

**Tuesday, February 11, 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:

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:

Mallory Ress
Joshua Grandlienard
Charlotte Bridges
Sergio Solis
Noah Bulson
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 4:32 PM.

Boardmember Thomas arrived at the meeting at 4:34 PM.

2 Consider the Minutes from the January 14, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the January 14, 2025, Design Review Board Meeting was made by Boardmember Bell and 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

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

- 3a DRB24-00546 - "SAIA Motor Freight Lines,"** 13± acres located approximately 1,900 feet east of the southeast corner Pecos Road and Crismon Road. Design Review of a Truck Terminal and Warehouse. SAIA Motor Freight Lines LLC, Owner; Cris Burgum, SAIA Motor Freight Lines LLC, Applicant. **(District 6)**

Staff planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- No comments

- 3b DRB24-00686 - "Dutch Bros AZ1601,"** 0.8± acres located at the northwest corner of Lindsay Road and University Drive. Design review of a Coffee Shop with Drive-Thru Facilities. Lindsay University Equities LLC, Owner; Ron Austerman, Dutch Bros Coffee, Applicant. **(District 1)**

Staff planner Sergio Solis presented the case.

See attached presentation.

Staff planner Sergio Solis summarized the case:

- Place trees closer to pedestrian walkways to create a shade canopy over the walkways at maturity.
- Provide more consistent placement of trees along University Drive.
- Provide two additional trees on the south side of the building in the landscape setback, one east of the building canopy and one west of the building canopy.
- Use colors and materials for the trash enclosure that are consistent with the building colors and materials.

- 3c DRB24-00707 - "Park North Multi-Family,"** 5± acres approximately 270 feet east of the northeast corner of Power Road and Guadalupe Road. Design Review of a Multiple Residence development. DR ONE LLC, Owner; Chris Webb, Rose Law Group, Applicant. **(District 6)**

Staff planner Charlotte Bridges presented the case.

See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- Consider providing a pedestrian connection to the park from the northeast corner of the project site.

- 3d DRB24-00990 - "Taco Bell at Avalon Ranch,"** 0.7± acres approximately 375 feet south of the southeast corner of Power Road and Elliot Road. Design Review for a Limited Service Restaurant with Drive-thru Facilities. Avalon Ranch, LLC, Owner; David Lack, Avalon Development, LLC, Applicant. **(District 6)**

Staff planner Noah Bulson presented the case.

See attached presentation.

Staff planner Noah Bulson summarized the case:

- Provide more movement and articulation at the building face.
- Bring out the Nichia panels an additional 6 to 12 inches to create volume and ensure that the offset is matched in the return to the building.
- Bring the awnings out an additional 6 to 12 inches.
- Add additional landscaping around the drive-through and trash enclosure.
- Add trees to the southeast portion of the site.
- Provide shade at the amenity area.
- Consider incorporating features that will provide shade for the menu display boards.

- 4 Staff Update:** No update.

- 5 Adjournment:** Boardmember Thomas moved to adjourn the meeting and was seconded by Boardmember Cirello. Without objection, the meeting was adjourned at 5:21 PM.

Respectfully submitted,

Mallory Ress

Mallory Ress, Senior Planner