

# Design Review Board



## *Meeting Minutes*

**Mesa City Council Chambers - Lower Level, 57 East 1st Street  
Date: June 10, 2025 Time: 4:30 p.m.**

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

**MEMBERS PRESENT:**

Vice Chair Justin Trexler  
Boardmember Scott Thomas  
Boardmember Kyle Bell  
Boardmember Ryan Circello  
Boardmember Denise Dunlop

**MEMBERS ABSENT:**

Chair Dane Astle  
Boardmember Paul Johnson

**STAFF PRESENT:**

Evan Balmer  
Mallory Ress  
Tulili Tuiteleleapaga-Howard  
Vanessa Felix

**OTHERS PRESENT:**

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

**1 Call meeting to order.**

Vice Chair Trexler excused Chair Astle and Boardmember Johnson and welcomed everyone to the meeting at 4:31 PM.

**2 Consider the Minutes from May 13, 2025, Design Review Board Meeting.**

A motion to approve the Minutes from the May 13, 2025, Design Review Board Meeting was made by Boardmember Circello and seconded by Boardmember Dunlop.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

**3 Discuss and take action on the following Design Review cases:**

- 3a DRB25-00179 "City of Mesa Fire and Medical Station 205,"** 1± acre located at the southwest corner of South Greenfield and East Diamond Avenue. Design Review for a public safety facility. City of Mesa, Owner; Juan Rivas, Applicant. **(District 2)**

**Staff planner Evan Balmer presented the case.**

See attached presentation.

**Staff planner Evan Balmer summarized the case:**

- No comments

A motion to approve case DRB25-00179 was made by Boardmember Thomas and seconded by Boardmember Bell.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

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

- 4a DRB24-00996 "623 S Mesa Dr,"** 0.6± acres located approximately 1,420 feet south of the southeast corner of East Broadway Road and South Mesa Drive. Design Review for a 15-unit multiple residence development. 623 S Mesa LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant. **(District 4)**

**Staff planner Evan Balmer presented the case.**

See attached presentation.

**Staff planner Evan Balmer summarized the case:**

- Tiered garden concept is nice, provide larger area
- Increase the area of the amenity space, too tight between the buildings
- Cubelike; not enough movement
- Needs additional movement on the non-garage side
- Wall articulation – 2nd story bump out 12" instead of 6"
- Vertical siding material should be at least 25% for the entry elevation
- Be mindful of long-term maintenance of colors
- Remove colors from top hats
- Paint SES to match adjacent walls
- Planters are tight
- Swap the sidewalks at the perimeter for the planters so that there is more space for landscaping

- Oaks drop sap, also Oaks near the parking areas are problematic
- Taller trees needed

- 4b DRB24-01050 "Beverly Apartments,"** 1.3± acres located at 120 North Beverly. Design Review for a 36-unit multiple residence development. MESA ARC, Owner; Perlman Architects, Tristram Kesti, Applicant. **(District 4)**

The following citizens offered comments in favor of DRB24-01050:

- Mike Ziegler, 1019 W 2<sup>nd</sup> Street.

**Staff planner Evan Balmer presented the case.**

See attached presentation.

**Staff planner Evan Balmer summarized the case:**

- Consider replacing the Live Oak trees with a different species, particularly adjacent to parking and pedestrian areas, as Live Oak trees drop sap
- Look for opportunities to increase the size of the planters on the south side of the building
- Current planters are too small for proposed trees; Utilize tree species with more verticality adjacent to the building

- 4c DRB25-00083 "Culver's,"** 1.5+ acres located approximately 850 feet west of the northwest corner of East McKellips Road and North Gilbert Road. Design Review for an approximately 4,100 square-foot limited-service restaurant with drive-thru facilities. Boardwalk Equities, LLC, Owner; Catherine Atchley, Atwell, LLC, Applicant. **(District 1)**

**Staff planner Tulili Tuiteleleapaga-Howard presented the case.**

See attached presentation.

**Staff planner Tulili Tuiteleleapaga-Howard summarized the case:**

- Prepare and paint the corrugated metal accents properly to ensure longevity
- Provide the vine proposed for the trellis feature and ensure a hearty vine is used
- Provide additional planters at the south side of the building include trees like sephora or ghost gum with other plant material

- 5 Staff Update:** Vice Chair Trexler, Boardmember Thomas and Boardmember Circello received awards for their years of service.

- 6 Adjournment:** Boardmember Thomas moved to adjourn the meeting and was seconded by Boardmember Circello.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Trexler – Thomas – Bell – Circello – Dunlop

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

The meeting was adjourned at 5:27 p.m.

Respectfully submitted,

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Chair Dane Astle





# DRB25-00179

## City of Mesa Fire Medical Station 205



# Request

- Design Review
- To allow for a Public Safety Facility

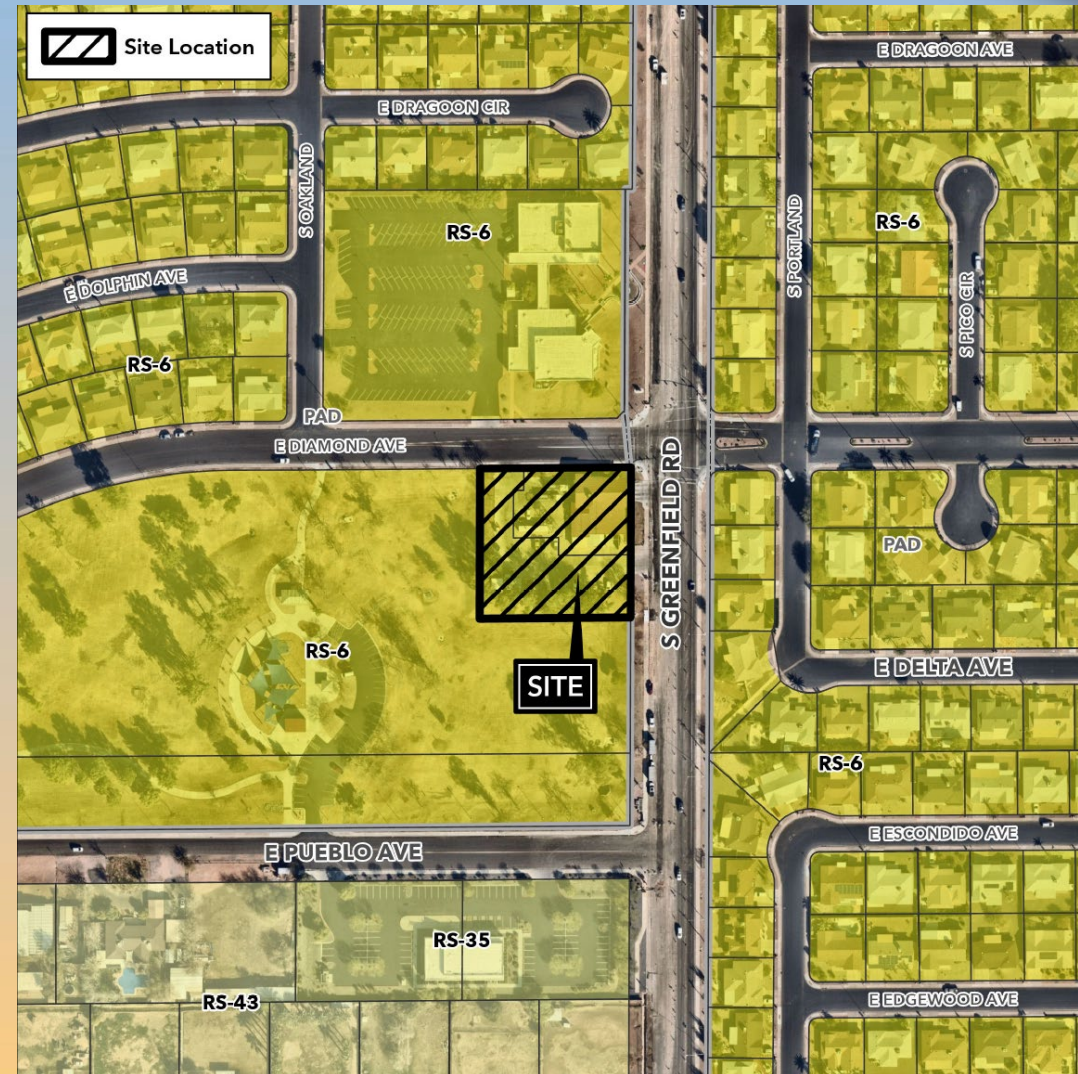






# Location

- West side of Greenfield Road
- South of Broadway Road
- South side of Banner Diamond Ave







# Site Photo



Looking South from Diamond Ave





# Site Photo

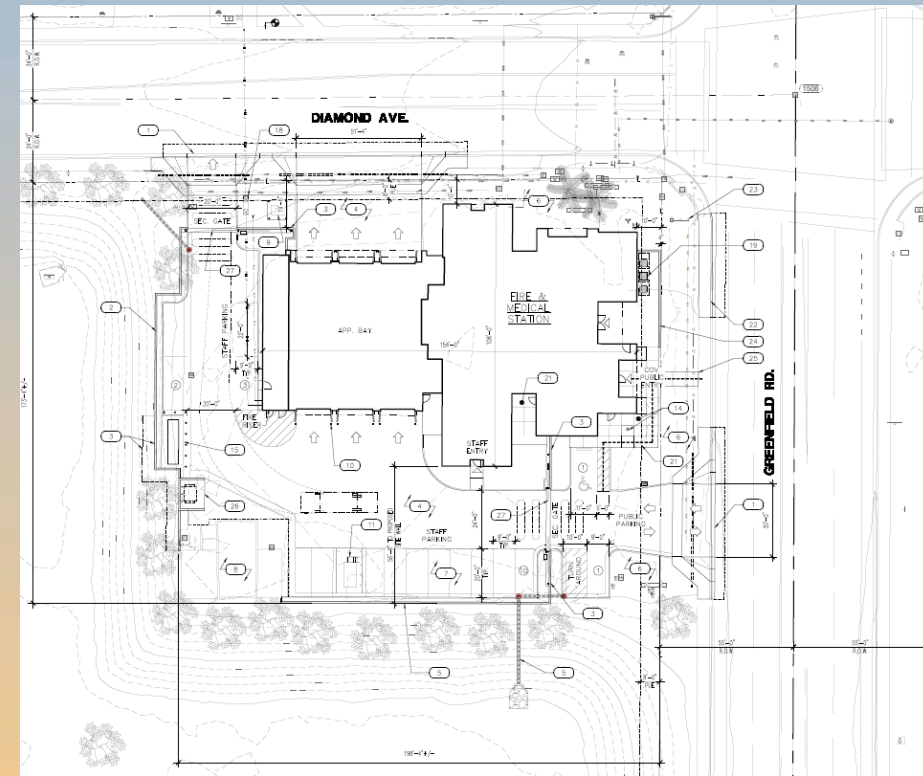


Looking west from Greenfield Road



# Site Plan

- Replacing an existing Fire Station
- Vehicular access to the site is provided from a Greenfield Road
- 17 parking spaces provided



















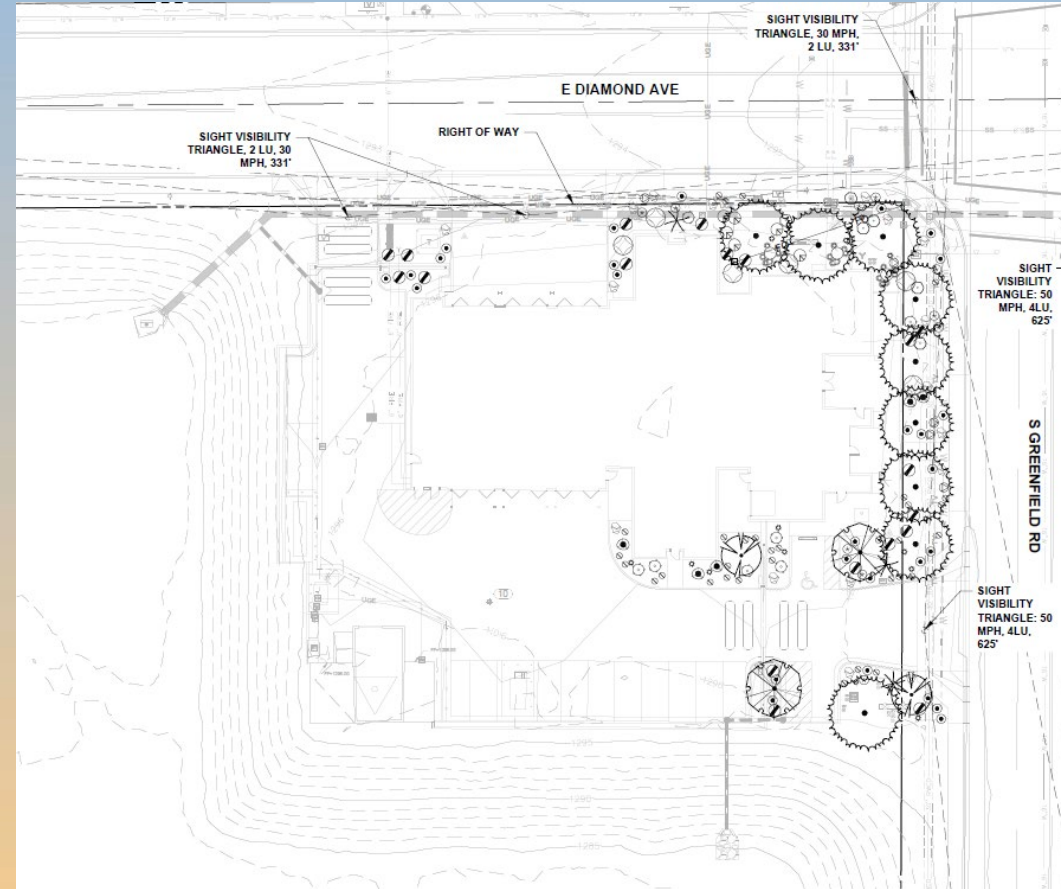




# Landscape Plan

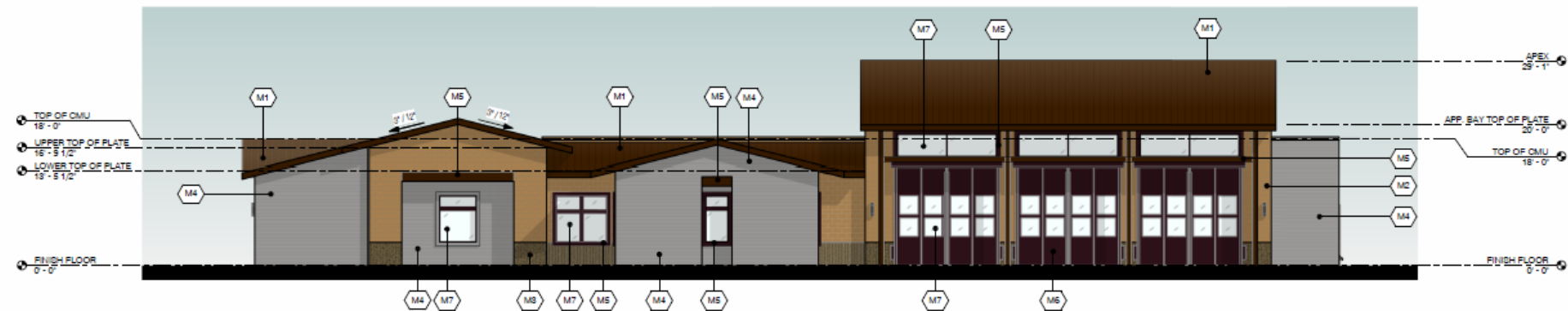
## LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
<b>TREES</b>					
	CAESALPINIA CACALACO 'SMOOTHIE'™	SMOOTHIE CASCALOTE	24"BOX	1.5" CAL.	2
	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	1.5" CAL.	2
	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	24"BOX	1.5" CAL.	9
<b>SHRUBS</b>					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL		5
	DALEA PULCHRA	BUSH DALEA	5 GAL		7
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL		19
	EREMOPHILA HYGROPHANA	EMU BUSH	5 GAL		6
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		6
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		6
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		5
<b>ACCENTS</b>					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		14
	FOUQUIERIA SPLENDENS	OCOTILLO	8-10 CANES		2
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™	BRAKELIGHTS RED HESPERALOE	5 GAL		10
	OPUNTIA 'SANTA RITA'	SANTA RITA PRICKLY PEAR	5 GAL		3
<b>GROUNDCOVERS</b>					
	GLANDULARIA GOODINGII	GOODING'S VERBENA	1 GAL		33
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		27

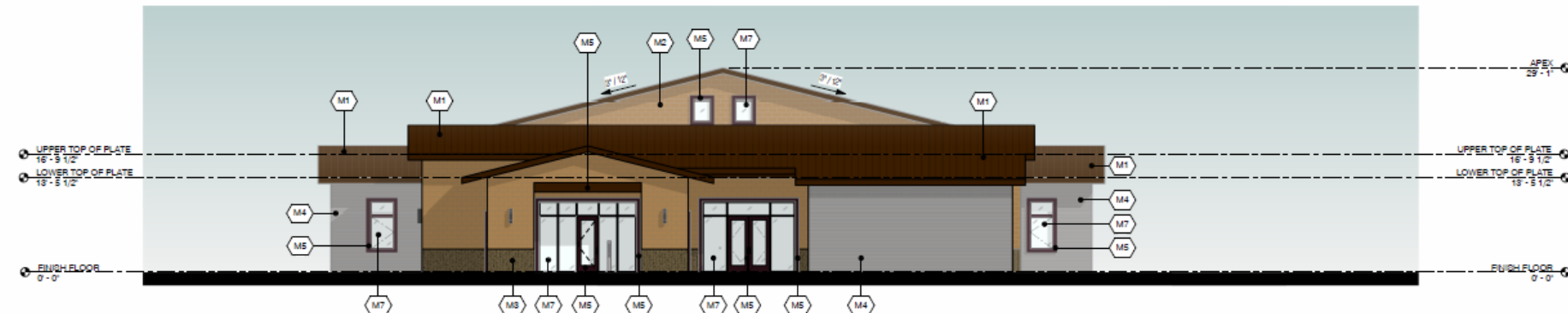




# Building Elevations



1 EXTERIOR ELEVATION - NORTH  
 1" = 10'-0"

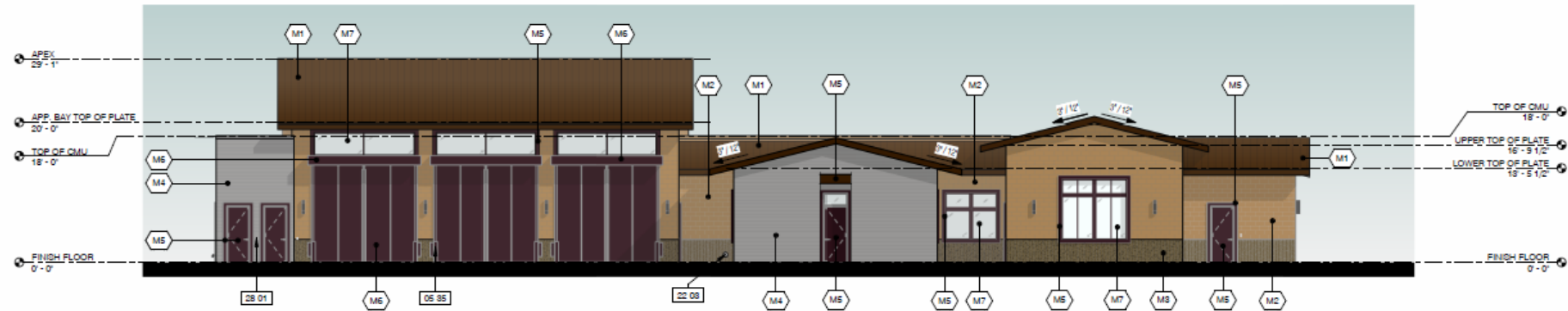


2 EXTERIOR ELEVATION - EAST  
 1" = 10'-0"

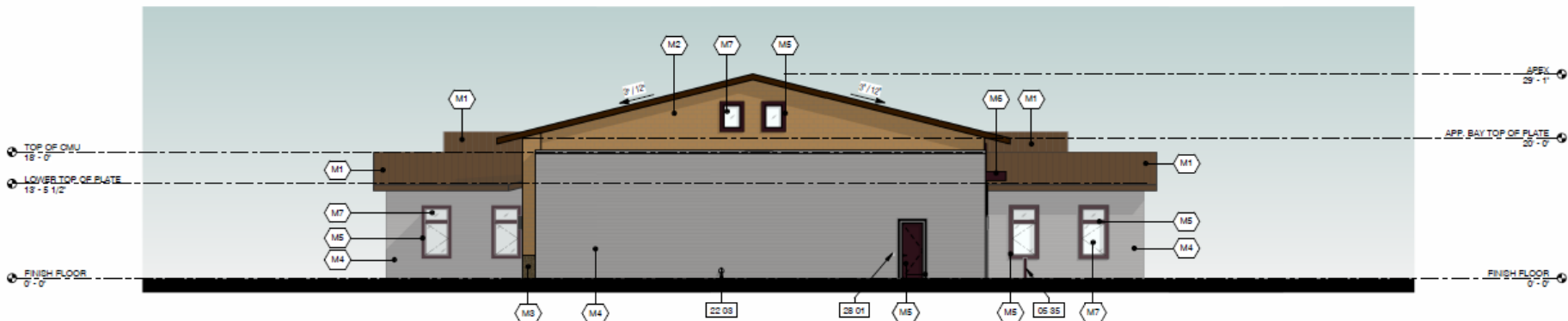




# Building Elevations



3 EXTERIOR ELEVATION - SOUTH  
 1" = 10'-0"



4 EXTERIOR ELEVATION - WEST  
 1" = 10'-0"



# Rendering







# Rendering







# Rendering







# Rendering





# Rendering





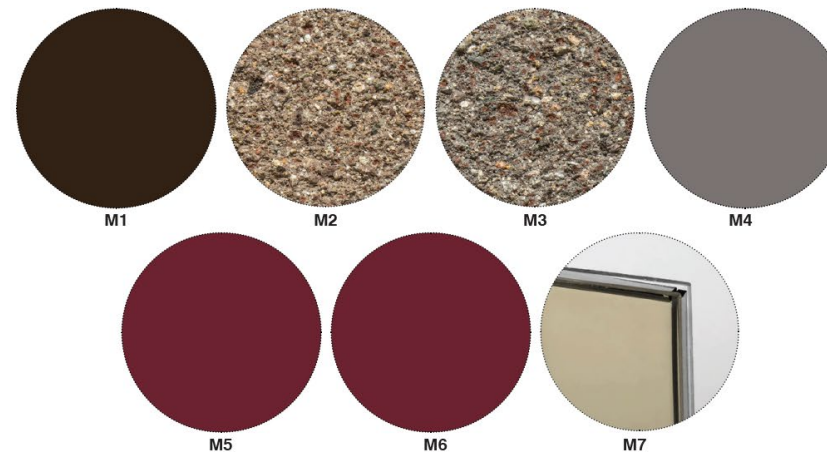


# Colors and Materials



## Material Legend

1	M1	METAL ROOFING MANF: ATAS COLOR: CLASSIC BRONZE
2	M2	CONCRETE MASONRY UNIT - MESA STONE MANF: SUPERLITE COLOR: MOJAVE BROWN
3	M3	CONCRETE MASONRY UNIT WAINSCOT - MESASTONE MANF: SUPERLITE COLOR: BLACK MOUNTAIN
4	M4	METAL CLADDING, 6" WIDE PLANKS W/ 1/2" GAP MANF: ATAS COLOR: ANCHOR GREY 37
5	M5	DOOR/WINDOW FRAME MANF: TBD COLOR: MATCH ATAS REDWOOD 07
6	M6	APPARATUS BAY DOORS - POWDER COAT MANF: TIGER DRYLAC POWDER COATINGS COLOR: MATCH ATAS REDWOOD 07
7	M7	GLAZING MANF: PPG COLOR: SOLARBAN 70 SOLARBRONZE



FS  
205



# Findings

Staff is seeking your approval on the following:

- ✓ Proposed building elevations and landscape design

***Staff recommends Approval with Conditions***





# DRB24-00996

## 623 S Mesa Dr

Jennifer Merrill, Senior Planner

June 10, 2025



# Request

- Design Review
- To allow for a 15-unit multiple residence

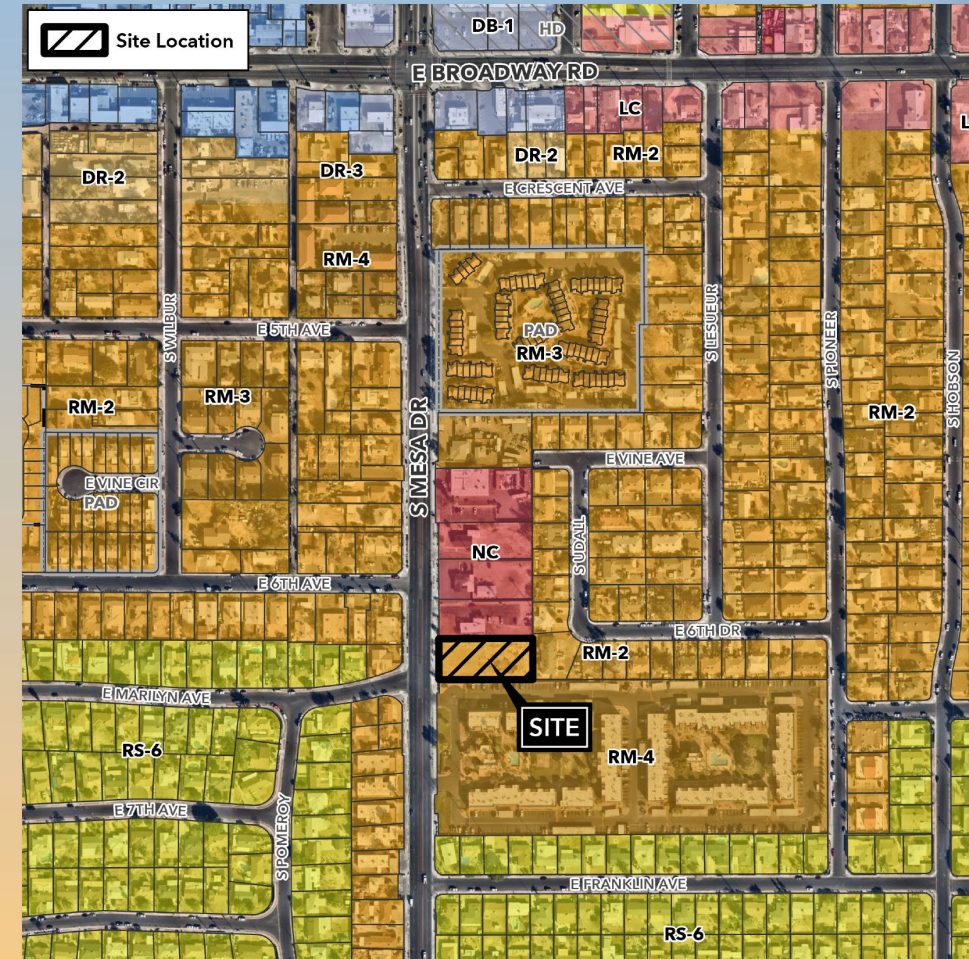






# Location

- South of Broadway Road
- East side of Mesa Drive







# Site Photo



Looking east from Mesa Drive





# Site Photo

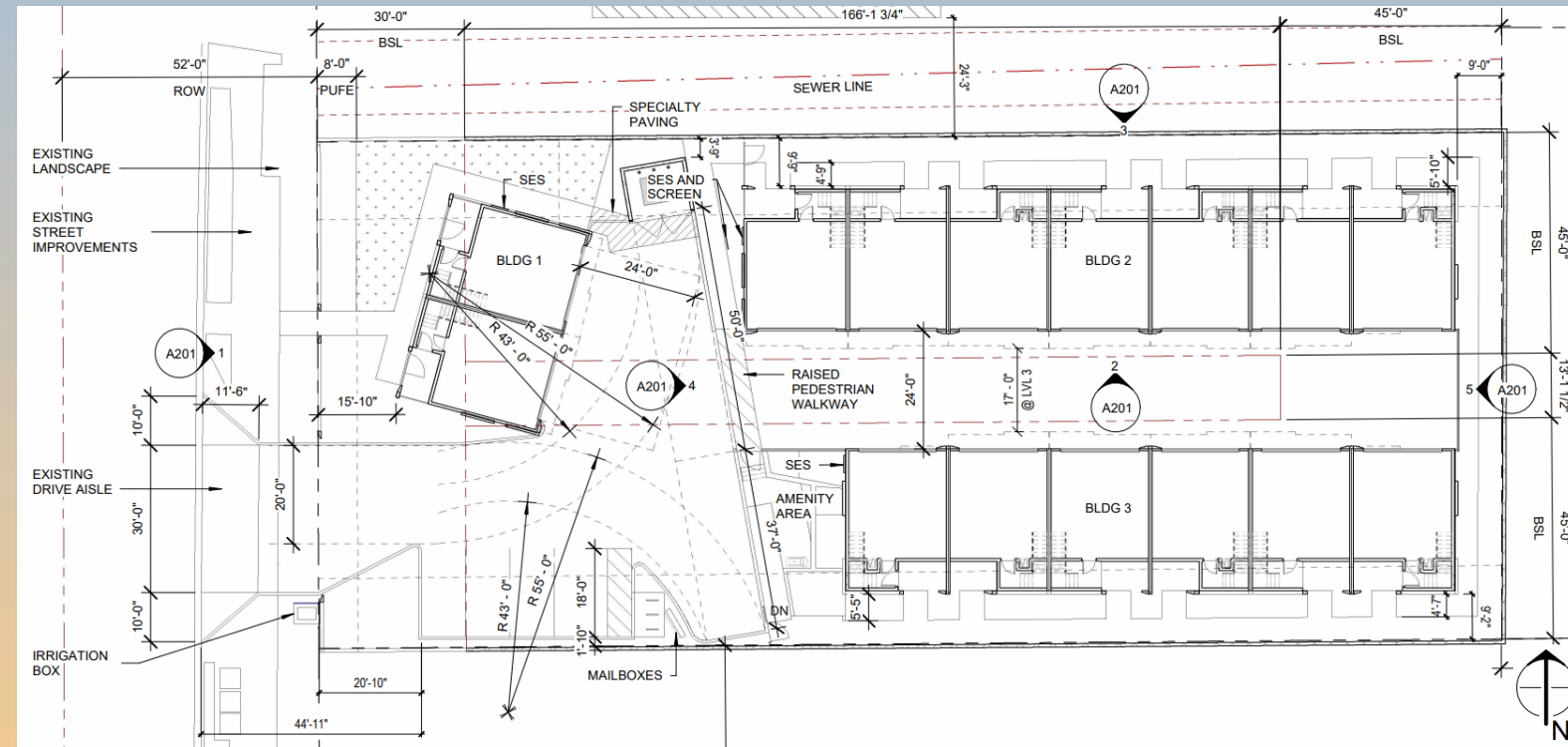


Looking southeast from Mesa Drive



# Site Plan

- Three 3-story buildings
- 15 townhome units
- Access from Mesa Dr
- 24-ft-wide central drive provides access to garages
- Pedestrian walkways
- Amenity area
- 30 garage spaces + 4 guest spaces (32 required)

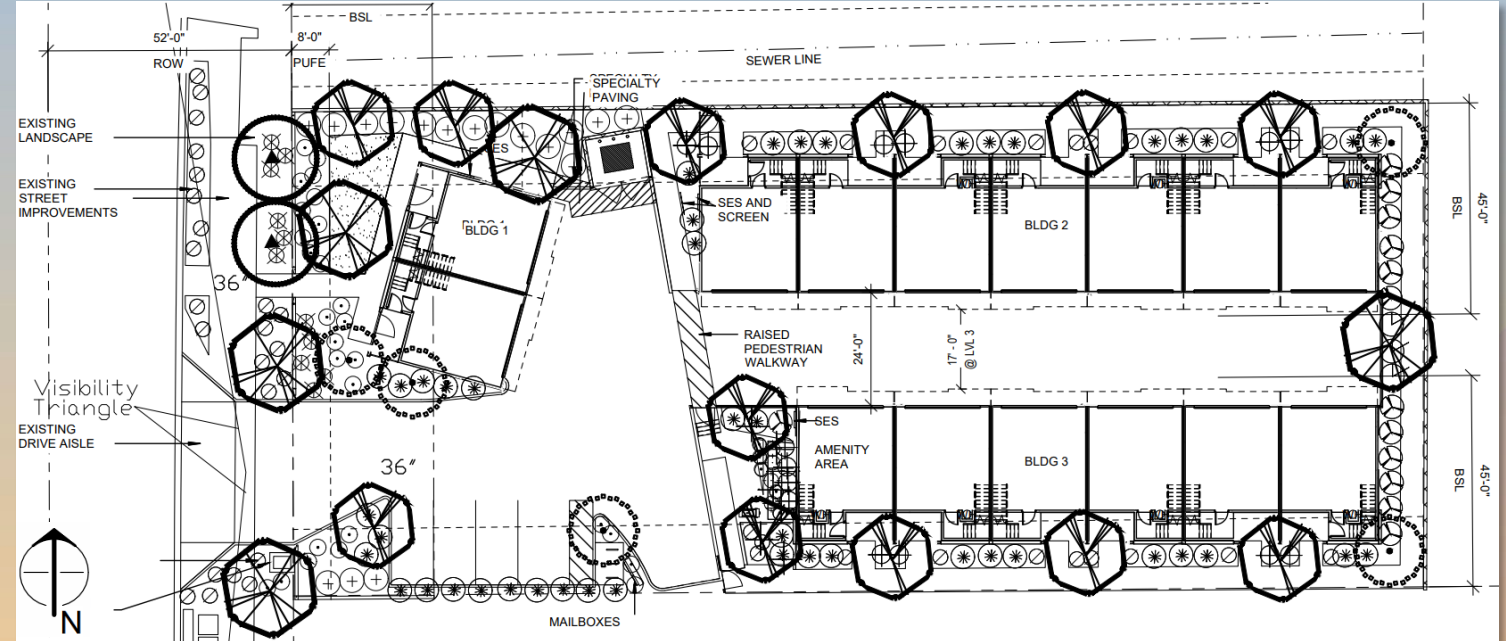






# Landscape Plan

PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)	QUANTITY
EXISTING TREES				
(A)		Pistacia a. 'Red Push' Red Push Pistache	Existing to remain in place Mature 25' 30' (707 S.F.)	2
TREES				
(1)		Pistacia a. 'Red Push' Red Push Pistache	Mature 25' 30' (707 S.F.) 24" Box 10' 4' 1.5" 4 36" Box 12' 8' 3" 1 Double-Staked Typ.	4
(2)		Pistacia lentiscus Mastic Tree	Mature 25' 24' (79 S.F.) 36" Box 10' 6' 3" 1 Double-Staked Typ.	5
(3)		Quercus virginiana Heritage Live Oak	Mature 25' 24' (491 S.F.) 24" Box 9' 4' 1.25" 11 36" Box 13' 8' 2.75" 1 Double-Staked Typ.	1
LARGE SHRUBS				
(4)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	37
(5)		Olea europaea 'Little Olie' Little Olie	5 Gallon	45
(6)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	17
MEDIUM AND SMALL SHRUBS				
(7)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	10
(8)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	27
(9)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	11
GROUNDCOVERS				
(10)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	43
ACCENTS				
(11)		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	25
(12)		Muhlenbergia rigida 'Nashville' Nashville Deer Grass	5 Gallon	4
(13)		Justicia californica Chuperosa	5 Gallon	4
(14)		Dietes bicolor Fortnight Lily	5 Gallon	5
LANDSCAPE MATERIALS				
(15)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
(16)		Concrete Header	4" x 6", Curbstyle 2" Deep	
(17)		Midiron Bermuda	Sod 345 S.F.	





# Building Elevations



- Entry elevations face the perimeter of the site
- Covered entries at ground level
- Balconies on 2<sup>nd</sup> level





# Building Elevations



- Garage elevations face the interior of the site
- 3<sup>rd</sup> level overhangs – 3-1/2 feet depth
- 17-ft height for 3<sup>rd</sup> floor unit overhang above drive aisle



# Building Elevations

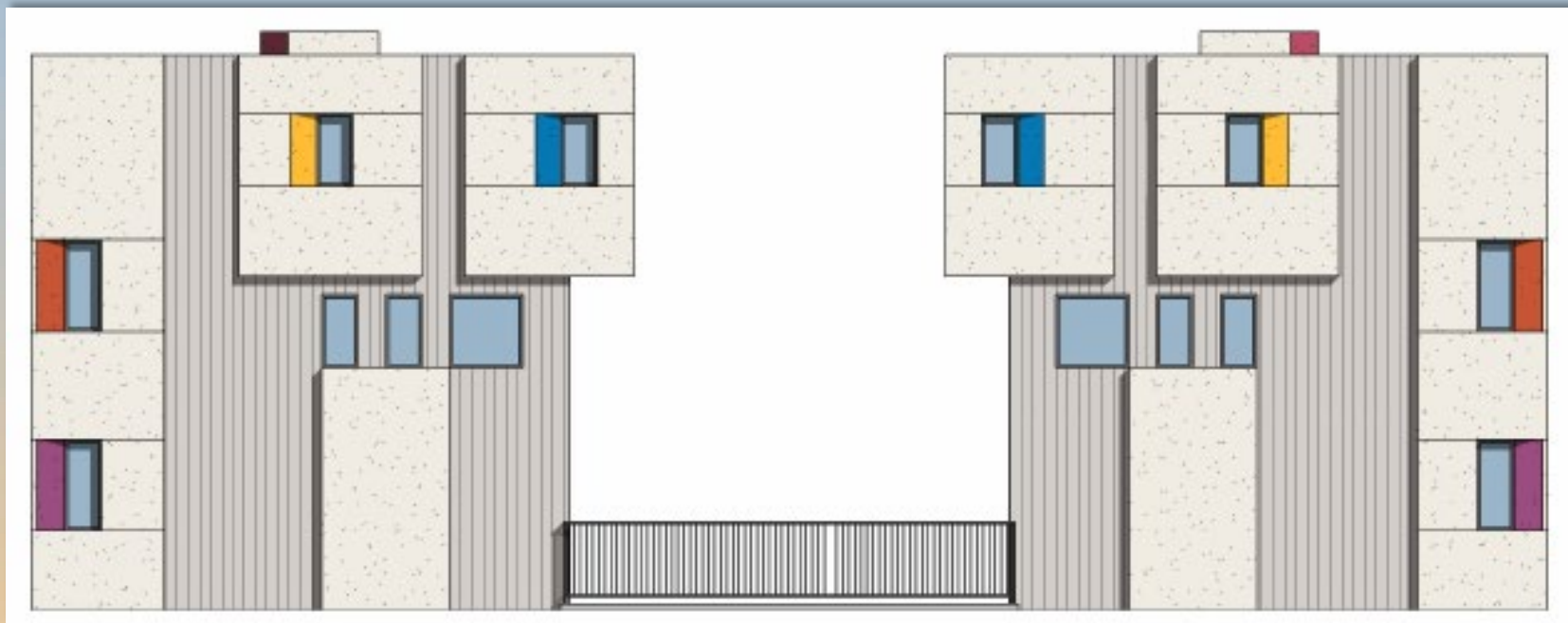


Looking east between the two longer buildings





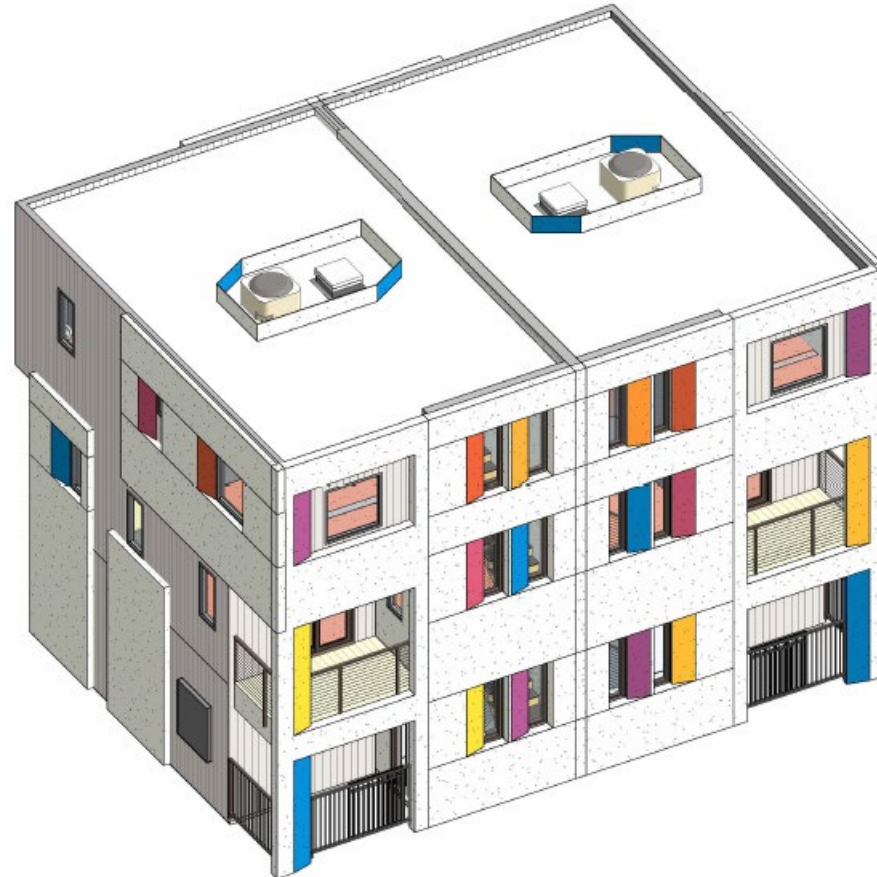
# Building Elevations



Looking west between the two longer buildings



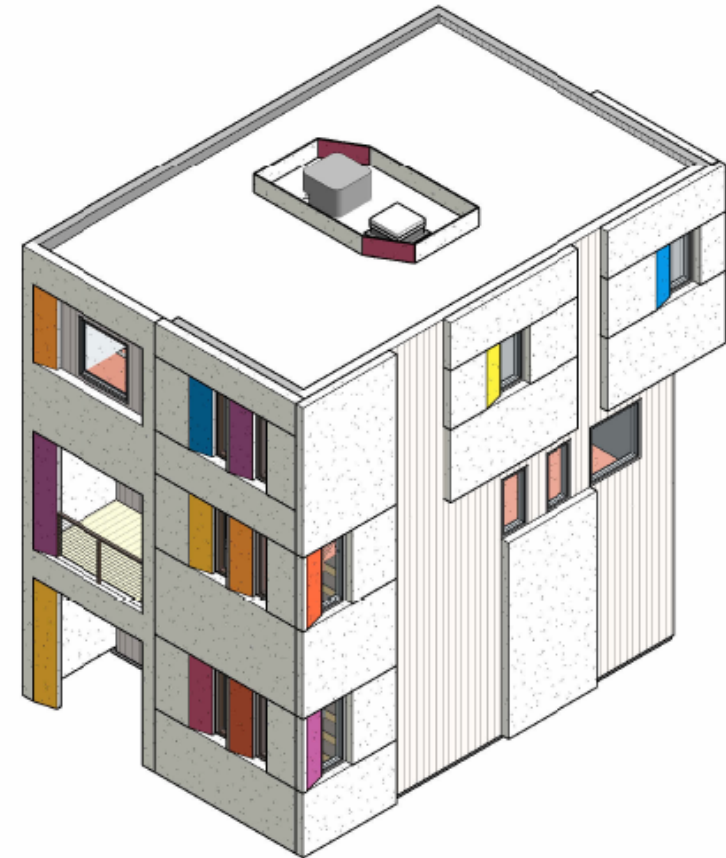
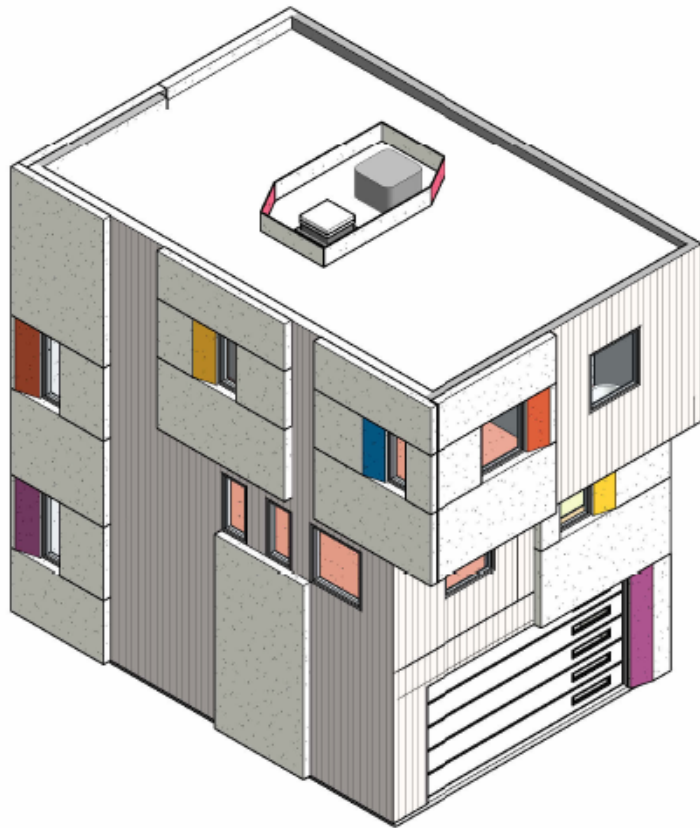
# Rendering





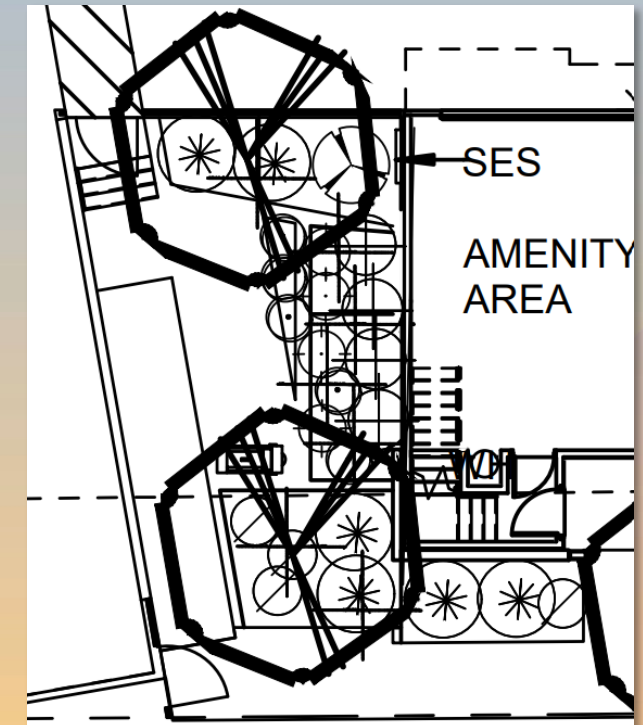
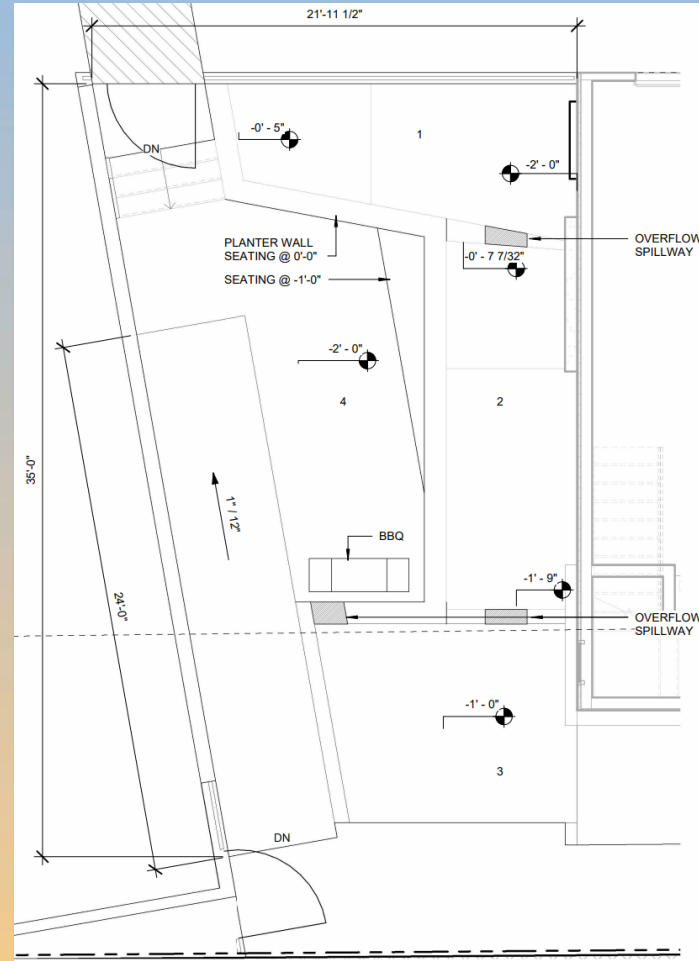


# Renderings





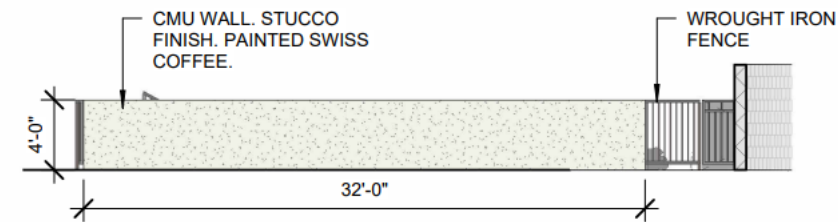
# Amenity Plan



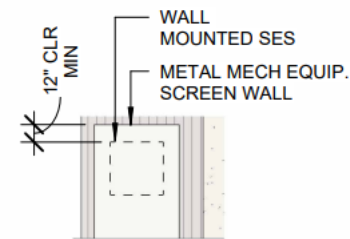




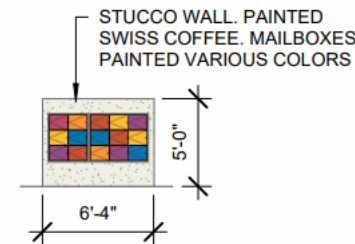
# Site Details



⑥ AMENITY WALL  
1/8" = 1'-0"



④ SES ELEVATION  
1/8" = 1'-0"



③ MAILBOXES  
1/8" = 1'-0"



# Colors and Materials



BENJAMIN MOORE  
**SWISS COFFEE**  
OC 45



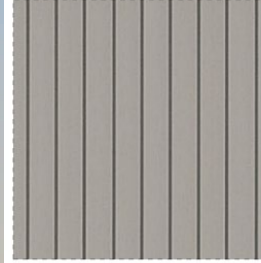
DUNN EDWARDS  
**AMERICANA**  
DE 5845



DUNN EDWARDS  
**ENERGY ORANGE**  
DE 5223



DUNN EDWARDS  
**CANDIED APPLE**  
DE 5054



JAMES HARDIE  
**VERTICAL SHIPLAP SIDING**  
FIBER CEMENT PAINTED ANGELICA



BENJAMIN MOORE  
**ANGELICA**  
AF-665



DUNN EDWARDS  
**PLUM PASSION**  
DE 5006



DUNN EDWARDS  
**VIBRANT HONEY**  
DE 5314



DUNN EDWARDS  
**SPICY TOMATO**  
DE 5139

## ELEVATIONS







# Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

*Staff welcomes any feedback*



# Board Feedback

- ✓ Tree placement and planter sizes/dimensions
- ✓ Amenity space design (irrigation, materials, etc.)
- ✓ SES locations and metal screen wall
- ✓ Alternative Compliance: Buildings must contain at least two exterior materials, each covering at least 25% of the exterior elevations
- ✓ Entry elevations contain 15% siding





# DRB24-01050

## Beverly Apartments



# Request

- Design Review
- To allow for a 36-unit multiple residence

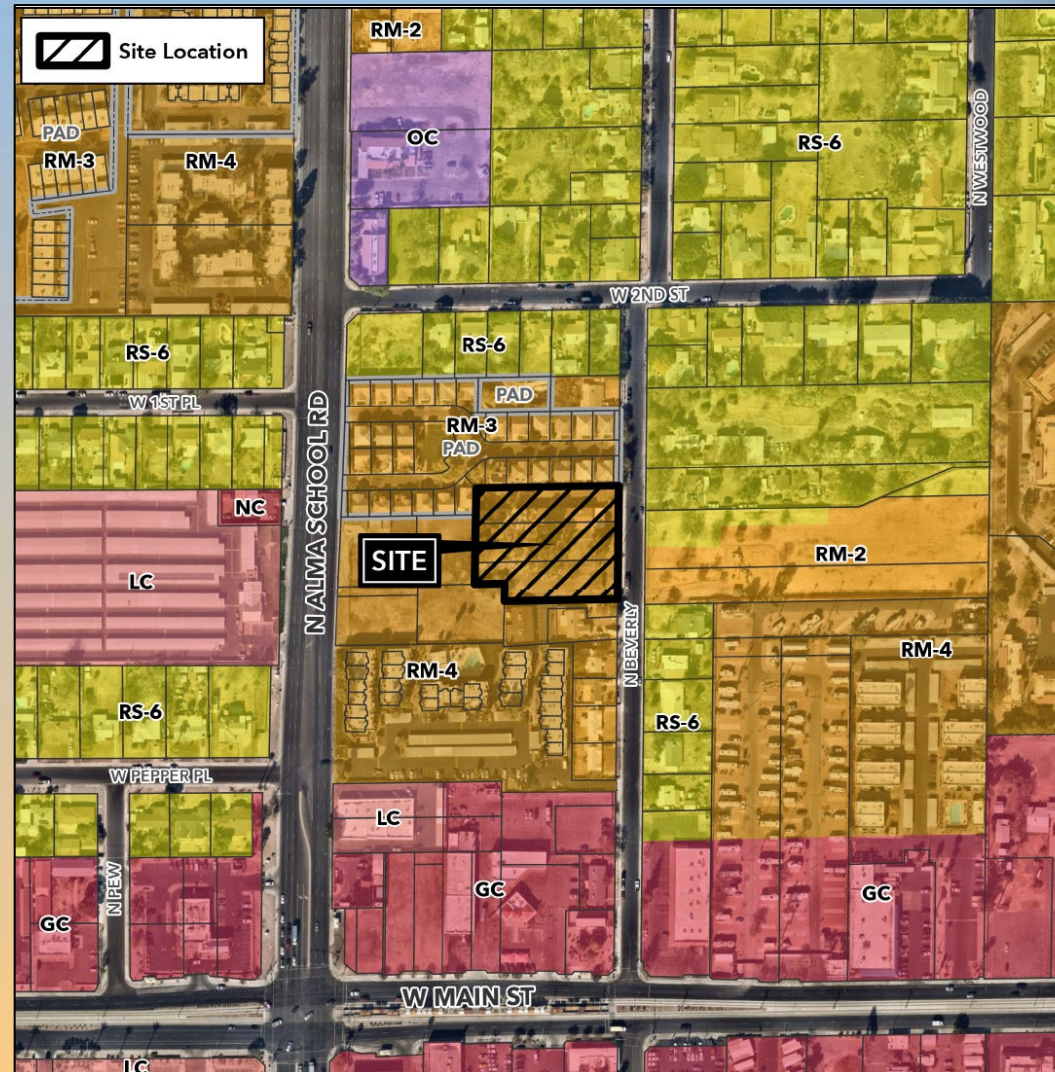






# Location

- West of Alma School Road
- North of Main Street
- West side of Beverly







# Site Photo



Looking west from Beverly





# Site Photo



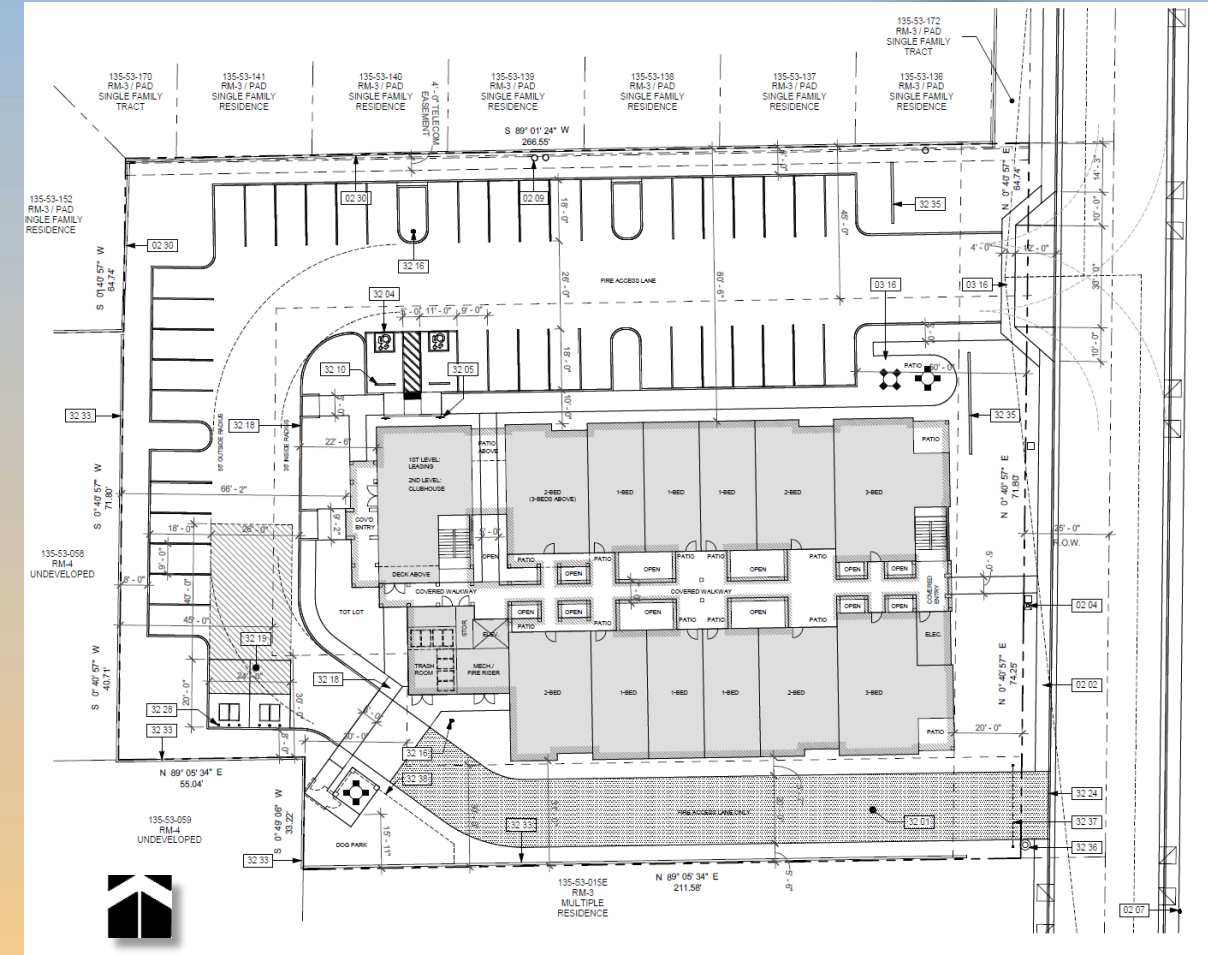
Looking west from Beverly





# Site Plan

- Three-story, 36-unit, multiple residence building
- Primary access from Beverly at the northeast portion of the site
- Access from Beverly at the southeast portion of the site for emergency and solid waste access only
- 44 on-site parking spaces are provided (44 spaces required)



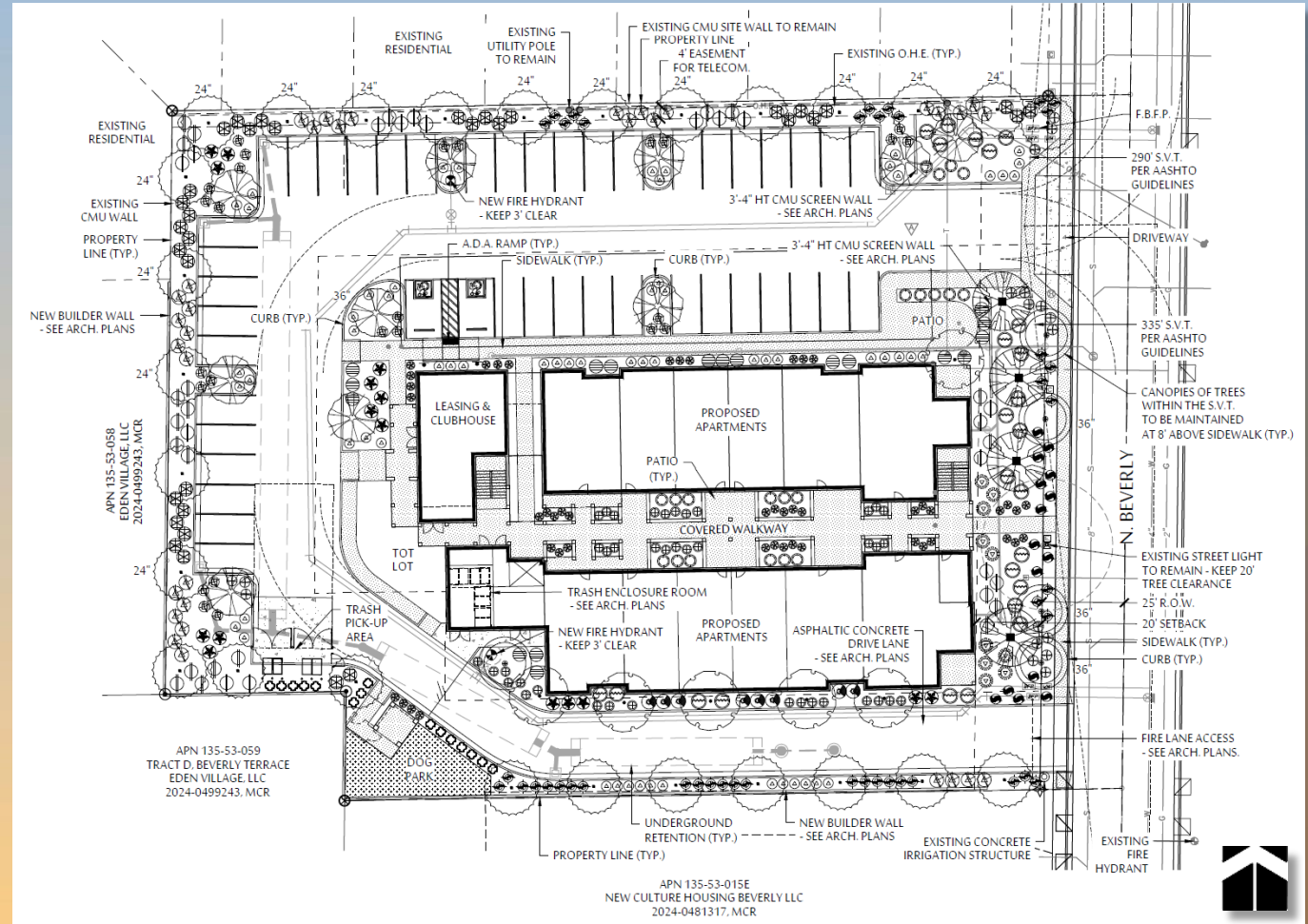




# Landscape Plan

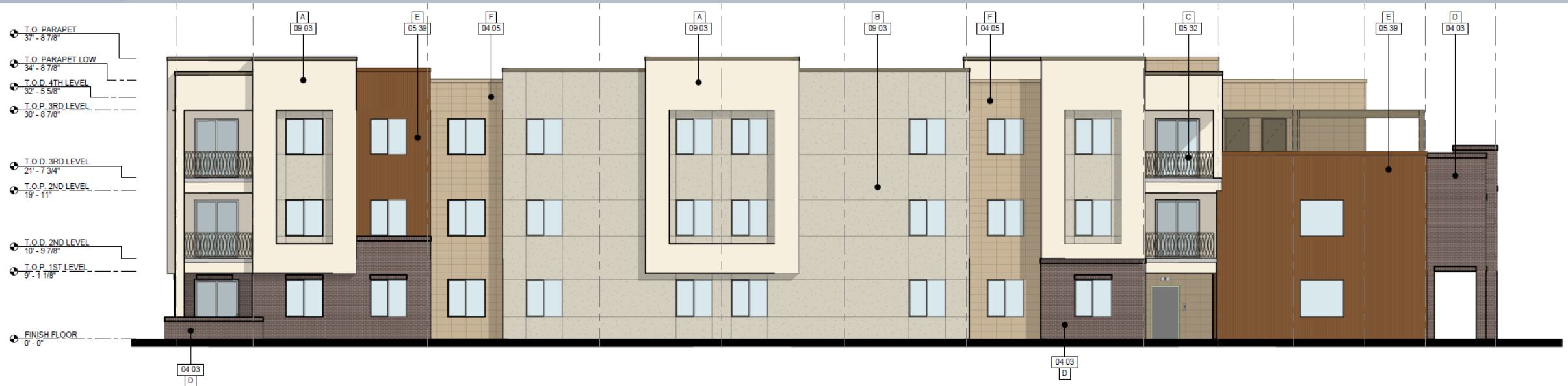
## PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
<b>TREES</b>			
	ACACIA ANEURA - MULGA ACACIA	15 GAL	14
	CHITALPA TASHKENTENSIS - CHITALPA	24" BOX	13
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	6
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	2
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	36" BOX	3
		24" BOX	9
		36" BOX	1
		24" BOX	4
<b>SHRUBS</b>			
	BOUGAINVILLEA SPP. - BUSH BOUG 'FLAME'	5 GAL	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL	39
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	60
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	10
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	5 GAL	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	33
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN	5 GAL	18
	SENNA ARTEMISIOIDES 'SILVER' - FEATHERY SENNA	5 GAL	34
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	8
<b>ACCENTS</b>			
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL	16
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	40
<b>GROUND COVERS</b>			
	EREMOPHILA GLABRA 'MINGENW GOLD' - OUTBACK SUNRISE EMU	5 GAL	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	15
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	43
	DECOMPOSED GRANITE - 1/2" SCREENED, COLOR TO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. INSTALL AT 2" DEPTH MIN.	13,786 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	





# Building Elevations

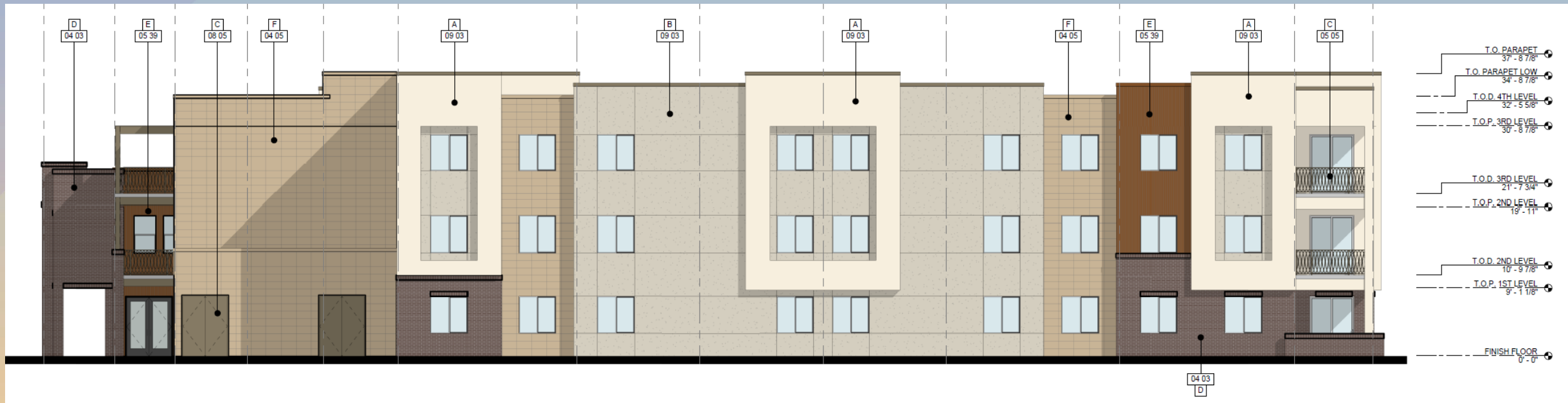


North Elevation





# Building Elevations



South Elevation



# Building Elevations

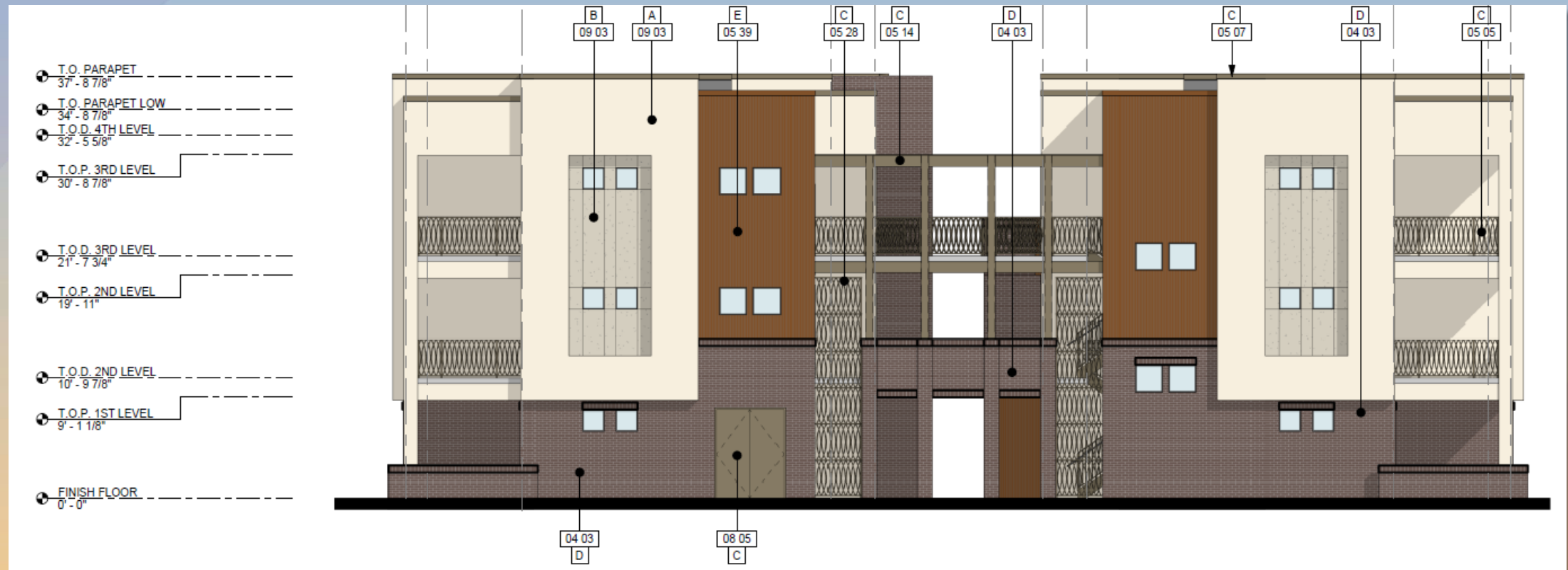


West Elevation





# Building Elevations



East Elevation



# Rendering







# Rendering







# Rendering







# Rendering







# Rendering







# Rendering







# Colors and Materials



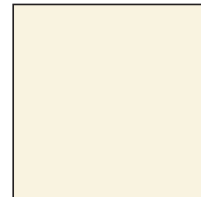
Brick Veneer  
Interstate Brick - Ironstone



Stone Veneer  
Coronado Stone - Bandera Limestone



Metal Panel  
Painted Rusted  
Standing Seam,  
7/8" Corrugated



Primary Paint Color  
DEW324 - Phoenix Villa



Secondary Paint Color  
DE6220 - Porous Stone



Accent Paint Color  
DE6223 - Mission Trail  
Painted Steel Railings,  
Parapet Caps



Vinyl Window Frames  
Fossil





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

*Staff welcome any feedback*



# DRB25-00083

## Culvers





# Request

- Design Review
- Limited-Service Restaurant and Drive Thru Facilities

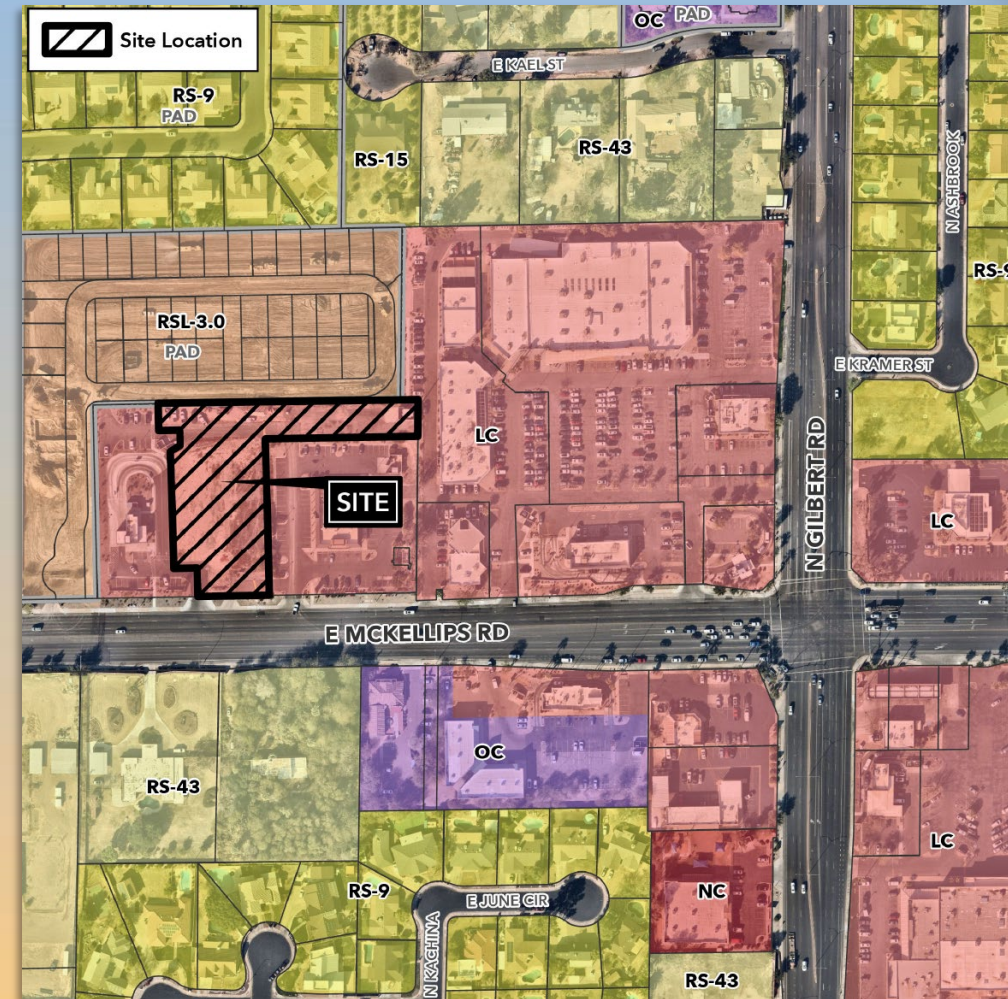






# Location

- North side of McKellips Road
- West of Gilbert Road







# Site Photo



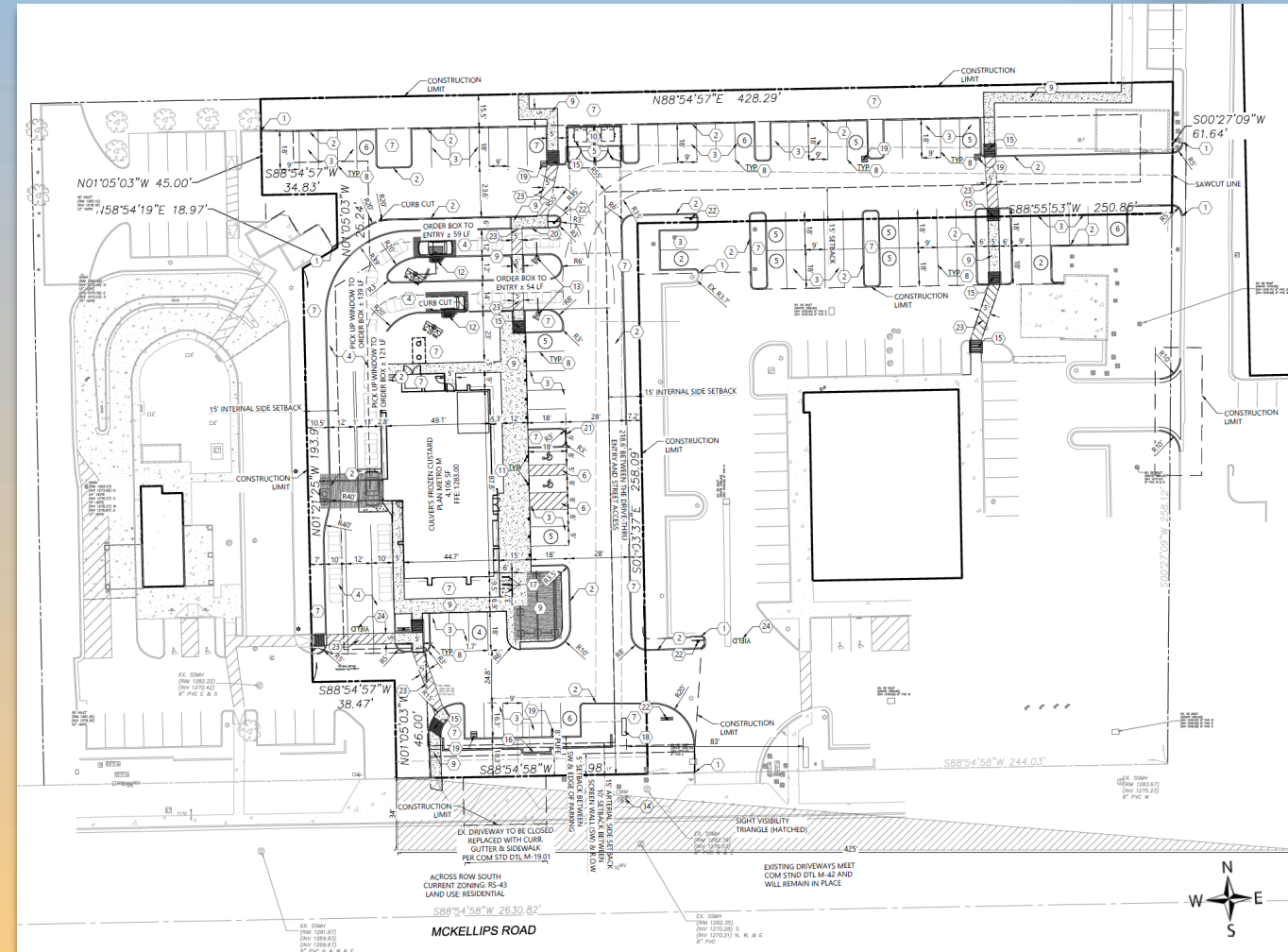
Looking north from McKellips Road





# Site Plan

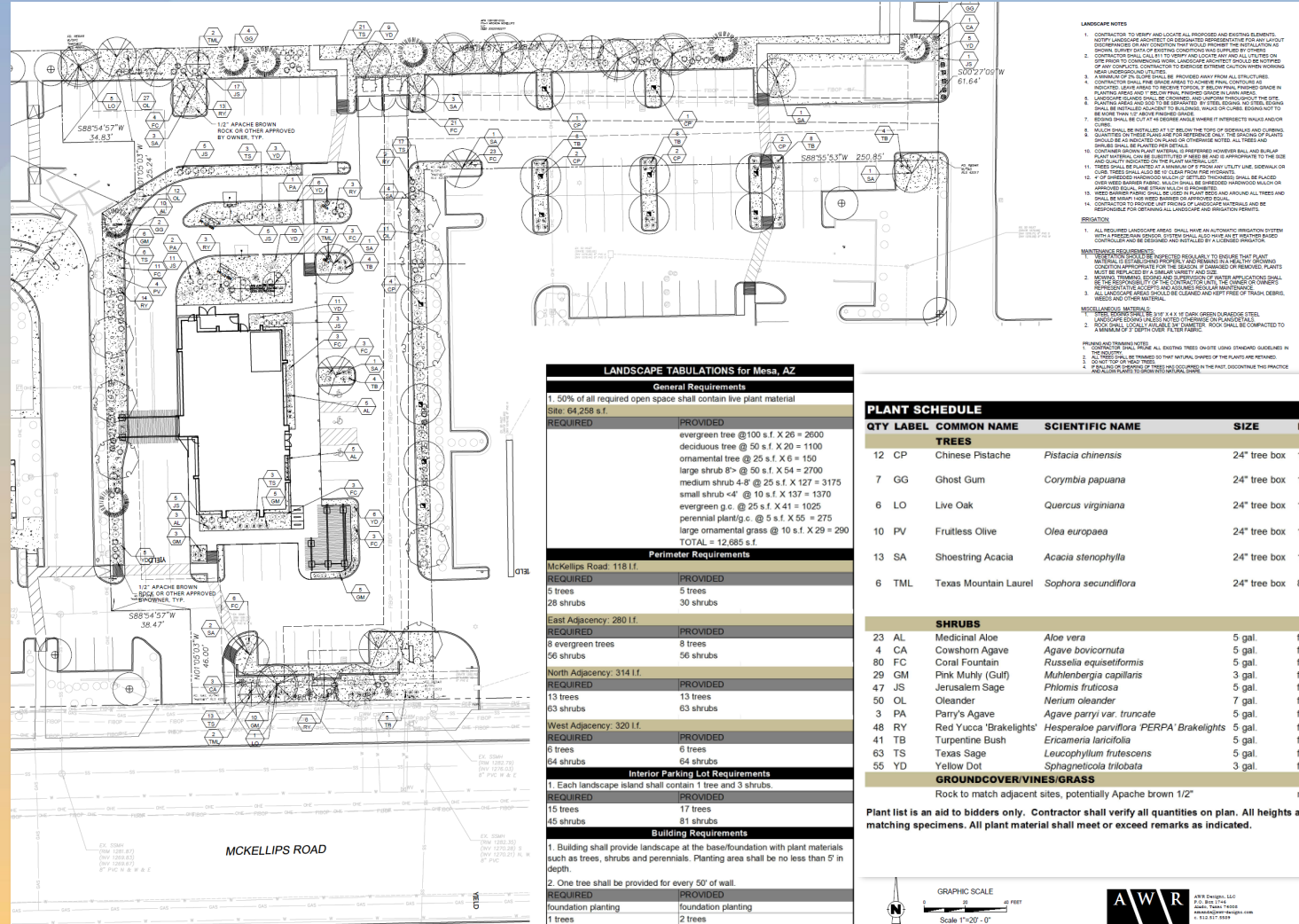
- 4,106 sq. ft. building with drive-thru facilities
- 360 sq. ft. outdoor patio
- 49 provided parking spaces







# Landscape Plan



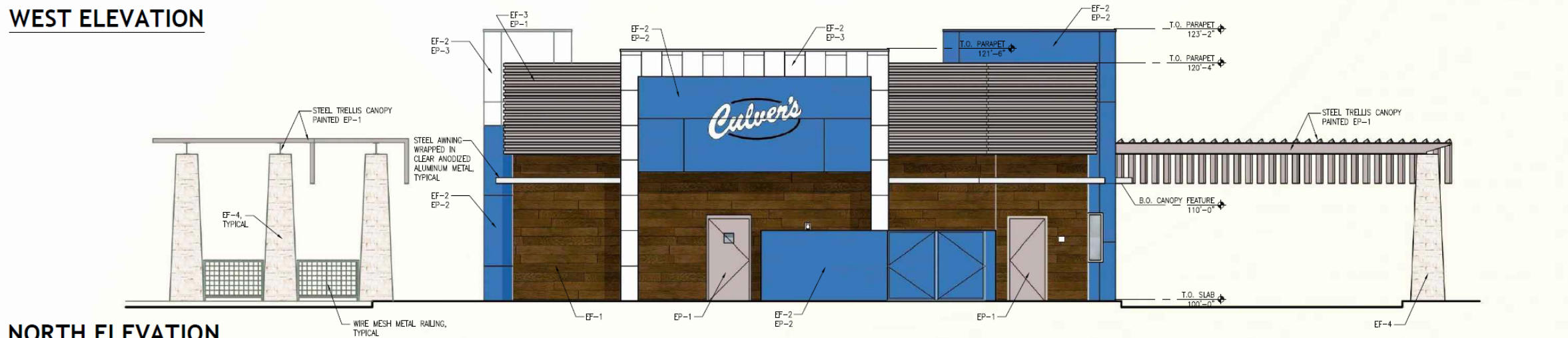




# Elevations



**WEST ELEVATION**



**NORTH ELEVATION**





# Elevations



**EAST ELEVATION**



**SOUTH ELEVATION**





# Renderings







# Renderings





# Renderings







# Renderings





# Colors and Materials



**NEWTechWOOD  
'SPANISH WALNUT'  
ALTERNATIVE:  
NICHIIHA 'BARK'**



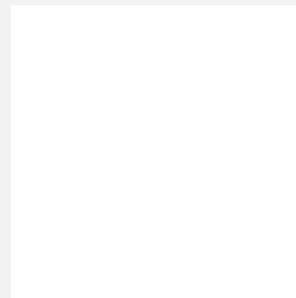
**EXTERIOR SMOOTH  
EIFS**



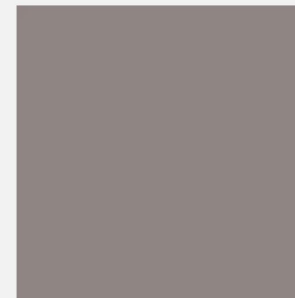
**CORONADO STONE  
PLAYA VISTA SERIES  
LIMESTONE 'CREAM'**



**CORRUGATED METAL  
PANEL**



**EXTERIOR PAINT:  
DEW380  
WARM WHITE**



**EXTERIOR PAINT:  
DE6389  
FALLEN ROCK**



**EXTERIOR PAINT:  
DE5860  
SLUMBER**





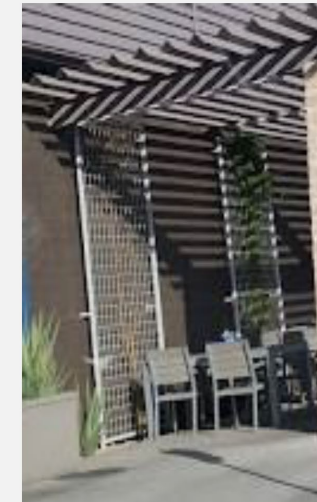
# Colors and Materials



**STEEL CANOPY TRELLIS  
PAINTED 'FALLEN ROCK'**



**PATIO RAILING & WIRE MESH**



**STEEL FRAME & WIRE  
LATTICE FEATURE**



**CANOPY FEATURE CLEAR  
ANODIZED FINISH**



**EXTERIOR LIGHTING  
LINEAR LIGHT FIXTURES**



# Alternative Compliance

- ✓ **Materials and Colors.** Accent colors shall cover no more than 5% of the street-facing façades.





# Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Proposed Alternative Compliance

***Staff welcomes any feedback***