

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 57 East 1st Street
Date: October 14, 2025 Time: 4:30 p.m.**

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

MEMBERS PRESENT:

Vice Chair Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop
Boardmember Shelly Udall
Boardmember David Winstanley

MEMBERS ABSENT:

Chair Dane Astle
Boardmember Paul Johnson

STAFF PRESENT:

Mallory Ress
Charlotte Bridges
Vanessa Felix

OTHERS PRESENT:

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

1 Call meeting to order.

Vice Chair Bell excused Chair Astle and Boardmember Johnson and welcomed everyone to the meeting at 4:30PM.

2 Consider the Minutes from September 9, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the September 9, 2025, Design Review Board Meeting was made by Vice Chair Bell and seconded by Boardmember Circello.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Bell – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

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

- 3a DRB25-00399 "Sun Devil Auto - Signal Butte"** 5.9± acres located approximately 280± feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Design Review of a 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. **(District 5)**

Staff planner Charlotte Bridges presented the case.

See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- No comments

- 3b DRB25-00686 "Redhawk - Phase 3"** 187± acres located at the northwest corner of South Sossaman Road and East Elliot Road. Design Review of a Data Center. **(District 6)**

Staff planner Charlotte Bridges presented the case.

See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- Replace the Chrysactinia Mexicana "Damianita" shrubs with a hardier shrub better suited for the Arizona environment.
- Add trees and shrubs to the median area located to the south of the Phase 3 mechanical yard.

- 4 Staff Update:** No update

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

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Bell – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle – Johnson

ABSTAINED – None

The meeting was adjourned at 5:01 p.m.

Respectfully submitted,

Chair Dane Astle



DRB25-00399

Sun Devil Auto



Request

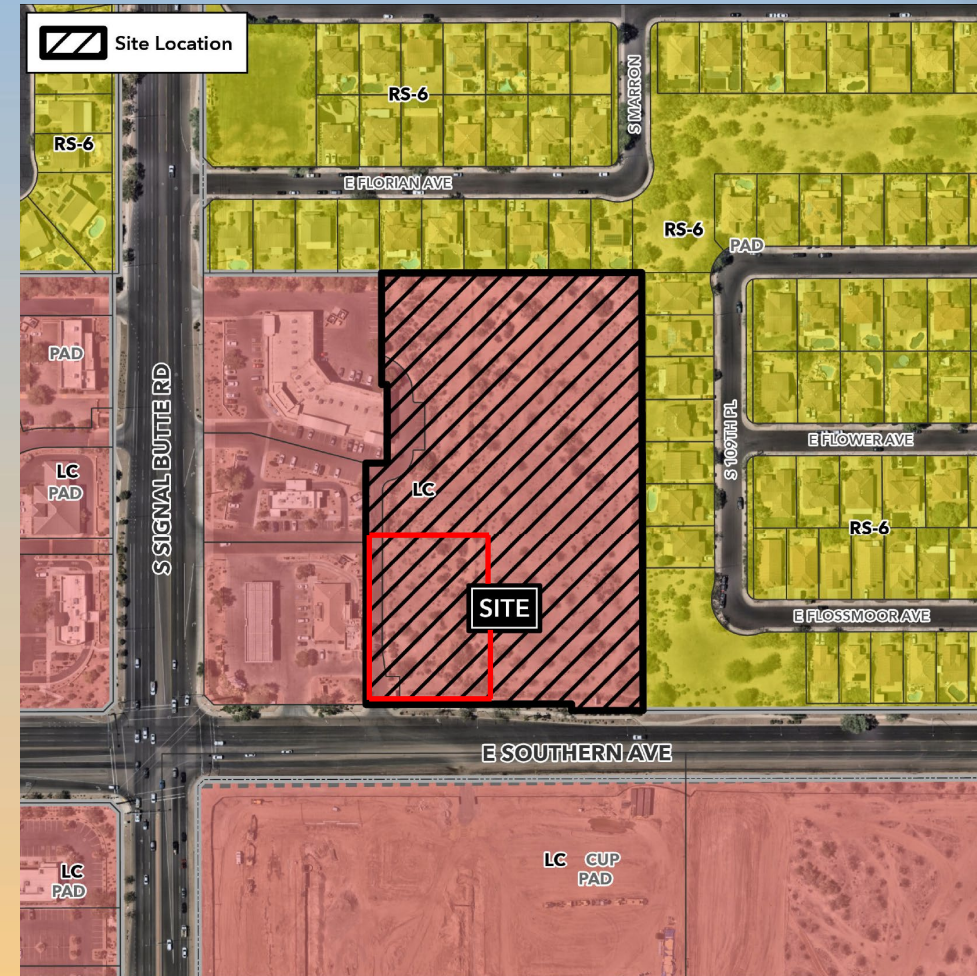
- Design Review
- To allow for a Minor Automobile/Vehicle Service and Repair facility





Location

- 280± ft east of Signal Butte Road
- North side of Southern Avenue





Site Photo

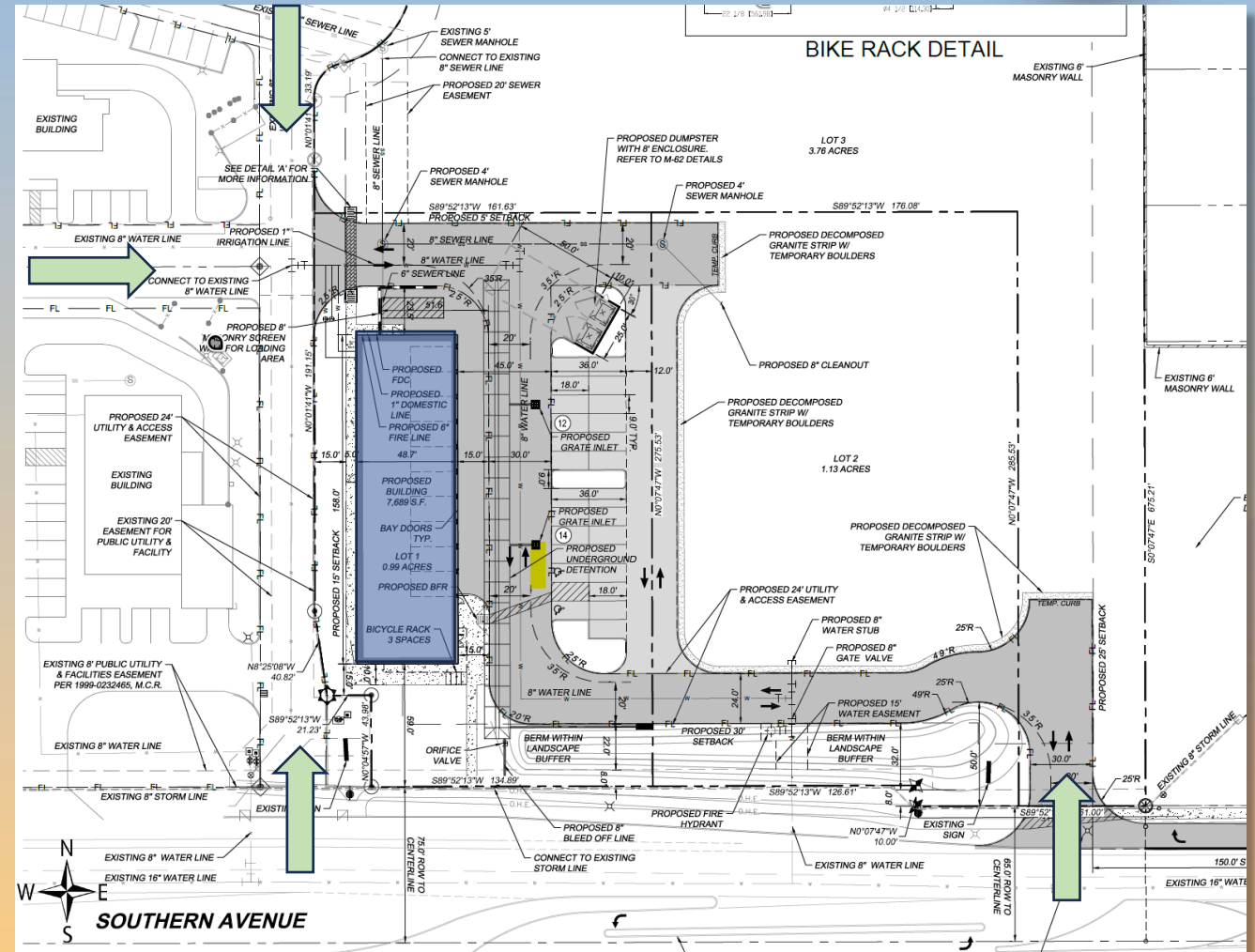


Looking north from Southern Avenue



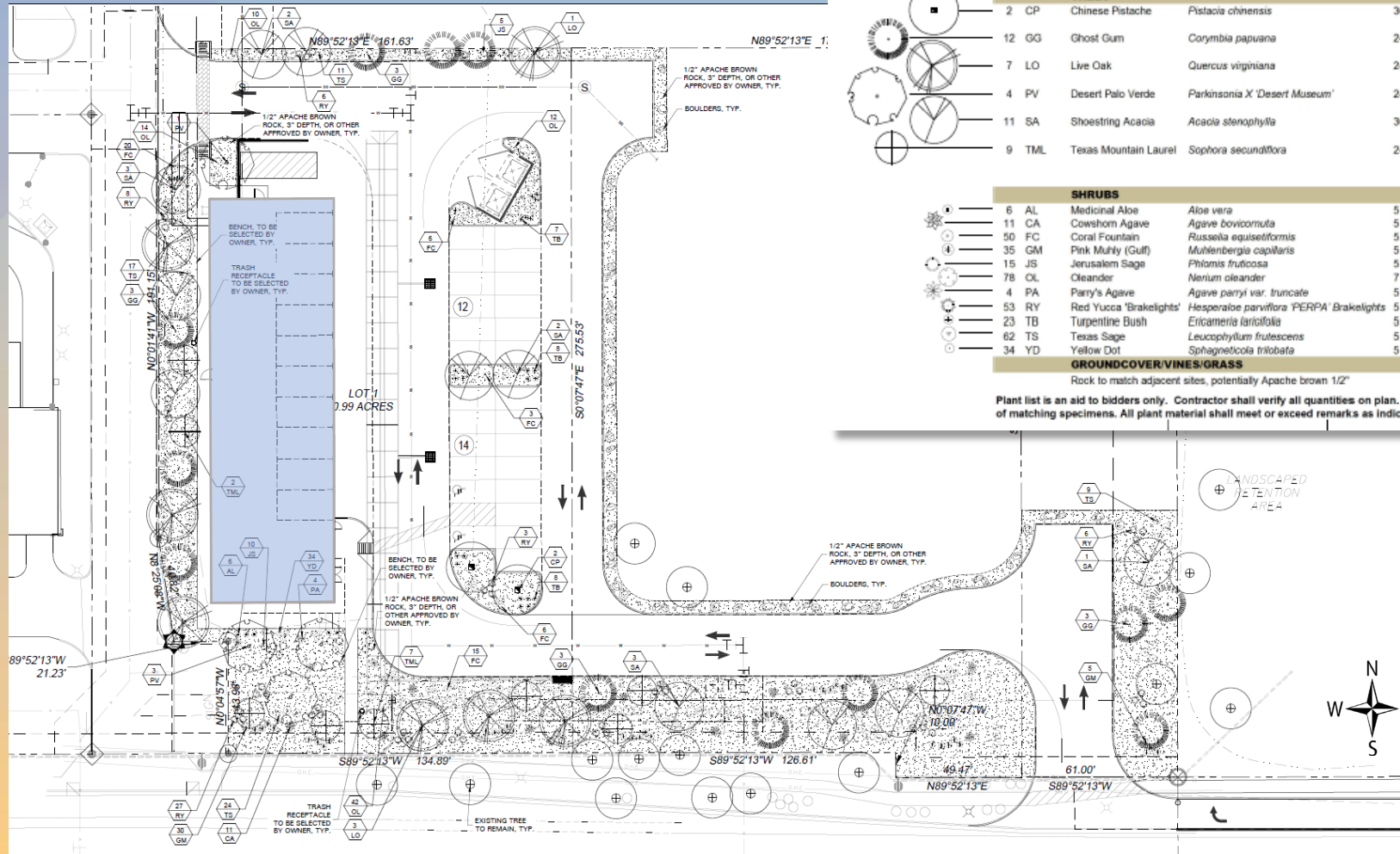
Site Plan

- Building Area: 7,689 SF
- Bay doors on the east elevation
- Shared access from Signal Butte Road and Southern Avenue
- 26 Parking Spaces





Landscape Plan



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE
TREES							
2	CP	Chinese Pistache	<i>Pistacia chinensis</i>	36" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	2800
12	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	12000
7	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	14000
4	PV	Desert Palo Verde	<i>Parkinsonia X 'Desert Museum'</i>	24" tree box	10' ht., 3' spread, matching	Semi-Evergreen 30' x 30'	3800
11	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	36" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	6600
9	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	720
TOTAL SITE CANOPY IN S.F.							39720
SITE CANOPY PERCENTAGE							40%

SHRUBS

6	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.	2' x 3'
11	CA	Cowhorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.	10' x 10'
50	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.	3' x 5'
35	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.	3' x 5'
15	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.	5' x 5'
78	OL	Cleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.	10' x 10'
4	PA	Parry's Agave	<i>Agave parryi</i> var. <i>truncata</i>	5 gal.	full, 24" sprd, 36" o.c.	2' x 3'
53	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora</i> 'PERFA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.	2' x 3'
23	TB	Turpentine Bush	<i>Ericameria laritfolia</i>	5 gal.	full, 24" o.c.	2' x 2'
62	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.	4' x 5'
34	YD	Yellow Dot	<i>Sphagneticola trilobata</i>	5 gal.	full, 24" o.c.	3' x 3'

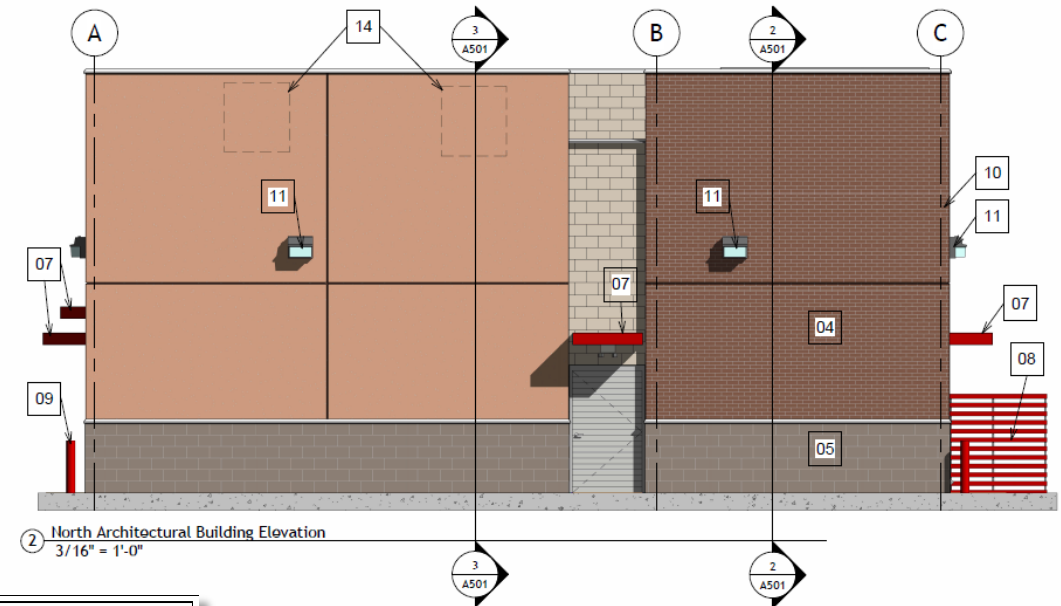
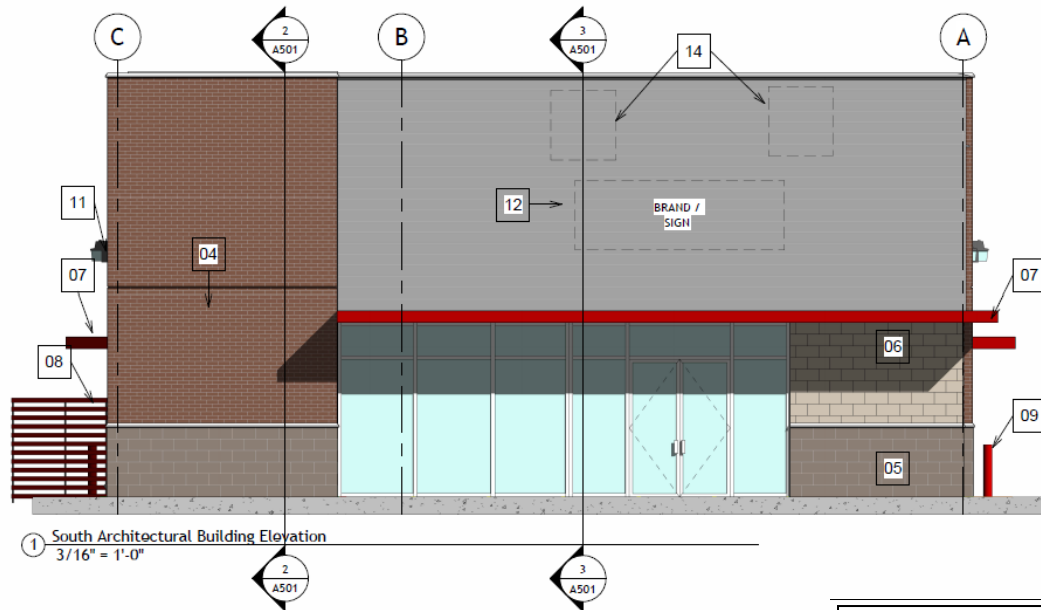
GROUND COVER/VINES/GRASS

Rock to match adjacent sites, potentially Apache brown 1/2" match neighbor

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



Building Elevations



LEGEND - FINISHES / SURFACES					
LEGEND	DESCRIPTION	N	S	E	W
		1,176.5 s.f.	1,183.4 s.f.	3,514.6 s.f.	3,525.5 s.f.
	METAL (SIGN)	0 SF 0%	482.2 SF 40.7%	233.3 SF 6.6%	0 SF 0%
	BRICK - VENEER	345.8 SF 29.3%	260.9 SF 22.0%	209.2 SF 5.9%	909.8 SF 25.8%
	CMU, SPLITFACE, SW-9173	55.9 SF 4.7%	57.6 SF 4.8%	716.8 SF 20.3%	1,140.4 SF 32.3%
	CMU, SPLITFACE, SW-7025	182.0 SF 15.4%	93.0 SF 7.8%	177.1 SF 5.0%	424.4 SF 12.0%
	PAINTED STUCCO	550.3 SF 46.7%	0 SF 0%	228.6 SF 6.5%	996.5 SF 28.2%



Building Elevations



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Building Elevations



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Rendering





Rendering





Colors and Materials



PANTONE®
7621 C

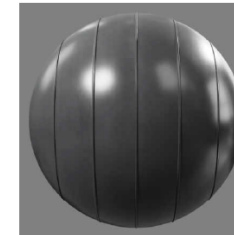
SW 9006

Rojo Dust

CUSTOM BRAND COLOR - PER OWNER

GENERAL NOTES - ELEVATIONS

- A. EXTERIOR SEALANT SHALL MATCH COLOR OF CMU.
- B. INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
- C. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- D. COORDINATE ANY REQUIRED KNOX BOXES WITH SHUPRE MARSHALL FOR TYPE AND LOCATION.
- E. PRIME ALL CMU BEFORE PAINTING OR INSULATION OF OTHER FINISHES WITH LONON BLOCK SURFACE LUXI SERIES (35-100 SQ FT/GAL).
- 1ST COAT: S-W LONON SELF-CLEANING ACRYLIC COATING-SATIN, LX14-SG SERIES.
- 2ND COAT: S-W LONON SELF-CLEANING ACRYLIC COATING-SATIN, LX14-SG SERIES (330-7.0 MILS WET, 2.0-2.5 DRY PER COAT).
- F. ALL EXTERIOR METALWORK, NOT GALVANIZED, SHALL BE PRIMED AND PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT (JUNTELS, BOLLARDS, ETC.).
- G. GC SHALL VERIFY LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED HIGH IMPACT STONEFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED.



METAL -
WALL PANEL



SW 7025

Backdrop

SW 9173

Shiitake

SW 0039

Mellow Mauve

CMU -
SPLIT FACE

CMU -
SMOOTH

BRICK -
NATURAL



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB25-00686

Red Hawk Phase 3



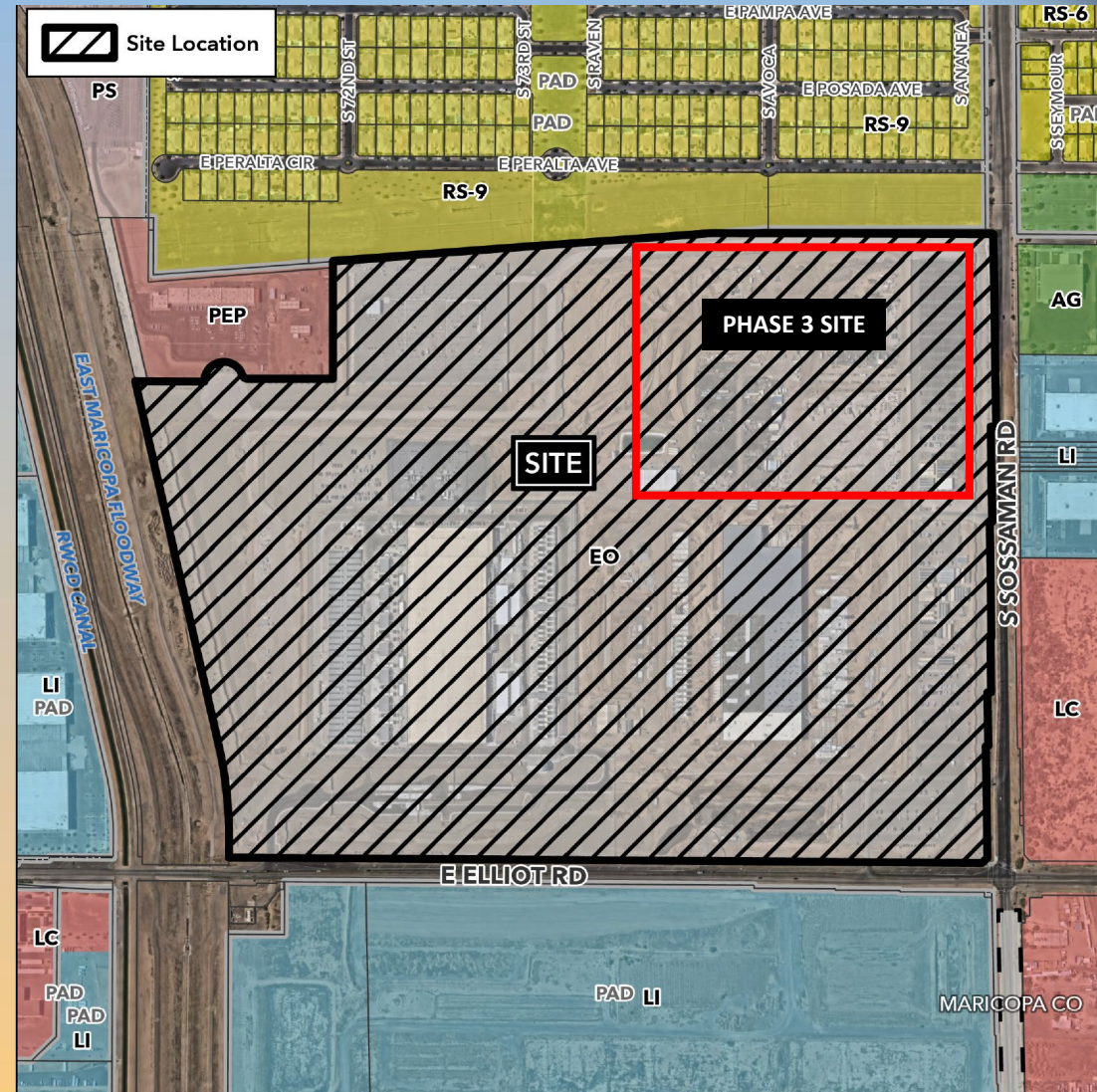
Request

- Design Review
- To allow a Data Center





- North side of Elliot Road
- West side of Sossaman Road





Zoning

- Employment Opportunity (EO)
- Includes specific Design Guidelines for Red Hawk
 - Modulation
 - Enhanced entrances
 - Desert tones
 - Enhanced landscaping





Site Photo

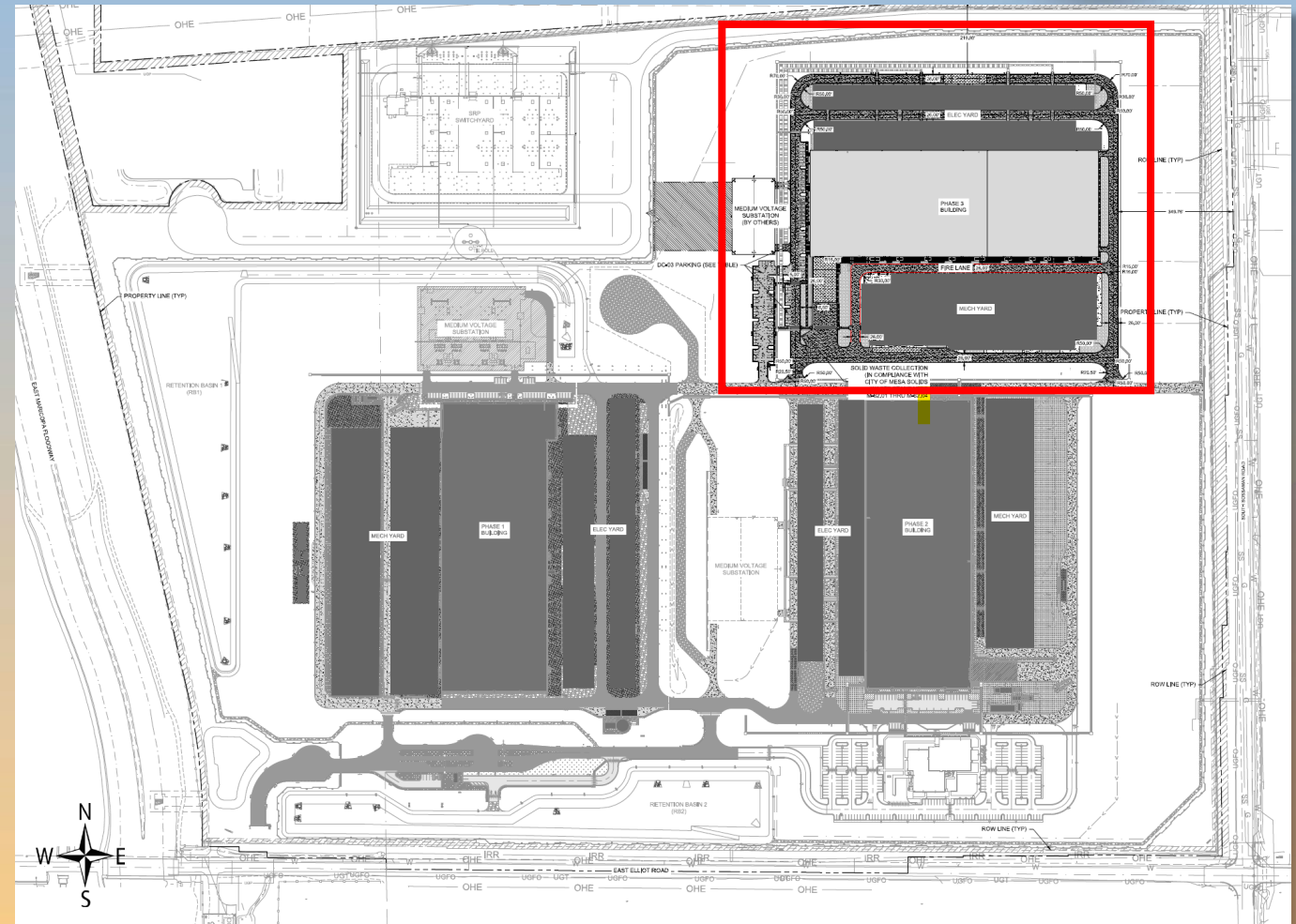


Looking west from Sossaman Road



Site Plan

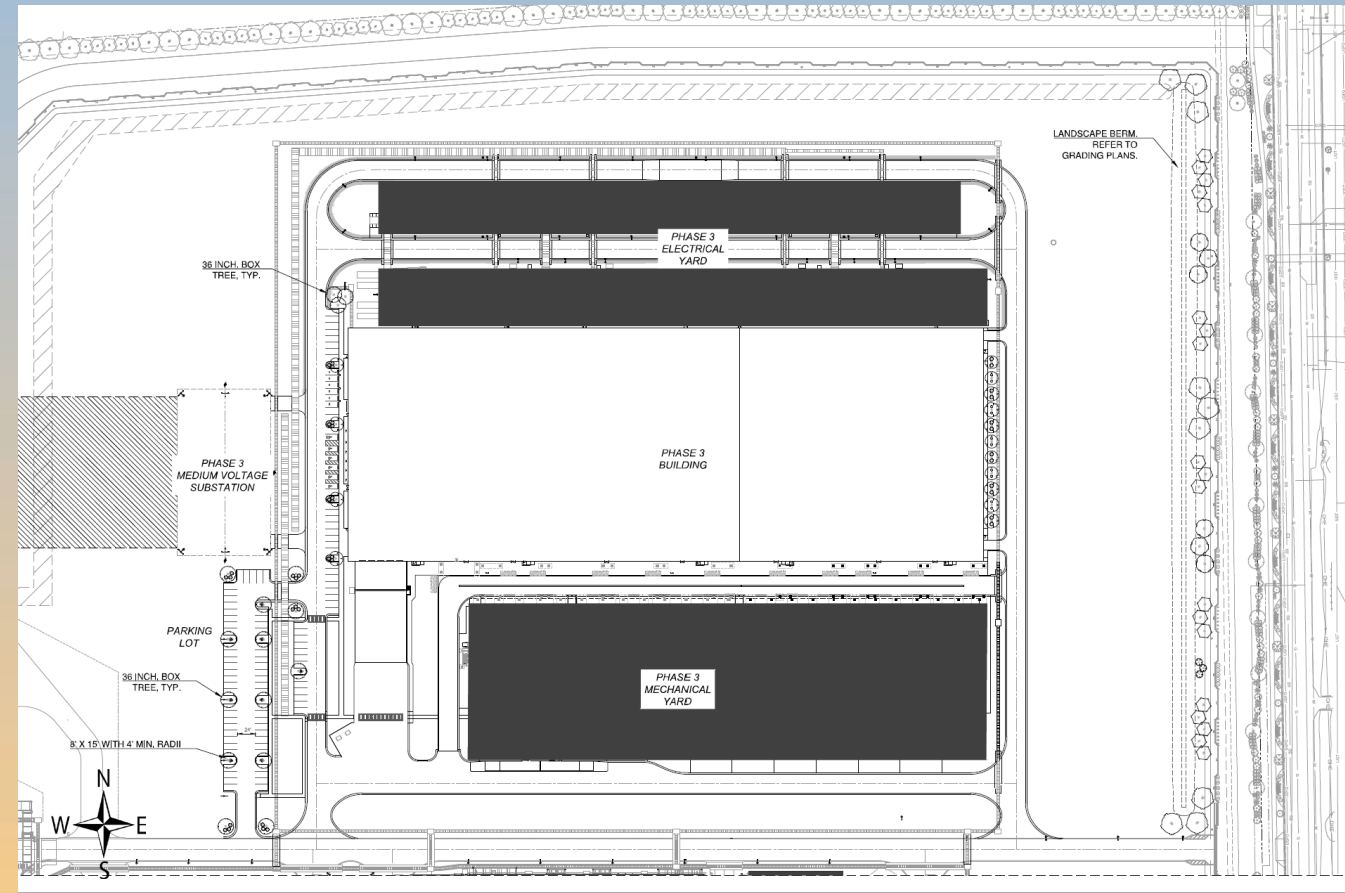
- 283,497± SF building
- Building height: 35'-10"
- Phase 3 only
- Data center with associated equipment





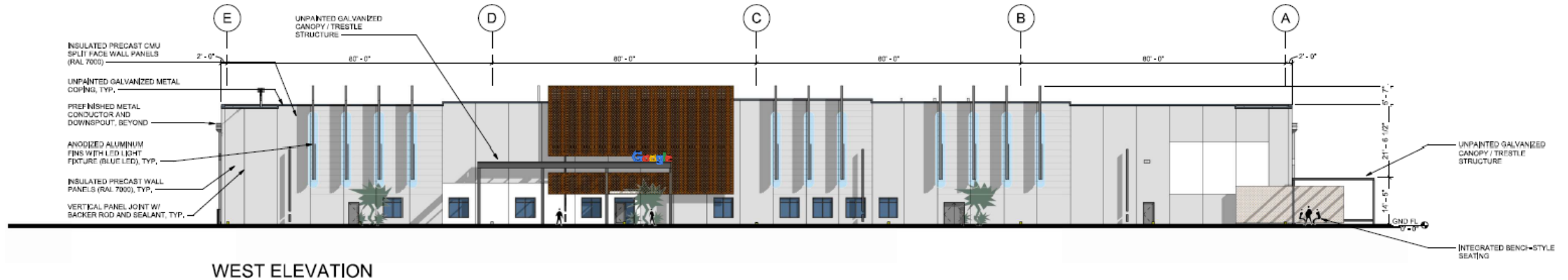
Landscape Plan

PLANT SCHEDULE 3A									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	CANOPY	MATURE CANOPY SIZE	VEGETATION CREDIT
TREES									
	AW	3	ACACIA WILLARDIANA	PALO BLANCO	24"BOX	CG	10'	235 SF	50 SF EA = 150 SF
	CL	10	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	CG	20'	3,140 SF	25 SF EA = 250 SF
	DS	16	DALBERGIA SISSOO	ROSEWOOD	36"BOX	CG	22'	6,080 SF	50 SF EA = 800 SF
	OT	5	OLNEYA TESOTA	DESERT IRONWOOD	24"BOX	CG	18'	1,270 SF	50 SF EA = 250 SF
	PV	19	PROSOPIS VELUTINA	VELVET MESQUITE	24"BOX	CG	20'	5,966 SF	100 SF EA = 1,900 SF
	TT	6	TIPUANA TIPU	TIPU TREE	24"BOX	CG	25'	2,940 SF	25 SF EA = 150 SF
	UP	9	ULMUS PARVIFOLIA	CHINESE ELM	36"BOX	CG	30'	6,354 SF	50 SF EA = 450 SF
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING		
SHRUBS									
	CM	24	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL	CG	24" o.c.		10 SF EA = 240 SF
	ER	10	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	CG	36" o.c.		10 SF EA = 100 SF
	HP	39	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	CG	80" o.c.		10 SF EA = 390 SF



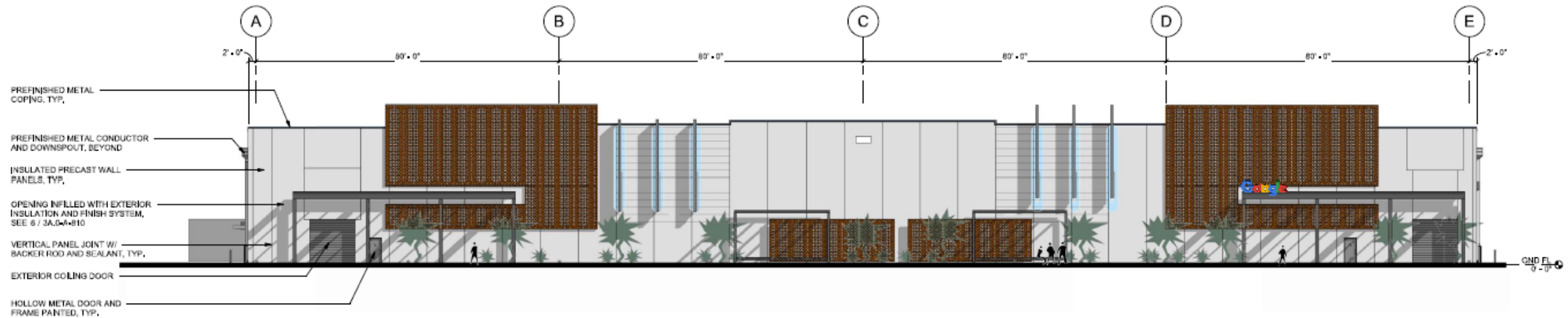


Elevations





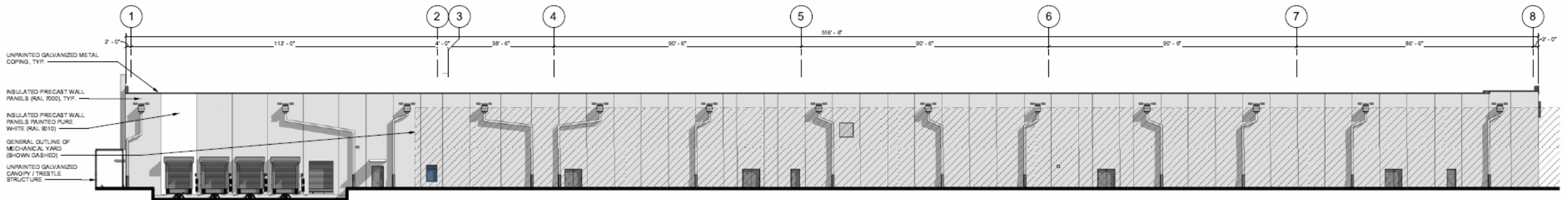
Elevations



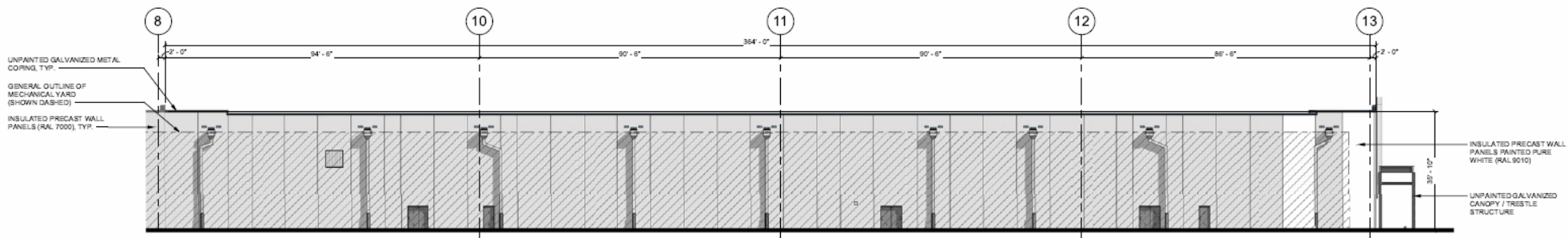
EAST ELEVATION



Elevations



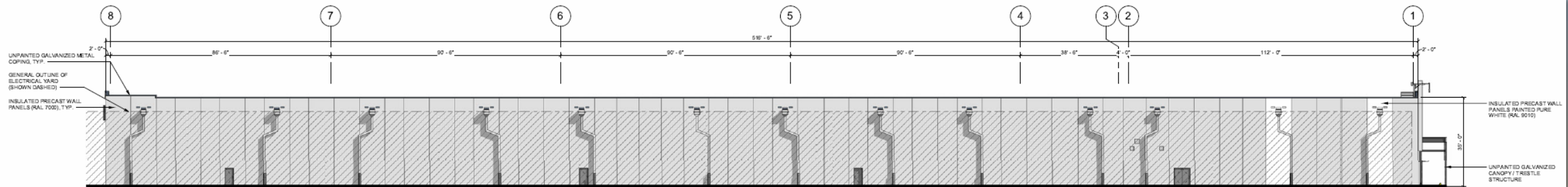
4 - SOUTH ELEVATION



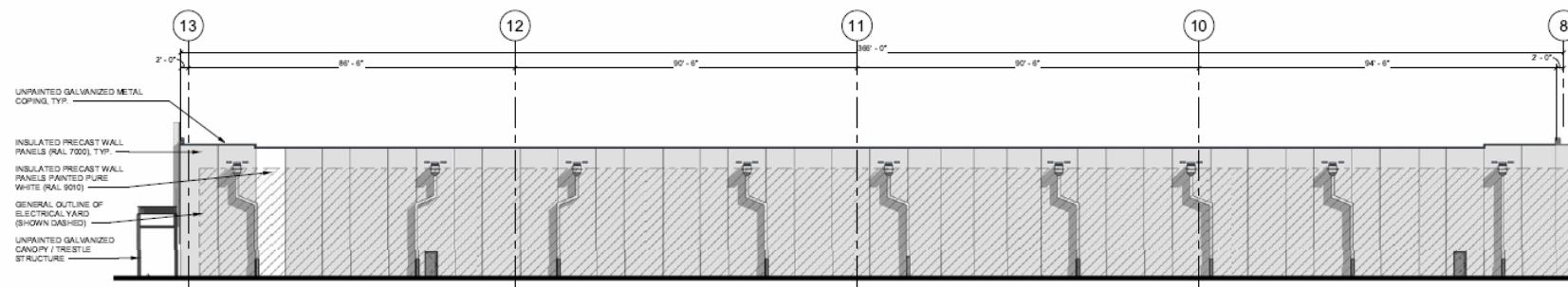
3 - SOUTH ELEVATION (CONTINUED)



Elevations



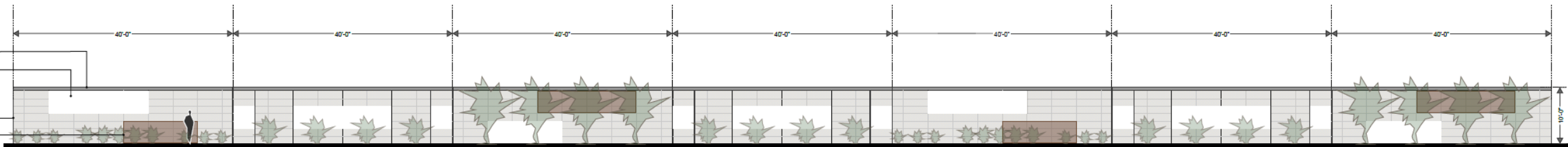
2 - NORTH ELEVATION



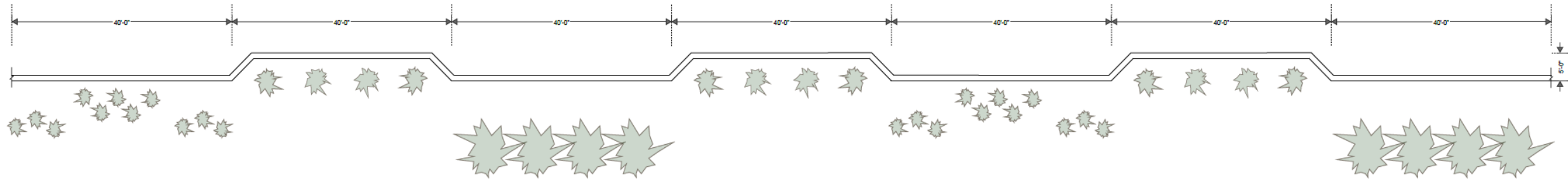
1 - NORTH ELEVATION (CONTINUED)



Wall Detail - Existing



PARTIAL FENCE ELEVATION



PARTIAL FENCE PLAN VIEW



Rendering



WEST ELEVATION RENDERING



WEST ELEVATION RENDERING



Rendering



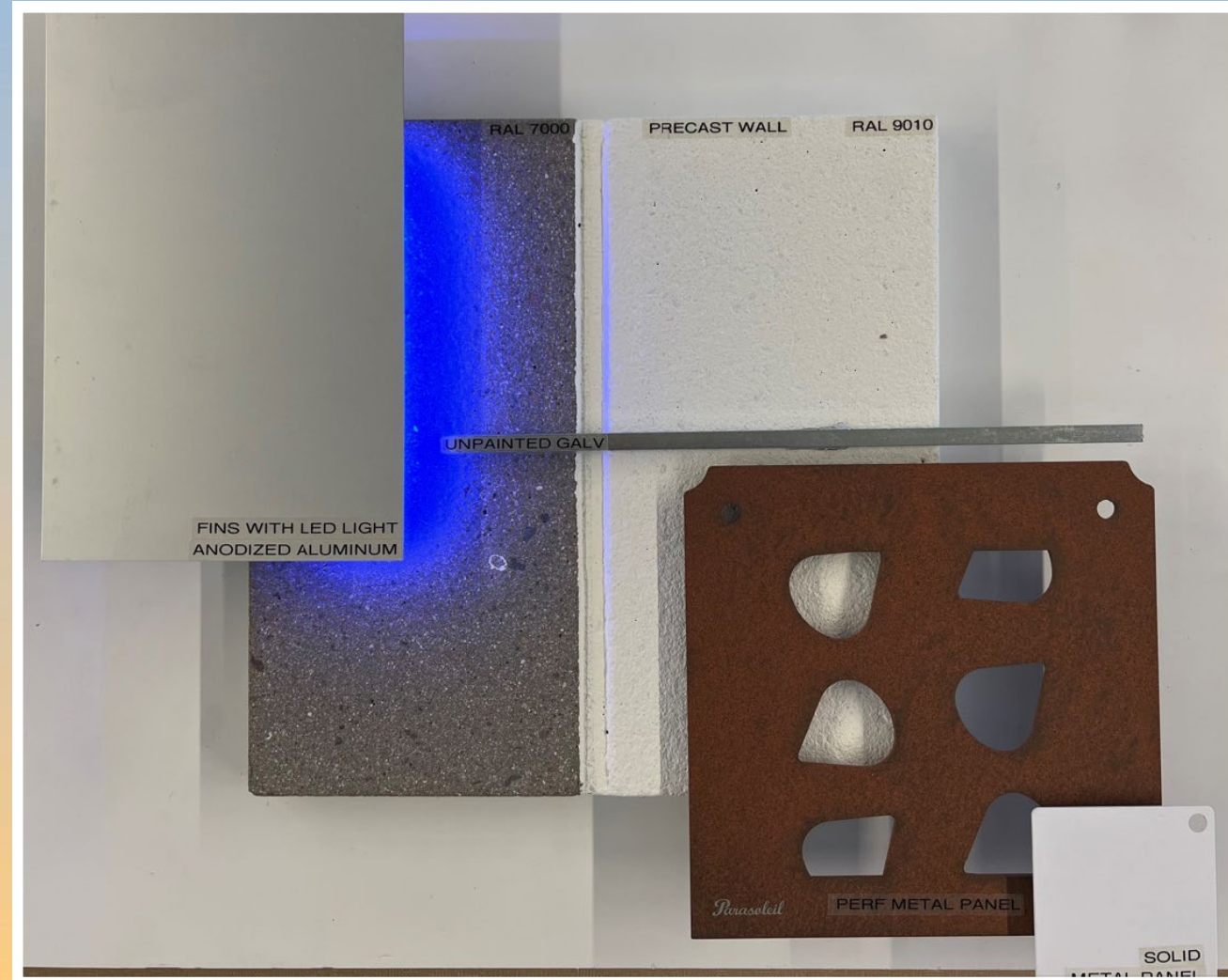
EAST ELEVATION RENDERING



EAST ELEVATION RENDERING



Color and Material Board





Alternative Compliance

- ✓ Wall Articulation. Provide at least two changes in plane, texture masonry pattern or equivalent element every 50 feet.
- ✓ Roof Articulation. Provide vertical modulation every 100 feet.
- ✓ 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

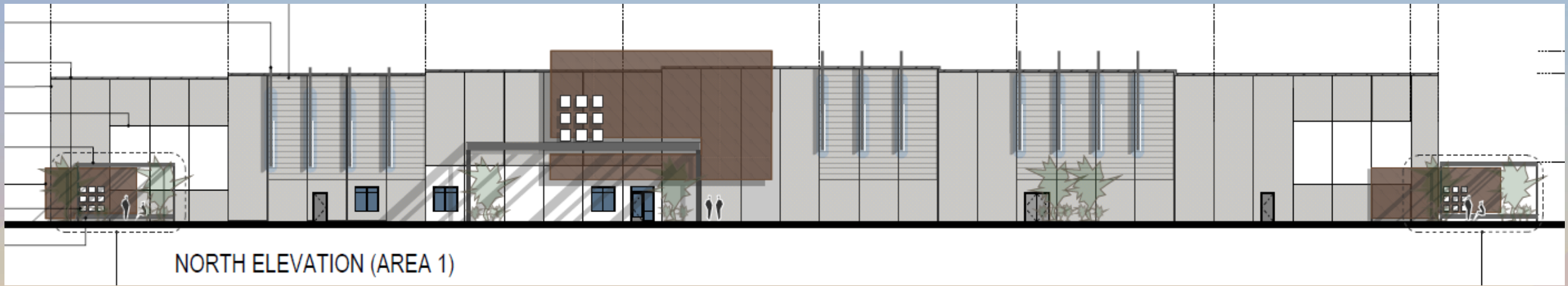
Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback

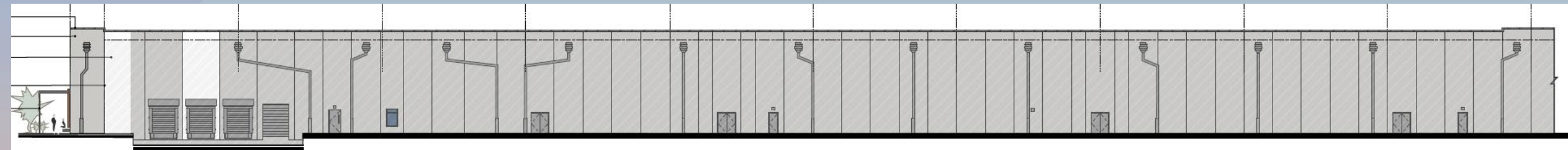


Red Hawk Phase 1-- Elevations

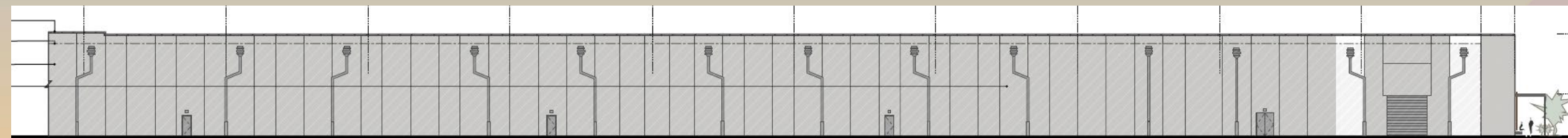




Red Hawk Phase 1 -- Elevations



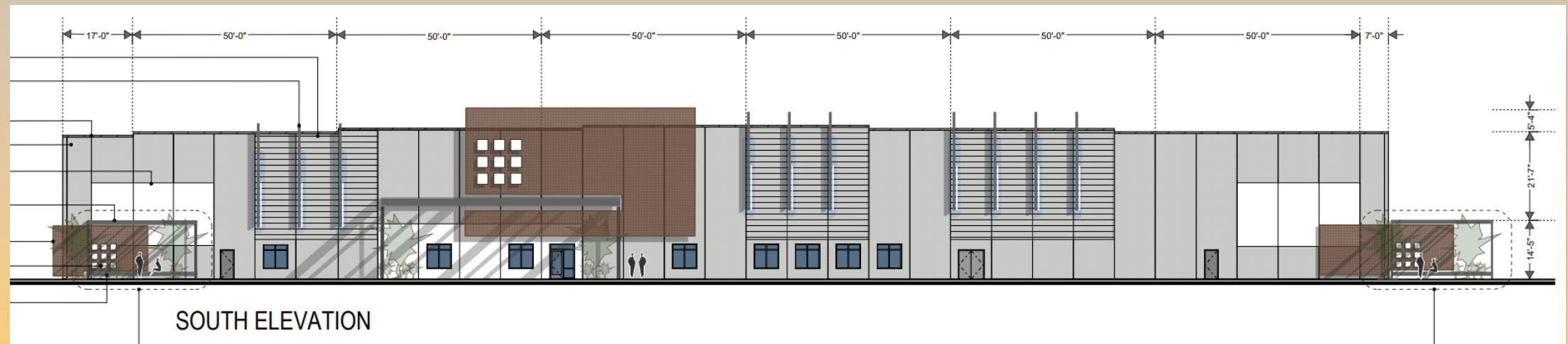
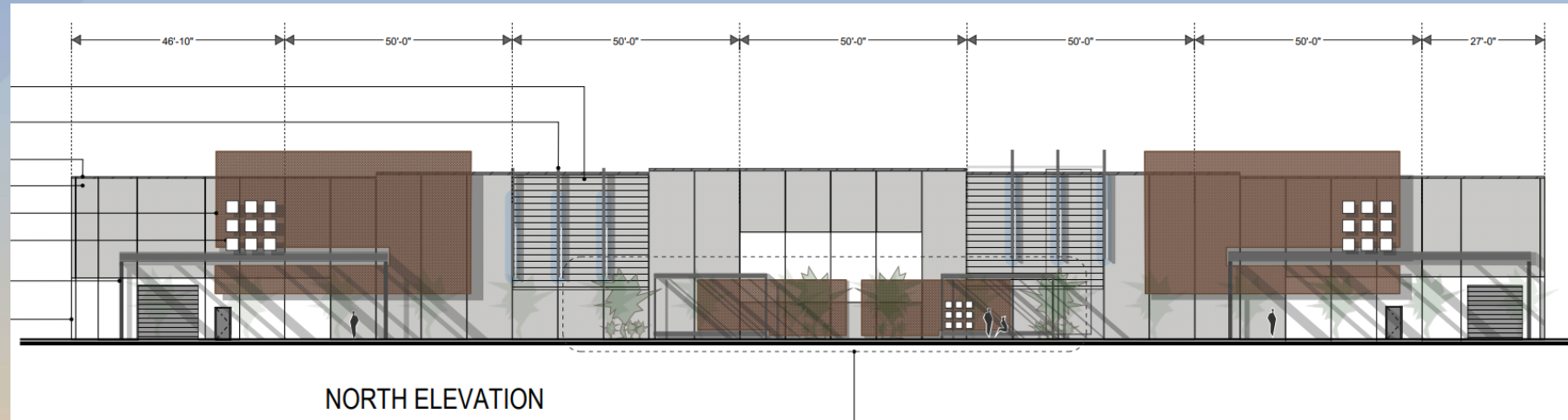
EAST ELEVATION (AREA 1 AND 2 - NORTH)



WEST ELEVATION (AREA 1 AND 2 - NORTH)

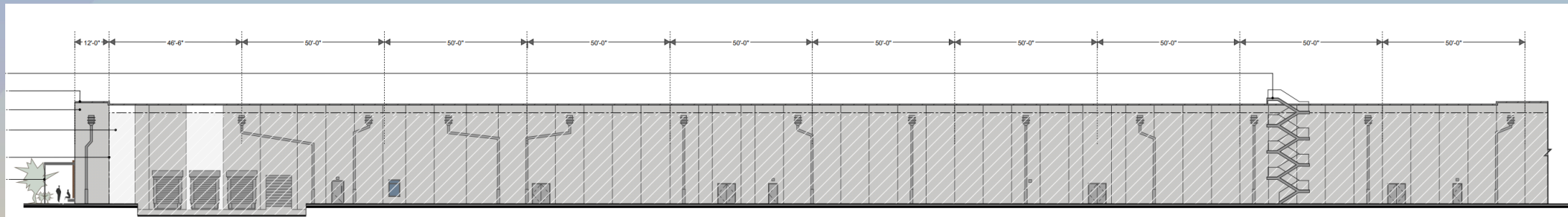


Red Hawk Phase 2 -- Elevations

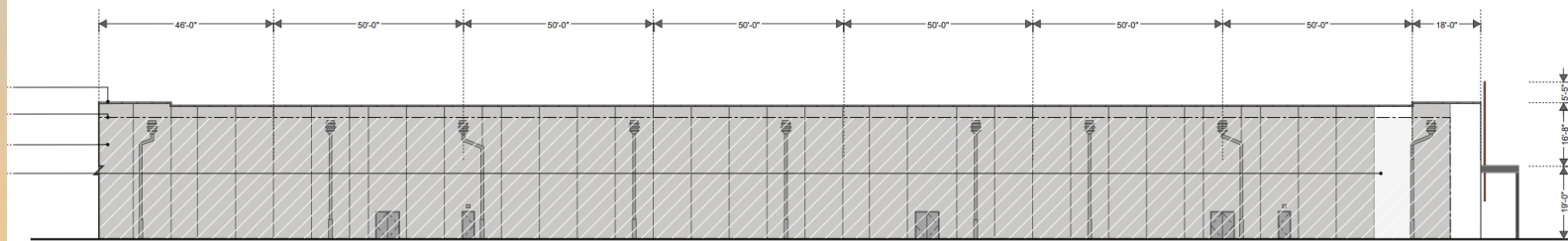




Red Hawk Phase 2 -- Elevations



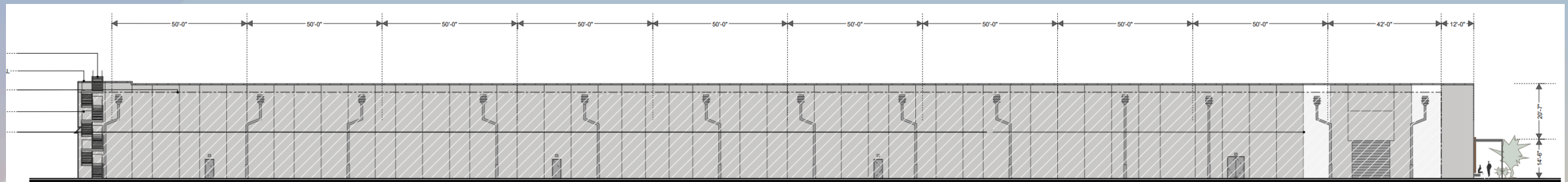
EAST ELEVATION



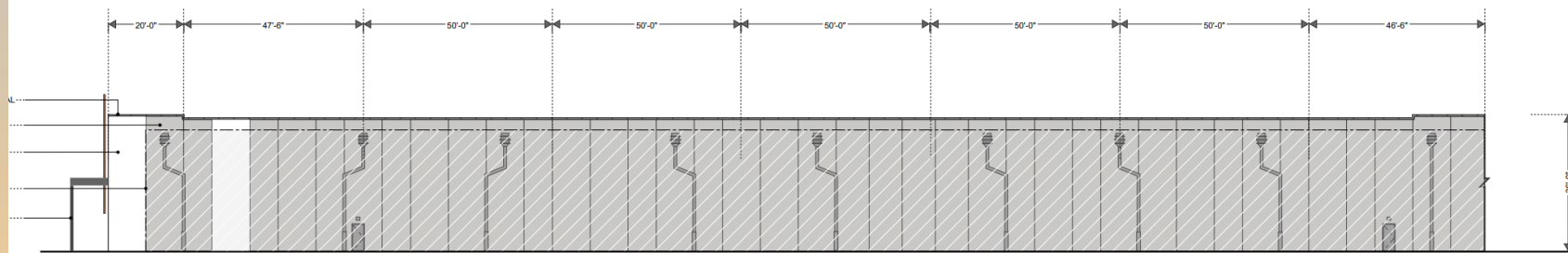
EAST ELEVATION - CONTINUED



Red Hawk Phase 2 - Elevations



WEST ELEVATION



WEST ELEVATION - CONTINUED