

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 57 East 1st Street
Date: August 12, 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 Paul Johnson
Boardmember Ryan Circello
Boardmember Denise Dunlop
Boardmember Shelly Udall
Boardmember David Winstanley

MEMBERS ABSENT:

Chair Dane Astle

STAFF PRESENT:

Cassidy Welch
Mallory Ress
Jennifer Merrill
Joshua Grandlienard
Sergio Solis
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 welcomed everyone to the meeting at 4:30PM.

2 Consider the Minutes from July 15, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the July 15, 2025, Design Review Board Meeting was made by Boardmember Winstanley and seconded by Boardmember Circello.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Bell – Johnson – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle

ABSTAINED – None

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

- 3a DRB24-01101 "Gateway Park,"** 17.7± acres located approximately 650 feet west of the northwest and southwest corners of East Ray Road and South Hawes Road. Design Review for an approximately 235,600 square foot industrial development. Mesa Airport Growth Properties, LLC, Owner; Wendy Riddell, Berry Riddell LLC, Applicant. **(District 6)**

Boardmember Dunlop recused herself.

Staff planner Cassidy Welch presented the case.

See attached presentation.

Staff planner Cassidy Welch summarized the case:

- Consider additional colors

- 3b DRB25-00023 "4062 E Main,"** 7± acres located approximately 1,600 feet west of the northwest corner of East Main Street and North Greenfield Road. Design Review for a 137-unit attached single-residence development. Dolly Varden LLC, Owner; Tim Boyle, Atmosphere Architects, Applicant **(District 2)**

Staff planner Jennifer Merrill presented the case.

See attached presentation.

Staff planner Jennifer Merrill summarized the case:

- Provide landscaping along center drive aisle in the northern portion
- End units have white flat stucco faces, incorporate articulation with reveal lines
- Select a panel material carefully to ensure the product will not buckle or fade in the desert environment
- Grass-crete becomes a maintenance issue, consider a gravel product for its durability
- Pistache trees can grow very large and may be too large for some of the spaces, consider an alternative species
- Ideally, a visual corridor to the public areas would be provided into the larger amenity area

- 3c DRB25-00285 "Valvoline Oil at Avalon Ranch,"** 0.7± acres located approximately 500 feet south of the southeast corner of East Elliot Road and South Power Road. Design Review for an approximately 1,700 square foot minor automobile service and repair facility. Avalon Ranch, LLC, Owner; David Lack, Avalon Development, LLC, Applicant. **(District 6)**

Staff planner Sergio Solis presented the case.

See attached presentation.

Staff planner Sergio Solis summarized the case:

- Provide a change in plane at the stone wainscot and columns
- Provide a metal material such as Aluminum Composite Material (ACM) as coping for the top parapet treatment

- 3d DRB25-00530 "CV Germann Industrial Park,"** 38.8± acres located approximately 1300 feet east of the intersection of East Germann and South Ellsworth Road. Design Review for an approximately 664,000 square foot industrial development. AEI Arizona OZ Fund LLC, owner; Andrews Design Group, Applicant. **(District 6)**

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- No comments

- 4 Staff Update:** Staff welcomed Boardmember Udall to the Board.

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

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Bell – Johnson – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Astle

ABSTAINED – None

The meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Chair Dane Astle



DRB24-01101

Gateway Park



Request

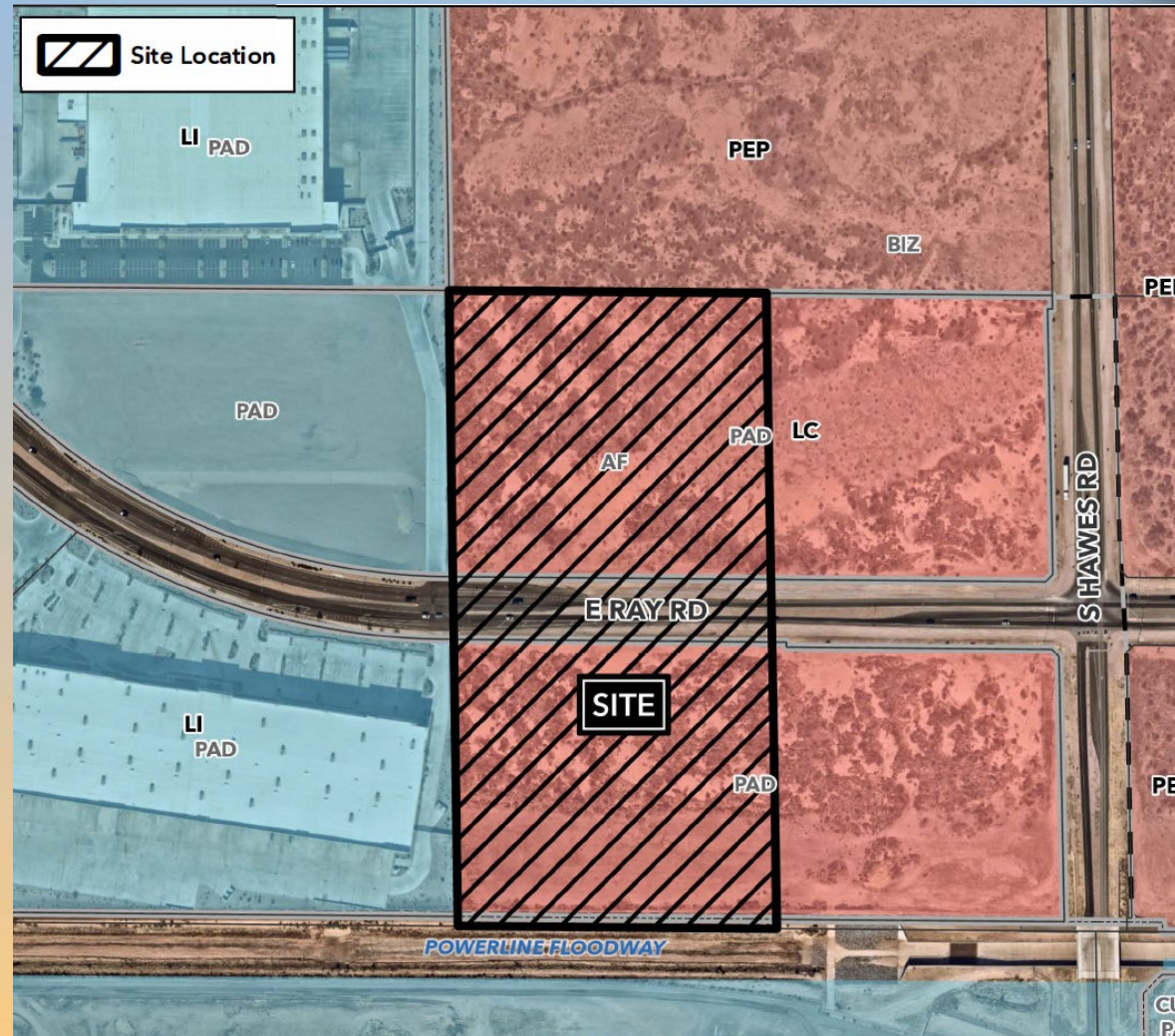
- Design Review
- To allow for a 235,600± square foot industrial development





Location

- North and South sides of Ray Road
- West of Hawes Road





Site Photos



Looking north towards the site



Site Photos

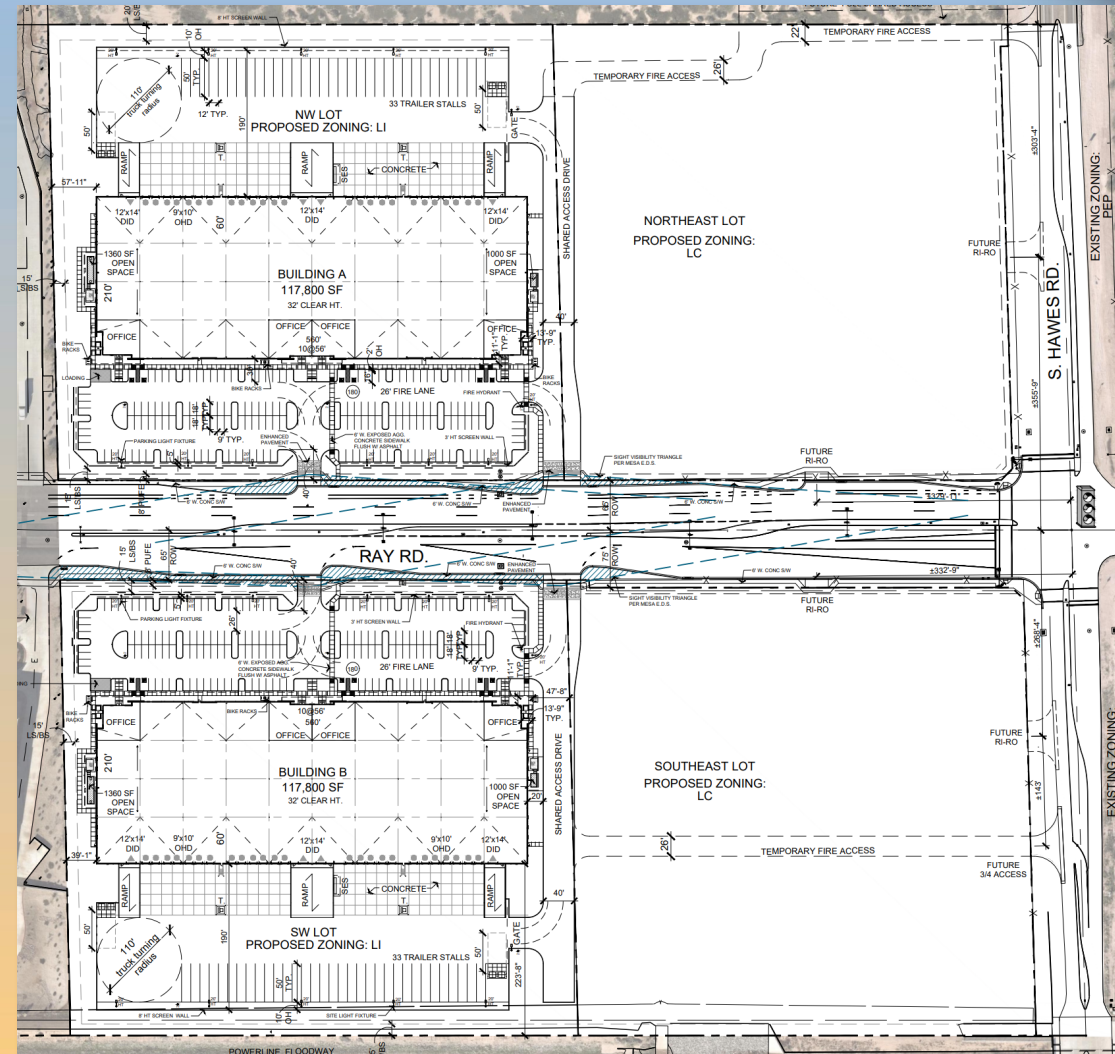


Looking south towards the site



Site Plan

- Two industrial buildings
- 117,800 sq. ft. each,
235,600 sq. ft. total
- 147 parking spaces
required, 180 spaces
provided





Landscape Plan

LANDSCAPE LEGEND

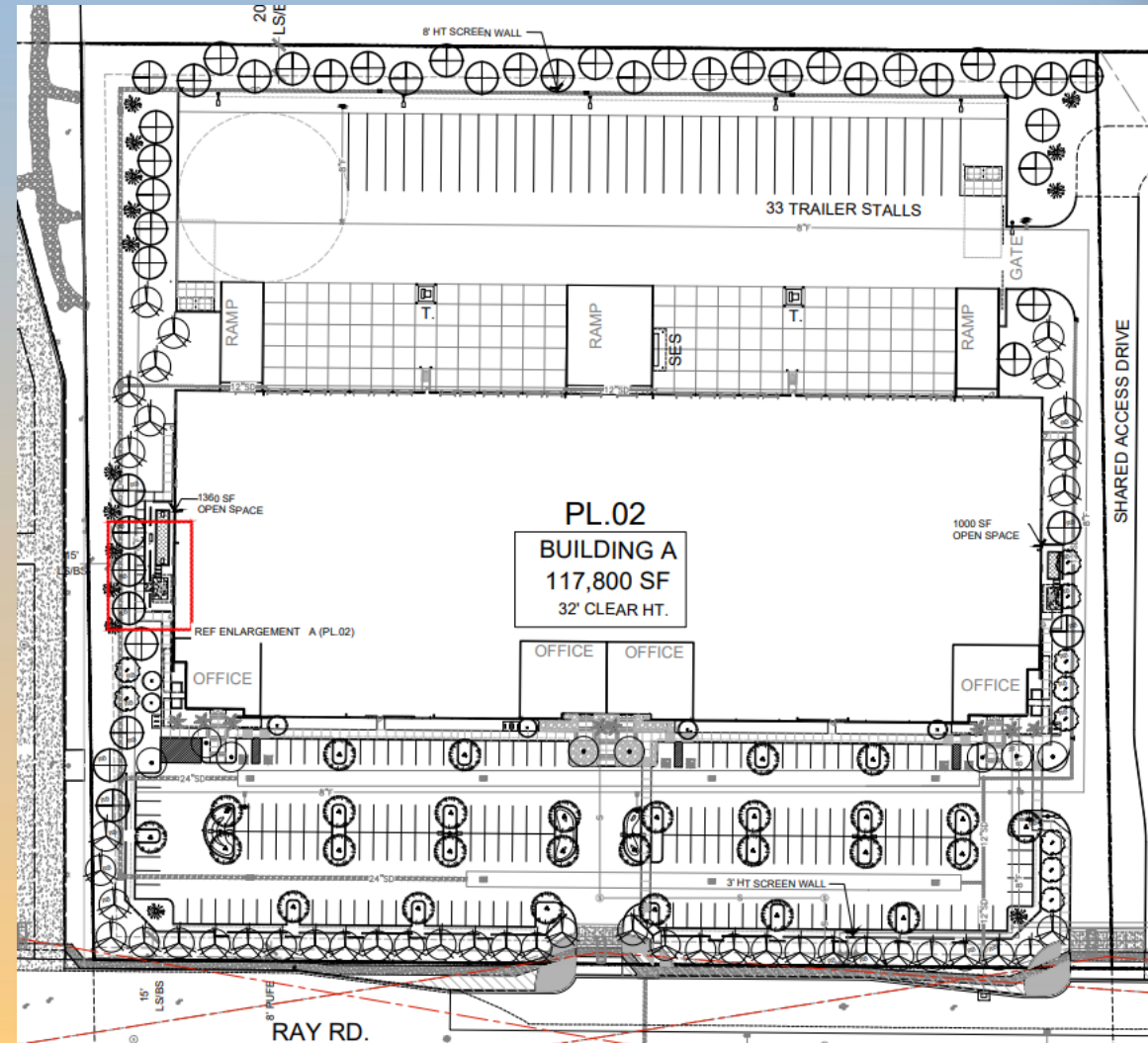
CITY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
	24" box
	Multi-Trunk
	36" Box
	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
	36" Box
	Multi-Trunk
	24" Box U.O.N.
	15 Gallon
	24" Box
	Multi-Trunk
	approx 24" Box
	4' tall Matching
	8' Tall - 10 Cane Minimum
	36" Box
	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
	5 Gallon
	5 Gallon
	3 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	3 pad min
	5 Gallon

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

















Landscape Plan

LANDSCAPE LEGEND

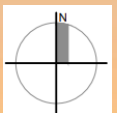
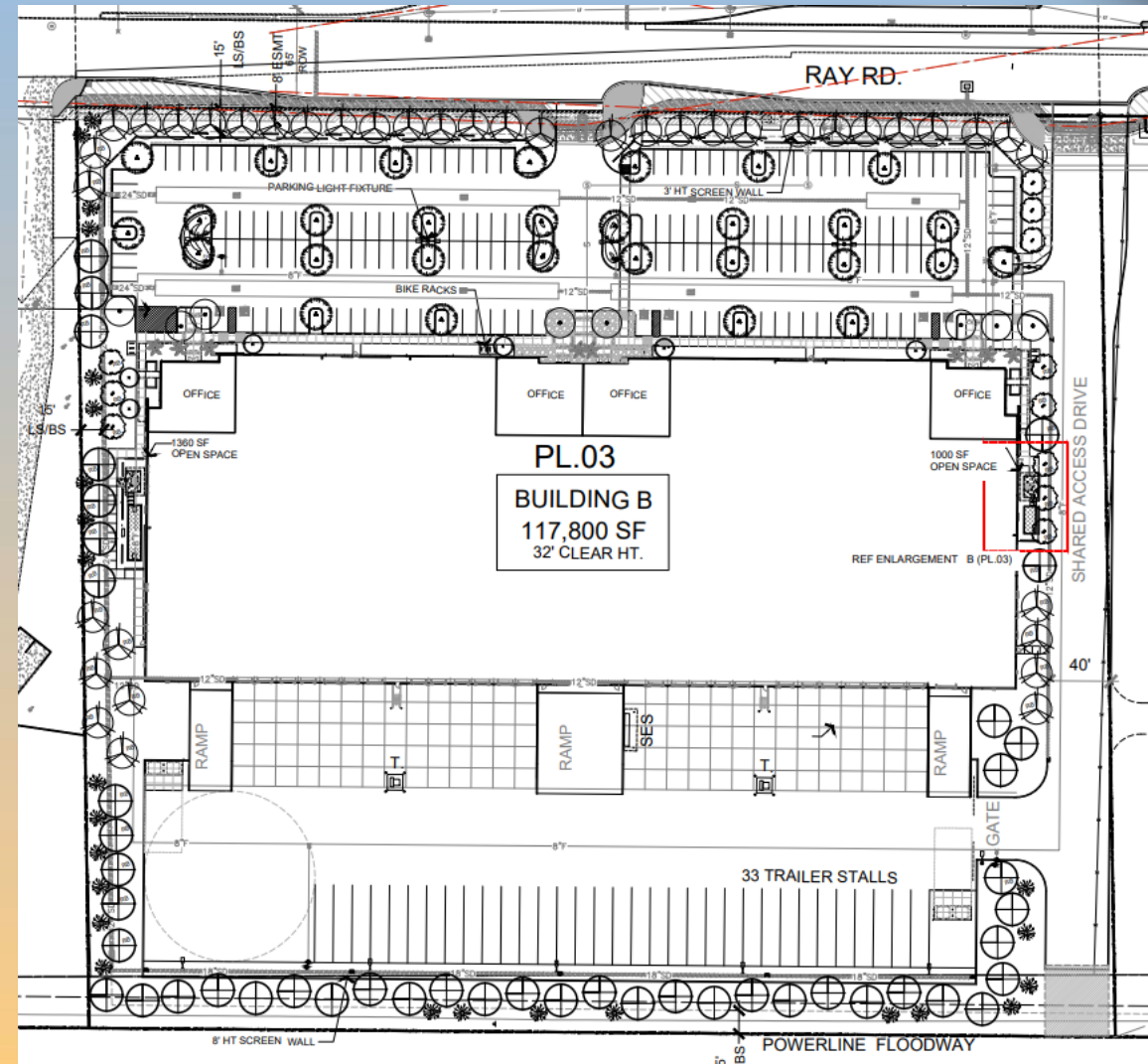
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TREES	SIZE
 Chilopsis linearis 'Bubba'	24" box
 Seedless Desert Willow - Bubba var.	Multi-Trunk
 Ulmus parviflora 'True green'	36" Box
 Chinese Evergreen elm True green var.	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
 Olea europaea 'Wilsonii' Multi	36" Box
 Wilson var. Fruitless Olive	Multi-Trunk
 Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.
 Cooper's Thornless Mesquite	15 Gallon
 Caesalpinia mexicana	24" Box
 Mexican Bird of Paradise	Multi-Trunk
 Trachycarpus fortunei	approx 24" Box
 Windmill Palm	4' tall Matching
 Fouquieria splendens	8' Tall - 10 Cane Minimum
 Ocotillo	
 Quercus virginiana "Heritage"	36" Box
 Heritage Live Oak	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
 Dasylirion wheeleri	5 Gallon
 Desert Spoon	
 Vauquelinia californica	5 Gallon
 Arizona Rosewood	
 Hesperaloe parviflora 'Perpa'	3 Gallon
 Brake Light Red Yucca	
 Ruellia Simplex	5 Gallon
 Mexican Bluebell	
 Hesperaloe parviflora 'Yellow'	5 Gallon
 Yellow Yucca	
 Muhlenbergia rigida "Nashville"	5 Gallon
 Nashville Grass	
 Hesperaloe funifera	5 Gallon
 Giant Hesperaloe	
 Caesalpinia pulcherrima	5 Gallon
 Red Bird of Paradise	
Senna Wislizenii	5 Gallon
Shrubby Senna	
Eremophila hygrophana	5 Gallon
Blue Bells	
Tecoma stans	5 Gallon
Yellow Bells	
Opuntia sp. Kelly's Choice	3 pad min
Kelly's var. Purple Prickly Pear	
Bougainvillea 'Barbara Karst'	5 Gallon
Staked Bougainvillea 'espalier to screen'	

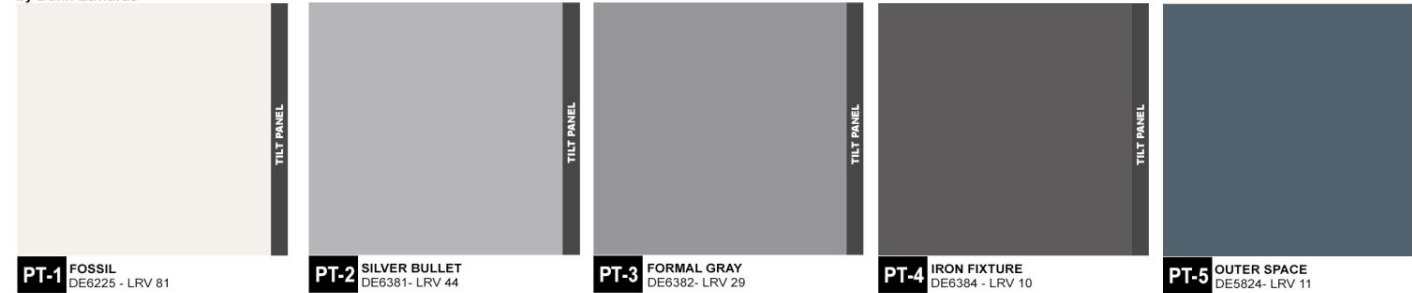
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Color & Material Board

PAINT COLOR PALETTE by Dunn Edwards



MASONRY by SUPERLITE / ECHELON



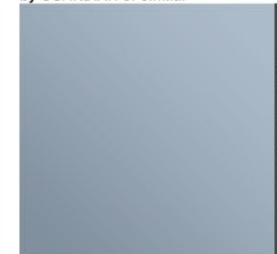
MU-1 MISSION WHITE
MESASTONE

ALUMINUM STOREFRONT by Arcadia



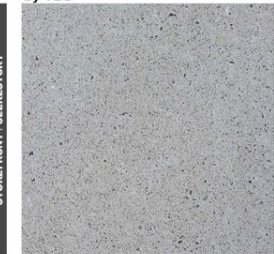
MT-1 DARK BRONZE
ANODIZED ALUMINUM

INSULATED GLAZING by GUARDIAN or similar

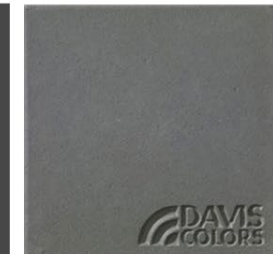


GL-1 LOW E GLASS
CLEAR

HARDSCAPE MATERIAL by TBD



CC01 EXPOSED AGGREGATE
CONCRETE



CC02 COLOR CONCRETE
PEWTER

METAL PANEL by Metal Sales



MT-2 1" BOX RIB METAL
PAINT TO MATCH PT-5



PT-6 GRAY - CLOPAY
PRE-FINISHED DOCK DOORS



Elevations





Renderings





Renderings





Renderings





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Roof Articulation. All parapets must have detailing
- ✓ Building Height. Provide at least two changes in height with a minimum vertical modulation of 2 feet



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials, articulation and height

Staff welcomes any feedback



DRB25-00023

4062 E Main



Request

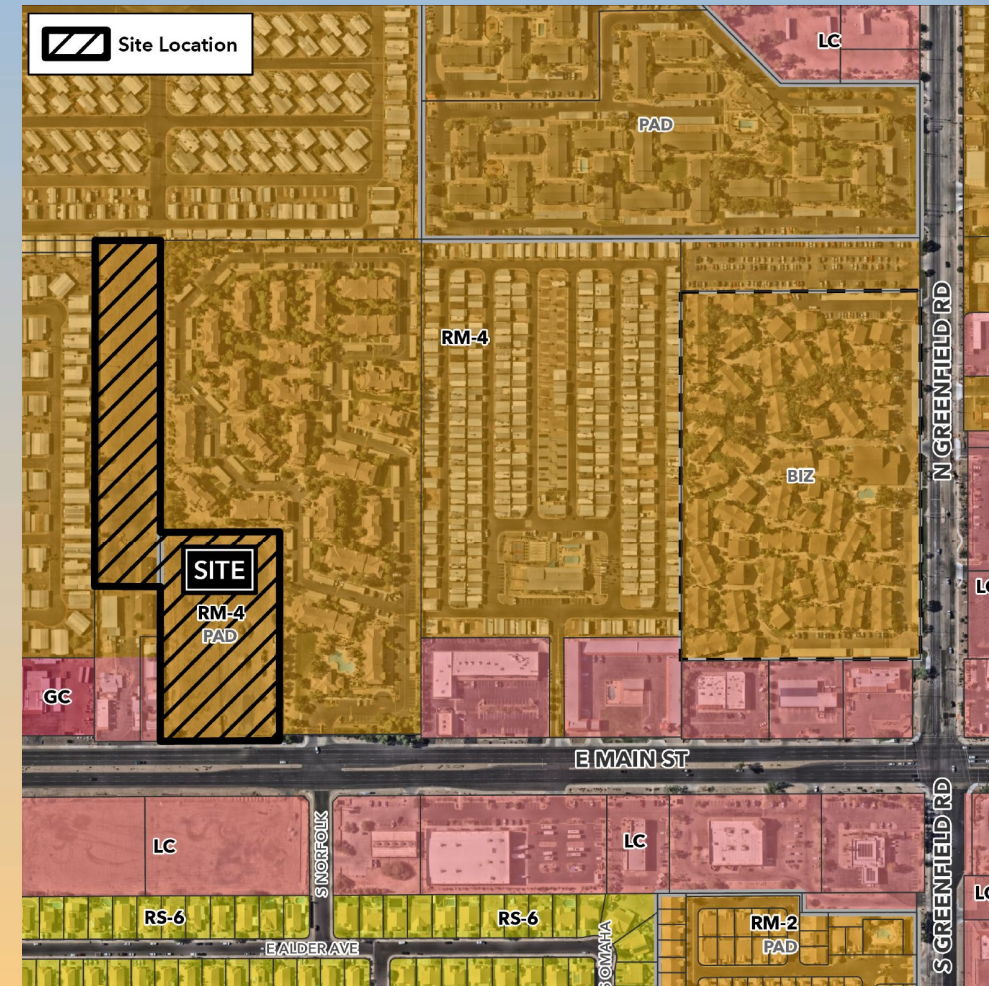
- Design Review
- To allow for 137-unit attached single-residence development





Location

- West of Greenfield Road
- North side of Main Street





Site Photo



Looking northwest towards the site



Site Photo

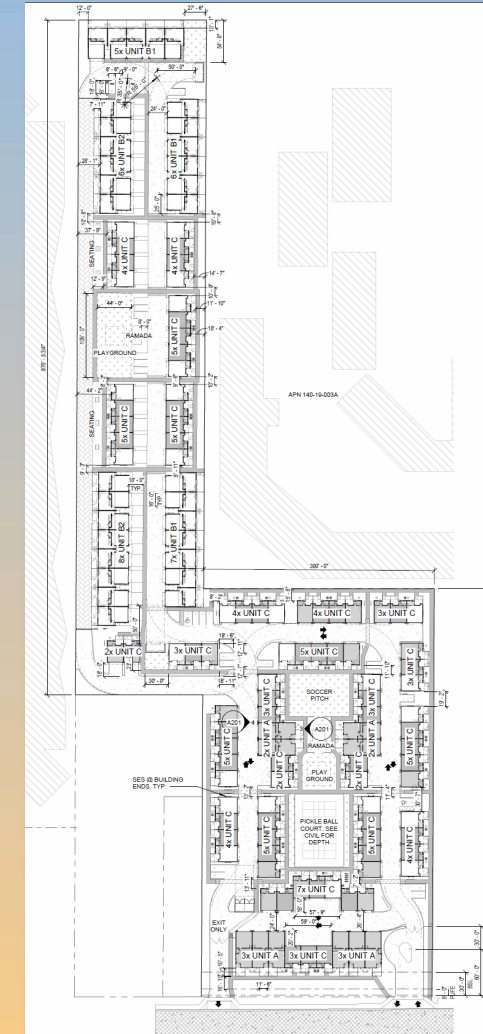


Looking northeast towards the site



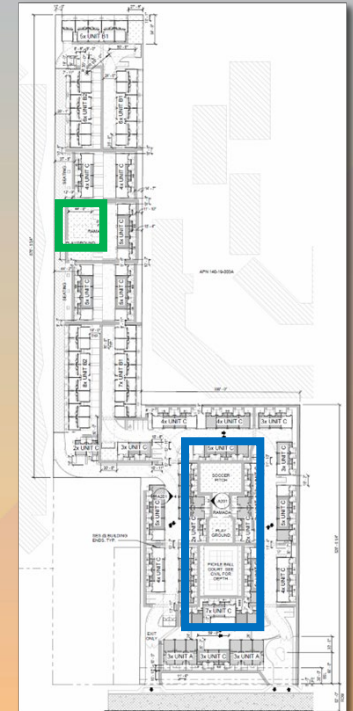
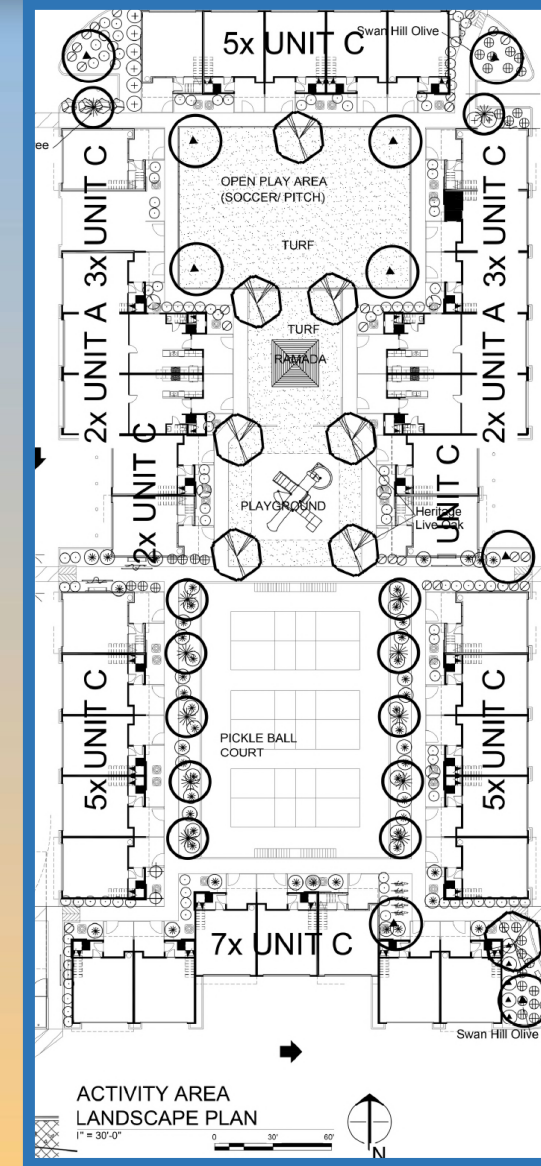
Site Plan

- Gated subdivision accessed from Main Street
- 27 buildings
- Two- and Three-Stories
- 137 Attached Single-Residence Units
- 27 visitor parking spaces provided (0 required)





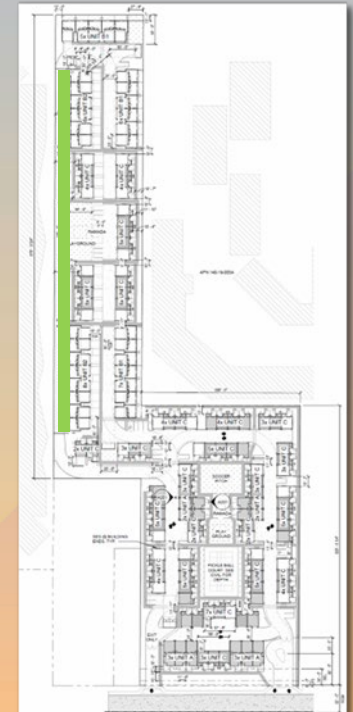
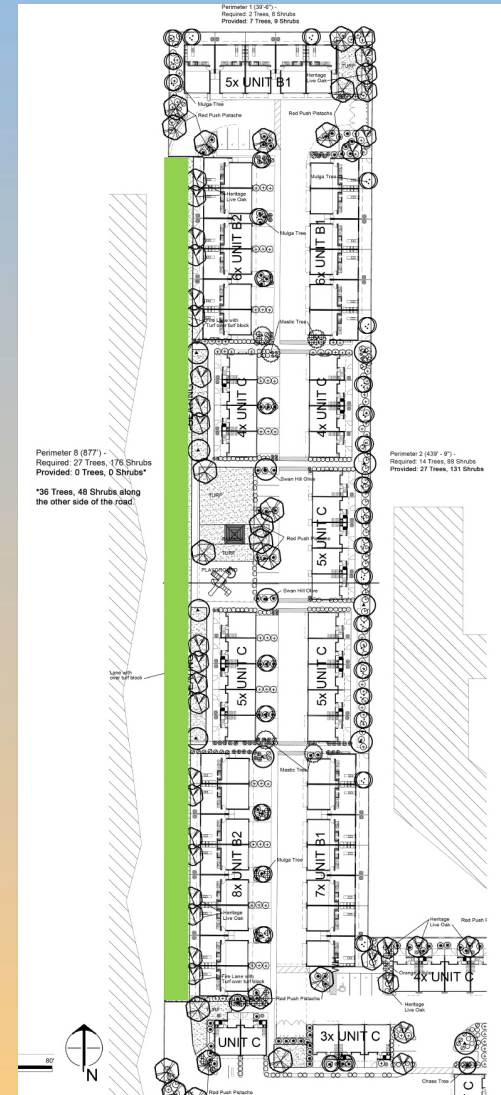
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





Site Plan – Fire Lane

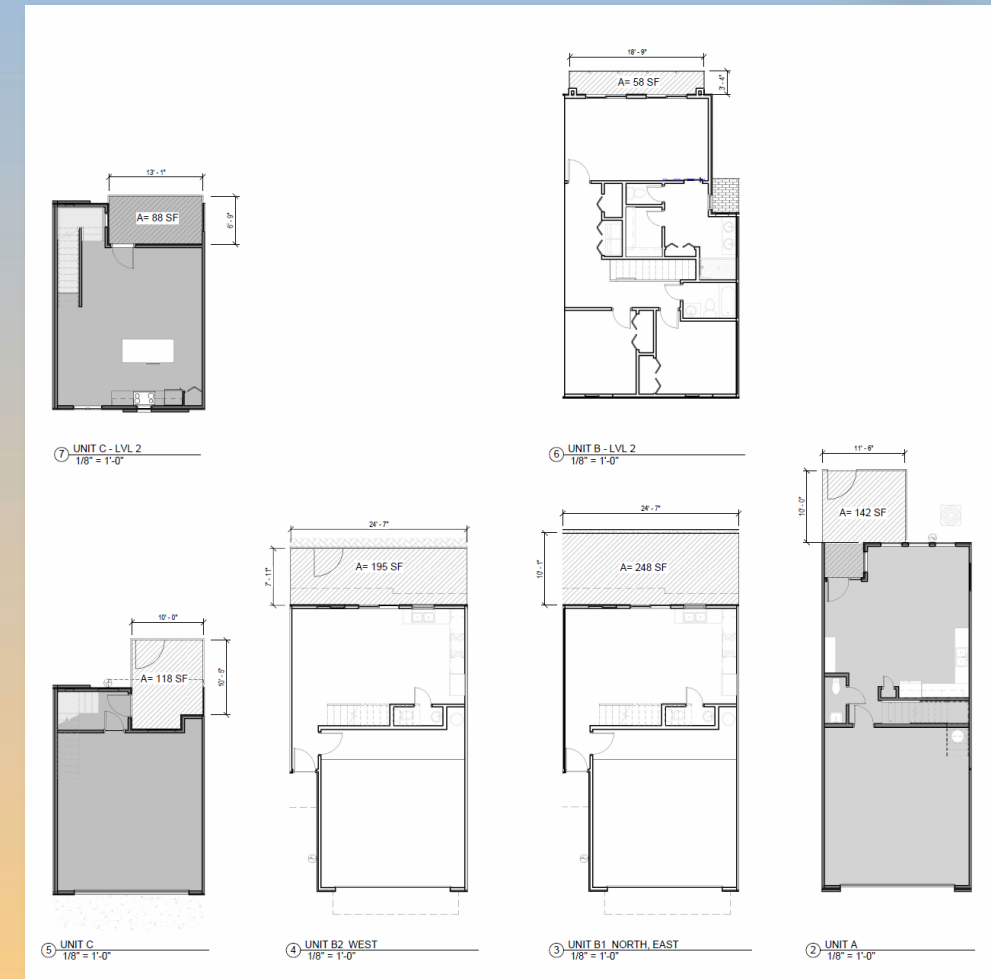
- Fire lane comprised of turf block





Site Plan - Units

- Each Unit has three-bedrooms and two+ bathrooms
- Two-car garage on ground level
- 142+ square feet of private open space (120 sq. ft. required)





The Phase 1 Landscape Plan illustrates the layout of the building complex, including unit counts and landscaping details. The plan shows a central building with various unit types (e.g., 4x UNIT C, 5x UNIT C, 7x UNIT C) and surrounding areas for parking, play, and recreation (e.g., PICKLE BALL COURT, OPEN PLAY AREA (SOCCER PITCH)). Landscaping details include tree types (e.g., Red Push Pistachio, Heritage Live Oak, Red Pine), shrubs (e.g., Red Pine Pistachio, Red Pine), and ground cover (e.g., Red Pine). The plan also shows the location of the EAST MAIN road and the PHASE 1 LANDSCAPE PLAN title.

**PHASE 1
LANDSCAPE PLAN**
T = 30' d"



Color & Material Board

COLORS & MATERIALS



BENJAMIN MOORE
SWISS COFFEE
OC 45



BENJAMIN MOORE
ANGELICA
AF-665



GRASS CRETE



ASPHALT SHINGLE



VERTICAL WOOD SIDING



STUCCO - SMOOTH FINISH



Elevations



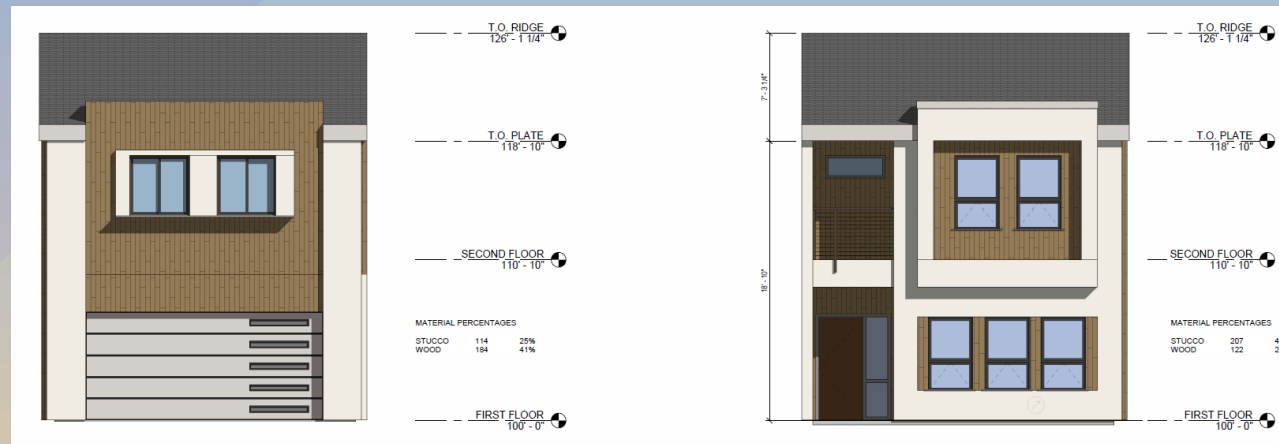


Elevations



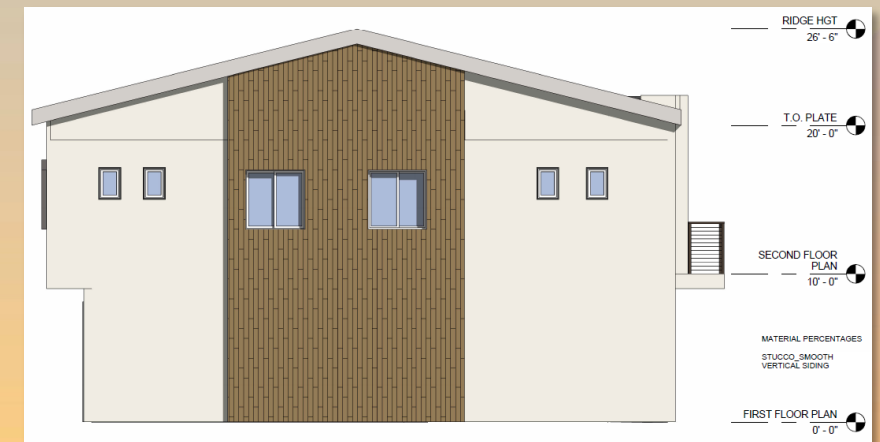
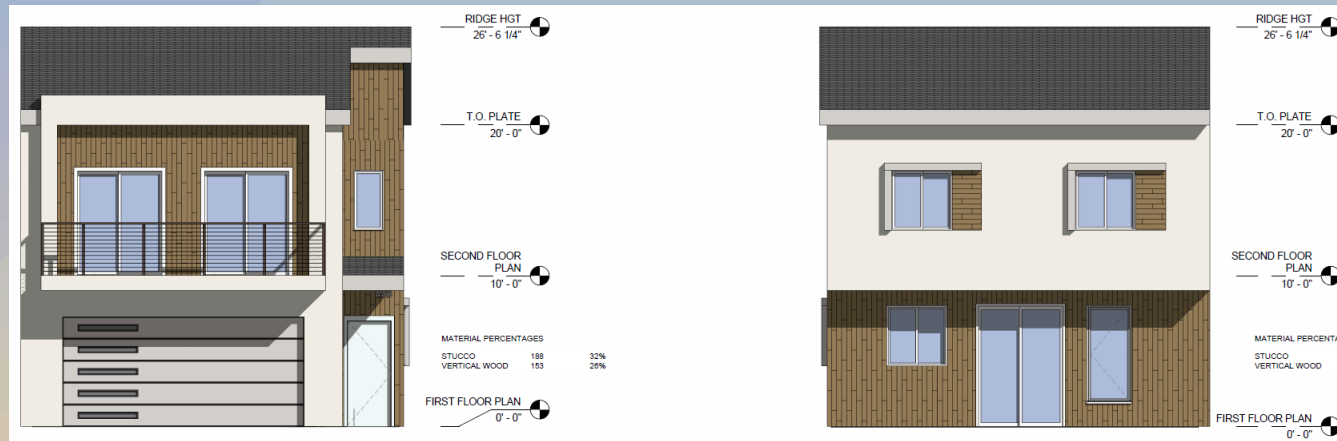


Elevations – Unit A (10 units)



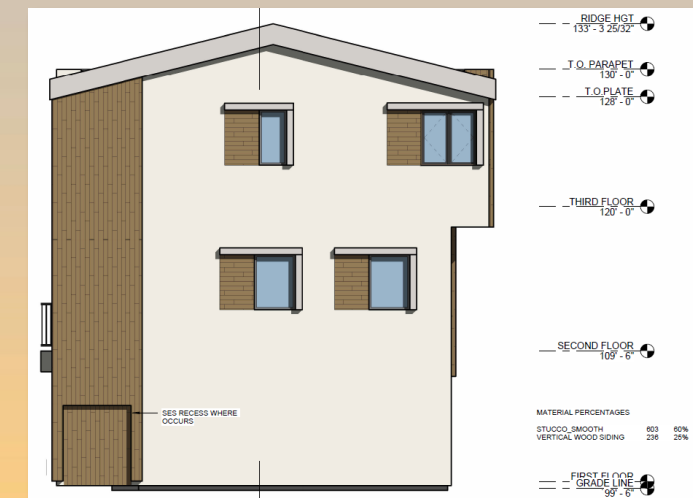
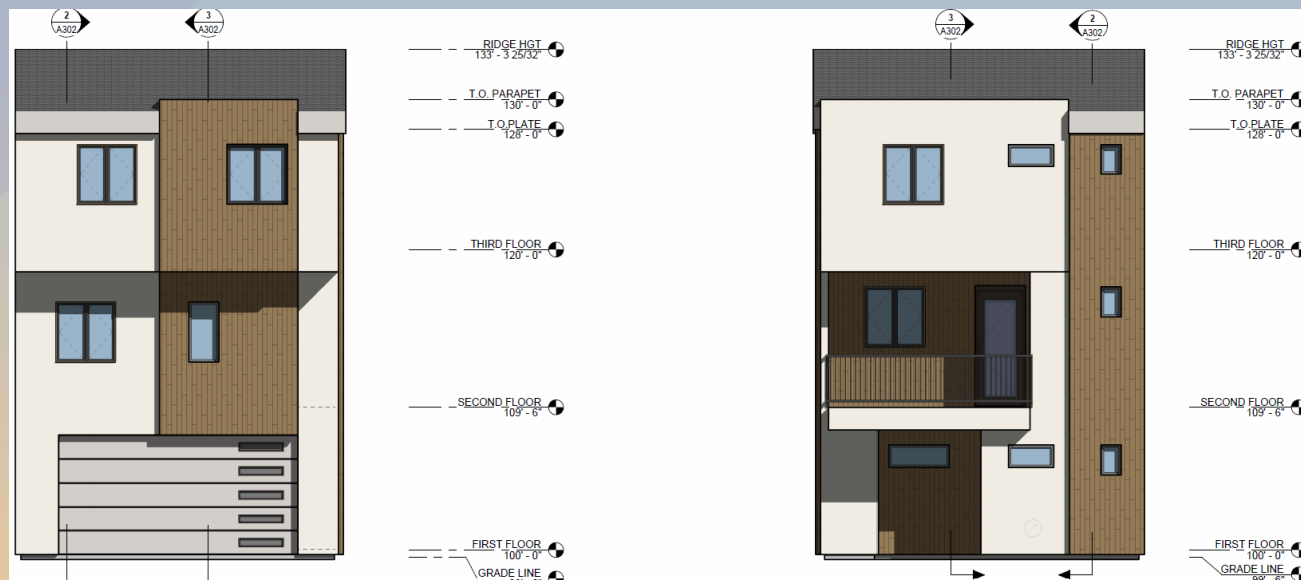


Elevations – Unit B (32 units)



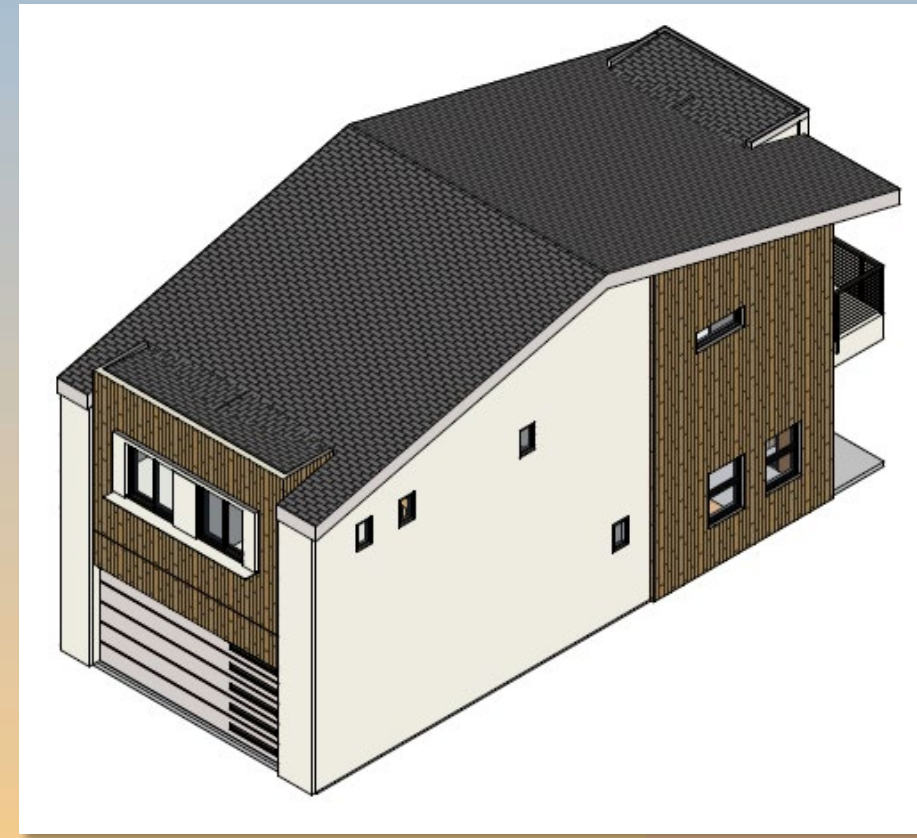
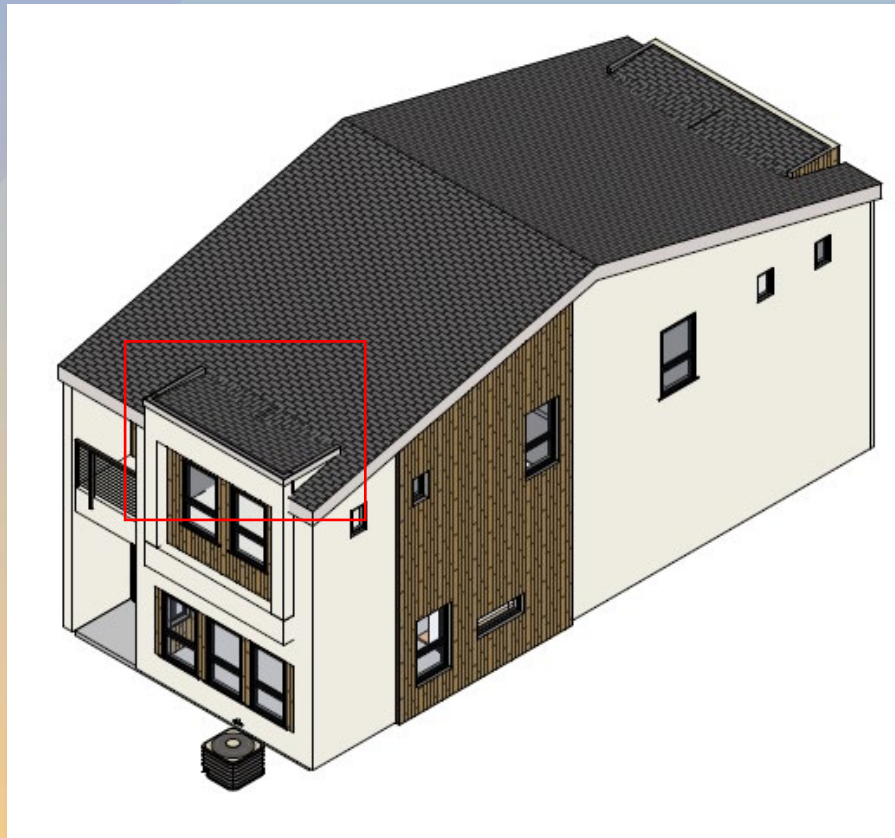


Elevations – Unit C (95 units)



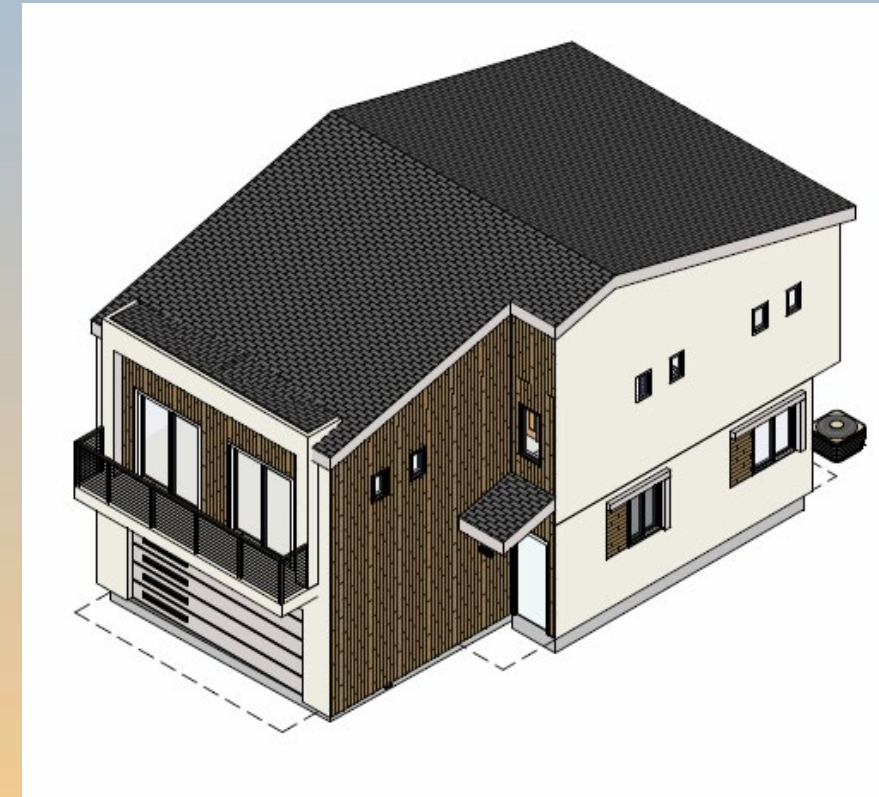
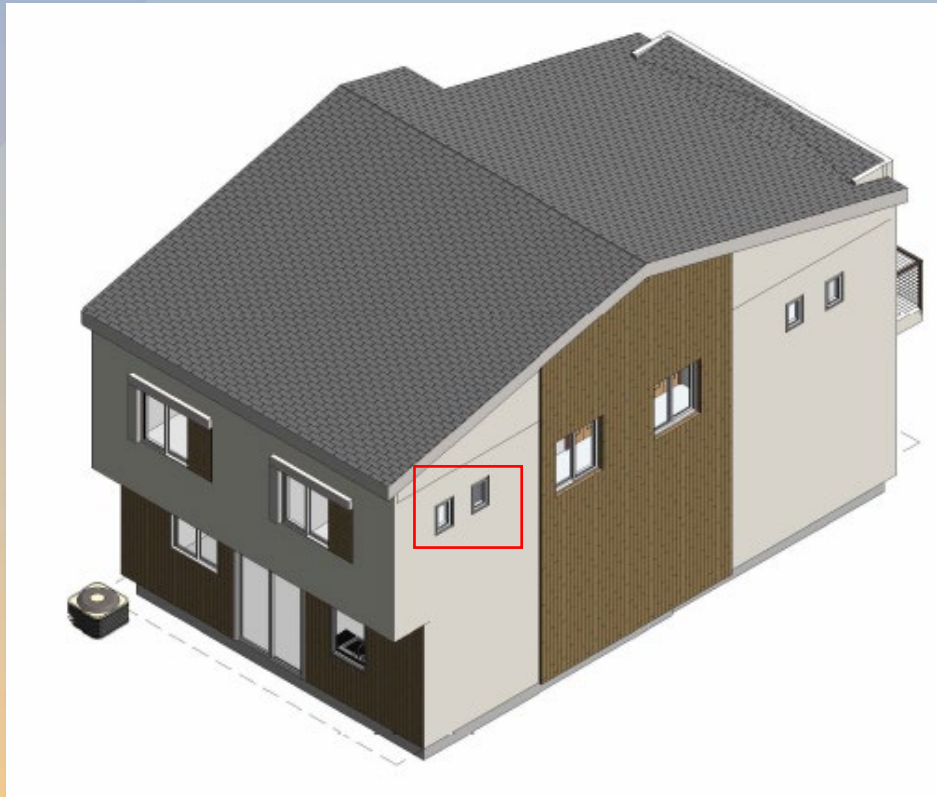


Renderings - Unit A



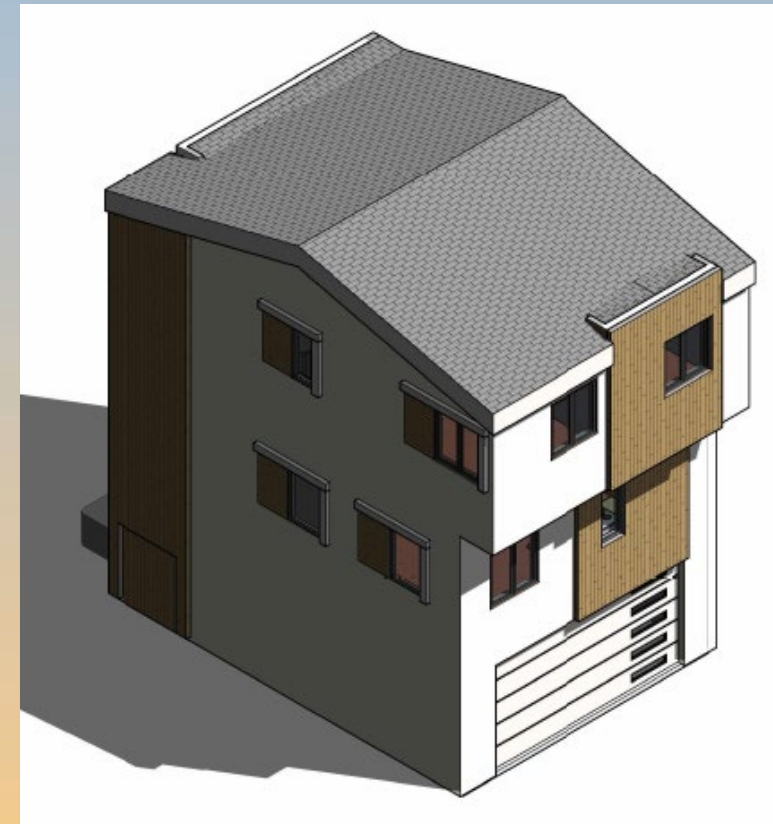
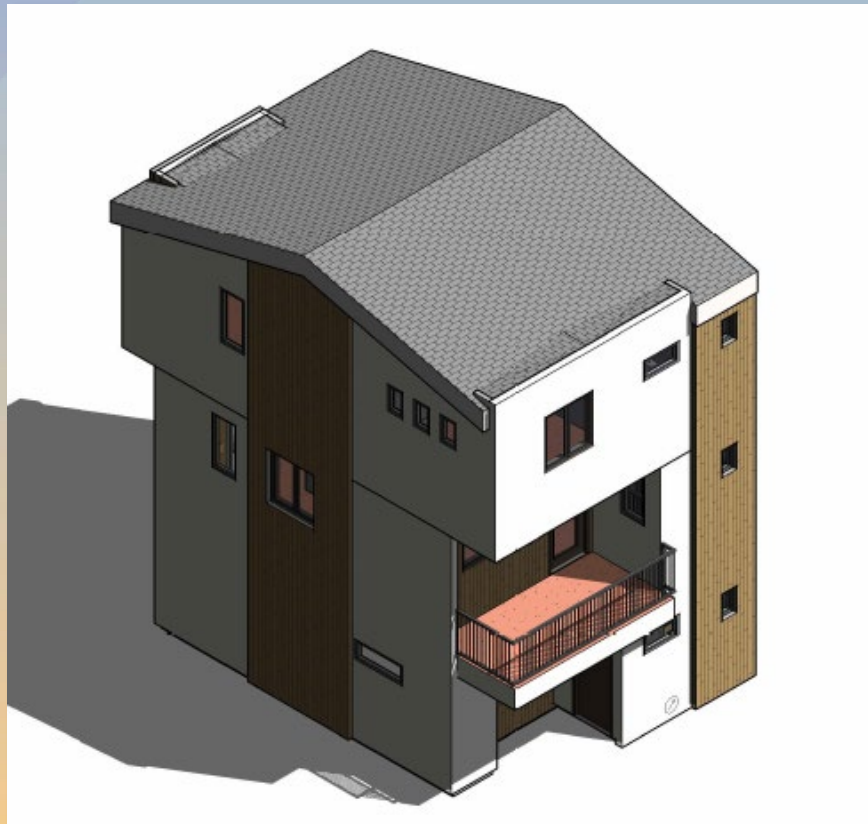


Renderings – Unit B





Renderings – Unit C





Renderings





Renderings





Renderings





Renderings





Findings

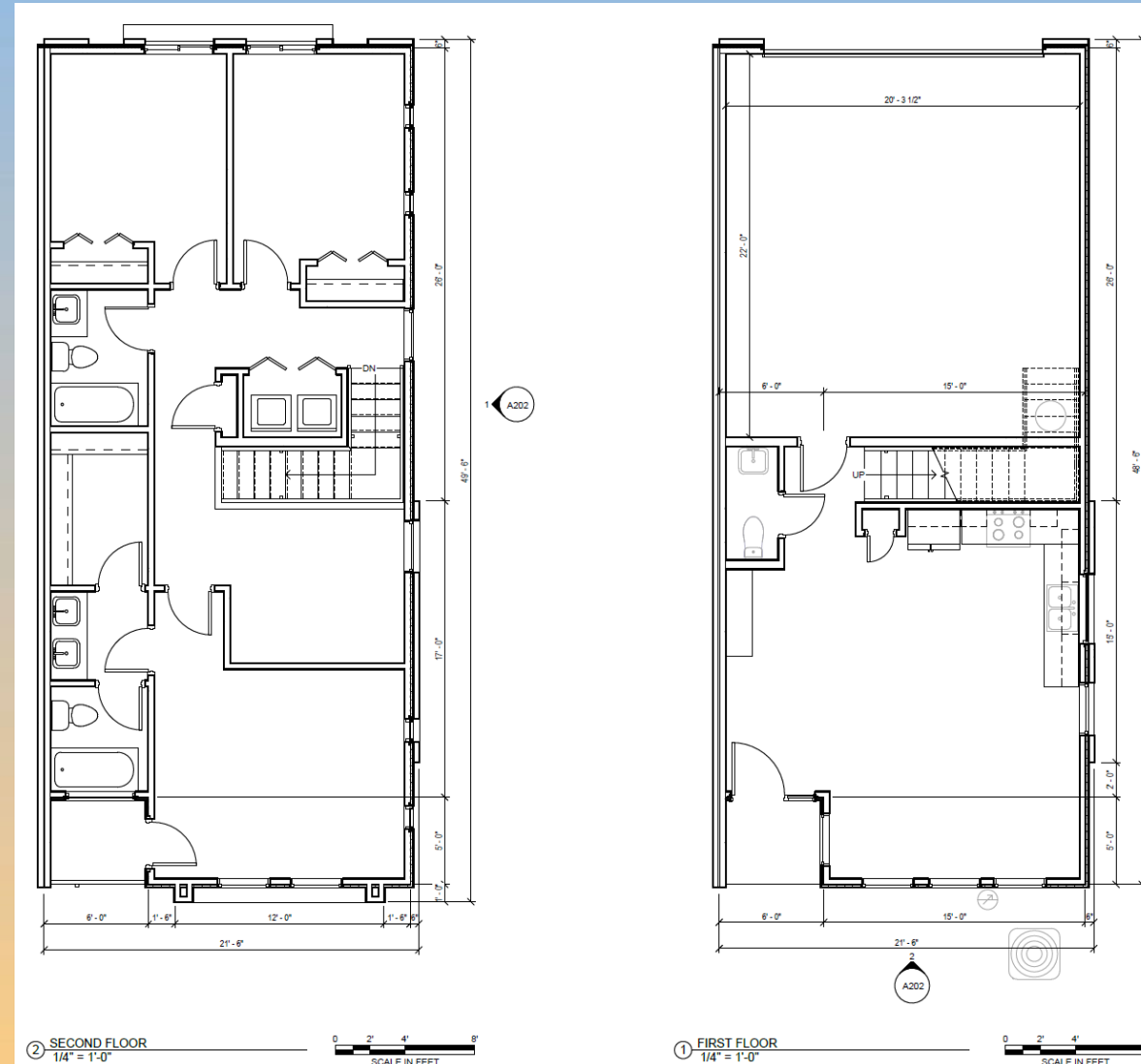
Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback

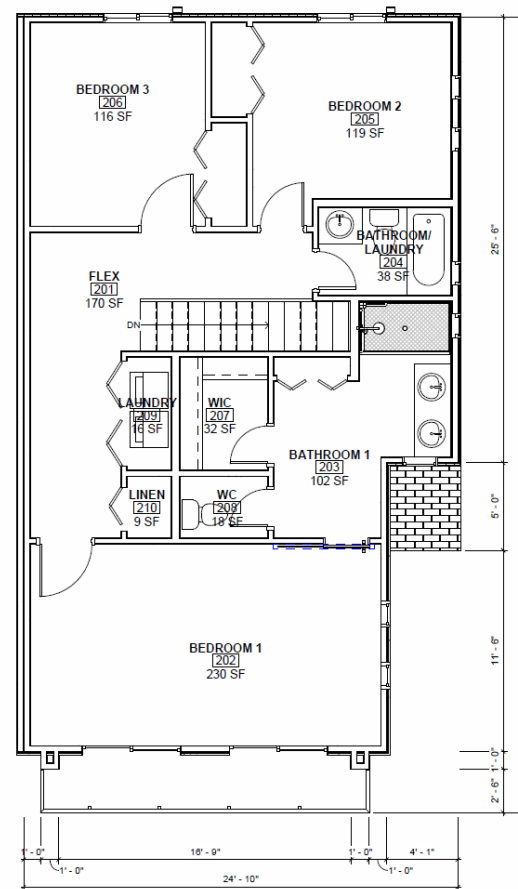


Floor Plans - Unit A

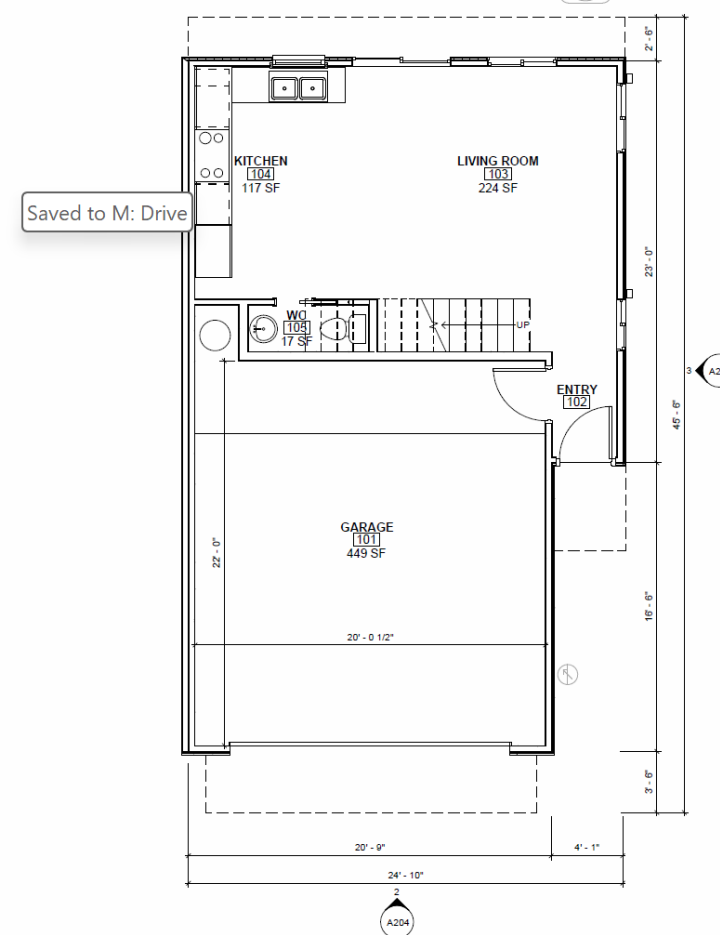
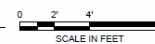




Floor Plans - Unit B



2 SECOND FLOOR PLAN
1/4" = 1'-0"

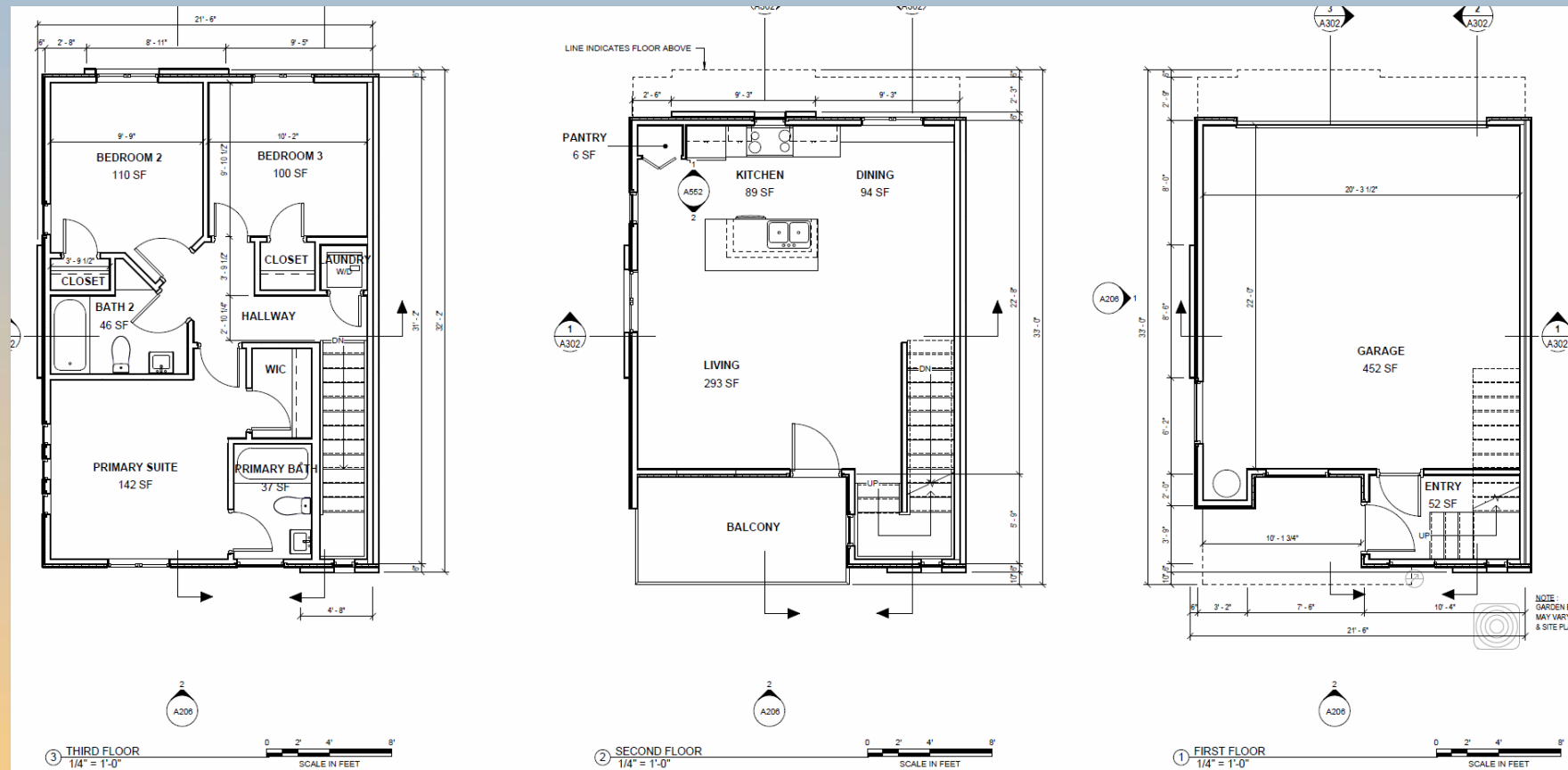


1 FIRST FLOOR PLAN
1/4" = 1'-0"





Floor Plans - Unit C





DRB25-00285

Valvoline at Avalon Ranch



Request

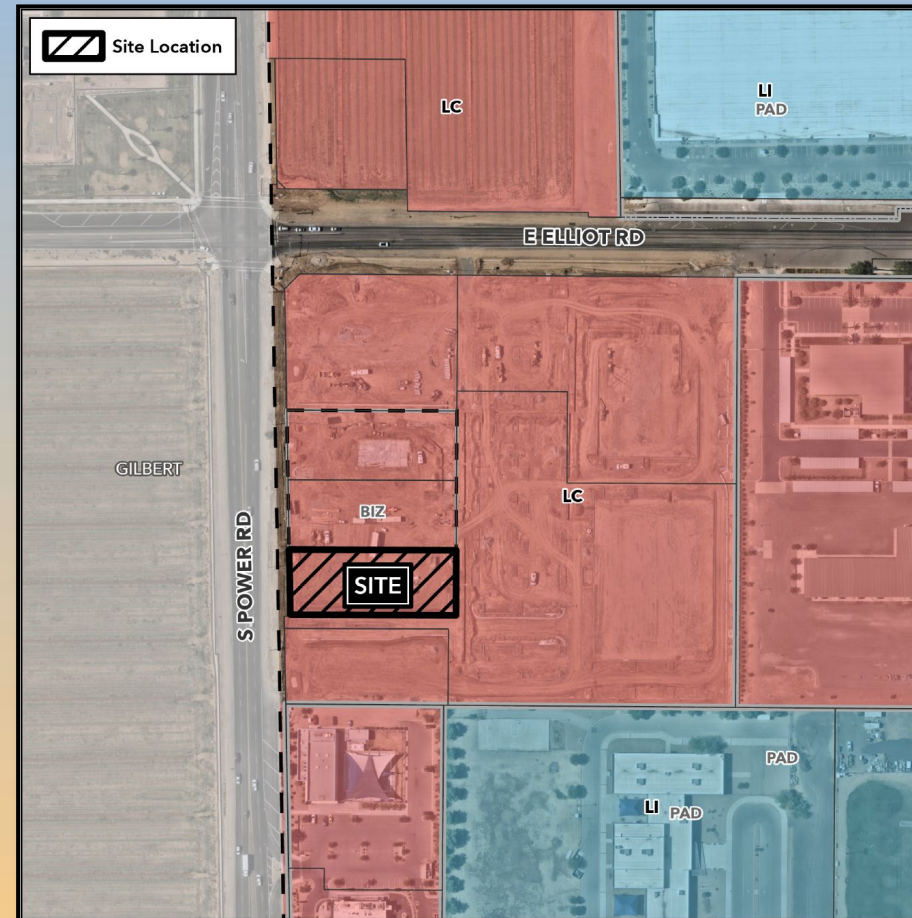
- Design Review
- To allow an automobile service and repair facility





Location

- South of Elliot Road
- East side of Power Road





Site Photo

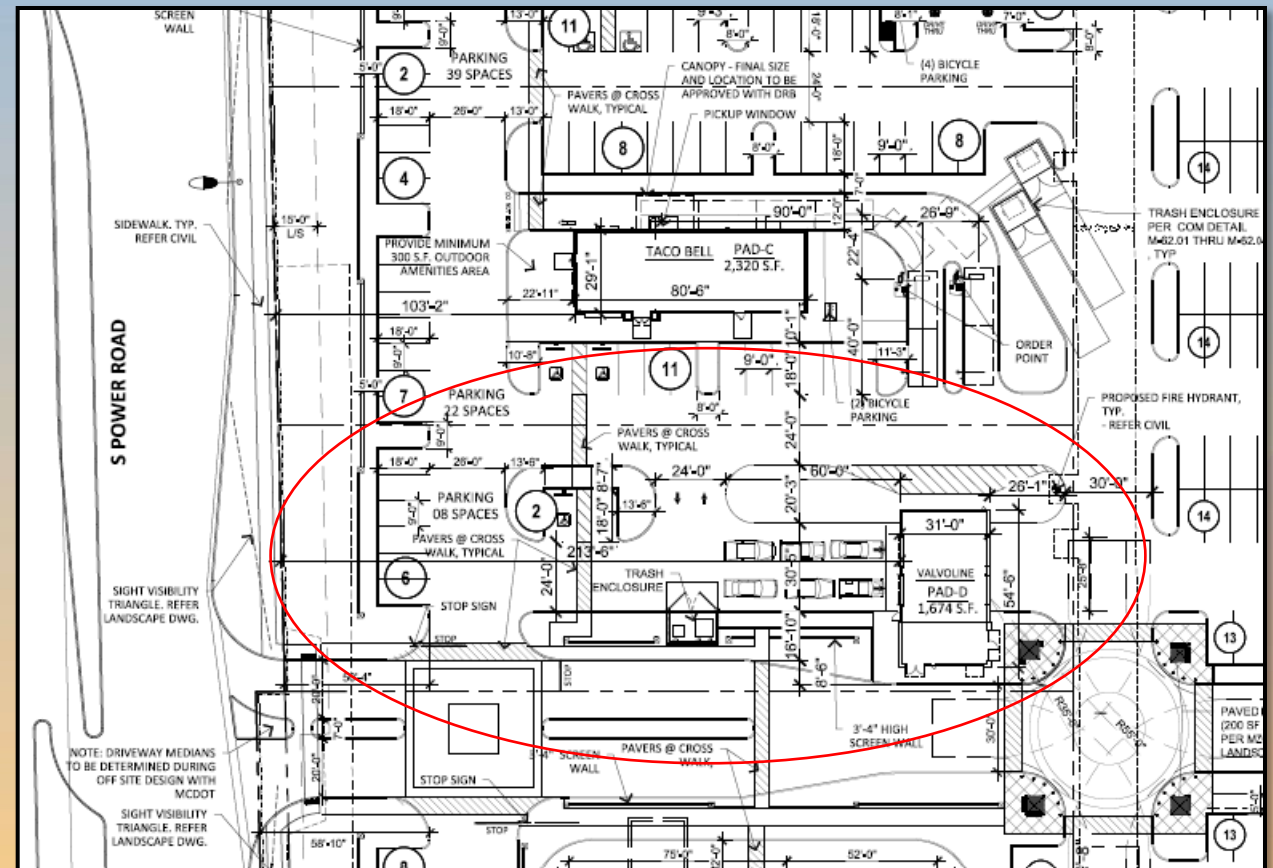


Looking east from Power Road



Site Plan













- PAD-D: 1,674 square feet
- 213'-6" setback from Power Rd.
- Eight (8) parking spaces west of the primary building, with one accessible space adjacent

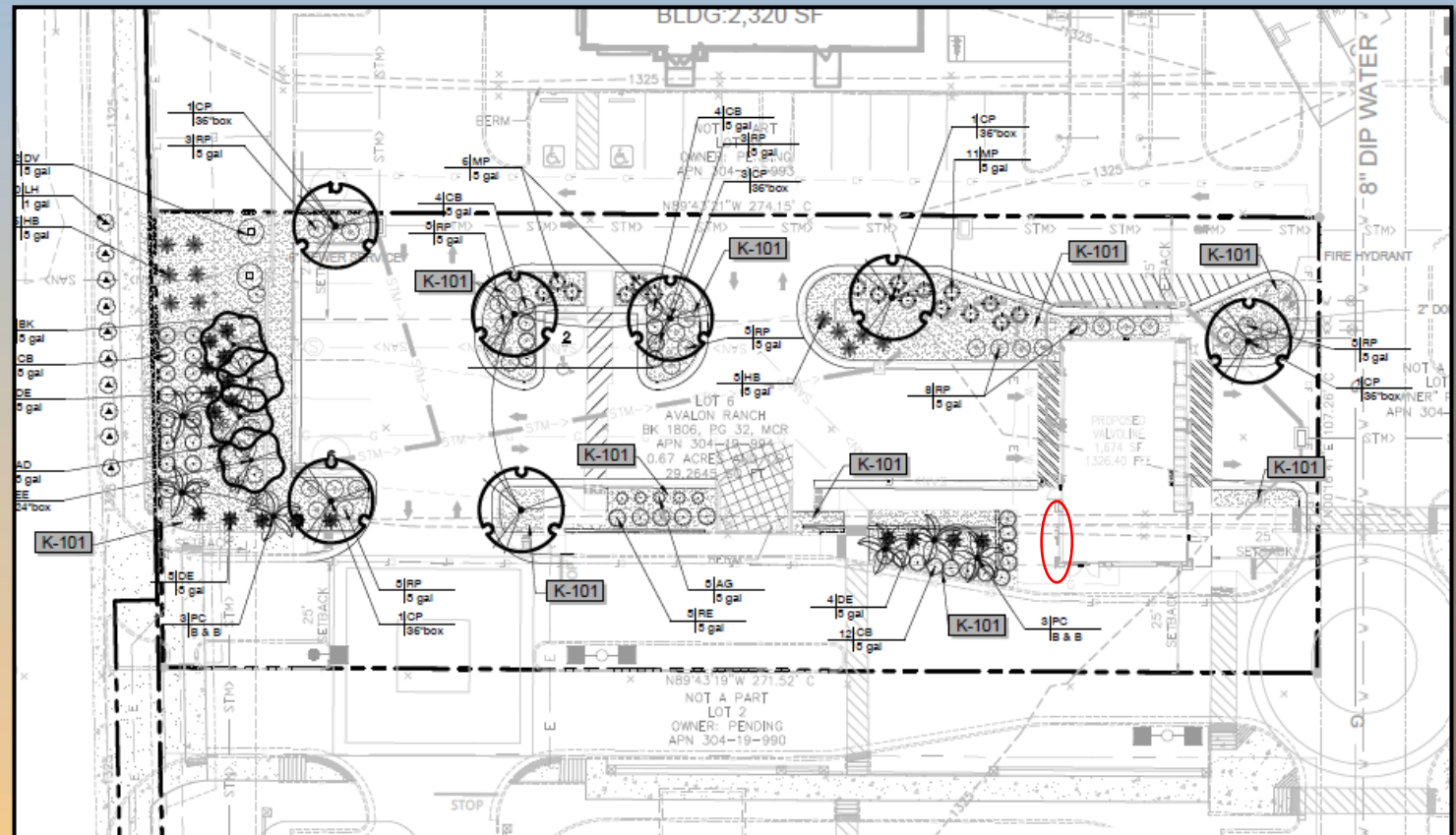




Landscape Plan

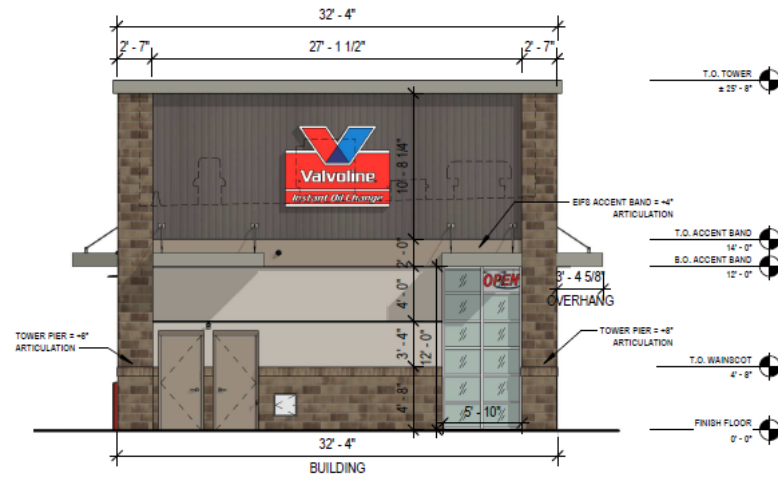
- Additional landscaping proposed in front of the west elevation to screen SES mechanical equipment

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
<u>SHRUBS</u>				
	AD	5	AGAVE DESMETIANA / SMOOTH AGAVE	5 GAL
	AG	5	AGAVE GEMINIFLORA / TWIN FLOWERED AGAVE	5 GAL
	BK	9	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL
	CB	36	CARISSA MACROCARPA 'BOXWOOD BEAUTY' / BOXWOOD BEAUTY NATAL PLUM	5 GAL
	DE	17	DASYLIRION LONGIFOLIUM / TOOTHLESS DESERT SPOON	5 GAL
	DV	2	DODONAEA VISCOZA 'GREEN' / GREEN HOPSEED BUSH	5 GAL
	HB	11	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	5 GAL
	LH	10	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL
	MP	17	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	5 GAL
	RP	31	RUELLIA PENNINSULARIS / WILD PETUNIA	5 GAL
	RE	5	RUSELLIA EQUSETIFORMIS / FIRECRACKER PLANT	5 GAL
ROCK SCHEDULE				
<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>		
	K-101	1/2" SCREENED DECOMPOSED GRANITE. EXPRESS CARMEL COLOR AT 2" DEPTH.		



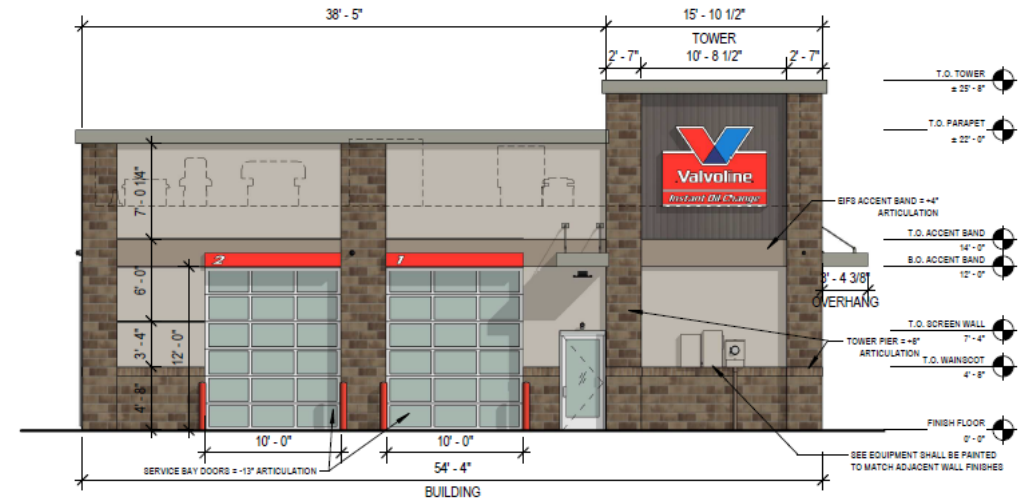


Building Elevations



1 EXTERIOR ELEVATION (SOUTH)
 Scale: 1/8" = 1'-0"

RIGHT ELEVATION		
FINISH MATERIAL	AREA OF MATERIAL	PERCENTAGE OF TOTAL FACADE
CMU WAINSCOT	188.3	28.2%
EIFS	176.4	26.4%
CANOPY	14.0	2.1%
METAL PANEL	290.3	43.3%
TOTAL	669.0	100.0%

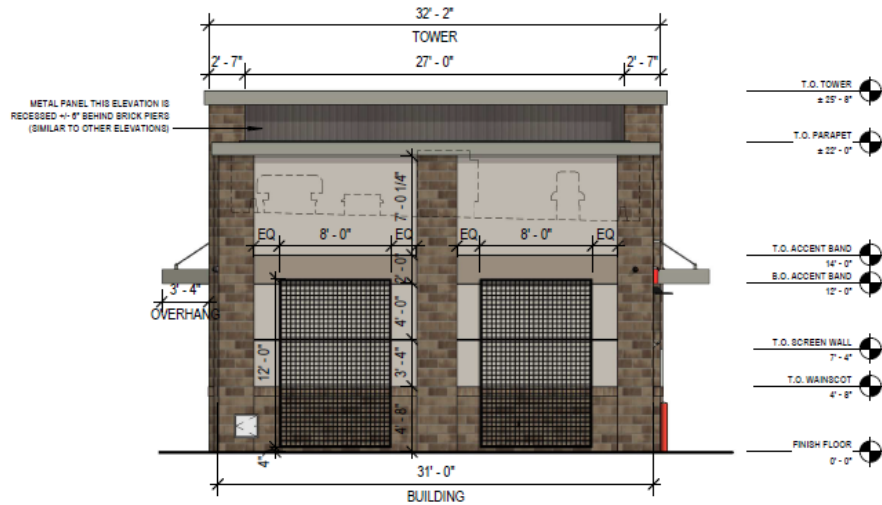


2 EXTERIOR ELEVATION (WEST)
 Scale: 1/8" = 1'-0"

REAR ELEVATION		
FINISH MATERIAL	AREA OF MATERIAL	PERCENTAGE OF TOTAL FACADE
CMU WAINSCOT	336.6	38.4%
EIFS	421.2	48.0%
CANOPY	3.9	0.5%
METAL PANEL	114.4	13.1%
TOTAL	876.1	100.0%



Building Elevations

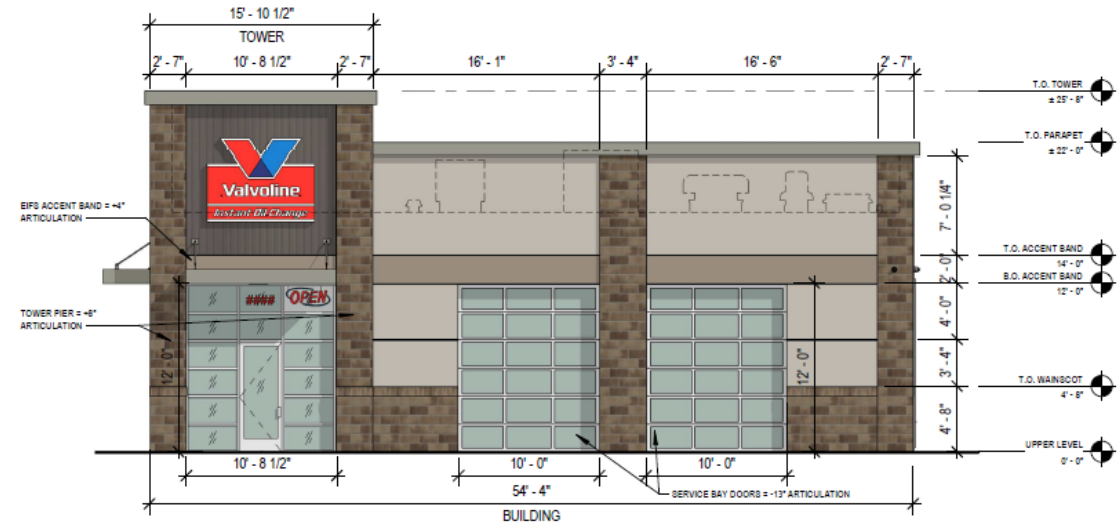


3

EXTERIOR ELEVATION (NORTH)

Scale: 1/8" = 1'-0"

LEFT ELEVATION		
FINISH MATERIAL	AREA OF MATERIAL	PERCENTAGE OF TOTAL FACADE
CMU WAINSCOT	284.3	37.5%
EIFS	374.3	49.3%
METAL PANEL	100.3	13.2%
TOTAL	758.9	100.0%



4

EXTERIOR ELEVATION (EAST)

Scale: 1/8" = 1'-0"

FRONT ELEVATION		
FINISH MATERIAL	AREA OF MATERIAL	PERCENTAGE OF TOTAL FACADE
CMU WAINSCOT	301.8	38.3%
EIFS	350.9	44.5%
CANOPY	10.7	1.4%
METAL PANEL	125.1	15.8%
TOTAL	788.5	100.0%



Renderings





Renderings





Colors and Materials



EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) PAINTED SHERWIN WILLIAMS COLOR (LIGHT): SW 7641 "COLONNADE GRAY" COLOR (ACCENT): SW 7604 "KEYSTONE GRAY"	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
CMU VAINSCOT:	SPEC BRICK "GARDNER BLEND" (4"D x 16"L x 8"H CMU)	METAL CANOPY:	AINEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "SILVER"	H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS 866-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-300 SHER-CYRL HPA. COLOR SHALL BE SW-7604 "KEYSTONE GRAY". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
FAUX SOLDIER COURSE CAP:	SPEC BRICK "GARDNER BLEND" (CUT TO 4"D x 4"L x 8"H CMU)	COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	ROOF SCUPPERS & DOWNSPOUTS:	DIMENSIONAL METALS, INC. - "BEIGE"	ACCESS PANEL:	STAINLESS STEEL



Project No: 20240591.0



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



DRB25-00530

CV Germann Industrial Park



Request

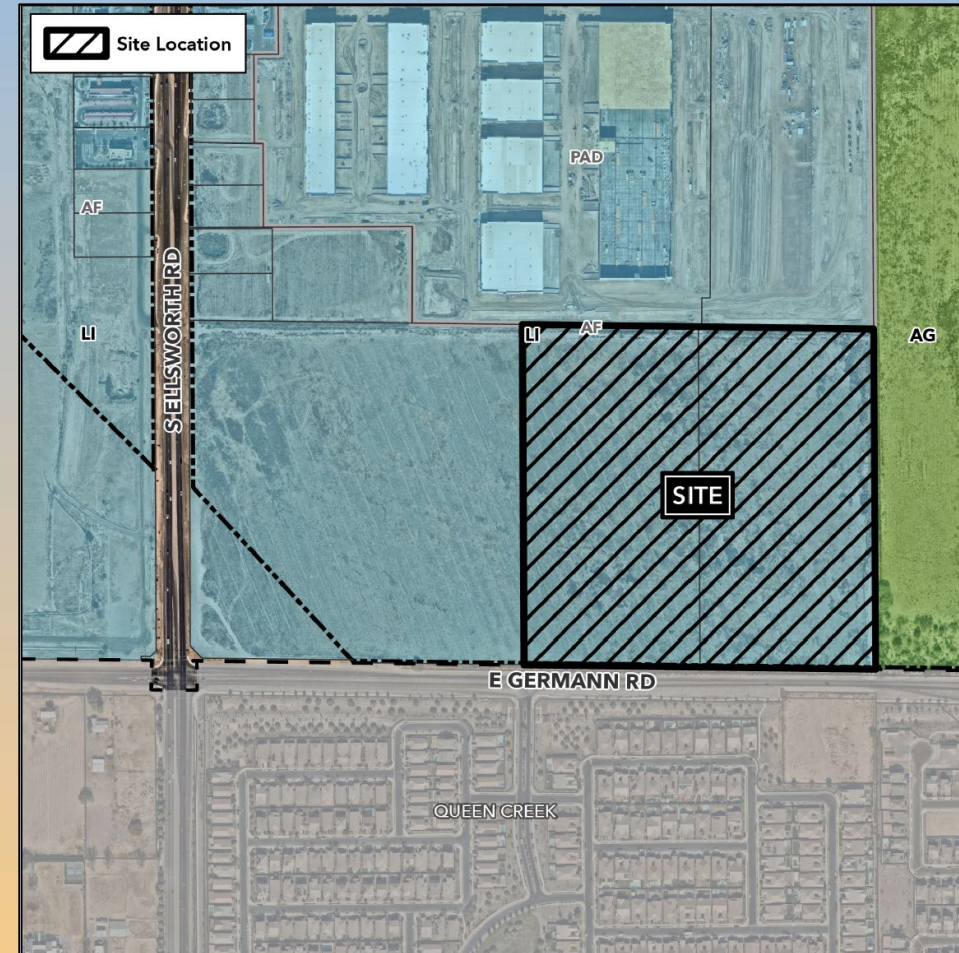
- Design Review
- Previously Approved Design Review, approval expired in September 2024, Administrative design change approved June 2023, Expired September 2024





Location

- Located on the north side of Germann Road
- East of Ellsworth Road





Site Photo

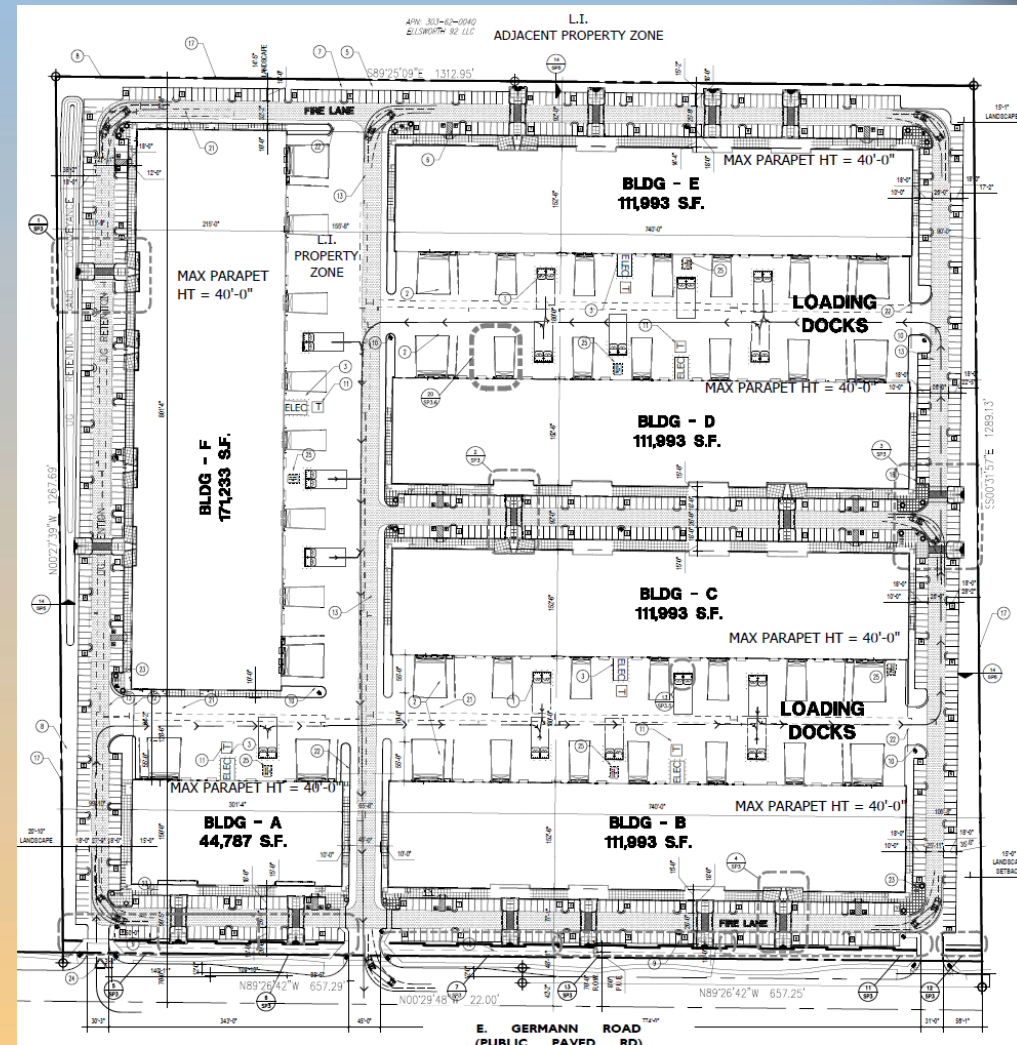


Looking north from Germann Road



Site Plan

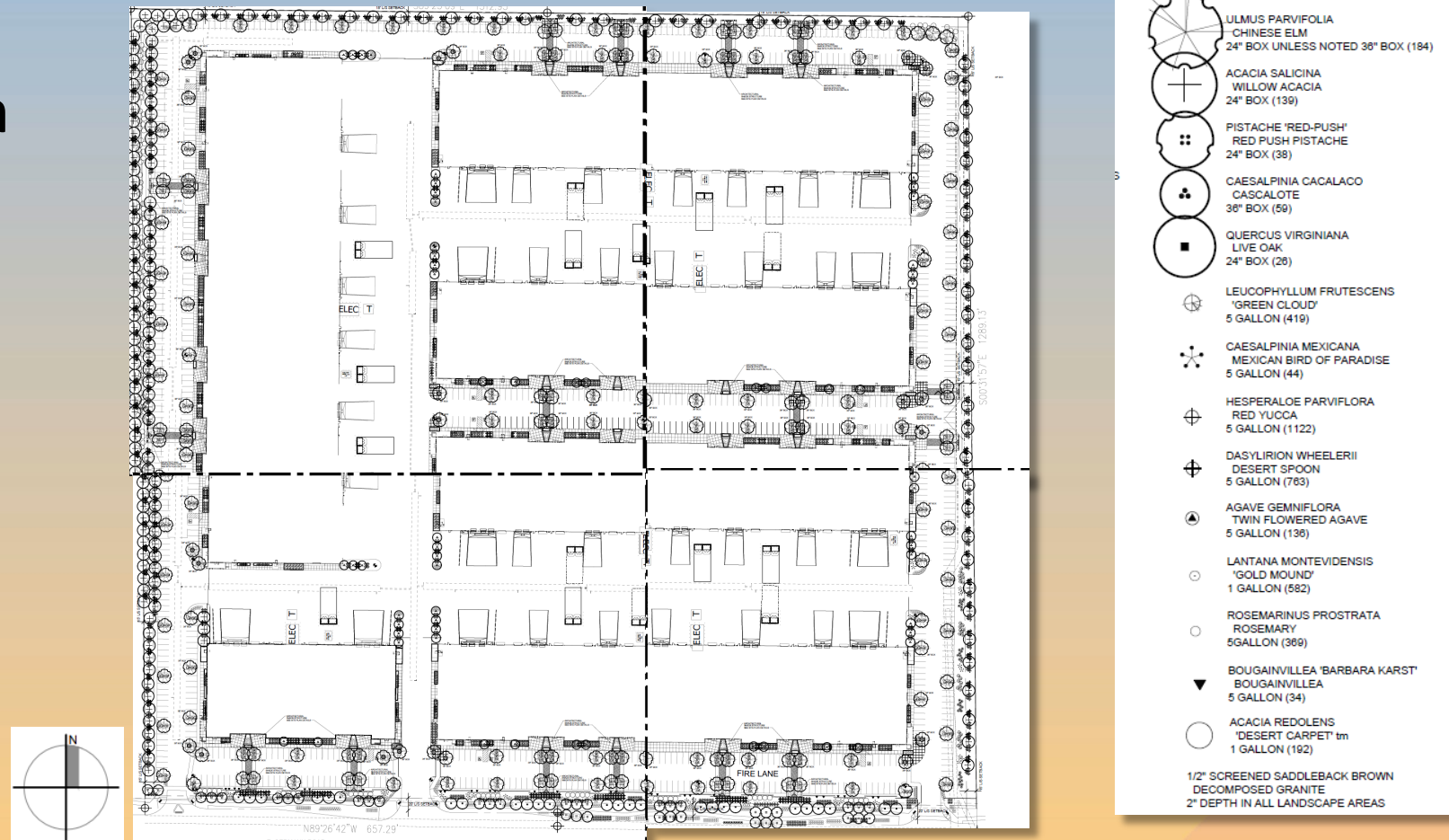
- No changes proposed from the Site Plan approved with Case No. ZON22-00437





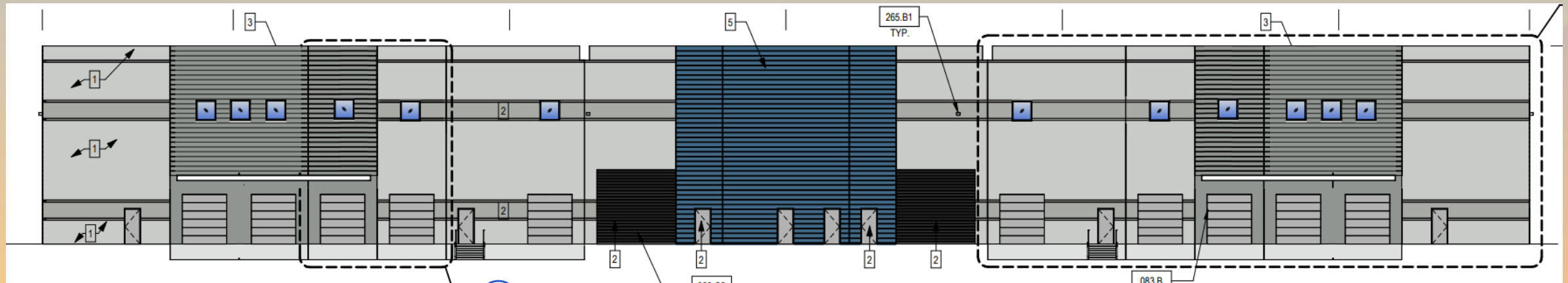
Landscape Plan

- No change from Landscape Plan approved with ZON22-00437





Building Elevations – Building A



Elevations presented include DRB22-00433 approved and ADM23-00243 amended



Building Elevations – Building A



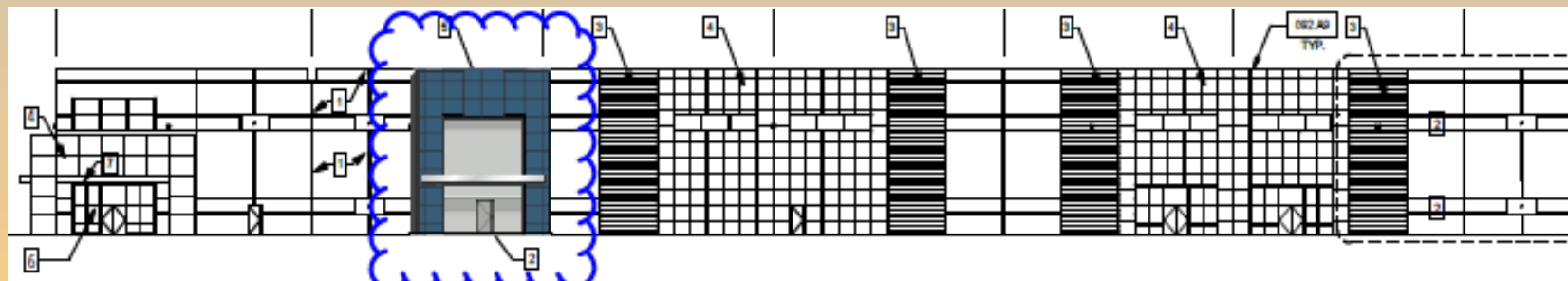
DRB22-00433 Approved Plan, no changes with ADM23-00243



Building Elevations – Buildings B, C, D, E



DRB22-00433 Approved Elevations



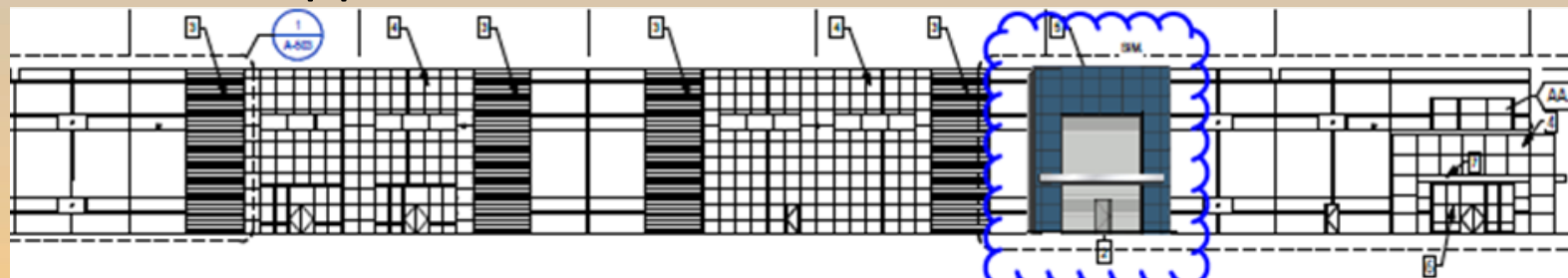
ADM23-00243 Approved Elevations



Building Elevations – Buildings B, C, D, E



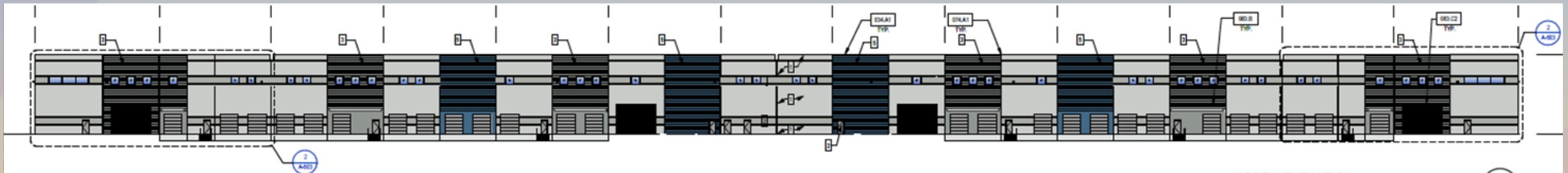
DRB22-00433 Approved Elevations



ADM23-00243 Approved Elevations



Building Elevations – Buildings B, C, D, E



ADM23-00243 Approved Elevations



Building Elevations – Buildings B, C, D, E



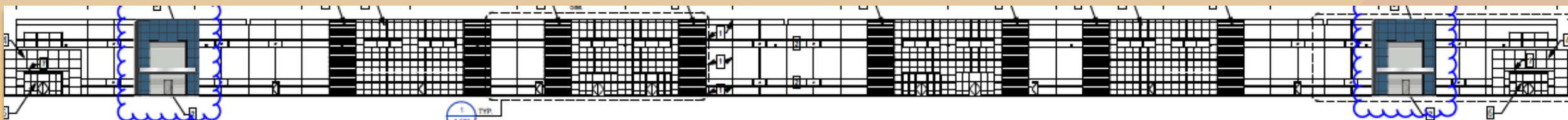
DRB22-00433
Approved Plan,
no changes with
ADM23-00243



Building Elevations – Building F



DRB22-00433 Approved Plans



ADM23-00243 Approved Plan Changes



Building Elevations – Building F



ADM23-00243 Approved Plan Changes



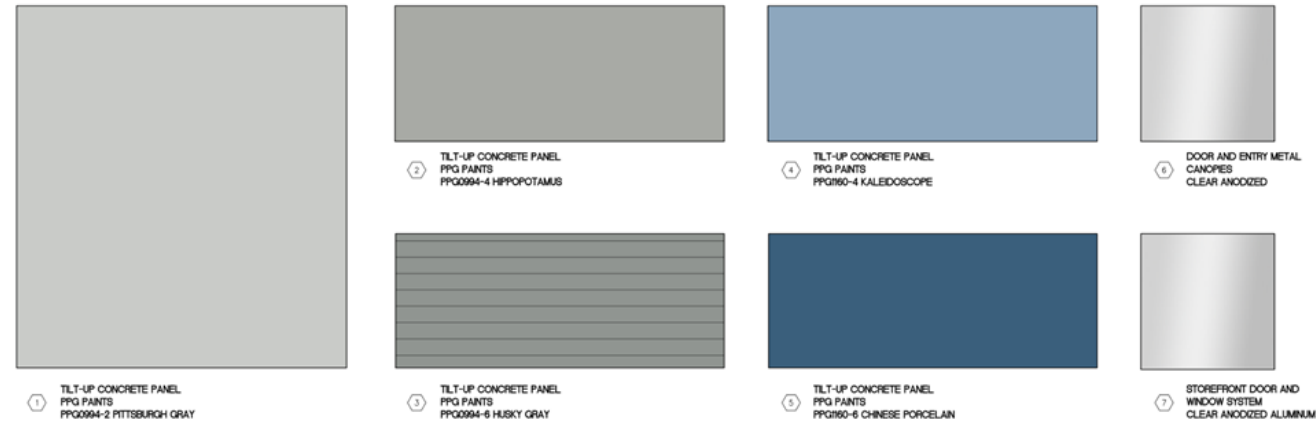
Building Elevations – Building F



DRB22-00433 Approved Plans, no changes with ADM23-00243



Colors and Materials



1 MATERIAL + COLOR BOARD - GERMANN INDUSTRIAL PARK
SCALE: NONE



Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1085 W. RIO SALADO PKWY., SUITE 200 TEMPE, AZ 85281

ADD A1421
No. DATE: REVISIONS

MB-1

DATE: 05/09/2022



Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.
- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback