

City of Mesa

City Hall
20 East Main Street



Meeting Minutes

Tuesday, March 10, 2026

4:30 PM

Study Session

Design Review Board

Chair Dane Astle
Vice Chair Ryan Circello
Boardmember Denise Dunlop
Boardmember Shelly Udall
Boardmember David Winstanley
Boardmember Megan Neal

1 Call meeting to order.

Chair Astle called the March 10, 2026 Design Review Board meeting to order at 4:30 pm.

2 Approval of minutes from the February 10,2026 Design Review Board meeting.

2-a Minutes from the February 10,2026 Design Review Board meeting.

It was moved by Boardmember Neal, seconded by Boardmember Circello, that the February 10, 2026, Design Review Board meeting minutes be approved.

Upon tabulation of votes, it showed:

AYES - Astle -Circello - Udall - Winstanley - Neal

NAYS - None

Carried unanimously.

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

3-a **DRB25-00916. "Longbow Mixed-Use,"** 3.4± acres located approximately 1,700 feet west of the southwest corner of North Recker Road and East Longbow Parkway. Design review to allow for a 56,360± square foot Hotel and future commercial development. **(District 5)**

Staff Planner: Mallory Ress

Recommendation: Approval with Conditions

It was moved by Chair Astle, seconded by Boardmember Udall, that Design Review Board approve the proposed case.

Upon tabulation of votes, it showed:

AYES - Astle -Circello - Udall - Winstanley - Neal

NAYS - None

Carried unanimously.

- 3-b **DRB26-00001. "Lot 19 - Gateway Airport Commerce Park,"** 1± acres located approximately 400 feet from the southeast corner of East Pecos Road and South 89th Place. Site Plan Modification and Design Review to allow for a 13,673± square foot Industrial development. **(District 6)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

It was moved by Boardmember Winstanley, seconded by Boardmember Circello, that Design Review Board approve the proposed case.

Upon tabulation of votes, it showed:

AYES - Astle -Circello - Udall - Winstanley - Neal

NAYS - None

Carried unanimously.

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

- 4-a **DRB21-00065. "Greenfield Multifamily,"** 1.9± acres located approximately 2,000 feet north of the northwest corner of East Brown Road and North Greenfield Road. Design Review to allow for a 30-unit Multiple Residence development. **(District 2)**

Staff Planner: Jennifer Merrill

Continued to April 14, 2026 Design Review Board Meeting

Presentation and discussion only; no formal action taken by the Board.

- 4-b **DRB25-00828. "Mesa Store Front,"** 3.9± acres located at 2849 East Main Street. Design Review to allow for a 2,093± square foot Automobile/Vehicle Sales development. **(District 2)**

Staff Planner: Kwasi Abebrese

Presentation and discussion only; no formal action taken by the Board.

- 4-c **DRB25-00969. "Power Village,"** 10± acres located at the northwest corner of East Broadway Road and South Power Road. Design Review to allow for modification to an existing Group Commercial development. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Presentation and discussion only; no formal action taken by the Board.

5 Staff update.

No update.

6 Adjournment.

Without objection, the Design Review Board meeting adjourned at 5:21 p.m.

*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 reunión 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.

DRAFT