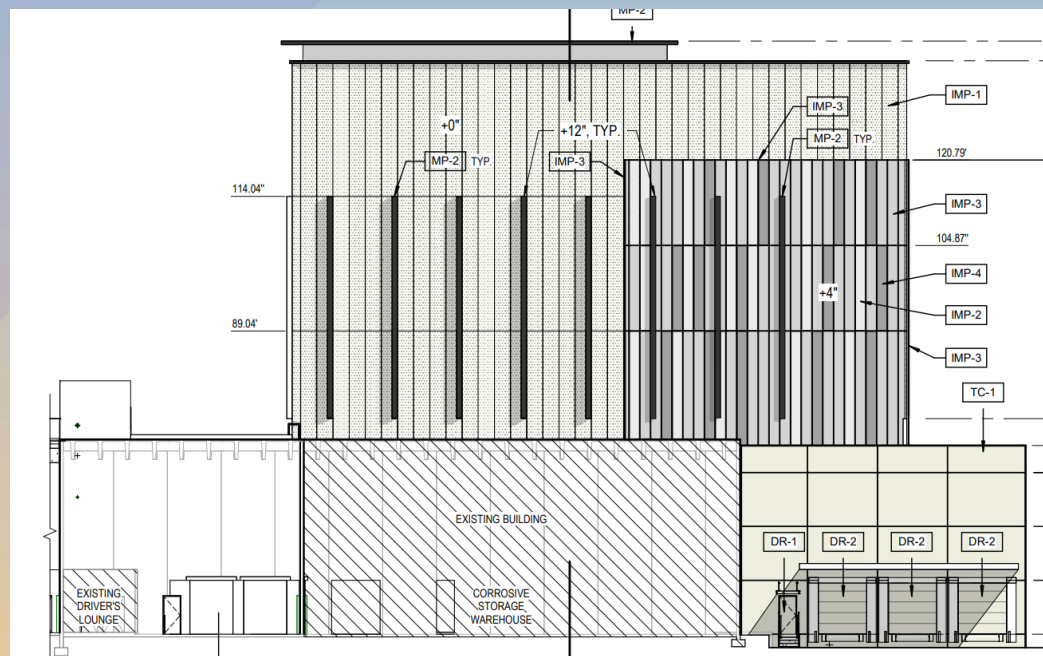
Elevations



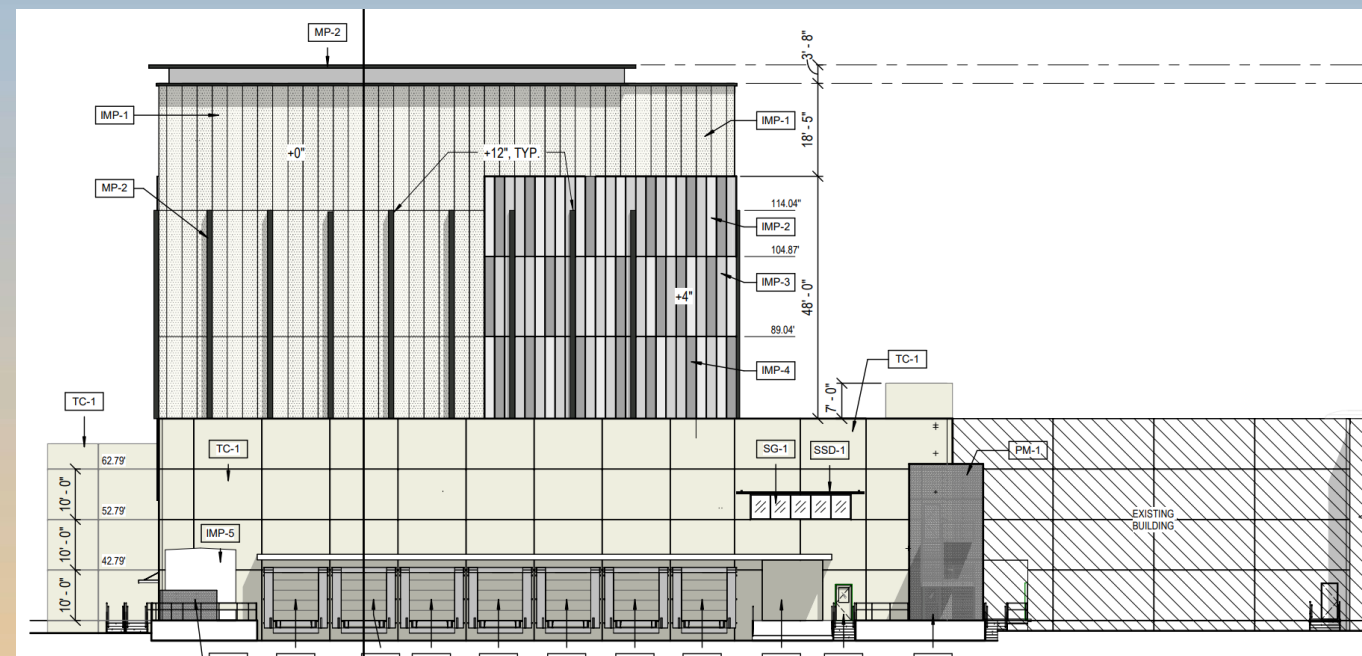
South Elevation



Elevations



East Elevation



West Elevation



Rendering





Rendering



Looking southeast from SR-24 Freeway



Rendering



Looking east from Signal Butte Rd



Rendering



Looking east from Signal Butte Rd at entry gate



Rendering



Looking west from Mountain Rd



Rendering



Looking southwest from SR-24 Freeway near Mountain Rd



Colors and Materials





PAD Requests: Architecture

- ✓ Wall Articulation. All walls must have at least two of: changes in plane, texture, windows, trellis
- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the total façade covered with one material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan

Staff welcomes any feedback



DRB25-00398

Department of Child Safety

Kwasi Abebrese, Planner II

November 18, 2025



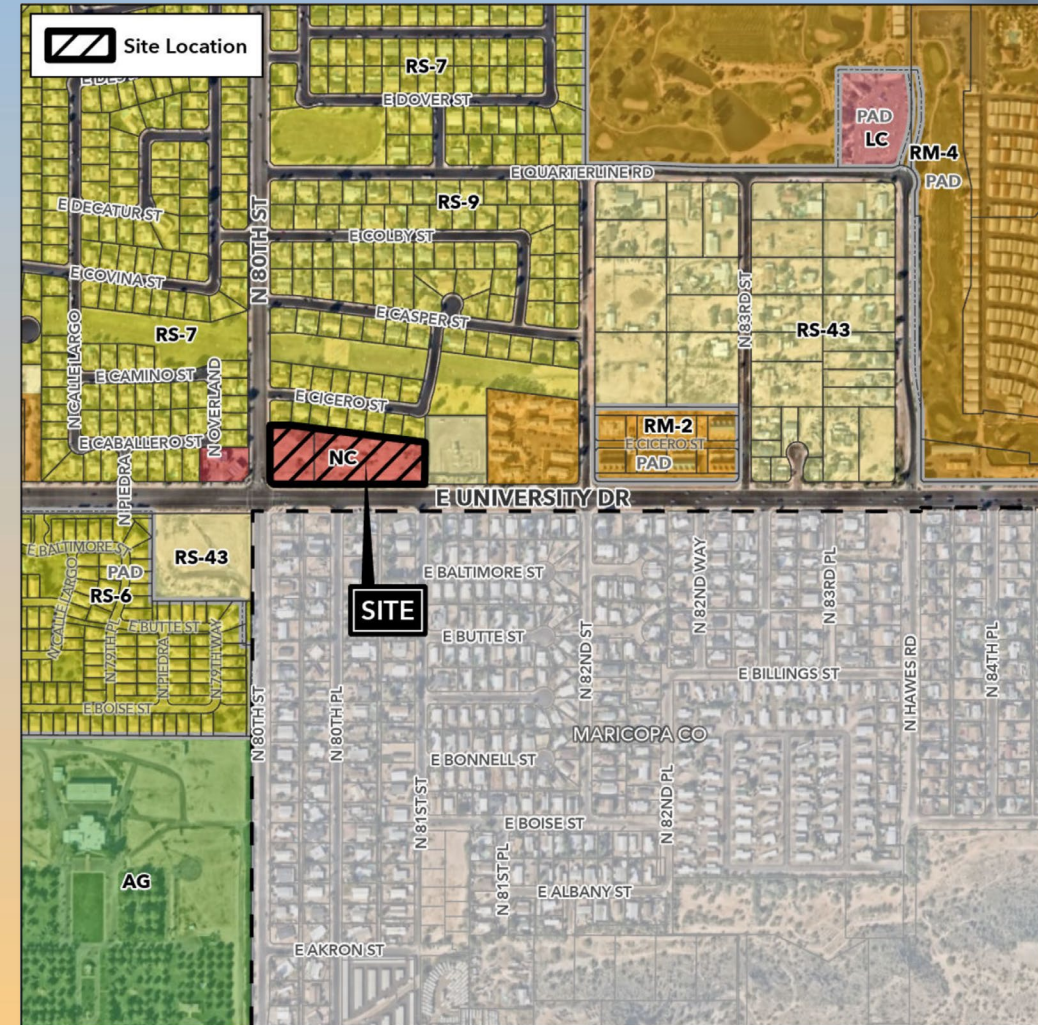
Request

- Design Review of an approximately 24,000 square foot office building





- Northeast corner of University Drive and 80th Street





Site Photo



Looking north towards the site from University Drive



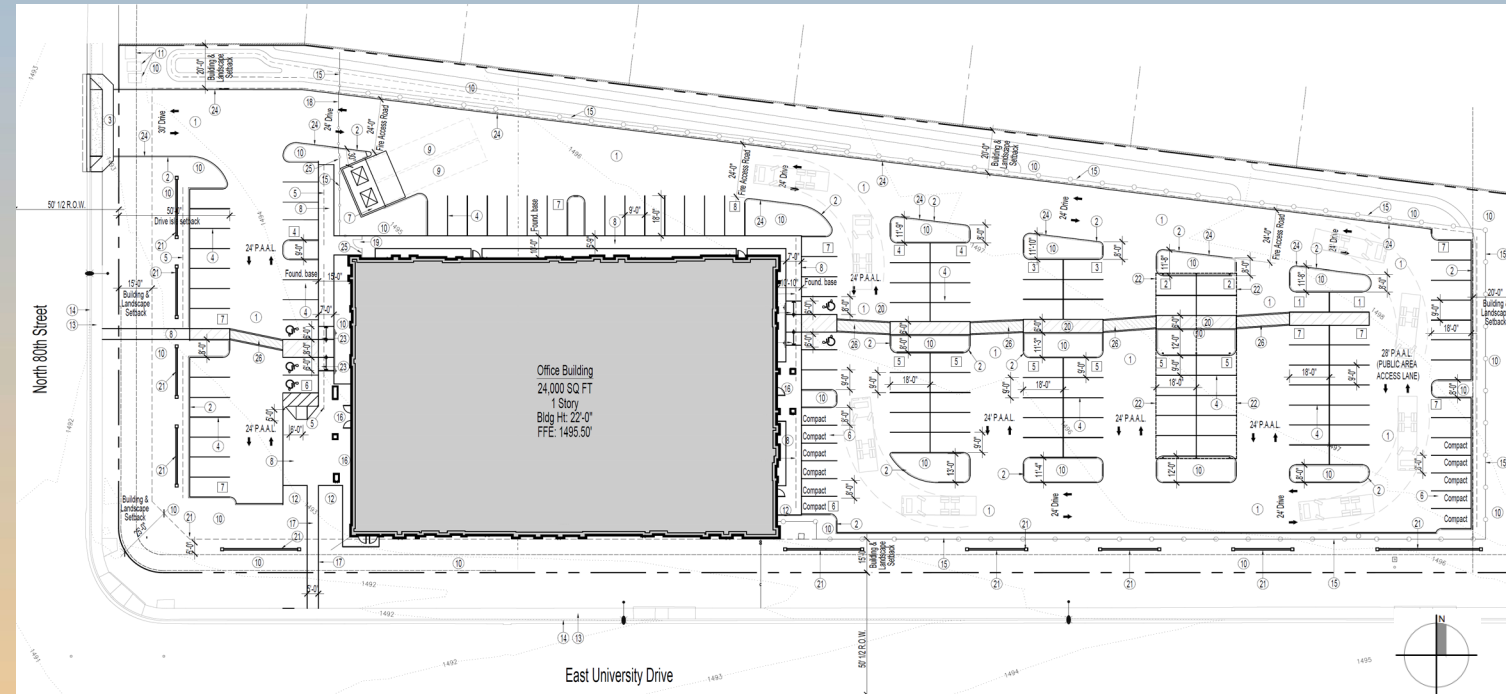
Site Photo



Looking east towards the site from 80th Street

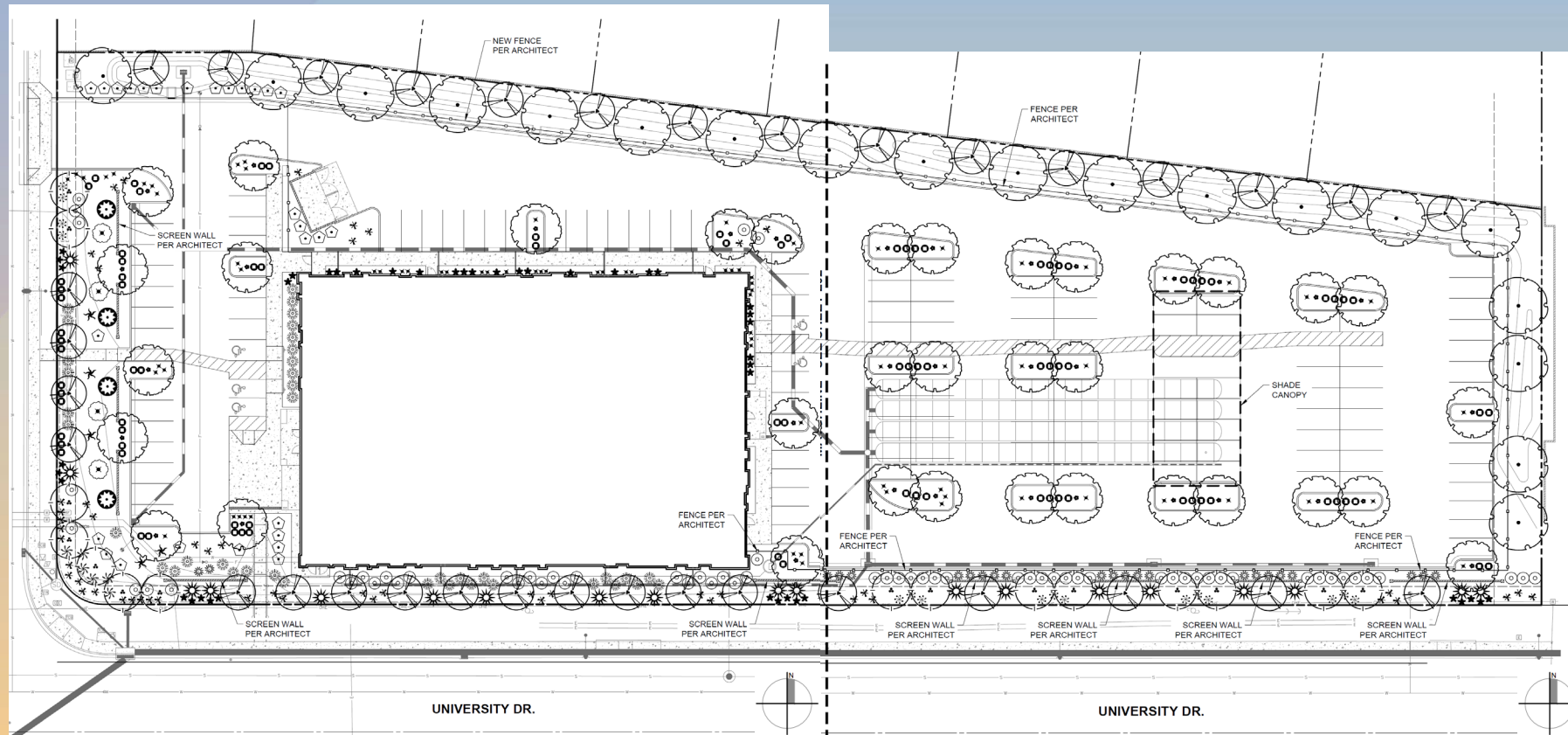


- 24,000 square foot office building
- Access from North 80th Street
- 64 parking spaces required; 130 spaces provided























Landscape Plan



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
TREES				
	ACACIA ANEURA MULGA (MATURE CANOPY: 255 SQ. FT.)	34	24" BOX	6' x 2' (.75")
	CHILOPSIS LINEARIS DESERT WILLOW (MATURE CANOPY: 700 SQ. FT.)	15	24" BOX	5' x 3' (1")
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE (MATURE CANOPY: 700 SQ. FT.)	37	36" BOX	8' x 5' (1.75")
	ULMUS PARVIFOLIA CHINESE ELM (MATURE CANOPY: 1,250 SQ. FT.)	19	24" BOX	7' x 3' (1")
SHRUBS AND ACCENTS				
	AGAVE VILMORINIANA OCTOPUS AGAVE	5	5 GAL.	
	ALOE 'BLUE ELF' BLUE ELF ALOE	44	5 GAL.	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	39	5 GAL.	
	CORDIA PARVIFOLIA LITTLE-LEAF CORDIA	4	5 GAL.	
	CHRYSACTINIA MEXICANA DAMIANITA	88	5 GAL.	
	HESPERALOE FUNIFERA GIANT HESPERALOE	19	5 GAL.	
	HESPERALOE PARVIFLORA RED YUCCA	51	5 GAL.	
	HYMENOXYLS ACAULIS ANGELITA DAISY	82	1 GAL.	
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	63	5 GAL.	
	LEUCOPHYLLUM 'GREENCLOUD' GREENCLOUD TEXAS RANGER	28	5 GAL.	
	MUHLENBERGIA 'AUTUMN GLOW' AUTUMN GLOW DEER GRASS	6	5 GAL.	
	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	16	5 GAL.	
	PEDILANTHUS MACROCARPA SLIPPER PLANT	23	5 GAL.	
	TECOMA STANS MEXICAN YELLOW BELLS	4	5 GAL.	



Color & Material Board

- | | | |
|------|--|--|
| SC-1 |  | Type: Wall Stucco
Manufacturer: Western Blend Products
System: Western 1-Kote
Finish: P1-I |
| P1-I |  | Type: Paint
Manufacturer: Sherwin Williams
Color: Navajo White SW6126 |
| P2-I |  | Type: Paint
Manufacturer: Sherwin Williams
Color: Night Owl SW7061 |
| WP-1 |  | Type: Pre-finished Smooth Fiberglass Composite Panel
Manufacturer: Nichiha
Model: Architecturalblock AWP1818
Color: Tucsan
Specs: 17-7/8" H x 71-9/16" L, 5/8" |
| WP-2 |  | Type: Prefinished Smooth Fiberglass Composite Panel
Manufacturer: Nichiha
Model: Architecturalblock AWP1818
Color: Gray
Specs: 17-7/8" H x 71-9/16" L, 5/8" |
| VN-1 |  | Type: Stone Venner Panels
Manufacturer: GenStone
Model: Desert Sunrise
Specs: 41" H x 11.25" L |

[illegible][illegible]

East Exterior Elevation

[illegible]

Top of Parapet 20'-0"

Top of Parapet 18'-0"

Bottom of Stone Veneer 11'-0"

Top of Windows 8'-0"

Top of Conc + 4'-0"

Finished Floor 0'-0"

"Nichiha" wall face horizontal distance + 1'-4"

Main wall face (stucco) horizontal distance 0'-0"

Conc. wall face horizontal distance + 0'-1/2"

Stone veneer horizontal distance + 0'-6"

Main wall face horizontal distance 0'-0"

Conc. wall face horizontal distance + 0'-1/2"

Stone veneer horizontal distance + 0'-6"

Conc. wall face horizontal distance + 0'-1/2"

"Nichiha" facade face horizontal distance + 8'-4"

Conc. wall face horizontal distance + 0'-1/2"

Main wall face (stucco) horizontal distance 0'-0"

"Nichiha" wall face horizontal distance + 1'-4"

Conc. wall face horizontal distance + 0'-1/2"

Main wall face (stucco) horizontal distance 0'-0"

Stone veneer horizontal distance + 0'-6"

Top of Parapet 16'-0"

Top of Parapet 14'-0"

Labels: WP-1, VN-1, SC-1, WP-2, P1-I, P2-I, 1, 2, 3, 5, 6

West Exterior Elevation



Renderings





Renderings





Renderings





Renderings





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB25-00470

Mint Dispensary



Request

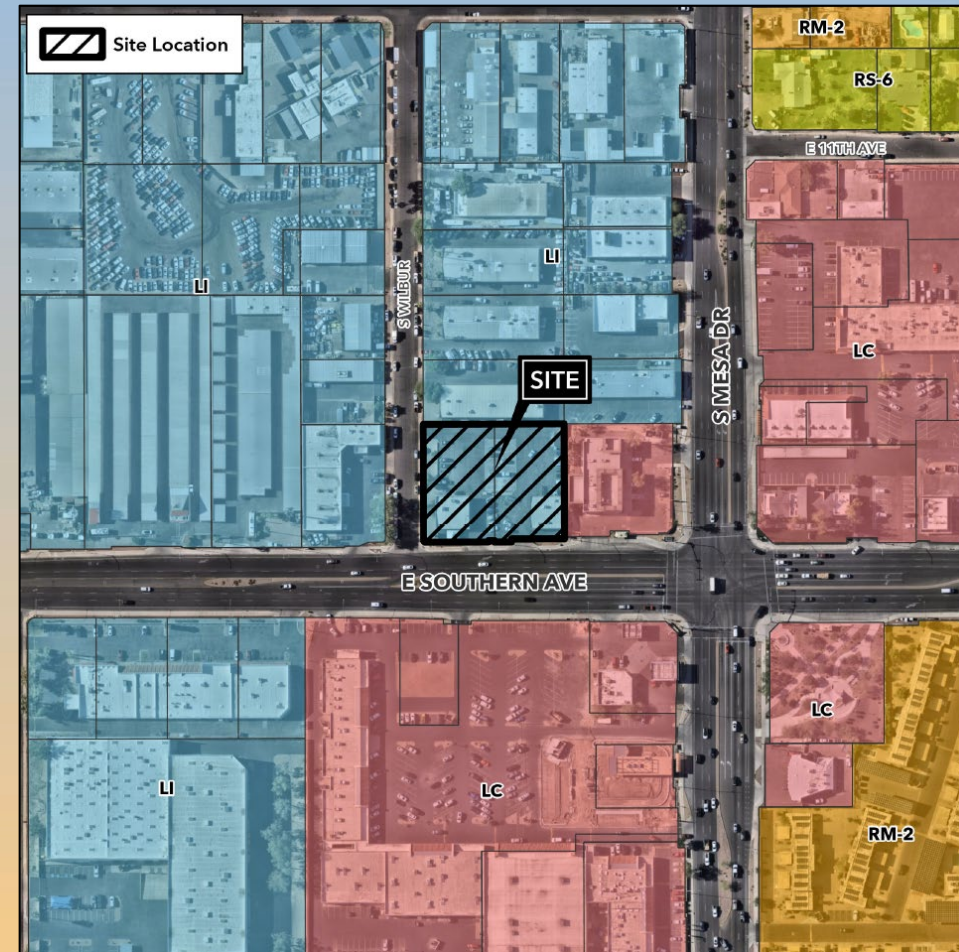
- Design Review of a 2,588 square foot addition to allow for the expansion of a marijuana dispensary





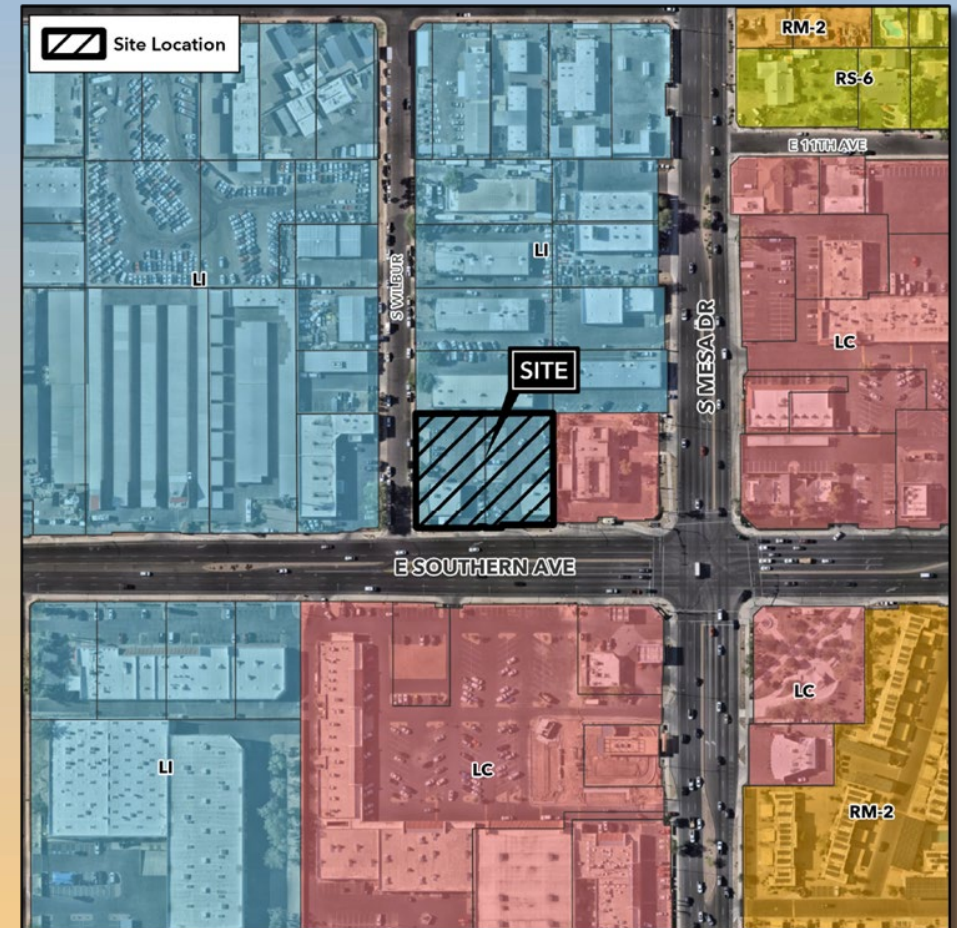
Location

- 330 East Southern Avenue
- North side of Southern Avenue
- East of Mesa Drive





- Light Industrial (LI) District
- A marijuana dispensary use is permitted, subject to compliance with Section 11-31-34 of the MZO.





Site Photo

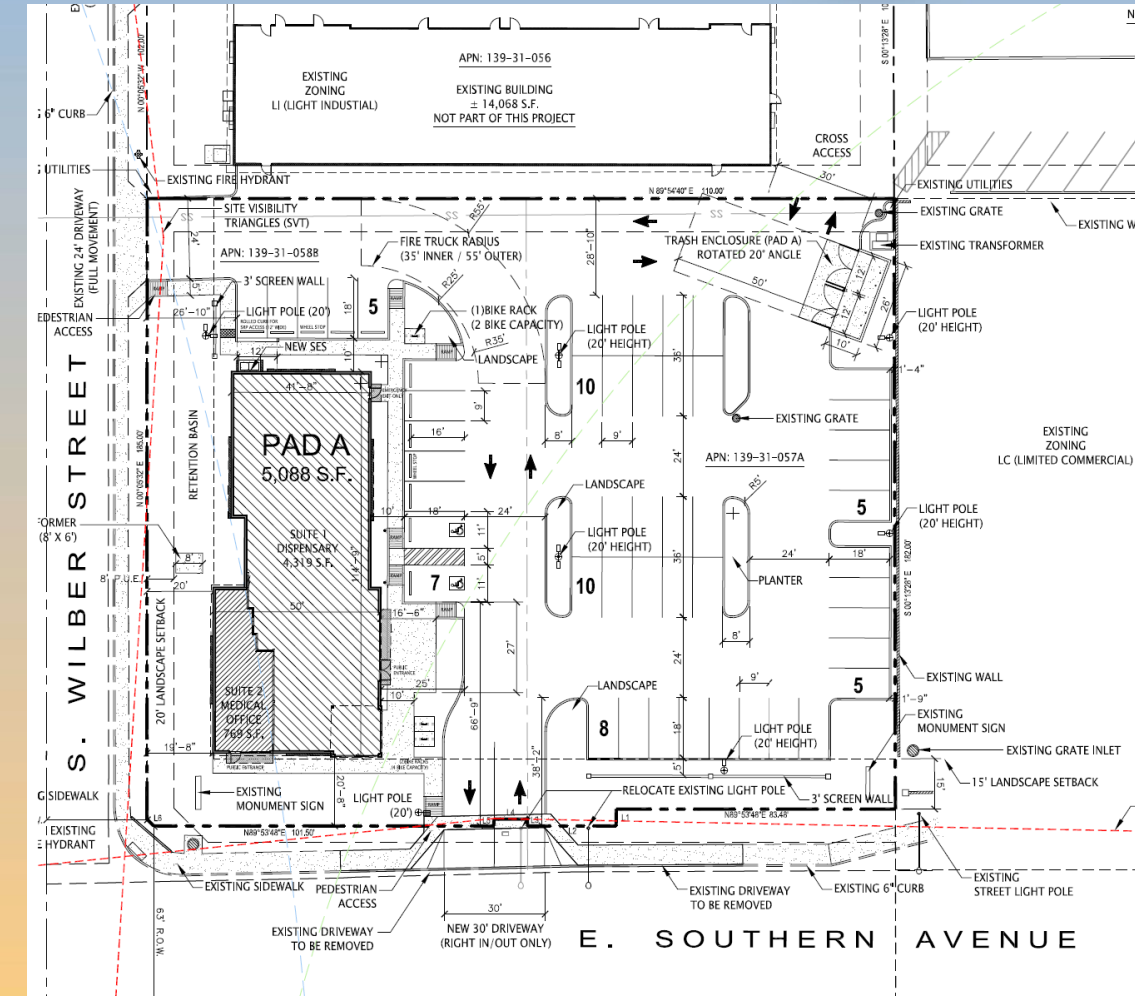


Looking north from Southern Avenue



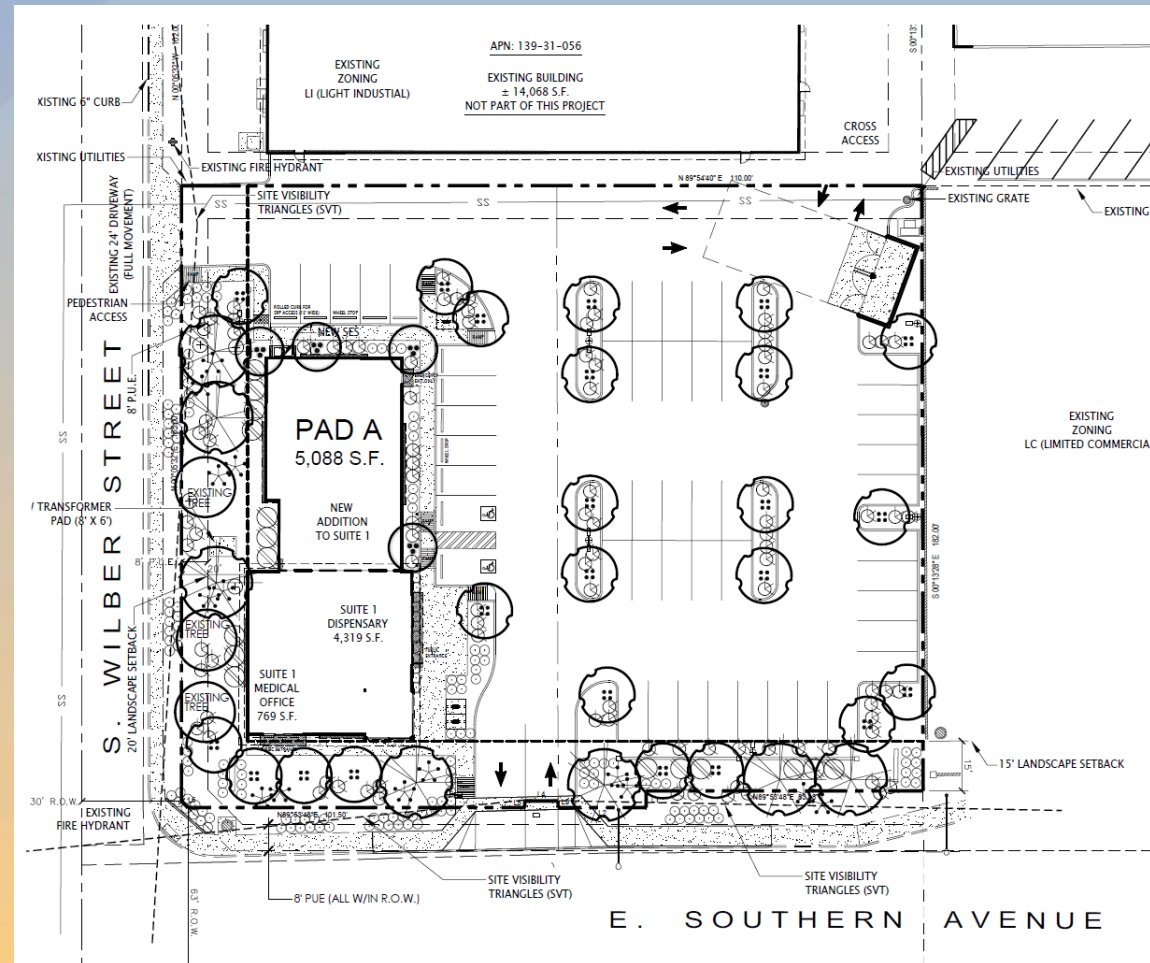
Site Plan

- Raze existing 2,500 SF building on the east side of project site
- 2,500 SF building on west side of project site to remain
- 2,588 SF addition to north side of the west building
- 2 building suites: a 769 SF medical office and 4,319 SF marijuana dispensary
- One access from Southern Avenue and one access from Wilbur
- 16 parking spaces required, 50 parking spaces provided, requires approval of an AUP to exceed 125% of required number of parking spaces





Landscape Plan



EXISTING LANDSCAPE LEGEND	
	EXISTING TREE PROTECT FROM CONSTRUCTION (3) SHADE: 300 x 3 TREES = 900 SQ. FT. OF SHADE
	EXISTING SHRUB PROTECT FROM CONSTRUCTION (4)
PROPOSED LANDSCAPE LEGEND	
	PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (7) SHADE: 306 x 7 TREES = 2,142 SQ. FT. OF SHADE
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (28) SHADE: 276 x 28 TREES = 6,728 SQ. FT. OF SHADE
	CAESALPINIA CACALOCO CASCALOTE 36" BOX (4) SHADE: 211 x 4 TREES = 844 SQ. FT. OF SHADE
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (16)
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON (100)
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (14)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (100)
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	



Elevations



FACADE MATERIAL CALCULATIONS							
ID #	MATERIAL	SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION	
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	STUCCO SN 1601 "OYSTER"	512 S.F.	22%	244 S.F.	10%	0 S.F.	0%
2	STUCCO SN 6256 "COFFER MOUNTAIN"	14 S.F.	1%	81 S.F.	3%	25 S.F.	4%
3	STUCCO SN 1011 "DORIAN GRAY"	0 S.F.	0%	1226 S.F.	13%	378 S.F.	45%
4	STEEL PANELS MOSAIC 6" V-GROOVE "COUNTRY HARBOR"	250 S.F.	10%	425 S.F.	17%	260 S.F.	48%
5	METAL PANELS A-1000 DIV. PANELS "BRUSHED"	156 S.F.	14%	201 S.F.	8%	0 S.F.	0%
6	CMU SHMOOTH BLOCK SN 6256 "COFFER MOUNTAIN"	0 S.F.	0%	0 S.F.	0%	0 S.F.	0%
7	STONEFRONT WINDOW / DOOR	455 S.F.	45%	170 S.F.	24%	0 S.F.	0%
TOTALS		1400 S.F.	100%	2516 S.F.	100%	714 S.F.	100%



Elevations



FACADE MATERIAL CALCULATIONS									
ID #	MATERIAL	SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		WEST ELEVATION	
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	STUCCO SN 1651 'OYSTER'	912 S.F.	22%	244 S.F.	10%	0 S.F.	0%	646 S.F.	51%
2	STUCCO SN 6356 'COPPER MOUNTAIN'	14 S.F.	1%	81 S.F.	3%	35 S.F.	4%	45 S.F.	2%
3	STUCCO SN 1021 'DORIAN GRAY'	0 S.F.	0%	326 S.F.	13%	376 S.F.	45%	376 S.F.	17%
4	STEEL PANELS MOSSAIG 6" V-GROOVE 'SOUTHWEST MAPLE'	285 S.F.	18%	425 S.F.	97%	350 S.F.	45%	856 S.F.	55%
5	METAL PANELS ALUMINUM DIV PANELS 'BRUSHED'	186 S.F.	14%	201 S.F.	8%	0 S.F.	0%	271 S.F.	12%
6	CMU SMOOTH BLOCK SN 6356 'COPPER MOUNTAIN'	0 S.F.	0%	0 S.F.	0%	0 S.F.	0%	0 S.F.	0%
7	STOREFRONT PENDING / DOOR	688 S.F.	49%	750 S.F.	24%	0 S.F.	0%	0 S.F.	0%
TOTALS		1,400 S.F.	100%	2,510 S.F.	100%	741 S.F.	100%	2,226 S.F.	100%



Site Rendering



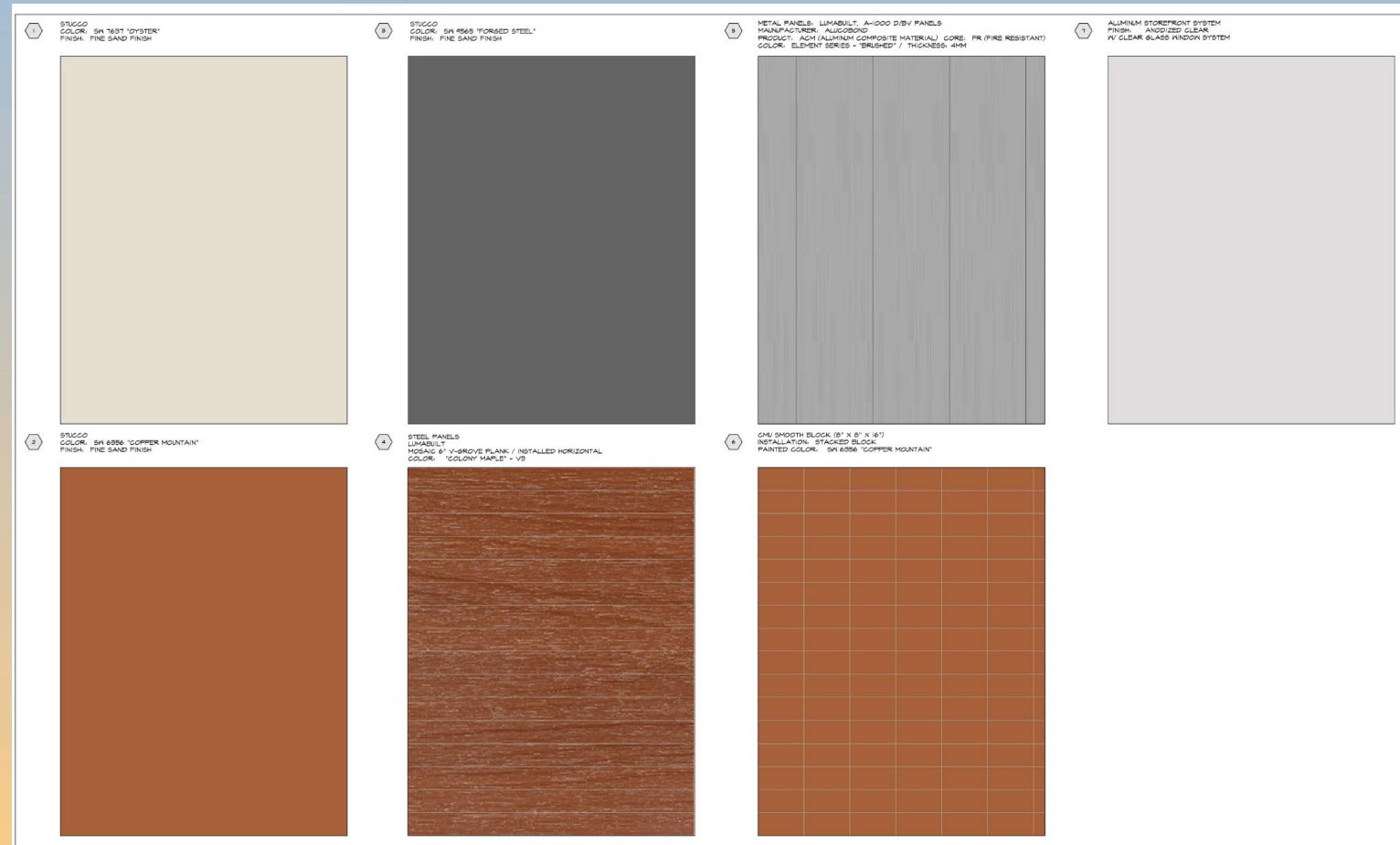


Site Rendering





Color and Material Board





Alternative Compliance

- ✓ Roof Articulation. Minimum vertical modulation is 2 feet or $\frac{1}{10}$ multiplied by the wall height, not to exceed $\frac{1}{3}$ the height of the supporting wall
- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

Staff welcomes any feedback