



DESIGN REVIEW BOARD MEETING MINUTES

April 14, 2026

The Board Name of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on April 14, 2026, at 4:30 p.m.

BOARD PRESENT

Dane Astle, Chairperson
Ryan Circello, Vice Chairperson
Boardmember Denise Dunlop
Boardmember Shelly Udall

BOARD ABSENT

Boardmember David Winstanley
Boardmember Megan Neal

STAFF PRESENT

Mallory Ress
Chloe Durfee Daniel
Emily Johnson
Jennifer Merrill

1. Chairperson Dane Astle conducted a roll call.
2. Approval of minutes of previous meetings as written.

Minutes from the Design Review meetings held on March 10, 2026.

It was moved by Vice Chairperson Circello, seconded by Boardmember Udall, that the March 10, 2026 minutes be approved.

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Udall
NAYS – None
ABSENT – Winstanley – Neal

Chairperson Astle declared the motion carried unanimously by those present.

3. Take action on the following Design Review cases:

3-a. **DRB25-00993.** "New Life Fellowship Hall Building," 0.6± acres located approximately 1,770± feet east of the northeast corner of West Broadway Road and South Dobson Road. Design Review approval to allow for an approximately 6,421± square foot Place of Worship. **(District 3)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

The Board approved DRB25-00993 with the following conditions:

1. Compliance with the elevations and landscape plan as submitted.
2. Compliance with all requirements of Case No. ZON25-00578.
3. Compliance with all applicable City development codes and regulations.

4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Provide a 4-foot depth return for all framed parapets.
6. Raise the proposed canopy a minimum of 5 feet and match the columns and ceiling to the canopy fascia color.

It was moved by Vice Chairperson Circello, seconded by Boardmember Udall, that case DRB25-00993 be approved.

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Udall
NAYS – None
ABSENT – Winstanley – Neal

Chairperson Astle declared the motion carried unanimously by those present.

3-b. **DRB26-00045.** "Kaltech Addition," 1.7± acres located at 7307 South 89th Place. Site Plan Modification and Design Review approval to allow for an approximately 4,920 square foot office and warehouse addition. **(District 6)**

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

The Board approved DRB26-00045 with the following conditions:

1. Compliance with the site plan, landscape plan, and elevations submitted with this request.
2. Compliance with all requirements of Case No. Z05-090 and DR07-057 except as modified by this request.
3. Prior to the issuance of any building permit, obtain approval of a lot combination for Lots 20 and 21 of the Gateway Airport Commerce Park subdivision.
4. Compliance with all applicable City development codes and regulations.
5. The addition of any signage on the site will require review and approval of a separate permit per Section 11-47-3 of the MZO.
6. Ensure that all walkways and parking areas are kept clear of Palo Brea and other thorny species.

It was moved by Chairperson Astle, seconded by Vice Chairperson Circello, that case DRB26-00045 be approved.

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Udall
NAYS – None
ABSENT – Winstanley – Neal

Chairperson Astle declared the motion carried unanimously by those present.

4. Discussion Items:

- 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 presented the case.
See attached presentation.

The following citizen addressed the Board in opposition to case number DRB21-00065:

- Janet Cote, a Mesa resident
- Kay Hunsaker, a Mesa resident
- Mark Hunsaker, a Mesa resident
- Rich Ruskin, a Mesa resident
- Wendy Wise, a Mesa resident

The above speakers offered a series of comments in opposition to the case number DRB21-00065 including, but not limited to the following:

- Incompatibility with surrounding development:
 - Three-story buildings are very tall for the area
 - Proposed architectural design is not compatible with custom homes
- Trees will not offer sufficient screening (from neighbors on the other side of the canal)
- Proposed garage doors do not fit with the proposed traditional architecture
- Dislike for:
 - Shutter-like elements, and L-shaped features adjacent to second story windows
 - Hodgepodge of window sizes

The following citizens submitted a comment card in opposition to case number DRB21-00065, but did not wish to speak:

- Tom Leper, a Mesa resident

Staff planner Jennifer Merrill summarized the case:

- The second story of the two-story units needs additional architectural interest/articulation:
 - Break up the roofline more
 - Provide an off-set of the units (shift forward/back a couple of feet)
 - Stucco reveals need to be prominent
- The landscape plan needs corrections:
 - Quantities are incorrect
 - Locations of trees and shrubs need refinement, in relation to sidewalks, buildings, etc.
- Suggestion to swap the two plum trees at the entry with an orchid tree or something else.
- Garage door color could be more brown to provide more distinction/contrast from the adjacent wall.
- Swap the asphalt shingles for architectural shingles or another thicker material for the roof.

- 4-b. **DRB25-00910.** "RV Service Building," 5.8± acres located at 2038 North Country Club Drive. Design Review to allow for an approximately 7,975 square foot expansion of an existing Automobile/Vehicle Sales facility. **(District 3)**

Continued to May 12, 2026, Design Review Board Meeting

- 4-c. **DRB25-00972.** "Brakes Plus Mesa," 0.9± acres located approximately 500± feet north of the northwest corner of South Ellsworth Road and East Elliott Road. Design Review to allow for the development of an approximately 4,897 square foot Minor Automobile/Vehicle Service facility. **(District 6)**

Staff planner Emily Johnson presented the case.
See attached presentation.

Staff planner Emily Johnson summarized the case:

- Canopies should have less turn buckles and raise the entry and wainscotting.
- Cantilever the canopies if possible but reduce the number of turn buckles. Potentially two per bay door.
- Lift the canopy over the front element possibly to the height of the turn buckles to give more prominence to that volume. The canopy could be thicker or higher at the building entry.
- The height of the wainscotting seems off but should keep the same language as the rest of the approved development.
- Block depth should be four -inch for the wainscotting to follow the detail of the rest of the development.
- Wainscotting should at least be flush with or slightly thicker than the stucco above it (one-inch).
- Confirm that the wood material and the rest of the color scheme is consistent with the approved development.
- Take some queues from the turn buckles on the approved buildings.

- 4-d. **DRB25-00985.** "Quick Quack Car Wash," 1.3± acres located approximately 1475± feet east of the northeast corner of North Greenfield Road and East McKellips Road. Design Review to allow for a new Automobile/Vehicle Washing facility. **(District 2)**

Staff planner Mallory Ress presented the case.
See attached presentation.

Staff planner Mallory Ress summarized the case:

- Generally, the renderings show lush plantings with an abundance of shrubbery while the landscape plan does not. Update the landscape plan to provide additional shrubs, especially on the west side of the vacuum stalls.
- Consider a different plant to replace the Pink Muhly Grass.
- Consider different trees species for the Bottle Tree and the Jacaranda. Possible replacements include Chilopsis and Eucalyptus Papuana.

- Do not use the Purple Fountain Grass as it is invasive. Replace with another Muhlenbergia grass.
- Consider an alternative for the African Sumac such as Tipu.

5. Staff update.
No update.

6. Adjourn.

Without objection, the Design Review Board adjourned at 6:46 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Design Review Board meeting of the City of Mesa, Arizona, held on 14th day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DANE ASTLE, CHAIRPERSON



DRB25-00993

New Life Fellowship Hall Building

Chloe Durfee Daniel, Planner II

April 14, 2026



Request

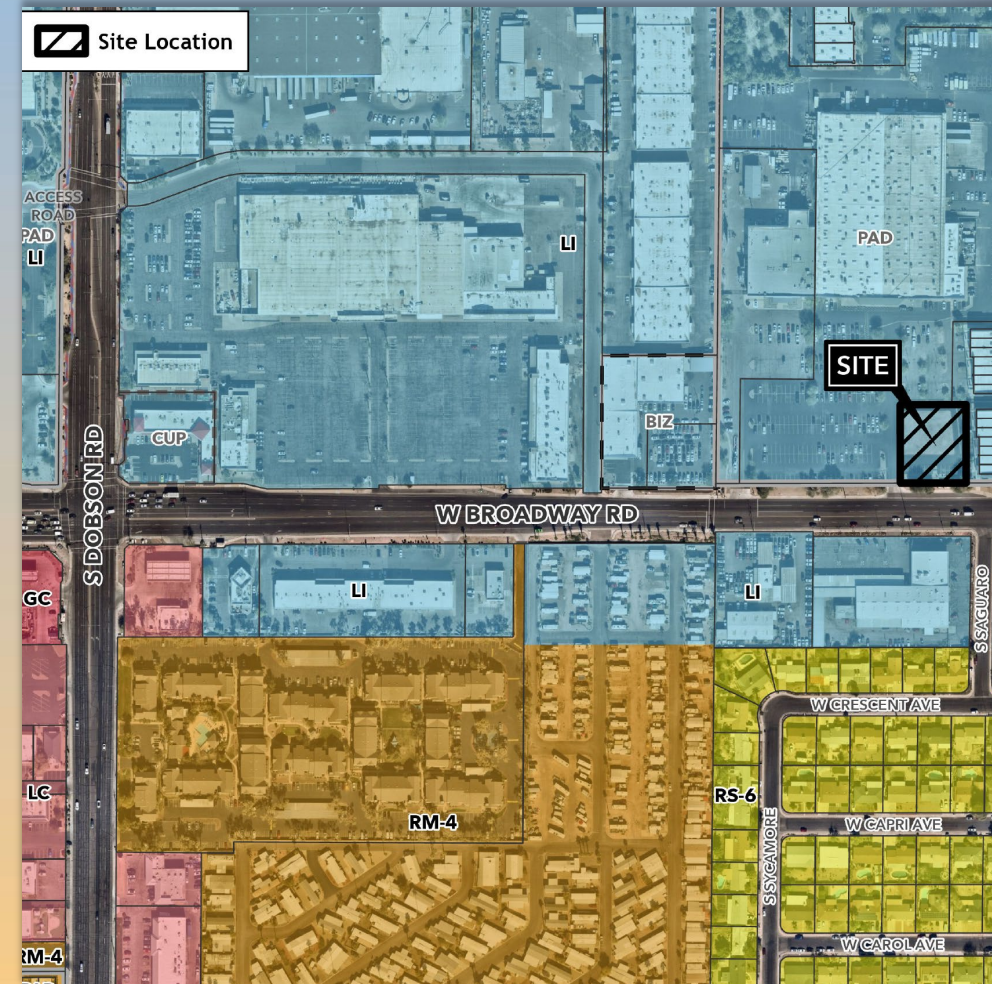
- Design Review
- Place of Worship





Location

- North side of Broadway Road
- East of Dobson Road





Site Photo

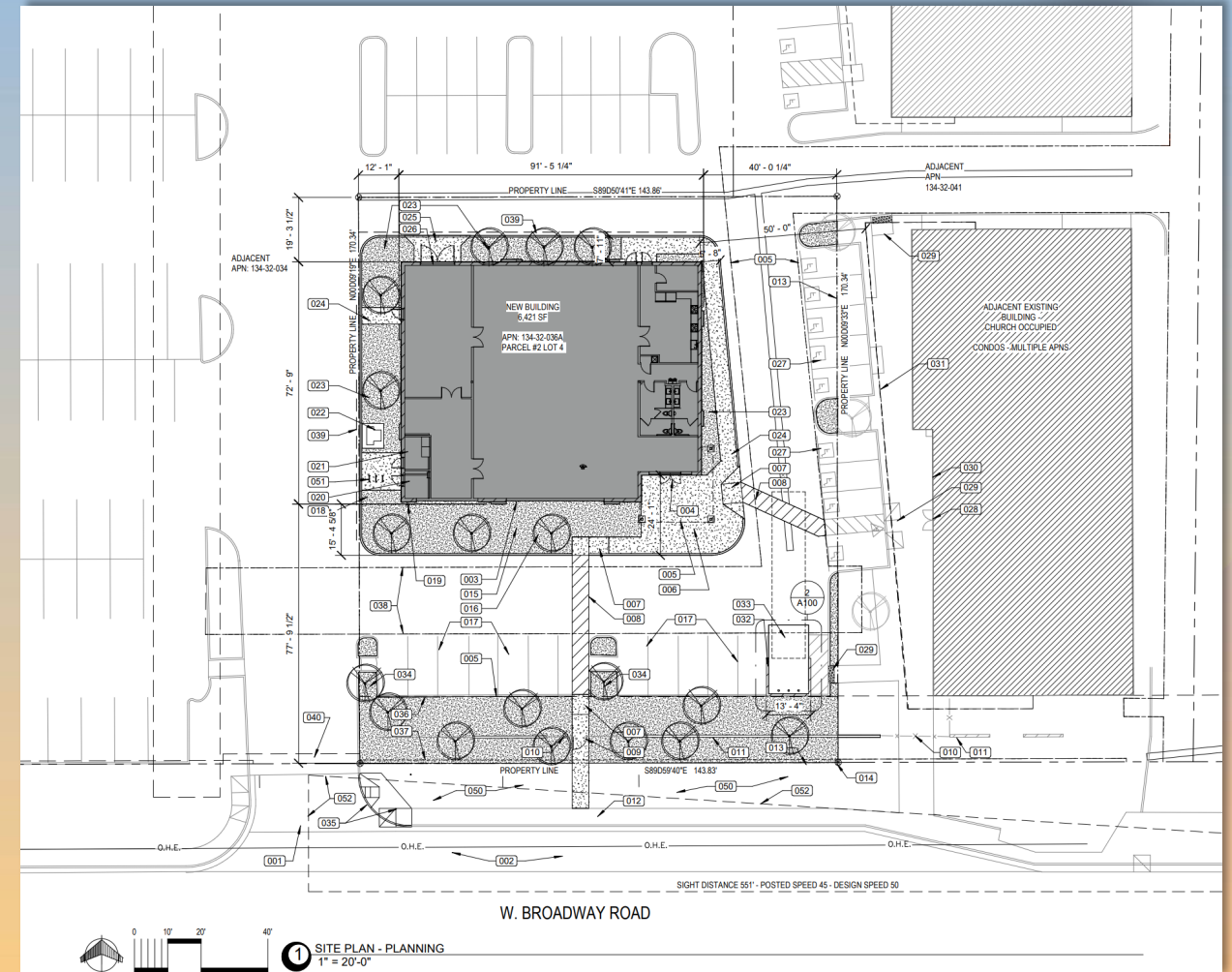


Looking north from Broadway Road



Site Plan

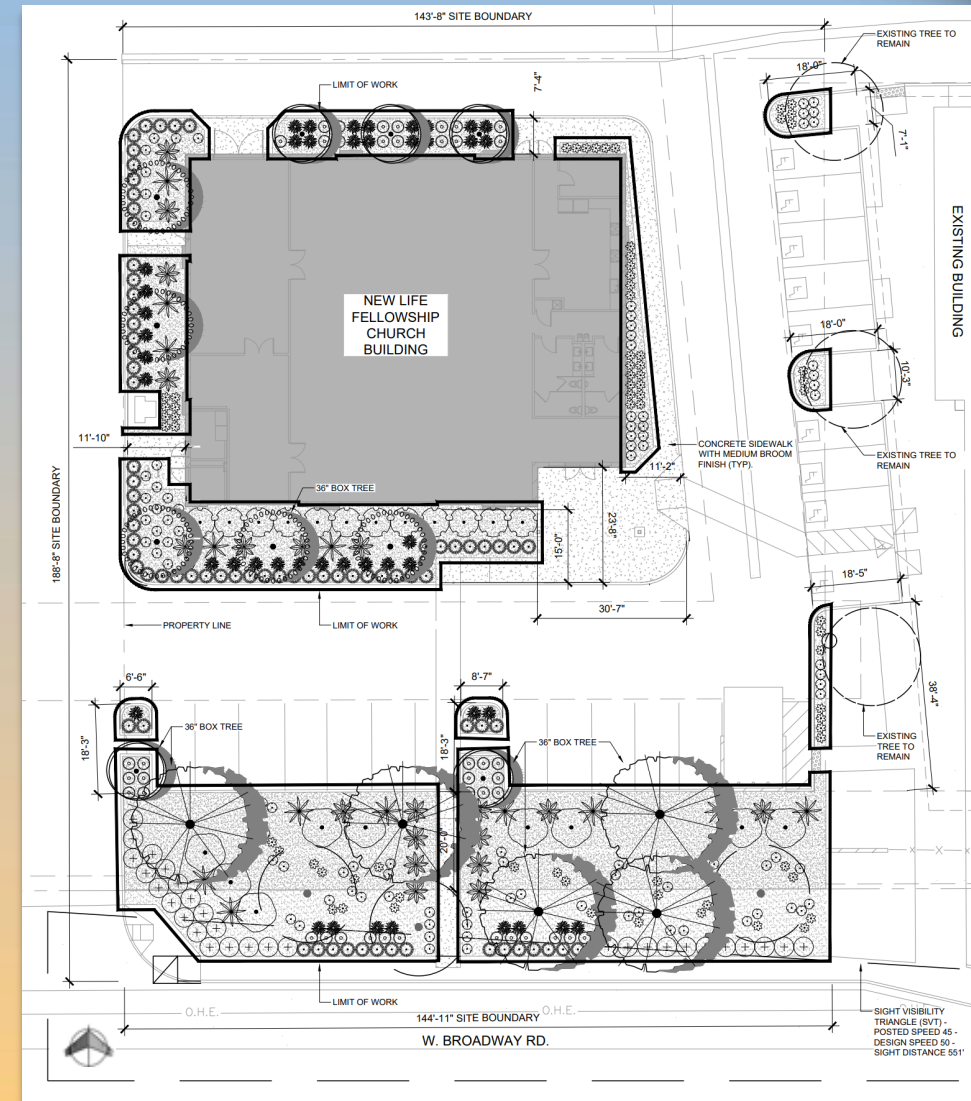
- 6,421 sq. ft. building
- Parking spaces shared with group industrial development
- Access from Broadway Road from the southwest through shared drive





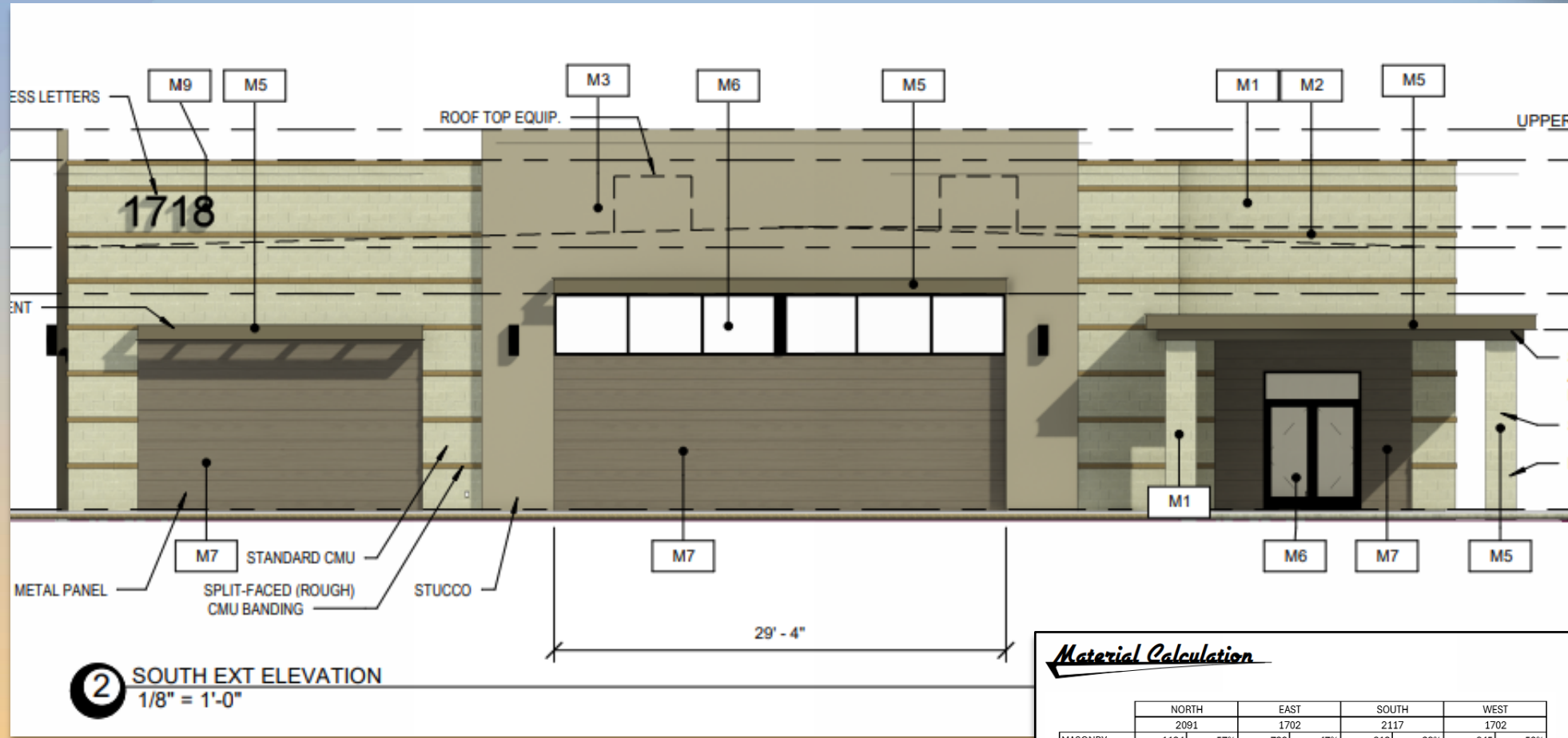
Landscape Plan

| PLANT SCHEDULE | | | | | |
|------------------------------------|----------|---|----------------------------|----------|--------------|
| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | CAL | REMARKS |
| TREES | | | | | |
| | 5 | Acacia aneura Mulga | (3) 24" box (2) 36" box | Cal 1.0" | 25 s.f. each |
| | 5 | Chilopsis linearis Desert Willow | (4) 24" box (1) 36" box | Cal 1.0" | 25 s.f. each |
| | 3 | Existing Mesquite Tree | - | | 50 s.f. each |
| | 5 | Prosopis glandulosa "Thornless AZT" Thornless Honey Mesquite | 36" box Multi-trunk | Cal 2.0" | 50 s.f. each |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE | REMARKS | |
| SHRUBS | | | | | |
| | 19 | Bougainvillea x "Torch Glow" Torch Glow Bush Bougainvillea | 5 gal | Can Full | 50 s.f. each |
| | 9 | Caesalpinia pulcherrima Red Bird Of Paradise | 5 gal | Can Full | 50 s.f. each |
| | 12 | Tecoma x "Sparky" Sparky Yellow Bells | 15 gal | | 50 s.f. each |
| ACCENTS | | | | | |
| | 97 | Euphorbia rigida Gopher Plant | 5 gal | Can Full | 10 s.f. each |
| | 13 | Hesperaloe funifera Giant Hesperaloe | 5 gal | Can Full | 25 s.f. each |
| | 44 | Hesperaloe parviflora Red Yucca | 5 gal | Can Full | 25 s.f. each |
| | 78 | Muhlenbergia capillaris "Lenca" Regal Mist® Pink Muhly Grass | 5 gal | | 10 s.f. each |
| GROUNDCOVERS AND PERENNIALS | | | | | |
| | 41 | Convolvulus cneorum Bush Morning Glory | 1 gal | Can Full | 5 s.f. each |
| | 30 | Lantana camara "New Gold" New Gold Lantana | 1 gal | Can Full | 25 s.f. each |
| | 72 | Ruellia brittoniana "Katie" Katie's Ruellia | 1 gal | Can Full | 25 s.f. each |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | TYPE/SIZE | REMARKS | |
| | 7,139 sf | Palo Verde Brown Granite | 1/2" Screened | 2" Deep | |
| MISCELLANEOUS | | | | | |





Elevations

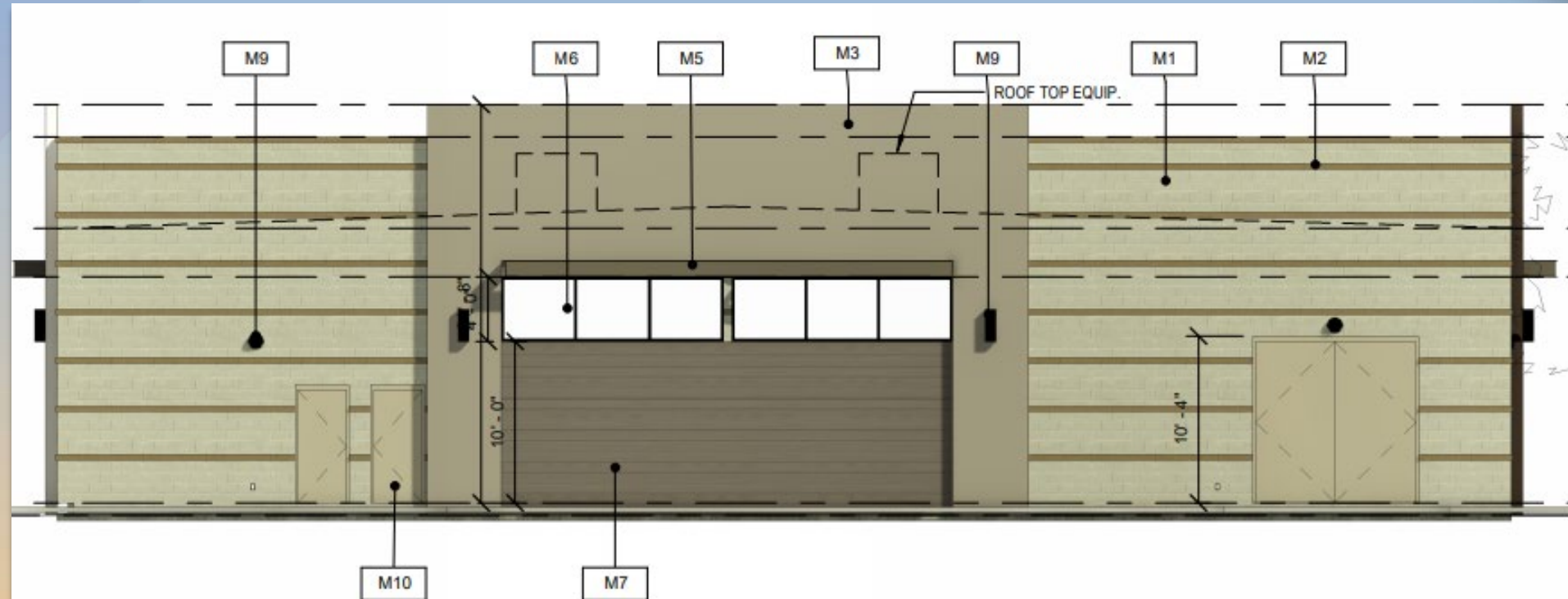


Material Calculation

| | NORTH | | EAST | | SOUTH | | WEST | |
|-------------|-------|------|------|------|-------|------|------|------|
| | 2091 | 1702 | 1702 | 1702 | 2117 | 1702 | 1702 | 1702 |
| MASONRY | 1194 | 57% | 796 | 47% | 813 | 38% | 845 | 50% |
| STUCCO | 508 | 24% | 475 | 28% | 514 | 24% | 475 | 28% |
| METAL PANEL | 411 | 20% | 371 | 22% | 761 | 36% | 357 | 21% |
| AWNING | 28 | 1% | 25 | 1% | 29 | 1% | 25 | 1% |



Elevations



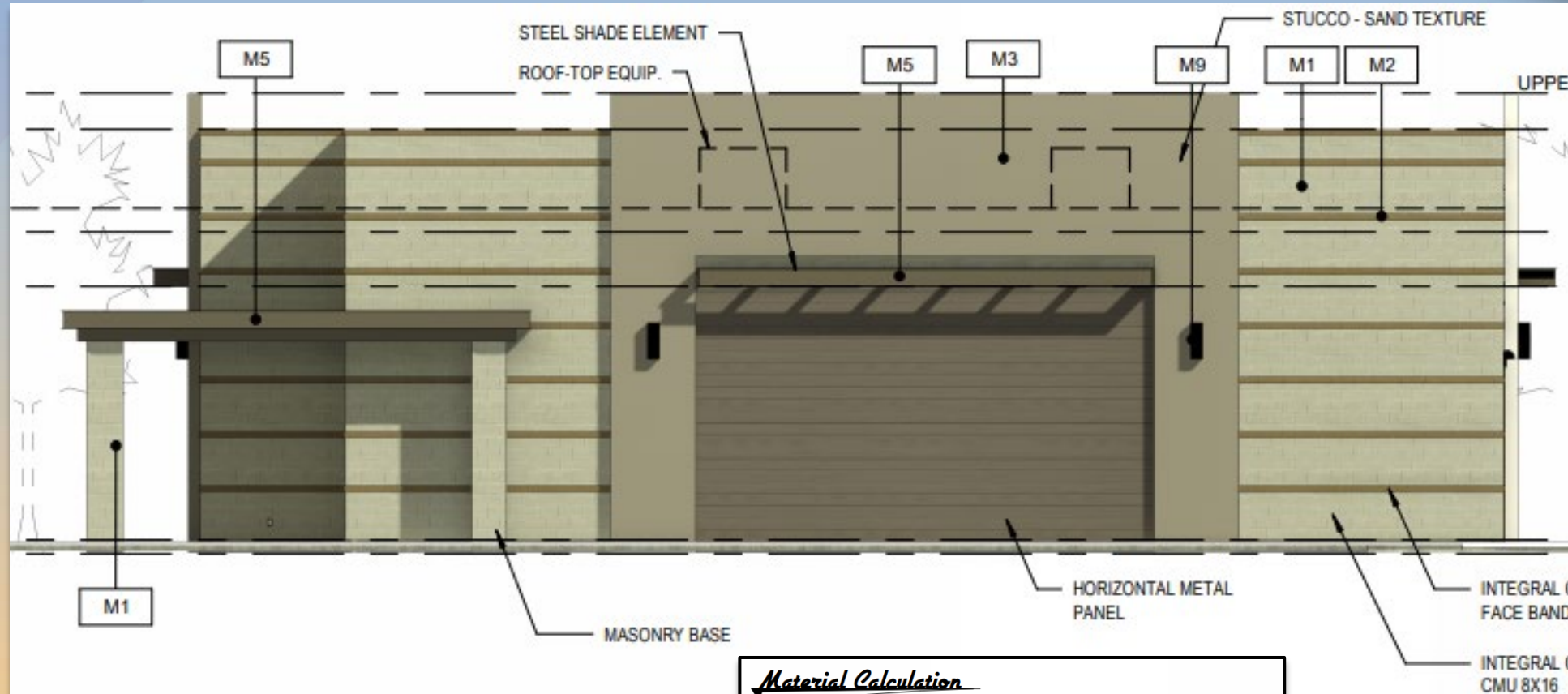
4 NORTH EXT ELEVATION
1/8" = 1'-0"

Material Calculation

| | NORTH | | EAST | | SOUTH | | WEST | |
|-------------|-------|-----|------|-----|-------|-----|------|-----|
| | 2091 | | 1702 | | 2117 | | 1702 | |
| MASONRY | 1194 | 57% | 796 | 47% | 813 | 38% | 845 | 50% |
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| METAL PANEL | 411 | 20% | 371 | 22% | 761 | 36% | 357 | 21% |
| AWNING | 28 | 1% | 25 | 1% | 29 | 1% | 25 | 1% |



Elevations



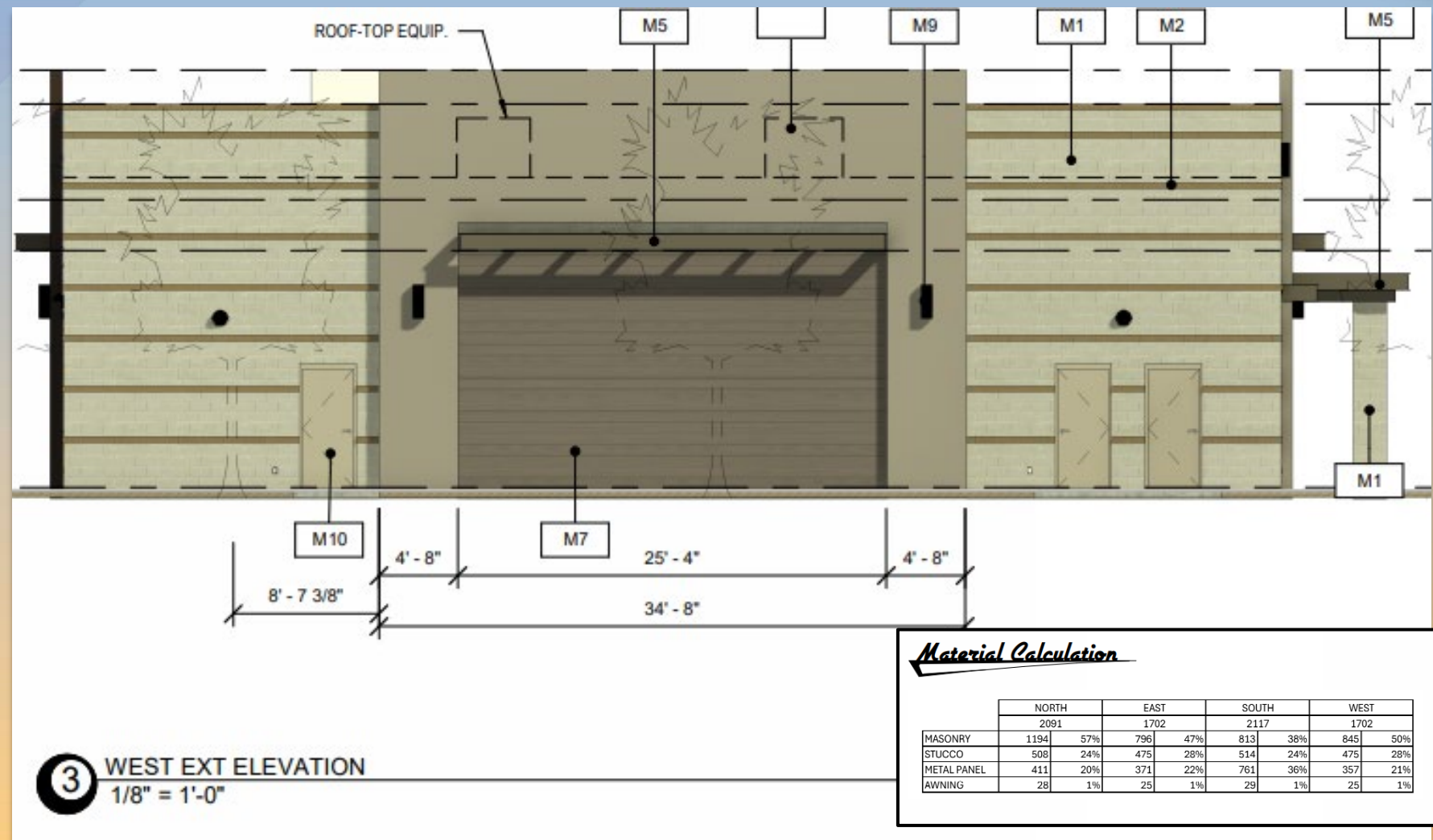
1 EAST EXT ELEVATION
1/8" = 1'-0"

Material Calculation

| | NORTH | EAST | SOUTH | WEST |
|-------------|-------|------|-------|------|
| | 2091 | 1702 | 2117 | 1702 |
| MASONRY | 1194 | 796 | 813 | 845 |
| STUCCO | 508 | 475 | 514 | 475 |
| METAL PANEL | 411 | 371 | 761 | 357 |
| AWNING | 28 | 25 | 29 | 25 |
| | 57% | 47% | 38% | 50% |
| | 24% | 28% | 24% | 28% |
| | 20% | 22% | 36% | 21% |
| | 1% | 1% | 1% | 1% |



Elevations





Renderings





Renderings



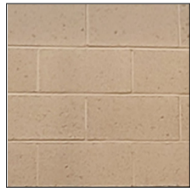


Renderings





Colors and Materials



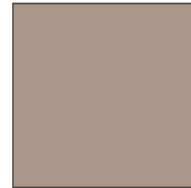
MATERIAL M1
BROWN STANDARD FINISH CMU - 16X8
RUNNING BOND

ECHELON (OLDCASTLE) "PEBBLE" COLOR



MATERIAL M2
BROWN-GRAY SPLIT FACED CMU
16X8 - ACCENT SINGLE ROW

ECHELON (OLDCASTLE) "GRAY" COLOR

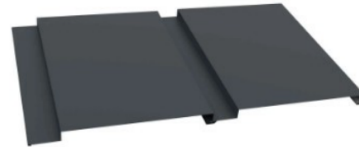


MATERIAL M7
METAL PANEL - CONCEALED FASTENER
16" WITH 1" REVEAL - HORIZONTAL

COLOR TO

ACCENT METAL WALLS

PANEL EXAMPLE BELOW



MATERIAL M3
STUCCO - SAND FINISH

SHERWIN WILLIAMS SW7052
"GRAY AREA"

ACCENT WALLS



MATERIAL M4
STUCCO - SAND FINISH

SHERWIN WILLIAMS SW7049
"NUANCE"

ENTRY SOFFIT



MATERIAL M8
POURED IN PLACE CONCRETE

STANDARD GRAY CONCRETE

SIDEWALKS AND CURBS



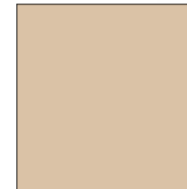
MATERIAL M9
BLACK ANODIZED ACCESSORIES
AND FIXTURES



MATERIAL M5
PAINT - EXTERIOR SEMI-GLOSS

SHERWIN WILLIAMS SW7052
"GRAY AREA"

EXTERIOR METALS



MATERIAL M10
PAINT - EXTERIOR SEMI-GLOSS

SHERWIN WILLIAMS SW0036
"BUCKRAM BINDING"

EXTERIOR STEEL DOORS



MATERIAL M6
BLACK ANODIZED FRAMES WITH
VITRO SOLARGRAY 1" INSULATED
GLAZING

WINDOWS AND GLAZED DOORS
EXTERIOR LIGHTS TO BE BLACK ANODIZED



Alternative Compliance

- ✓ No more than 50% of the total façade may be covered with one (1) single material.



Findings

Staff is seeking your review and decision on the following:

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

Staff recommends Approval with Conditions



DRB26-00045

Kaltech Addition

Emily Johnson, Planner II

April 14, 2026



Request

- Major Site Plan Modification
- Design Review
- Office/Warehouse Addition





Site Photo

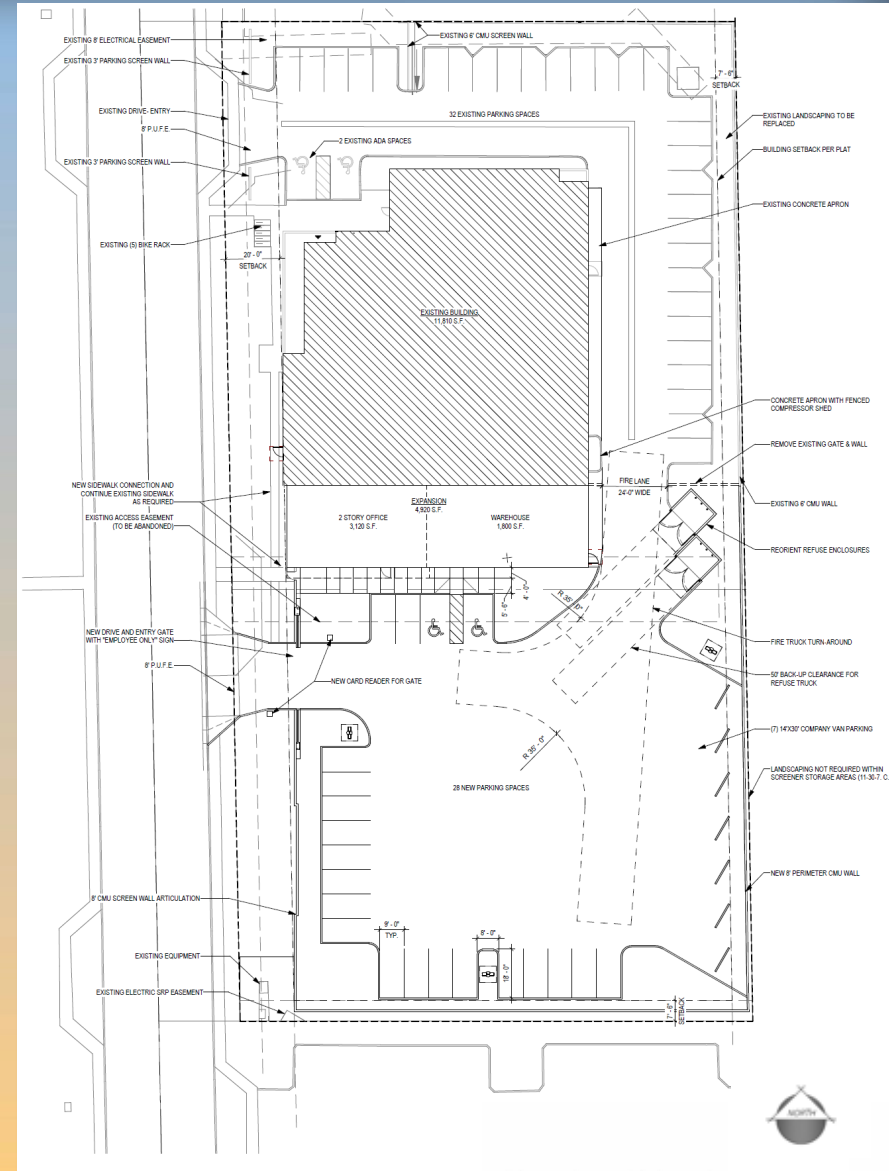


Looking east from 89th Place



Site Plan

- Two-story
4,920 SF
Office and Warehouse addition
- Primary access
Two drives at 89th Place
- Parking
Required: 43
Provided: 53





Landscape Plan

PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME | | | |
|--------|-----------------|---------------|------|-----|
| TREES | COMMON NAME | MATURE CANOPY | SIZE | QTY |

| | | | | |
|--|---|----------|---------|----|
| | Acacia aneura Mulga | 15' dia. | 24" Box | 22 |
| | Caesalpinia cacalaco Cascalote 'Smoothie' | 18' dia. | 24" Box | 18 |
| | Chitalpa tashkentensis Chitalpa | 25' dia. | 36" Box | 6 |
| | Parkinsonia praecox Palo Brea | 25' dia. | 24" Box | 3 |
| | Prosopis hybrid 'Phoenix' Thornless Mesquite | 30' dia. | 24" Box | 9 |

| SHRUBS/ACCENTS | COMMON NAME | SIZE |
|----------------|-------------|------|
|----------------|-------------|------|

| | | |
|-------------------------------------|----------------|-------|
| Agave desmettiana | Smooth Agave | 5 Gal |
| Aloe hybrid 'Blue Elf' | Blue Elf Aloe | 5 Gal |
| Dasyliroon wheeleri | Desert Spoon | 5 Gal |
| Leucophyllum langmaniae 'Rio Bravo' | Rio Bravo Sage | 5 Gal |
| Muhlenbergia rigida 'Nashville' | Purple Muhly | 5 Gal |
| Muhlenbergia rigens | Deer Grass | 5 Gal |
| Russelia equisetiformis | Coral Fountain | 5 Gal |
| Simmondsia chinensis 'Vista' | Compact Jojoba | 5 Gal |

| GROUNDCOVERS | COMMON NAME | SIZE |
|--------------|-------------|------|
|--------------|-------------|------|

| | | |
|--|--------------------|-------|
| Convolvulus cneorum | Bush Morning Glory | 1 Gal |
| Eremophila prostrata 'Outback Sunrise' | Outback Sunrise | 1 Gal |
| Lantana x 'New Gold' | New Gold Lantana | 1 Gal |

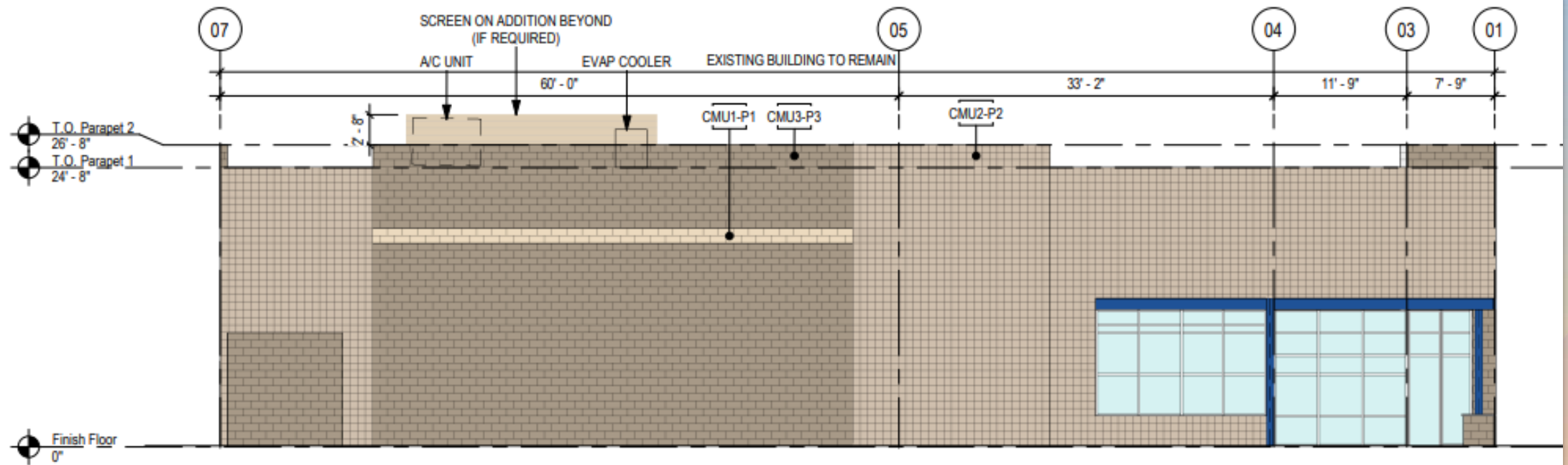
| MATERIALS | SIZE | QTY |
|-----------|------|-----|
|-----------|------|-----|

| | | | |
|--|---|--------------------------------|-------------|
| | "AZ Brown" Decomposed Granite with Shrub Plantings | 1/2" Screened 2" Depth Min. | 17,813 S.F. |
|--|---|--------------------------------|-------------|





Elevations

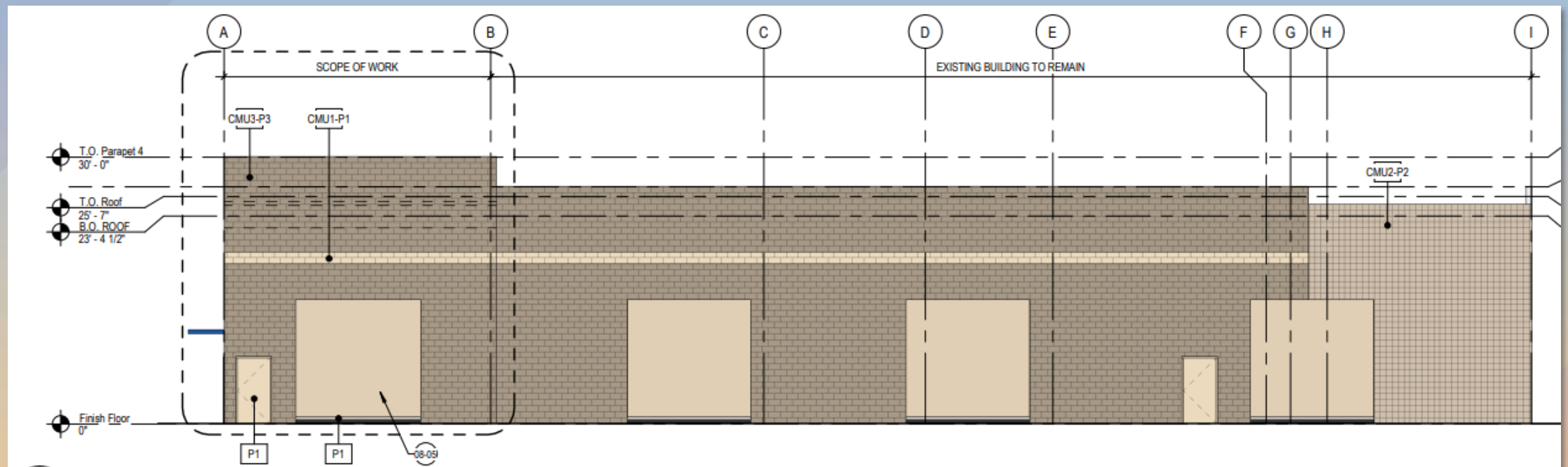


1 North Elevation
1" = 10'-0"

| PERCENT MATERIAL: | |
|-------------------|-----|
| EXISTING | |
| CMU 1: | 2% |
| CMU 2: | 47% |
| CMU 3: | 37% |
| Gl: | 14% |



Elevations

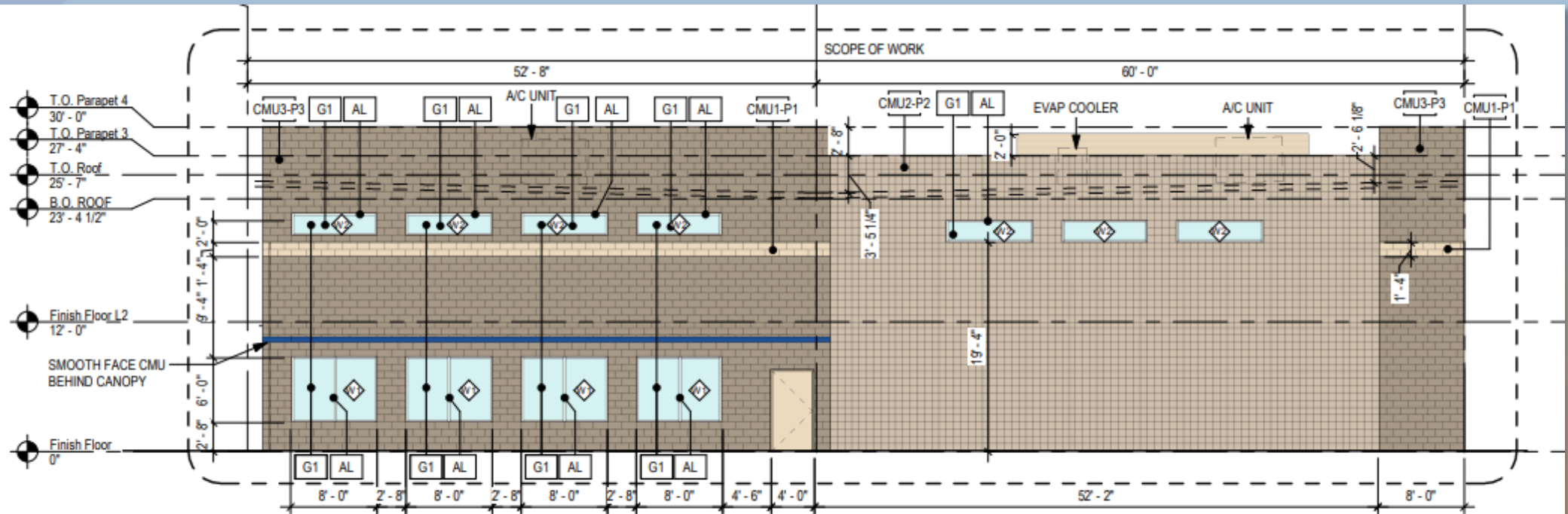


2 **East Elevation**
1" = 10'-0"

| PERCENT MATERIAL: | |
|-------------------|------------|
| NEW | EXISTING |
| CMU 1: 4% | CMU 1: 8% |
| CMU 2: 0% | CMU 2: 0% |
| CMU 3: 67% | CMU 3: 58% |



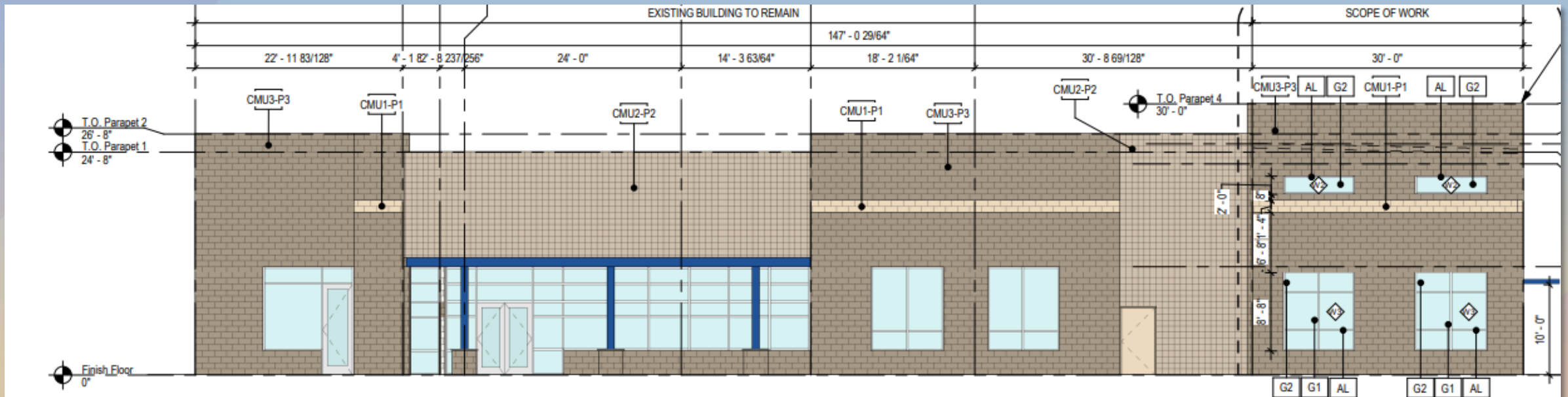
Elevations



| PERCENT MATERIAL: | |
|-------------------|-----|
| NEW | |
| CMU 1: | 2% |
| CMU 2: | 42% |
| CMU 3: | 45% |



Elevations



4 West Elevation
1" = 10'-0"

| PERCENT MATERIAL: | |
|-------------------|------------|
| NEW | EXISTING |
| CMU 1: 2% | CMU 1: 2% |
| CMU 2: 22% | CMU 2: 29% |
| CMU 3: 48% | CMU 3: 44% |



Renderings



NORTHWEST VIEW



Renderings



WEST VIEW



Renderings



SOUTHWEST VIEW



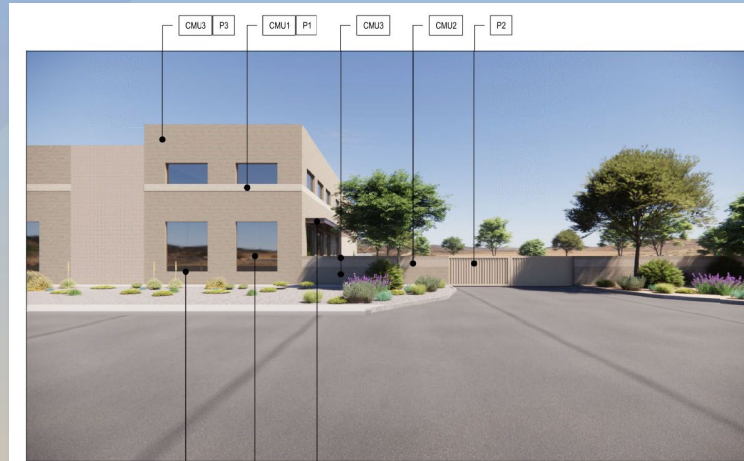
Renderings



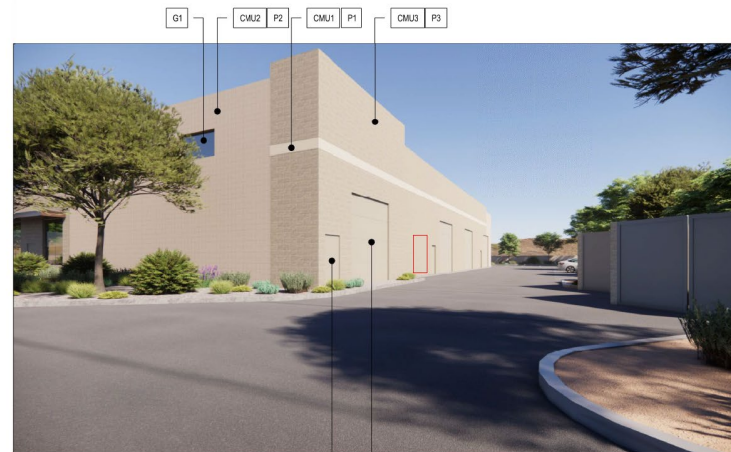
SOUTH VIEW



Colors and Materials



VIEW AT ROAD



TRUCK COURT



P1



P2



P3



P4



CMU 1



CMU 2



CMU 3



AL



Deep Sapphire
DEA137

PAINT

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS

GLAZING

GLAZING KEY:

AL FRAME: 2"x4-1/2" AC-2 CLEAR ANODIZE STOREFRONT

G1 STOREFRONT: 1" INSULATED GREEN NON-REFLECTIVE (TO MATCH EXISTING GLASS)

NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.

EXTERIOR WALLS

WALL KEYS:

CMU 1 SMOOTH FACE 8" X 8" X 16" CMU - STRUCK JOINTS

CMU 2 SINGLE - SCORE 8" X 8" X 16" CMU - RAKED JOINTS

CMU 3 SPLIT FACED 8" X 8" X 16" CMU - RAKED JOINTS

PAINT KEY:

P1 INSIDE PASSAGE
DUNN EDWARDS DEC764
MATCH EXISTING COLOR.

P2 STEVEARENO BEIGE
DUNN EDWARDS DEC766
MATCH EXISTING COLOR.

P3 BISON BEIGE
DUNN EDWARDS DEC750
MATCH EXISTING COLOR.

P4 OUTER BOUNDARY
DUNN EDWARDS DE6021
MATCH EXISTING COLOR.



Alternative Compliance

- ✓ Wall Articulation. Blank, uninterrupted wall lengths exceeding 50 feet
- ✓ Roof Articulation. Flat roofs or facades in excess of 100 feet must provide vertical modulation
- ✓ Roof Articulation. All parapets must have detailing
- ✓ Materials and Colors. Facades shall incorporate at least three different and distinct materials
- ✓ Materials and Colors. No more than 50% in a single material



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



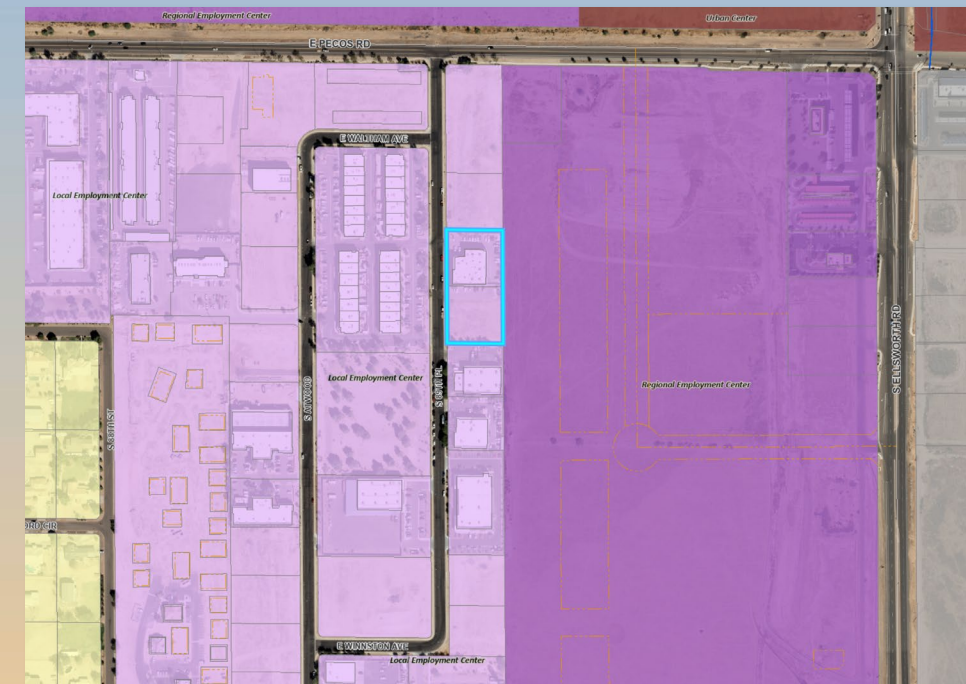
Design Review Board



General Plan

Local Employment Center - Evolve

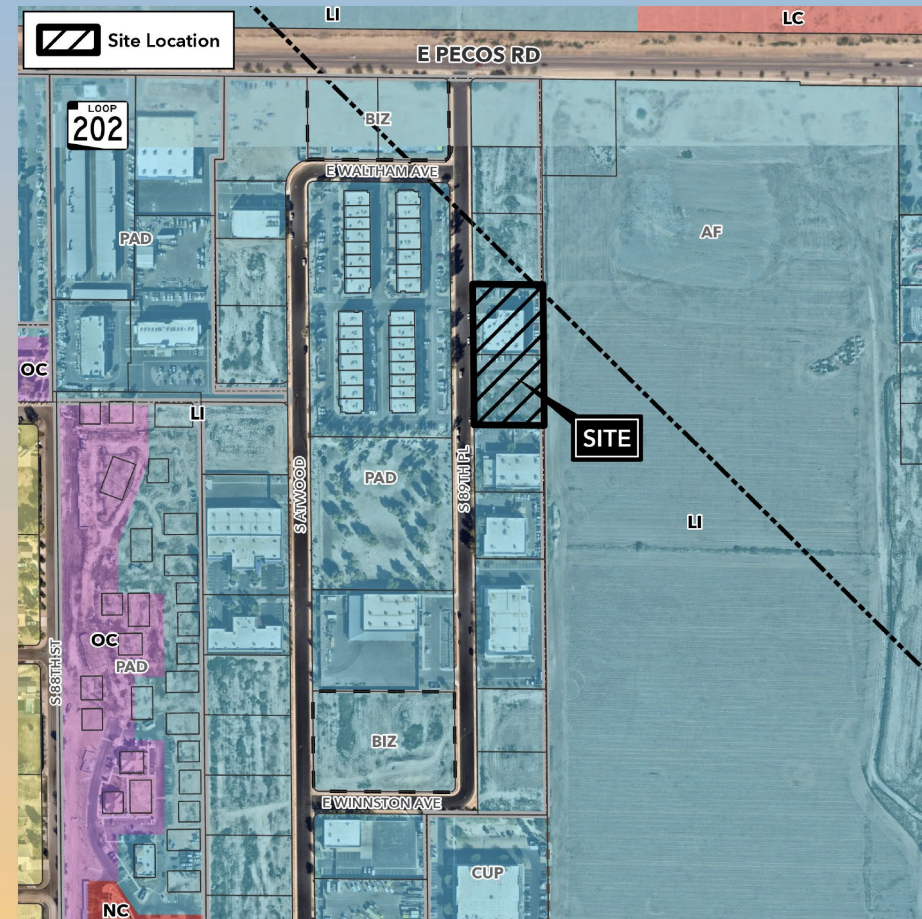
- Light Industrial and Business Office uses are principal land uses
- Typical uses include offices, medical facilities, research and development centers, and small-scale employment-focused activities





Zoning

- Light Industrial (LI)
- Indoor Warehousing and Storage and Business and Professional Office are permitted within the LI district





DRB21-00065

Greenfield Multifamily

Jennifer Merrill, Senior Planner

April 14, 2026



Request

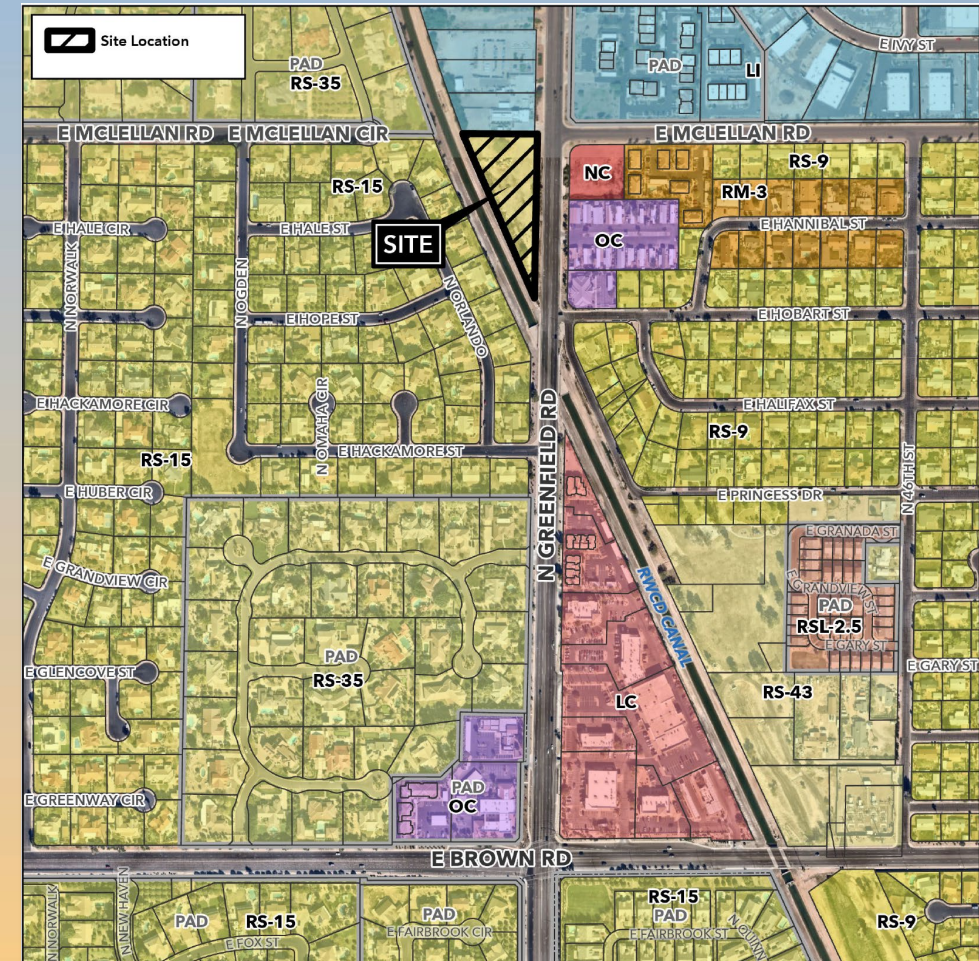
- Design Review
- 30-unit multiple residence development





Location

- North of Brown Road
- West side of Greenfield Road





Site Photo

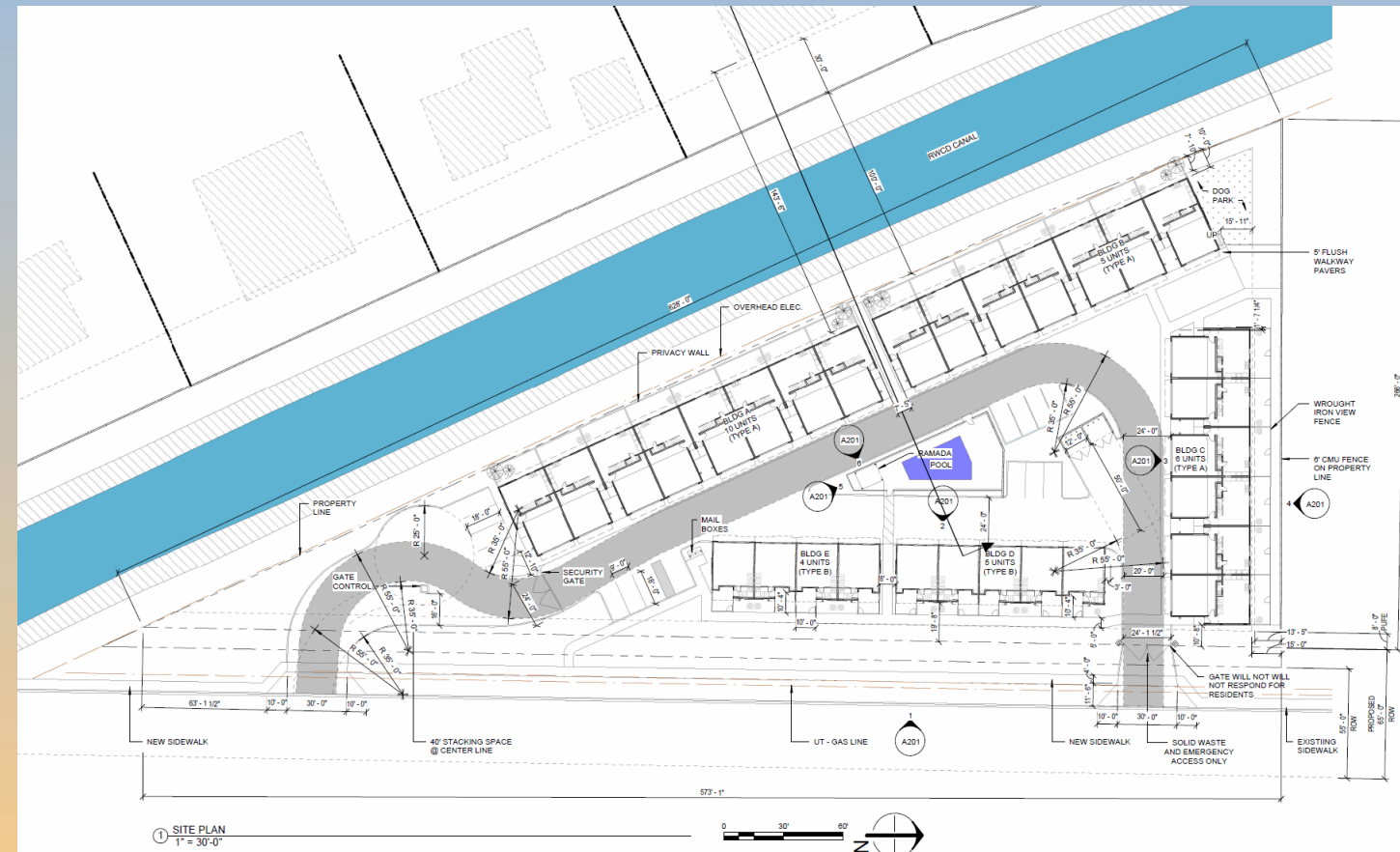


Looking west towards the site



Site Plan

- 30 units in 4 buildings
Two to three story units
- Parking –
Required: 63
Provided: 75
Attached 2-car garage per unit
15 visitor spaces
- Open Space –
Private yards per unit
Central common amenity



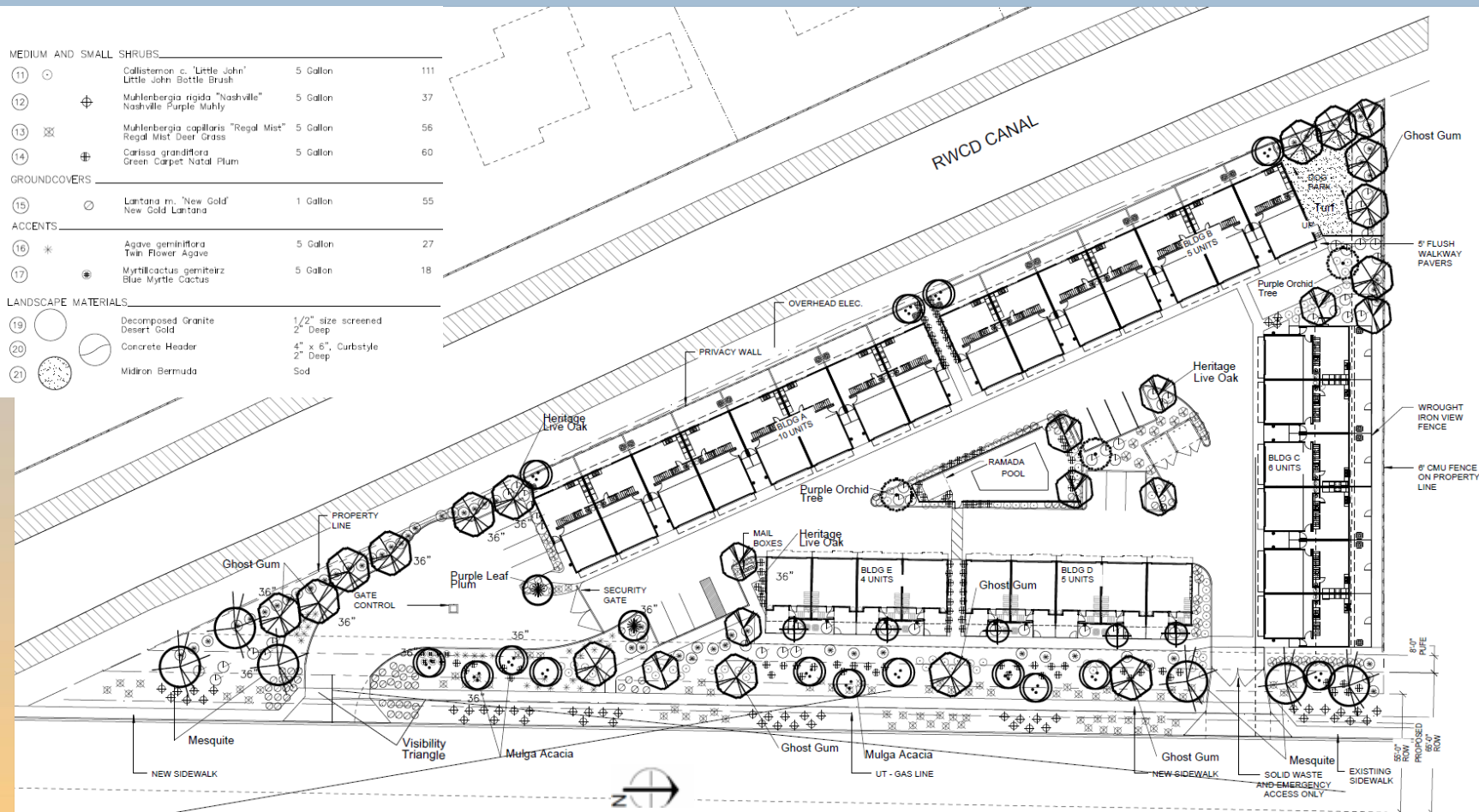


Landscape Plan

PLANT MATERIAL LEGEND

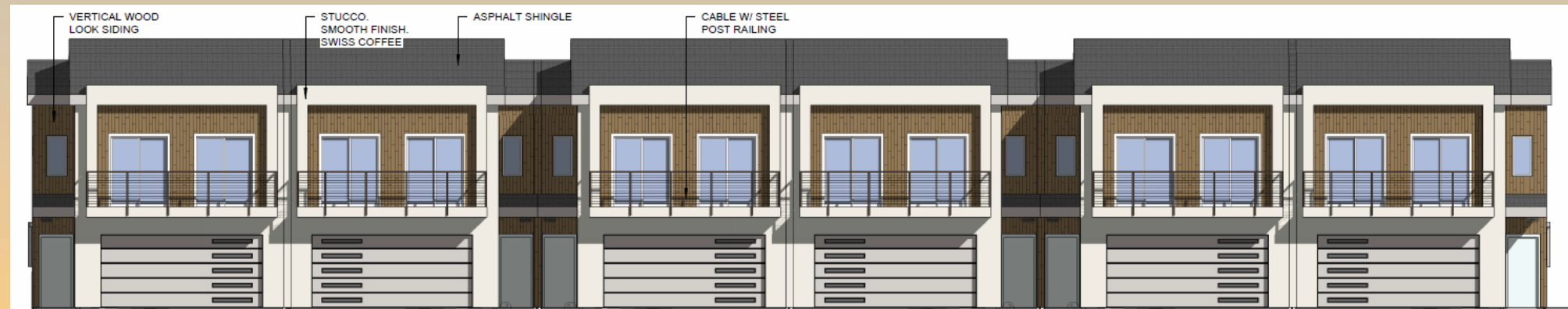
| KEY | SYMBOL | BOTANICAL/Common Name | SIZE (Height, Canopy, & Caliper) | QUANT. |
|---------------------|--------|--|--|--------|
| TREES | | | | |
| 1 | | Acacia aneura Mulga Acacia | 24" Box 7' 4" 1.0" 36" Box 9' 6" 2.0" Double-Staked Typ. | 7 4 |
| 2 | | Sophora secundiflora Texas Mountain Laurel | 24" Box 6' 3" 1.0" Double-Staked Typ. | 5 |
| 3 | | Eucalyptus papuana Ghost Gum | 24" Box 9' 4" 1.5" 36" Box 11' 6" 2.5" Double-Staked Typ. | 8 6 |
| 4 | | Prosopis hybrid "Phoenix" Thornless Hybrid Mesquite | 24" Box 8' 4" 1.0" 36" Box 9' 6" 2.0" Double-Staked Typ. | 5 1 |
| 5 | | Prunus cerasifera "atropurpurea" Purple Leaf Plum | 24" Box 9' 4" 1.25" Double-Staked Typ. | 2 |
| 6 | | Bauhinia variegata "Papayraed" Purple Orchid Tree | 24" Box 9' 4" 1.25" Double-Staked Typ. | 4 |
| 7 | | Quercus virginiana Heritage Live Oak | 24" Box 9' 4" 1.25" 36" Box 12' 6" 2.5" Double-Staked Typ. | 3 5 |
| LARGE SHRUBS | | | | |
| 8 | | Dodonaea viscosa "purpurea" Hopseed Bush | 5 Gallon | 71 |
| 9 | | Eremophila "Valentine" Valentine Bush | 5 Gallon | 106 |
| 10 | | Leucophyllum "langmaniae" Rio Bravo Texas Ranger | 5 Gallon | 66 |

| | | | | |
|--------------------------------|--|---|-------------------------------|-----|
| MEDIUM AND SMALL SHRUBS | | | | |
| 11 | | Callistemon c. "Little John" Little John Bottle Brush | 5 Gallon | 111 |
| 12 | | Muhlenbergia rigida "Nashville" Nashville Purple Muhly | 5 Gallon | 37 |
| 13 | | Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass | 5 Gallon | 56 |
| 14 | | Carissa grandiflora Green Carpet Natal Plum | 5 Gallon | 60 |
| GROUNDCOVERS | | | | |
| 15 | | Lantana m. "New Gold" New Gold Lantana | 1 Gallon | 55 |
| ACCENTS | | | | |
| 16 | | Agave geminiflora Twin Flower Agave | 5 Gallon | 27 |
| 17 | | Myrtillocactus gemiteiz Blue Myrtle Cactus | 5 Gallon | 18 |
| LANDSCAPE MATERIALS | | | | |
| 19 | | Decomposed Granite Desert Gold | 1/2" size screened 2" Deep | |
| 20 | | Concrete Header | 4" x 6", Curbstyle 2" Deep | |
| 21 | | Midiron Bermuda | Sod | |





Elevations – two-story units





Elevations – two-story units



3 SIDE END ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"

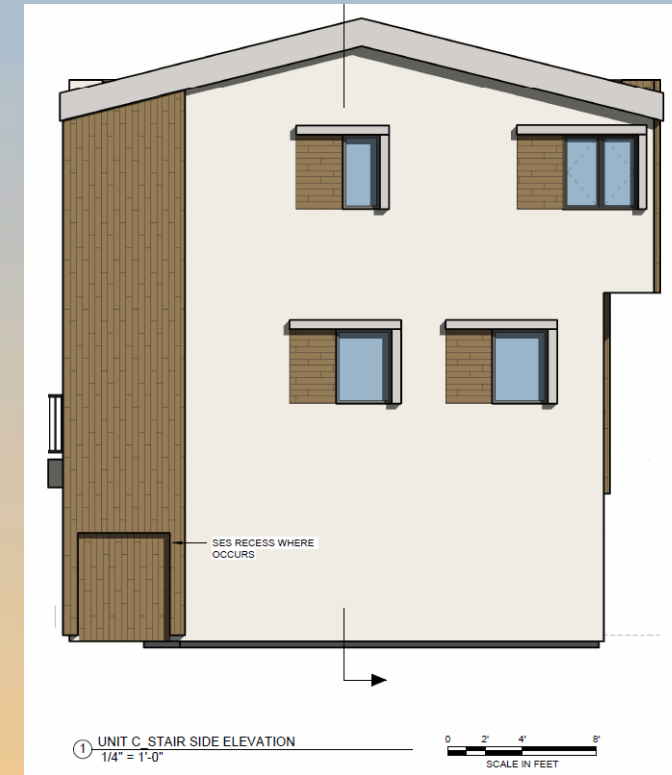
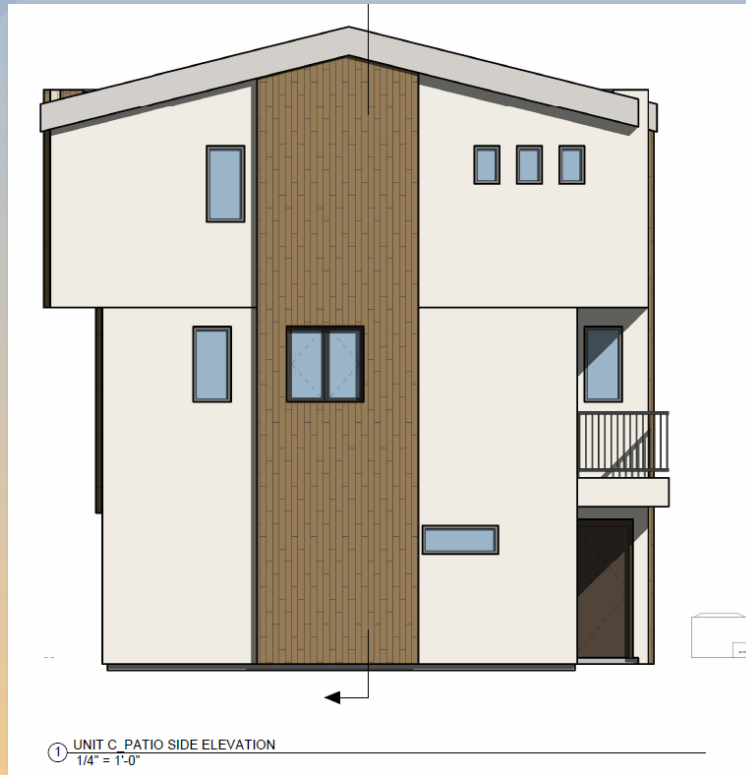


Elevations – three-story units





Elevations – three-story units





Renderings





Renderings



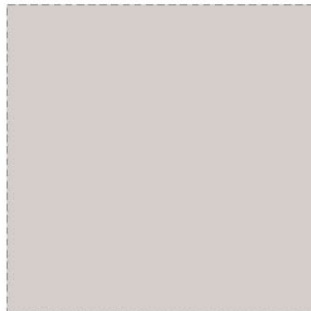


Colors and Materials

COLORS & MATERIALS



BENJAMIN MOORE
SWISS COFFEE
OC 45



BENJAMIN MOORE
ANGELICA
AF-665



CMU PATIO WALLS



ASPHALT SHINGLE



VERTICAL WOOD SIDING



STUCCO - SMOOTH FINISH



Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

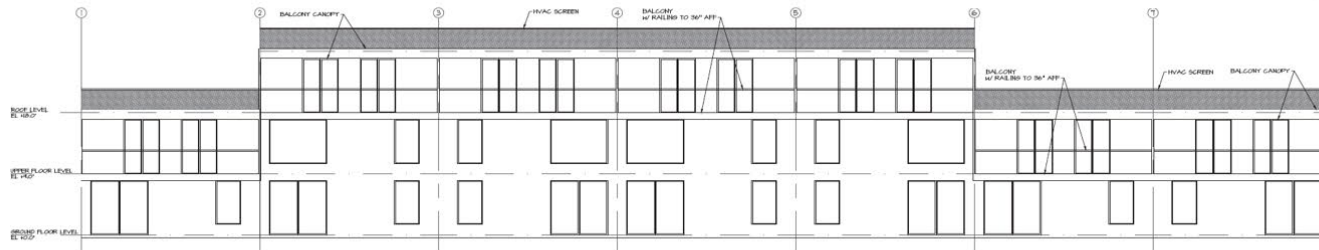
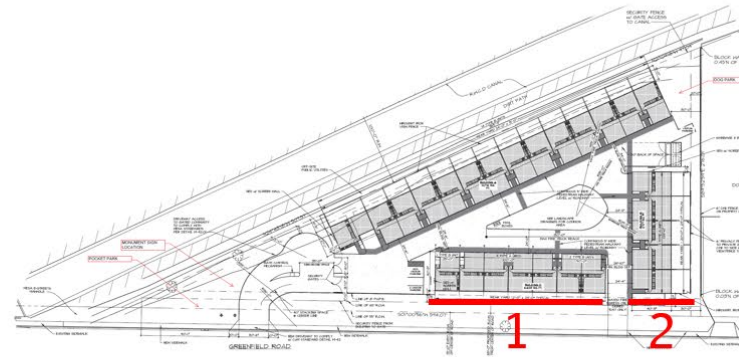
Staff welcomes any feedback



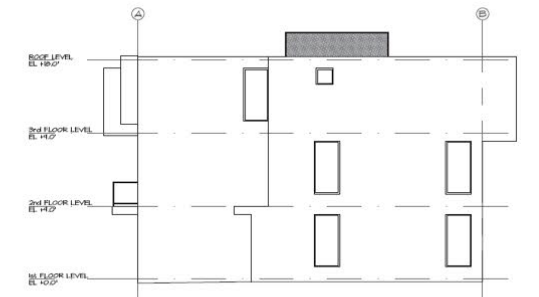
2022 DRB Work Session Elevations - East



Visible from Greenfield Road



③ BUILDING C EAST ELEVATION
GREENFIELD ROAD



② BUILDING B EAST ELEVATION

1

2



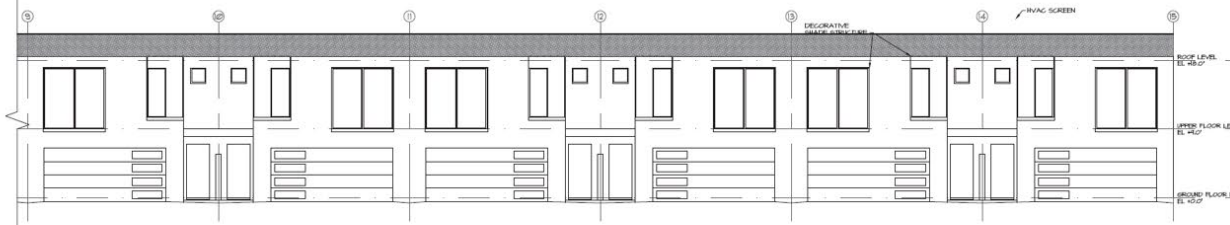
2022 DRB Work Session Elevations - West



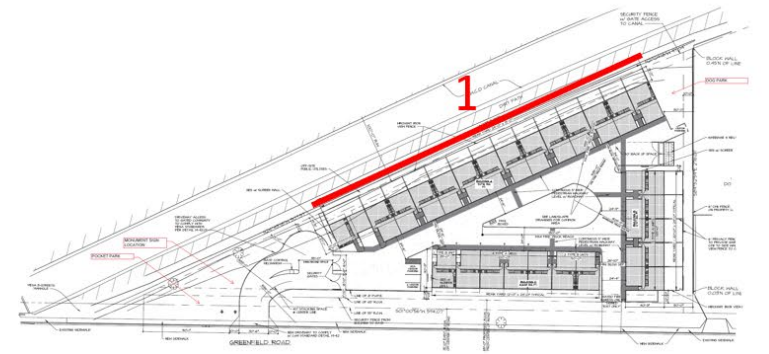
Visible from RWCD Canal



1 BUILDING A EAST ELEVATION SOUTH END



2 BUILDING A EAST ELEVATION NORTH END



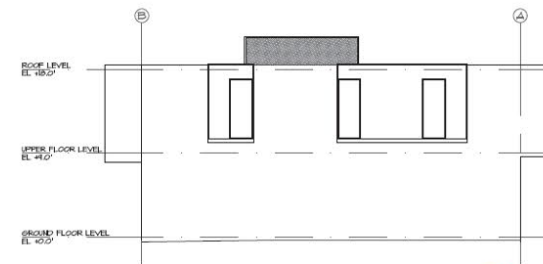


2022 DRB Work Session Elevations - North

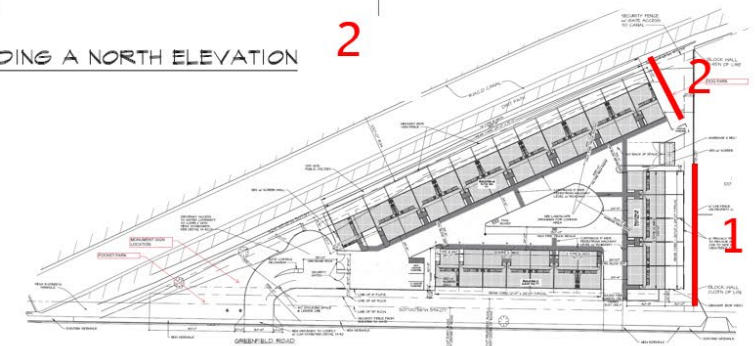
NORTH ELEVATION



1 ③ BUILDING B NORTH ELEVATION

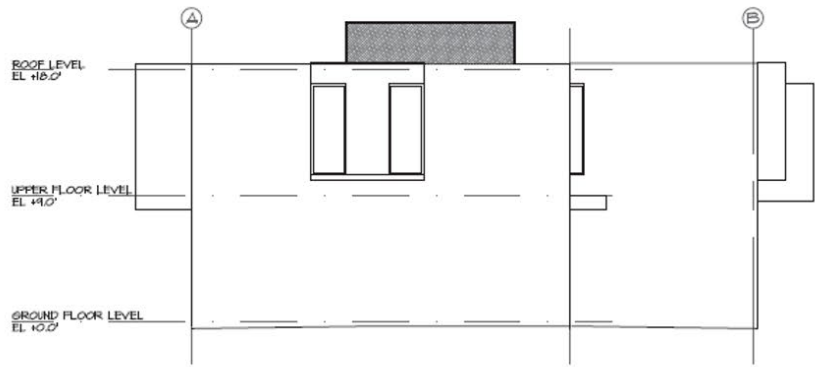


③ BUILDING A NORTH ELEVATION 2

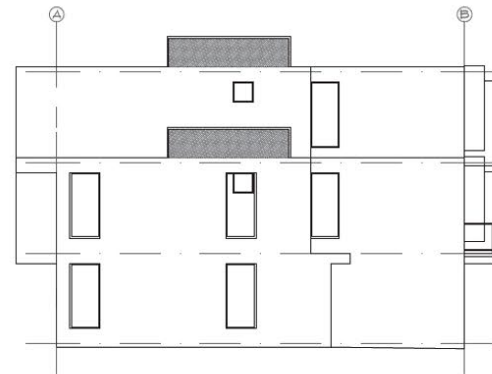




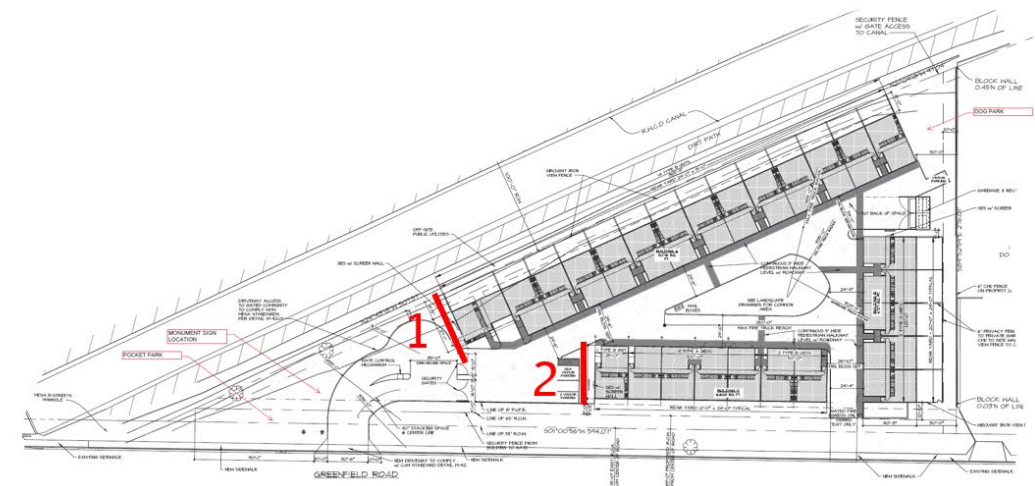
2022 DRB Work Session Elevations - North



1 ⑥ BUILDING A SOUTH ELEVATION



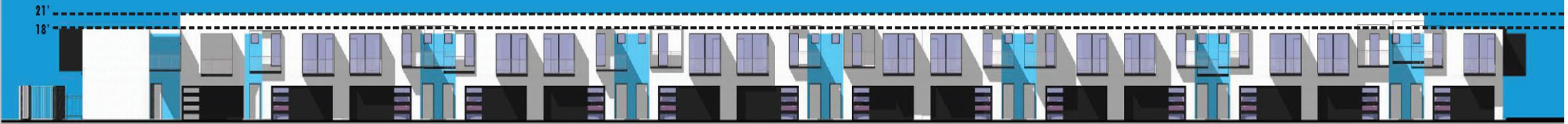
2 ② BUILDING C SOUTH ELEVATION



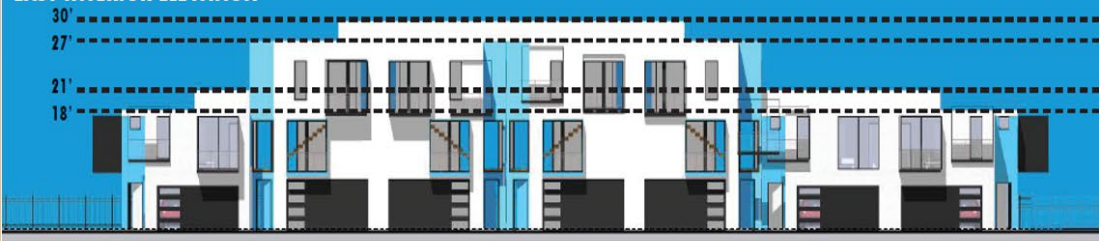


2022 DRB Work Session Elevations - Interior

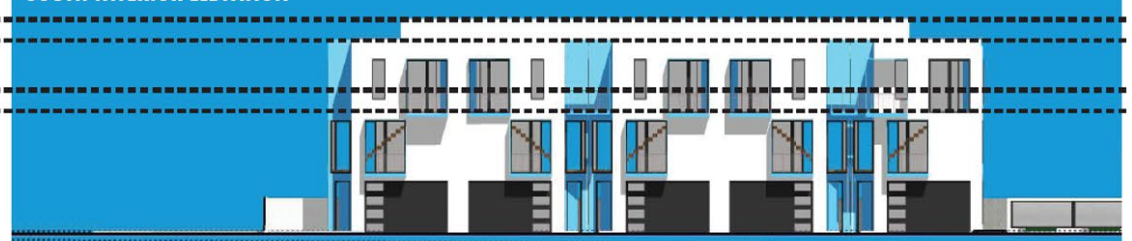
CANAL INTERIOR ELEVATION 1



EAST INTERIOR ELEVATION

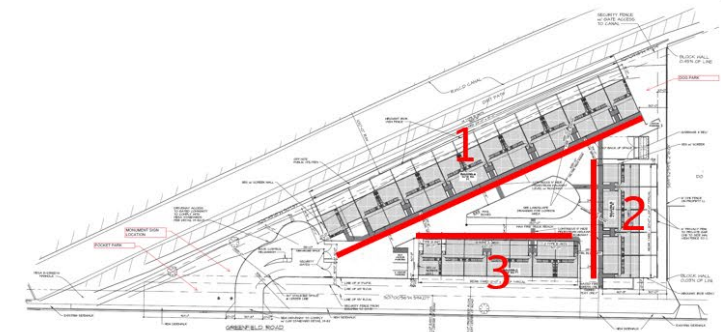


SOUTH INTERIOR ELEVATION



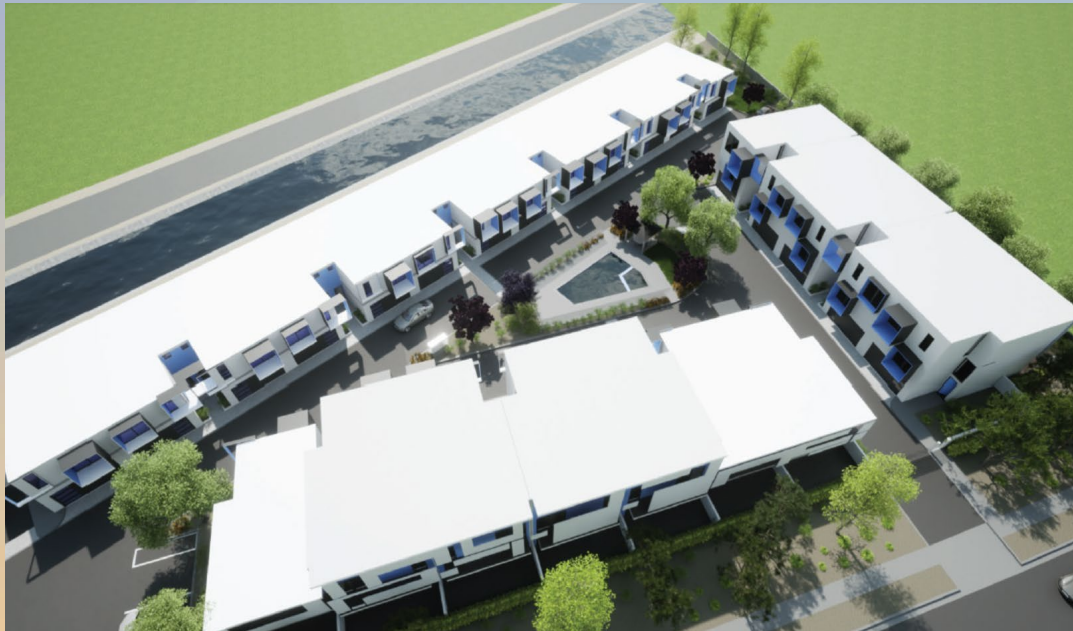
3

2



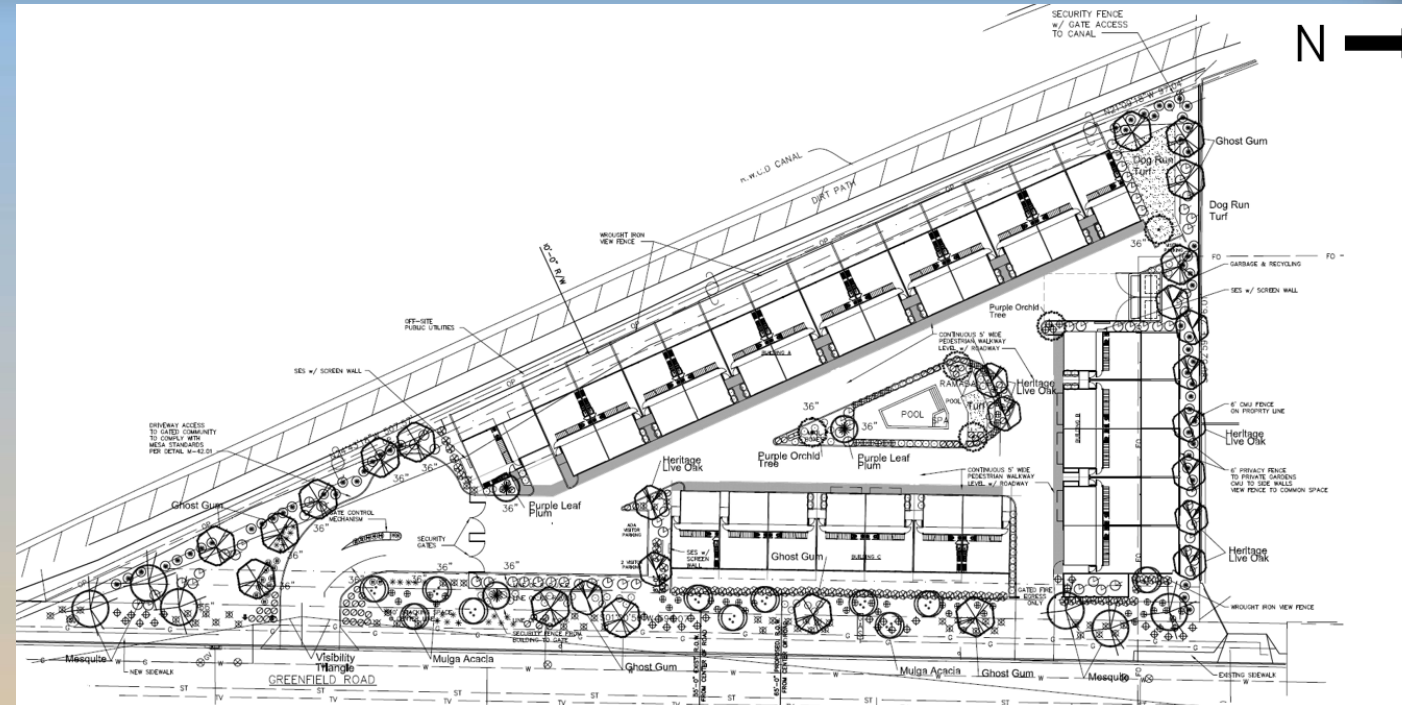


2022 DRB Work Session Renderings





2022 DRB Work Session – Landscape Plan



PLANT MATERIAL LEGEND

| KEY | SYMBOL | BOTANICAL/COMMON NAME | SIZE (Height, Canopy, & Caliper) |
|---------------------|--------|---|--|
| TREES | | | |
| 1 | | <i>Acacia aneura</i> Mulga Acacia | 24" Box 7' 4" 1.0" |
| 2 | | <i>Sophora secundiflora</i> Texas Mountain Laurel | 24" Box 6' 3" 1.0" |
| 3 | | <i>Eucalyptus papuana</i> Ghost Gum | 24" Box 9' 4" 1.5" 36" Box 11' 6" 2.5" |
| 4 | | <i>Prosopis hybrid</i> 'Phoenix' Thornless Hybrid Mesquite | 24" Box 8' 4" 1.5" Double-Staked Typ. |
| 5 | | <i>Prunus cerasifera</i> 'atropurpurea' Purple Leaf Plum | 24" Box 9' 4" 1.25" Double-Staked Typ. |
| 6 | | <i>Bauhinia variegata</i> 'Purpurea' Purple Orchid Tree | 24" Box 9' 4" 1.25" 36" Box 10' 6" 2.5" Double-Staked Typ. |
| 7 | | <i>Quercus virginiana</i> Heritage Live Oak | 24" Box 9' 4" 1.25" 36" Box 12' 6" 2.5" Double-Staked Typ. |
| LARGE SHRUBS | | | |
| 8 | | <i>Dodonaea viscosa</i> 'purpurea' Negundo Bush | 5 Gallon |
| 9 | | <i>Eremophila</i> 'Valentine' Valentine Bush | 5 Gallon |
| 10 | | <i>Leucophyllum</i> 'tangerinae' Rio Bravo Texas Ranger | 5 Gallon |

| KEY | SYMBOL | BOTANICAL/COMMON NAME | SIZE (Height, Canopy, & Caliper) |
|--------------------------------|--------|--|----------------------------------|
| MEDIUM AND SMALL SHRUBS | | | |
| 11 | | <i>Callistemon</i> c. 'Little John' Little John Bottle Brush | 5 Gallon |
| 12 | | <i>Muhlenbergia rigida</i> "Nashville" Nashville Purple Muhly | 5 Gallon |
| 13 | | <i>Muhlenbergia capillaris</i> "Regal Mist" Regal Mist Deer Grass | 5 Gallon |
| 14 | | <i>Carissa grandiflora</i> Green Carpet Natal Plum | 5 Gallon |
| GROUNDCOVERS | | | |
| 15 | | <i>Lantana</i> m. 'New Gold' New Gold Lantana | 1 Gallon |
| ACCENTS | | | |
| 16 | | <i>Agave geminiflora</i> Twin Flower Agave | 5 Gallon |
| 17 | | <i>Myrtillocactus</i> geminatez Blue Myrtle Cactus | 5 Gallon |
| LANDSCAPE MATERIALS | | | |
| 19 | | Decomposed Granite Desert Gold | 1/2" size screened 2" Deep |
| 20 | | Concrete Header | 4" x 5", Curbstyle 2" Deep |
| 21 | | Midiron Bermuda | Sod |



DRB25-00972

Brakes Plus Mesa

Emily Johnson, Planner II

April 14, 2026



Request

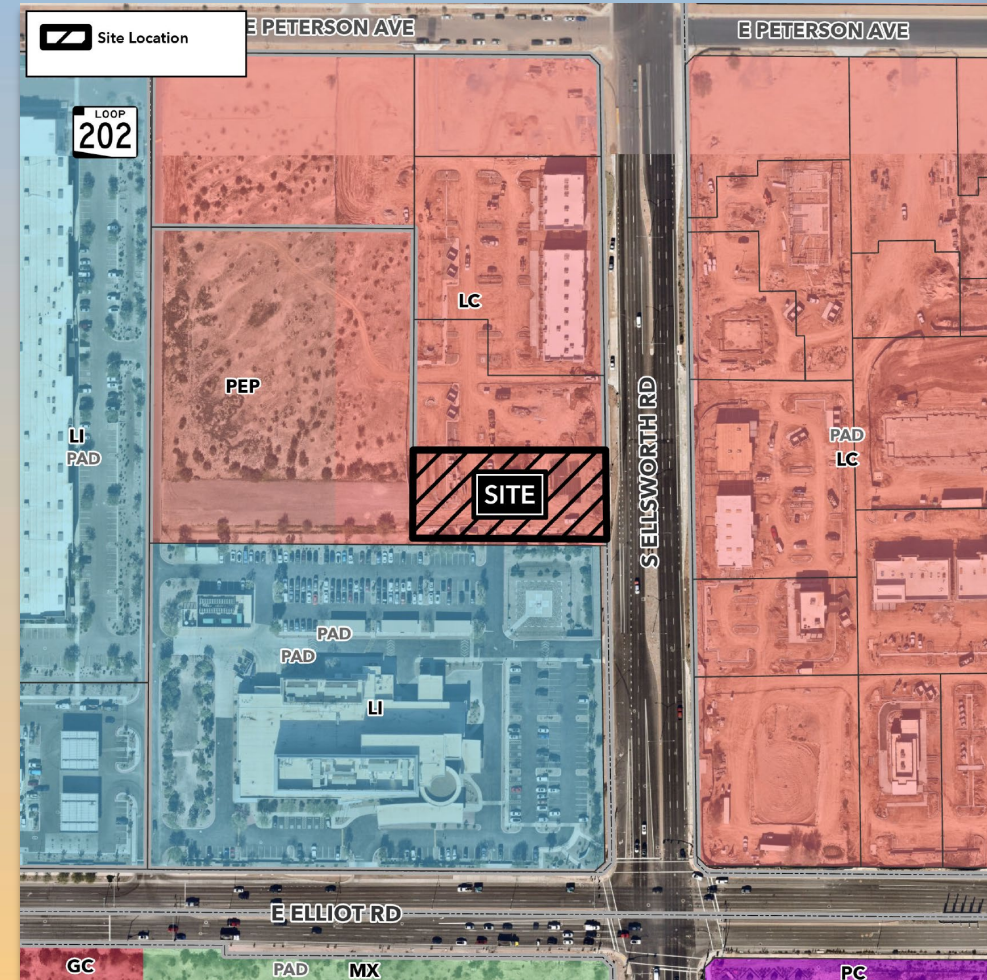
- Design Review
- Minor Auto Repair Facility





Location

- West side of Ellsworth Road
- North of Elliot Road





Site Photo



Looking west from Ellsworth Road



Site Photo

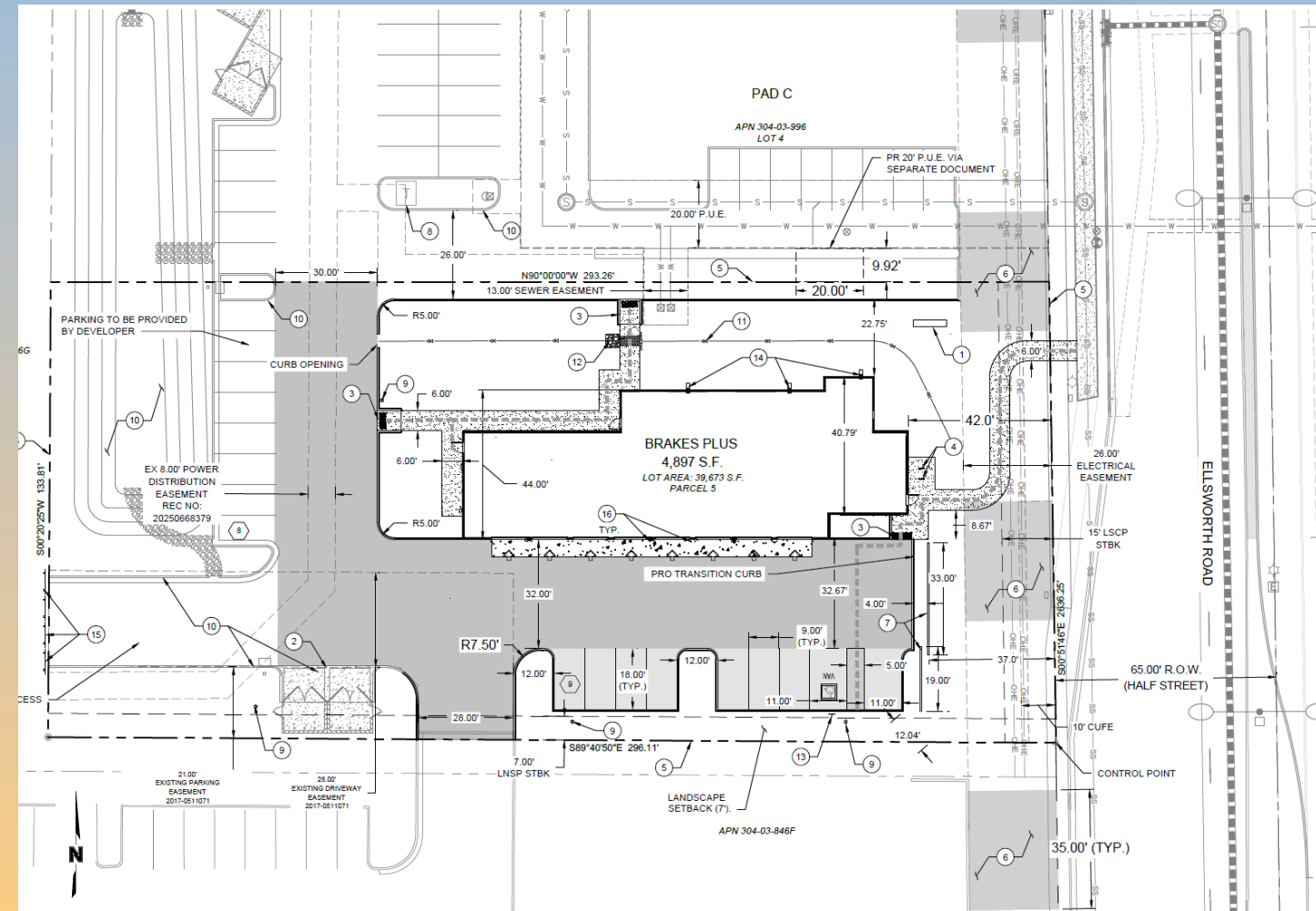


Looking northeast from the hospital parking lot



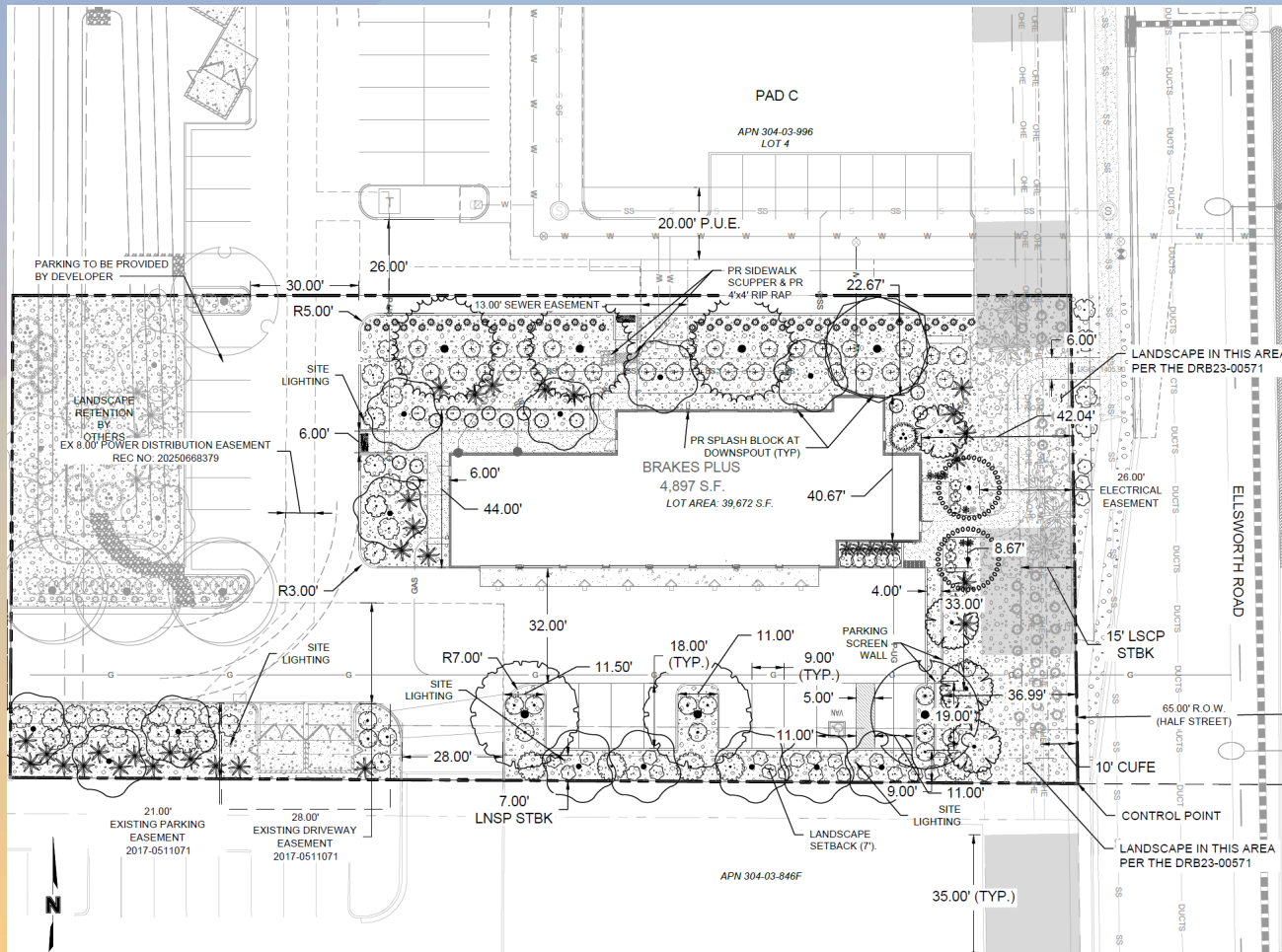
Site Plan

- 4,897 SF building
Bay doors facing south
- Primary access –
Internal drive to the north
connecting to Ellsworth Road
and Peterson Avenue
- Parking spaces –
Required: 14
Provided: 17





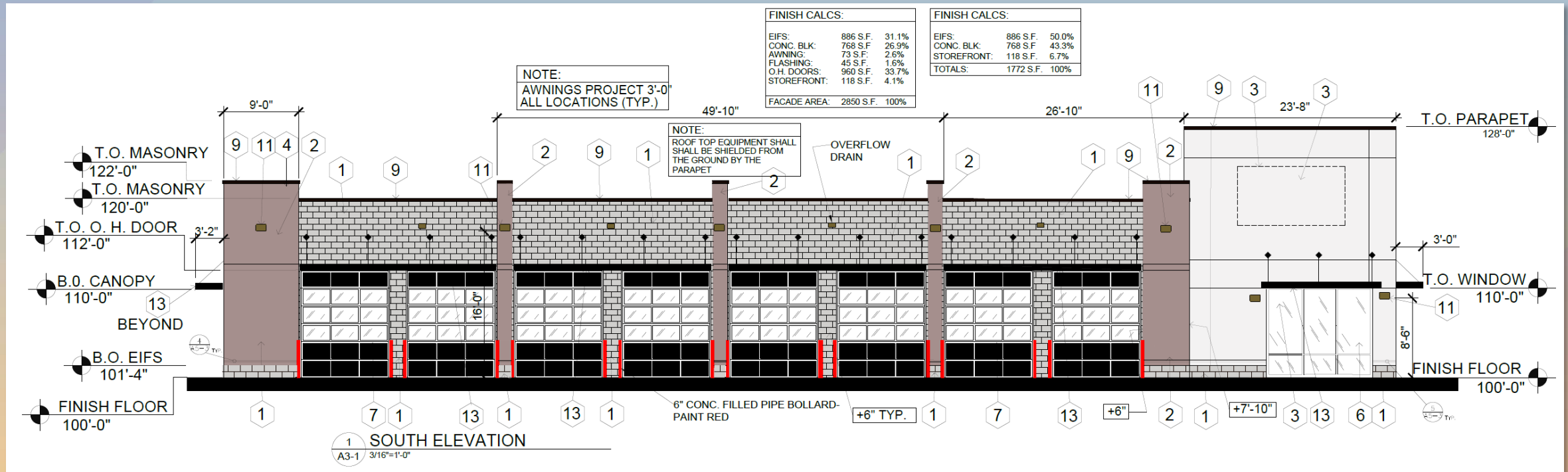
Landscape Plan



| PLANT SCHEDULE | | | |
|-------------------------|--|------------------------------|---|
| SYMBOL | BOTANICAL / COMMON NAME | SYMBOL | BOTANICAL / COMMON NAME |
| EVERGREEN TREES | | EVERGREEN GROUNDCOVER | |
| | ACACIA SALICINA WILLOW ACACIA | | EREMOPHILA GLABRA 'MINGENW GOLD' OUTBACK SUNRISE EMU BUSH LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA |
| | ULMUS PARVIFOLIA LACEBARK ELM | | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA |
| ORNAMENTAL TREES | | LARGE SHRUBS | |
| | CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE | | DODONAEA VISCOSA HOPSEED BUSH |
| | SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL | | HESPERALOE FUNIFERA GIANT HESPERALOE |
| SHADE TREES | | MEDIUM SHRUBS | |
| | PISTACIA X 'RED PUSH' RED PUSH PISTACHE | | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LANGMAN'S SAGE |
| | | | OLEA EUROPAEA 'MONTRA' LITTLE OLLIE@OLIVE |
| | | | PEDILANTHUS MACROCARPUS LADY'S SLIPPER |
| | | | RUELLIA PENINSULARIS DESERT RUELLIA |
| | | INERTS | |
| | | | DECOMPOSED GRANITE 1/2" SCREENED 'MAHOGANY BROWN' 2" DEPTH IN ALL PLANTING AREAS |
| | | | ROW DECOMPOSED GRANITE 1/2" SCREENED 'MAHOGANY BROWN' 2" DEPTH IN ALL PLANTING AREAS |

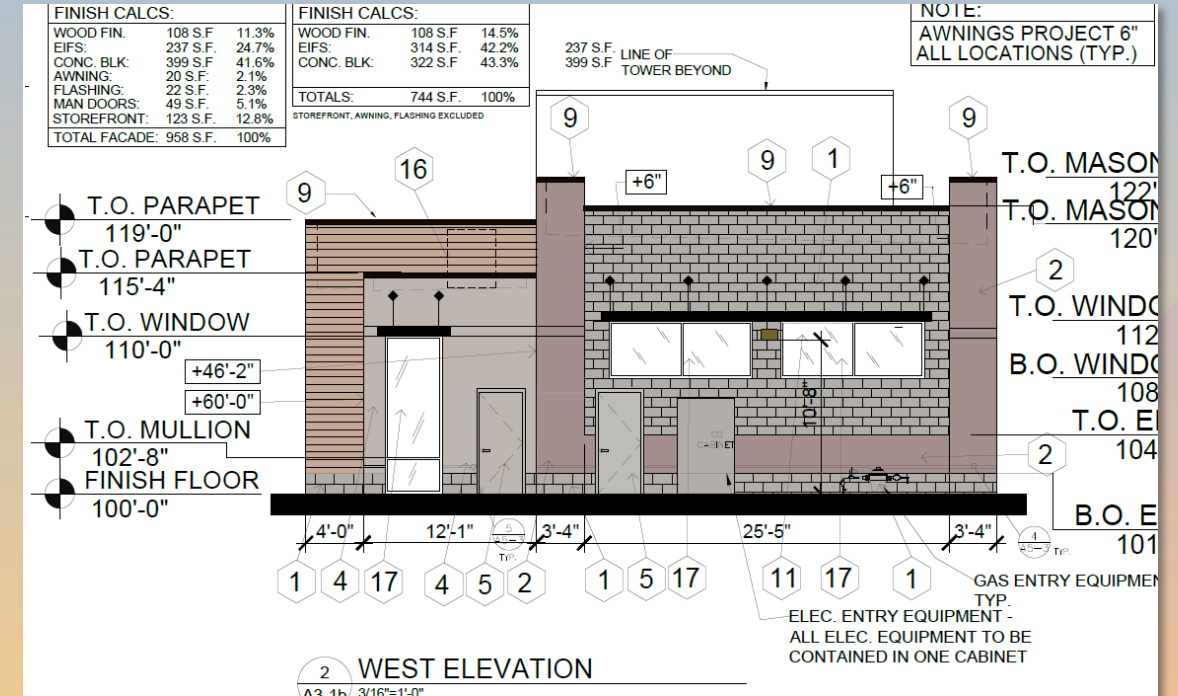
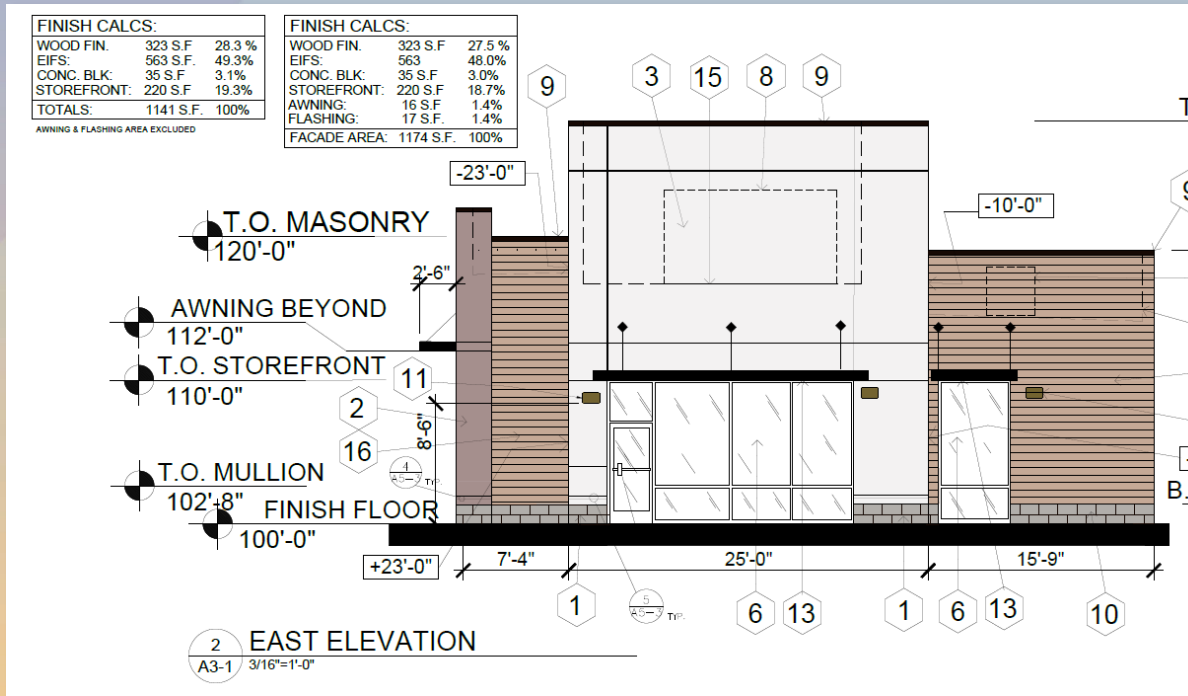


Elevations



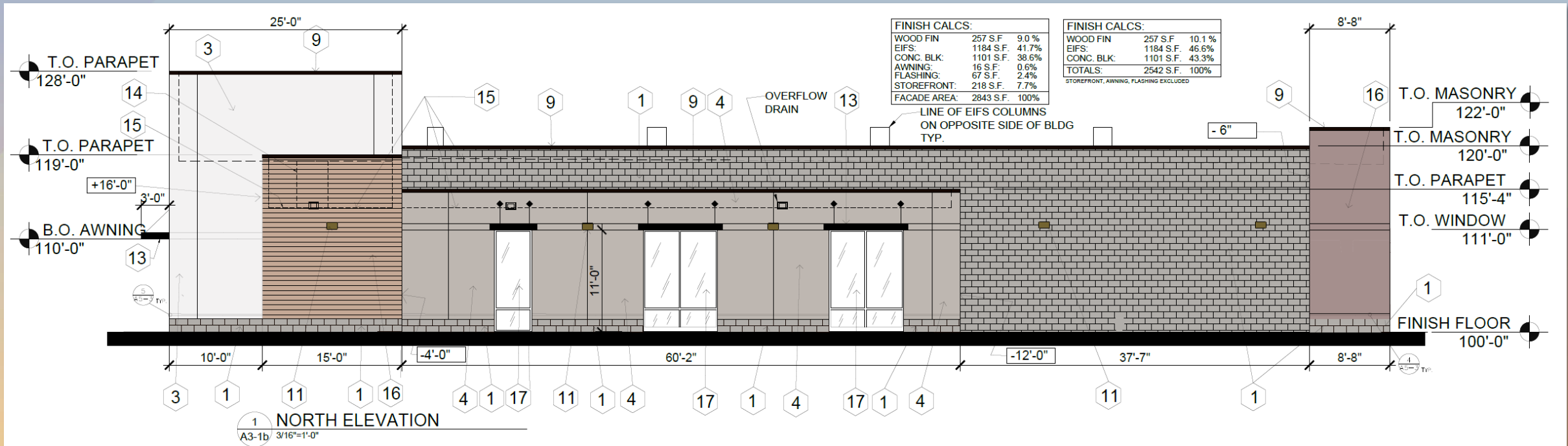


Elevations





Elevations





Renderings





Renderings





Colors and Materials

BRAKES PLUS - MESA, ARIZONA

1 OLD CASTLE CONG. BLOCK - SMOOTH FINISH #8816 MW (PEPPERCORN)

2 EIFS - MATCH SHERWIN-WILLIAMS #SW-7642 PAVESTONE

3 EIFS - MATCH SHERWIN-WILLIAMS #SW-7696 FLEUR DE SEL

4 EIFS - MATCH SHERWIN-WILLIAMS #SW-9173 SHITAKE

5 METAL DOOR - PAINT COLOR TO MATCH ADJACENT MATERIAL

6 ALUMINUM/GLASS STOREFRONT BLACK ANODIZED

7 ALUMINUM FINISH ALUMINUM SECTIONAL OVERHEAD DOORS - BLACK ANODIZED

8 ALUMINUM FINISH SIGN AREA - UNDER SEPARATE CONTRACT

9 METAL FLASHING TO MATCH STOREFRONT COLOR

10 NOT USED

11 EXTERIOR LIGHT - BLACK ANODIZED FINISH

12 NOT USED

13 METAL AWNING - BERRIDGE BLACK

14 HVAC BEHIND PARAPET

15 LINE OF ROOF

16 NICHIIHA WOOD SIMULATED FIBER SIDING - COLOR VINTAGEWOOD - POPLAR

17 BLACK SPANDREL GLASS IN BLACK ANODIZED FRAME



Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



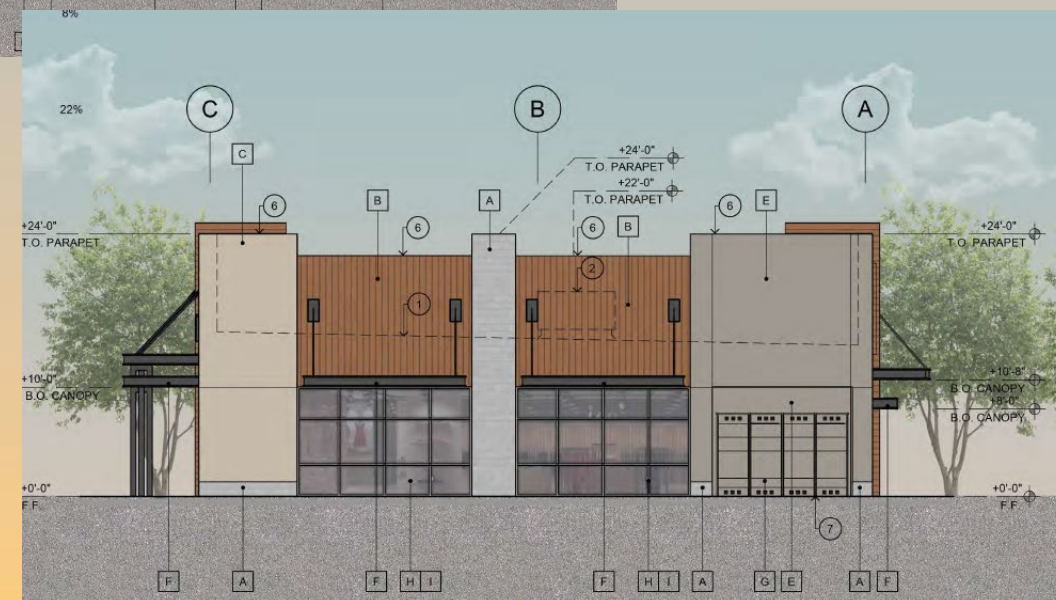
Design Review Board



Approved Elevations (DRB23-00571)



| | | | |
|--|-----|---|-----|
| A. BLOCK VENEER 8" X 4" X 16" ECHOLON STANDARD MASONRY COLOR: SALT AND PEPPER | 22% | E. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 7642 "PAVESTONE" | 6% |
| B. WOOD SIDING ALPOLIC COLOR: MPL MAPLE | 4% | F. METAL CANOPY AND COLUMN COLOR: SHERWIN WILLIAMS SW 6258 "TRICORN BLACK" | 5% |
| C. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 9173 "SHIITAKE" | 10% | H. ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACT: KAWNEER OR APPROVED EQUAL COLOR: CLEAR ANODIZED | |
| D. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 7666 "FLEUR DE SEL" | 18% | I. 1" INSULATED GLAZING VALUE: (U=0.29, SHGC= 0.28) | 35% |





Approved Elevations (DRB23-00571)



| | | | |
|--|-----|---|-----|
| A. BLOCK VENEER 8" X 4" X 16" ECHELON STANDARD MASONRY COLOR: SALT AND PEPPER | 32% | E. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 7642 "PAVESTONE" | 10% |
| B. WOOD SIDING ALPOLIC COLOR: MPL MAPLE | 12% | F. METAL CANOPY AND COLUMN SHERWIN WILLIAMS SW 6258 "TRICORN BLACK" | 5% |
| C. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 9173 "SHIITAKE" | 10% | ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACT: KAWNEER OR APPROVED EQUAL COLOR: CLEAR ANODIZED | |
| D. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 7666 "FLEUR DE SEL" | 15% | L. 1" INSULATED GLAZING VALUE:(U=0.29, SHGC= 0.28) | 16% |





DRB25-00985

Quick Quack Car Wash



Request

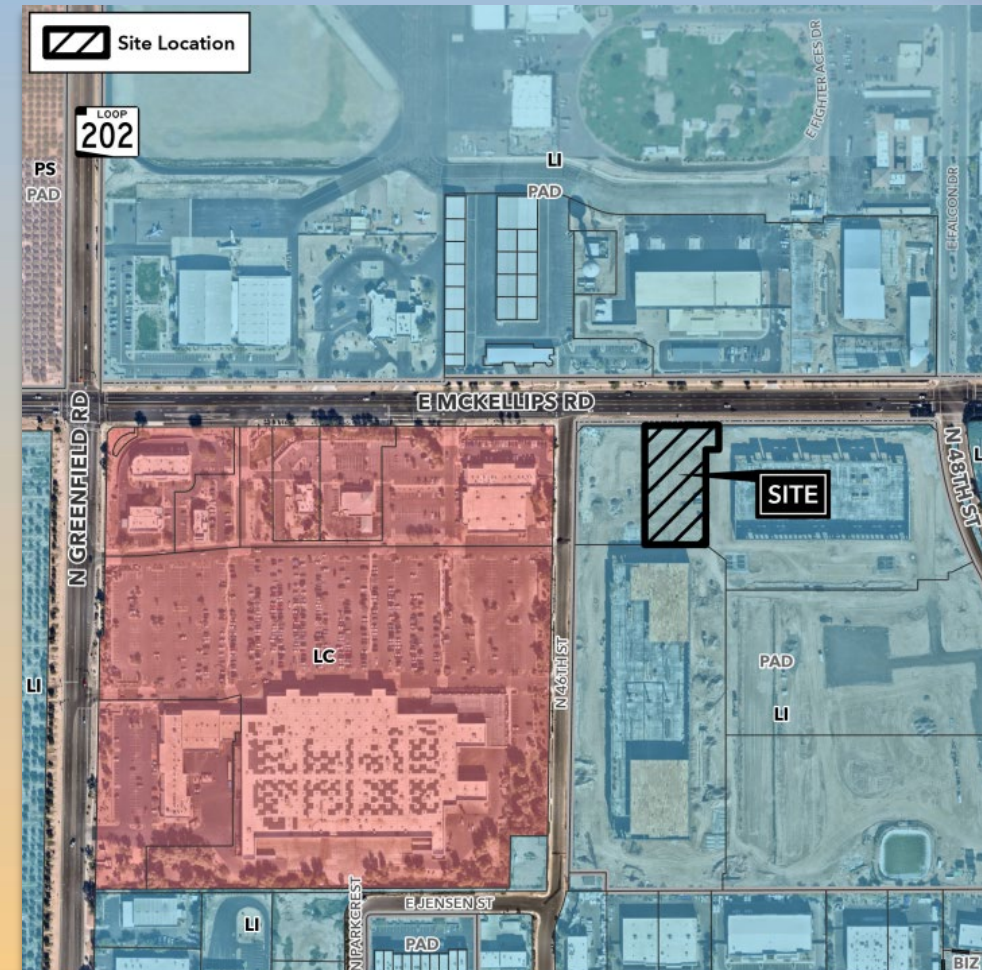
- Design Review
- Automobile/Vehicle Washing Facility





Location

- South side of McKellips Road
- East of Greenfield Road





Site Photo

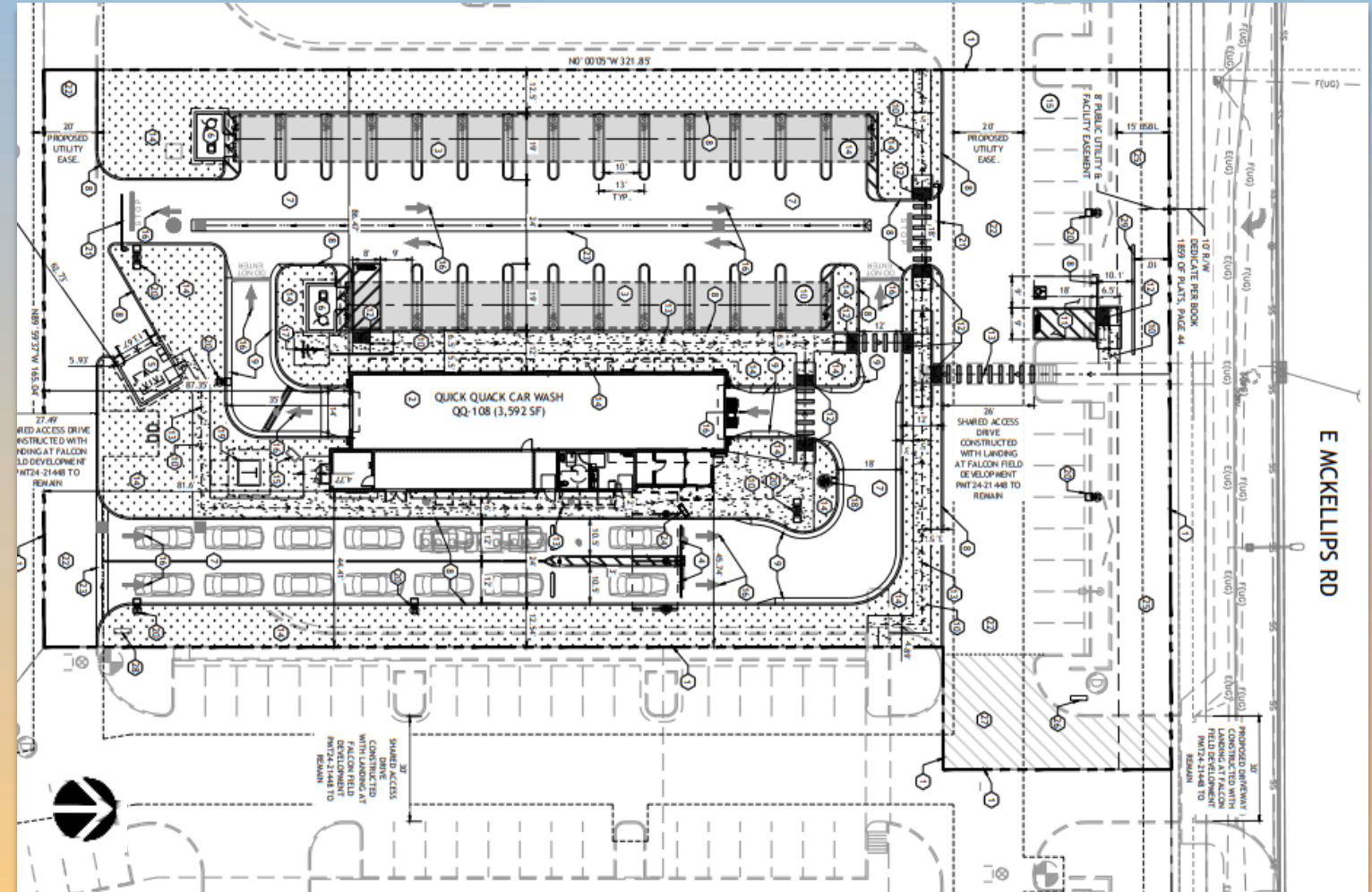


Looking south from McKellips Road



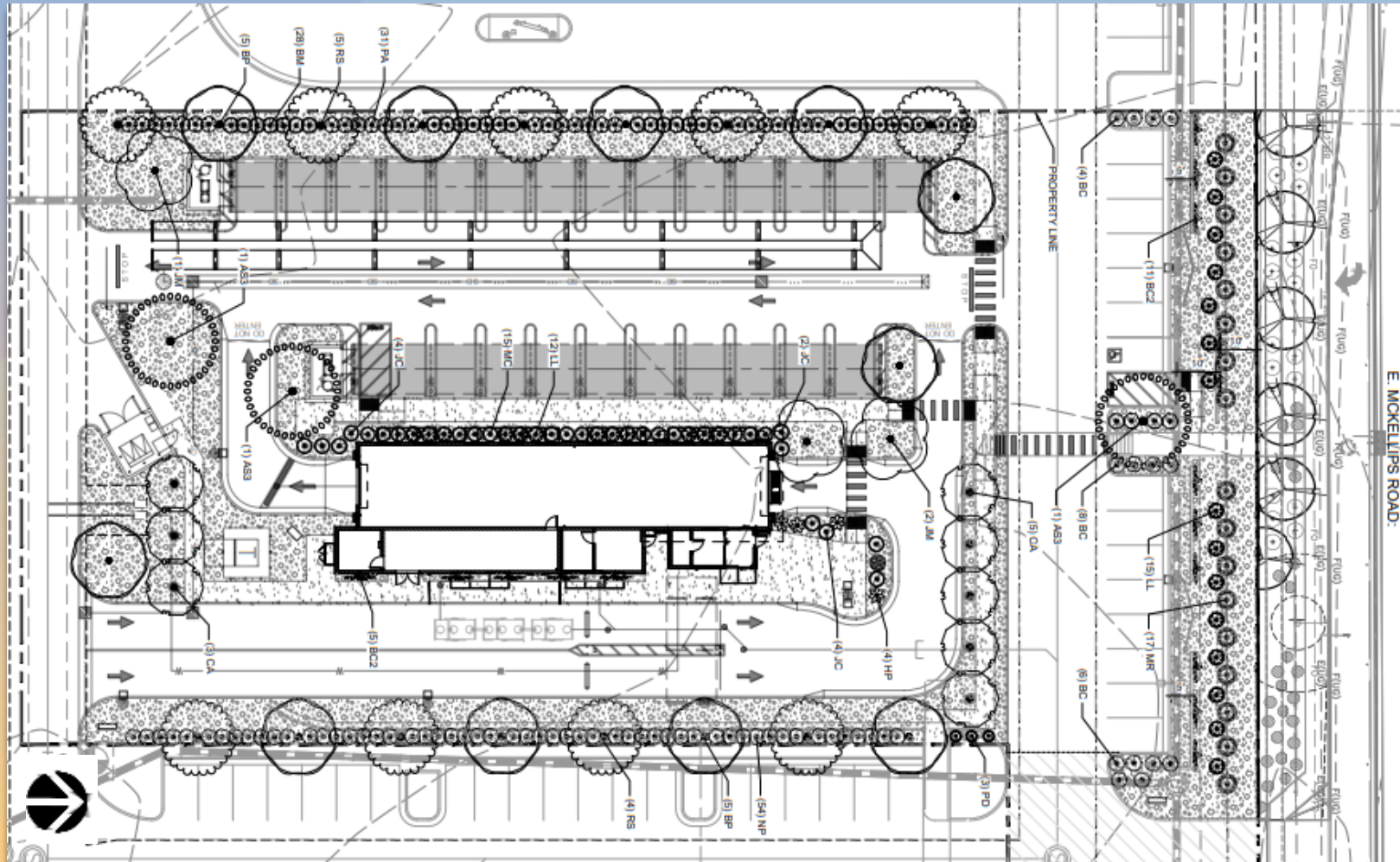
Site Plan

- 3,592 sq. ft. building
- Shared access drive to the northeast
- 24 vacuum stalls
- Parking –
Required: 10
Provided: 15





Landscape Plan

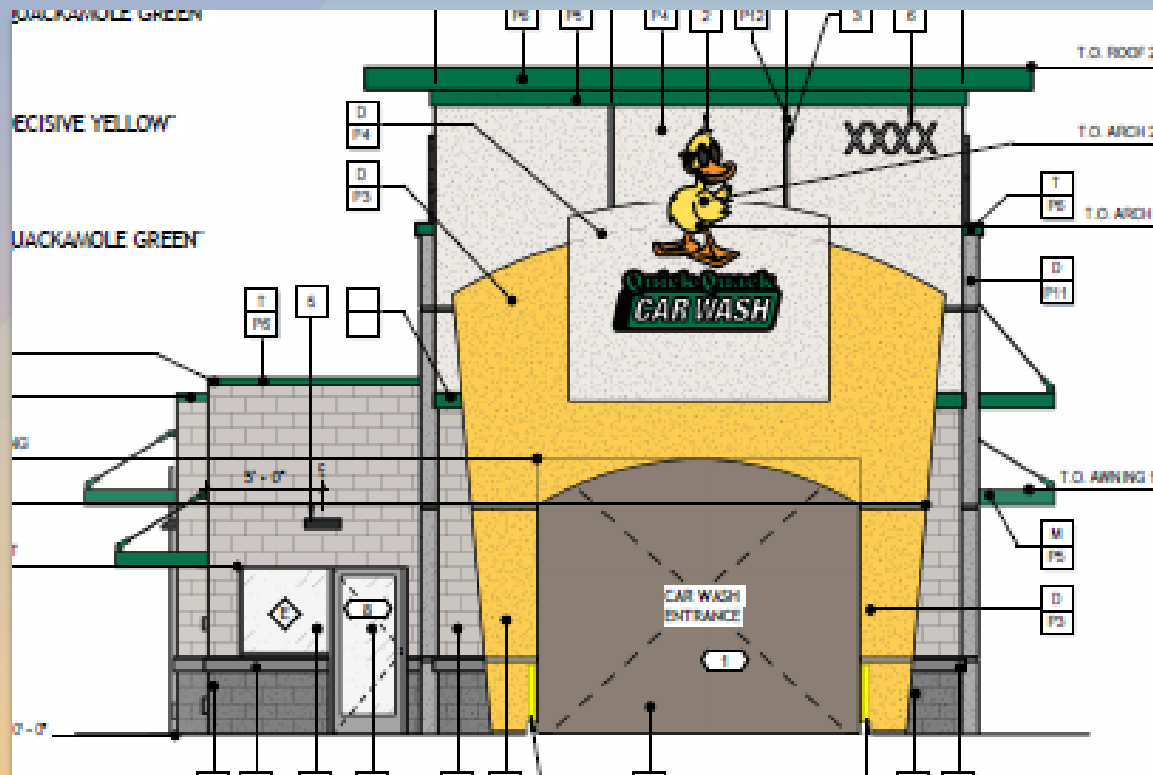


PLANT SCHEDULE

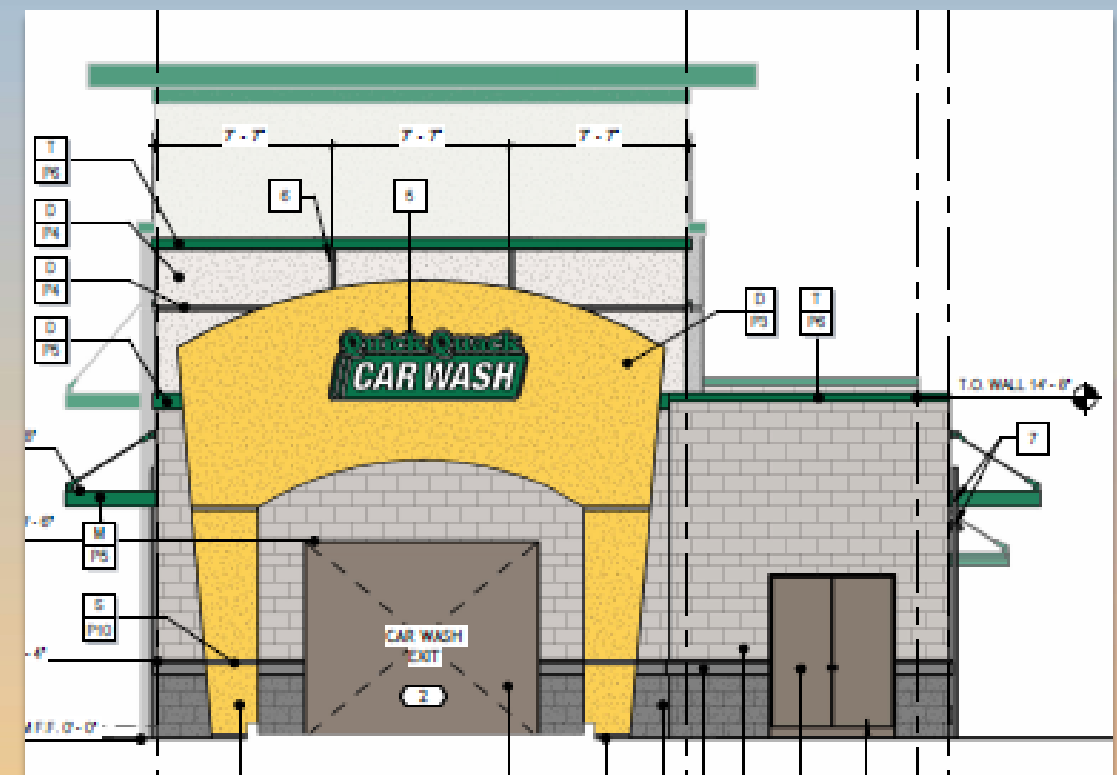
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---------------------|------|--|
| TREES | | |
| | AS3 | Acacia salicina / Willow Acacia |
| | BP | Brachycton populneus / Kurrajong |
| | CA | Chilopsis linearis 'Art's Seedless' / Art's Seedless Desert Willow |
| | JM | Jacaranda mimosifolia / Jacaranda |
| | RS | Rhus lancea / African Sumac |
| SHRUBS | | |
| | BC | Baccharis x 'Centennial' / Centennial Coyote Brush |
| | BC2 | Bignonia capreolata / Cross Vine |
| | BM | Bougainvillea x 'Moneth' / Purple Queen® Bougainvillea |
| | HP | Hesperaloe parviflora / Red Yucca |
| | JC | Justicia californica / Chuparosa |
| | LL | Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Langman's Sage |
| | MC | Muhlenbergia capillaris / Pink Muhly Grass |
| | MR | Muhlenbergia rigens / Deer Grass |
| | NP | Nerium oleander 'Petite Pink' / Petite Pink Oleander |
| | PD | Pennisetum setaceum 'Dwarf Rubrum' / Dwarf Purple Fountain Grass |
| | PA | Plumbago auriculata / Blue Plumbago |
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
| ROCK / STONE | | |
| | DR | DECOMPOSED GRANITE / ROCK PROS ROSE |



Elevations



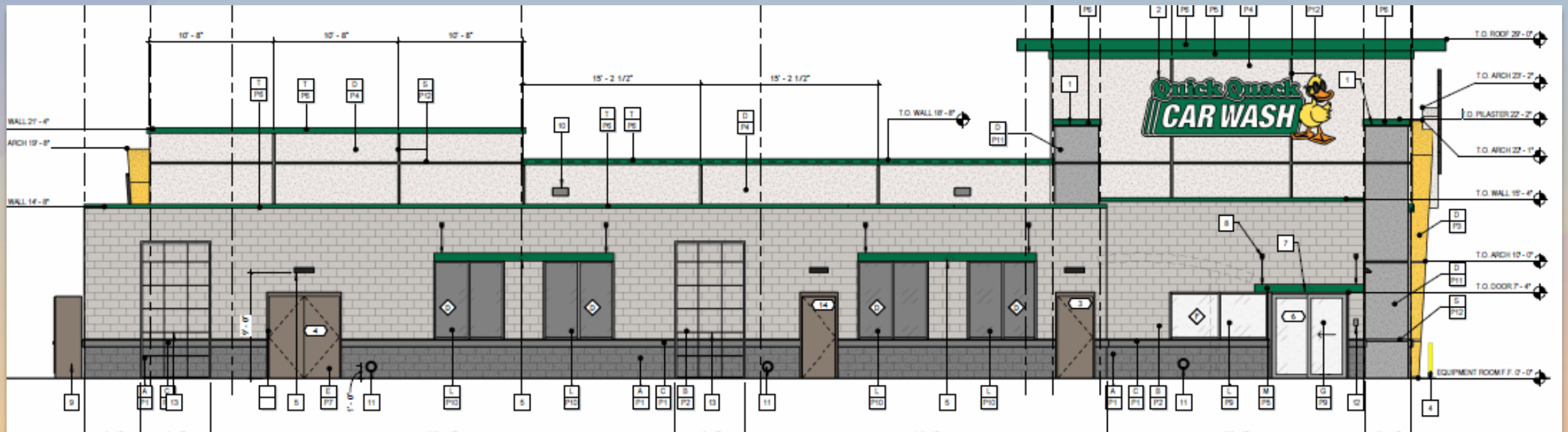
North Elevation



South Elevation



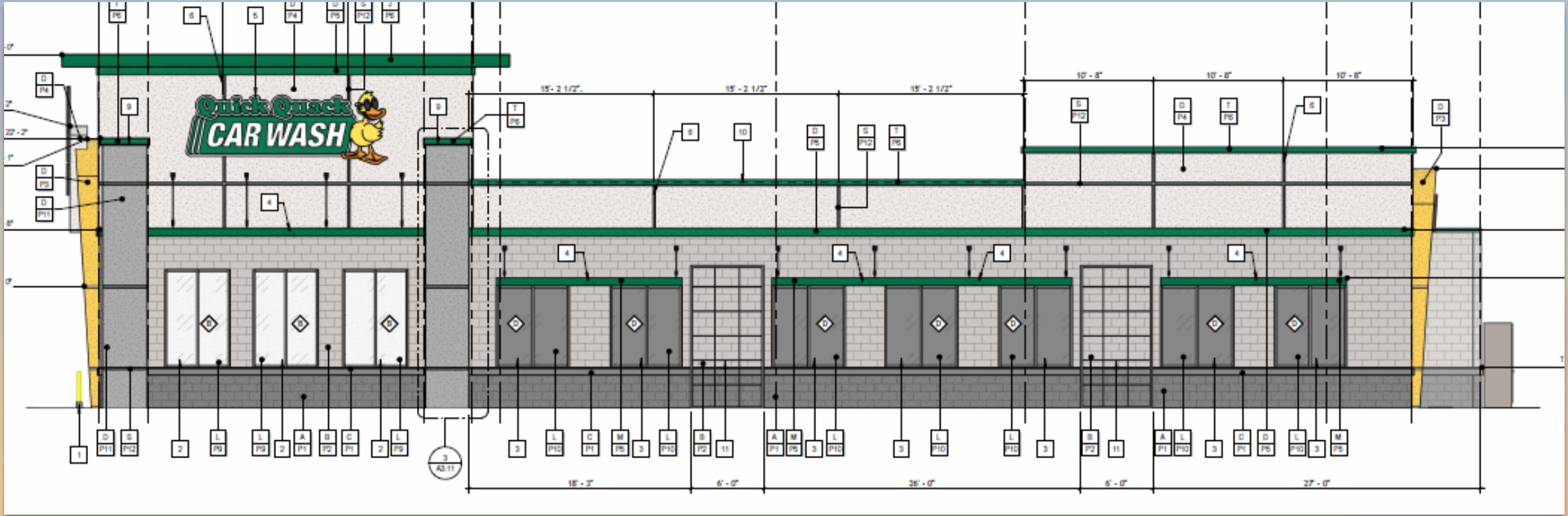
Elevations



East Elevation



Elevations



West Elevation



Renderings





Renderings





Renderings





Colors and Materials

EXTERIOR MATERIAL BOARD

C ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
P11 DUNN EDWARDS DE6375 "CASTLEROCK"



C ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
P7 SHERWIN WILLIAMS #7025 "BACKDROP"



A SPLIT FACE CMU 8X8X16
P1 BASALITE INEGRAL COLOR STANDARD #790 DARK GRAY



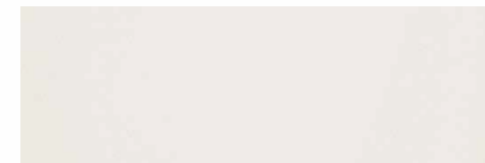
C ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
P5 PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
J METAL ROOF
P6 PREFINISHED METAL - TO MATCH "QUACKAMOLE GREEN"



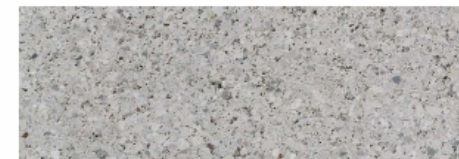
D ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
P3 SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"



C ACRYLIC PLASTER COLOR COAT W/ SAND FINISH
P4 SHERWIN WILLIAMS #7004 "SNOWBOUND WHITE"



B SMOOTH HONED FACE CMU 8X8X16
P2 BASALITE INTEGRAL COLOR STANDARDS #225 LIGHT GRAY





Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

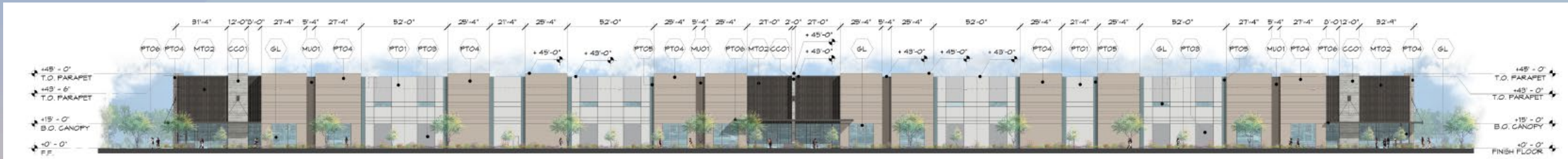
Staff welcomes any feedback



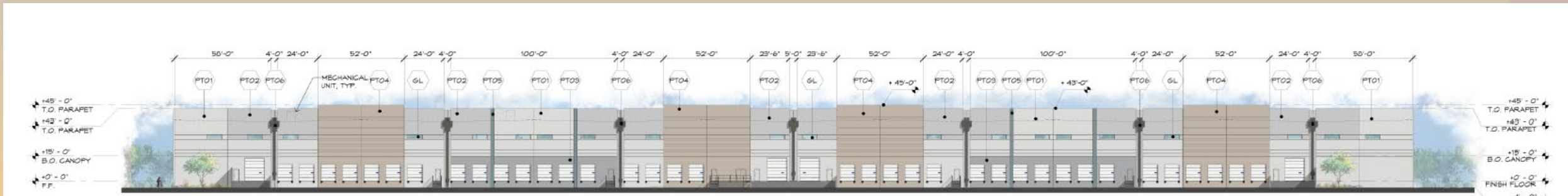
Design Review Board



Approved "Building A" Elevations (DRB24-00008)



1 WEST ELEVATION
SCALE: 1" = 30'-0"

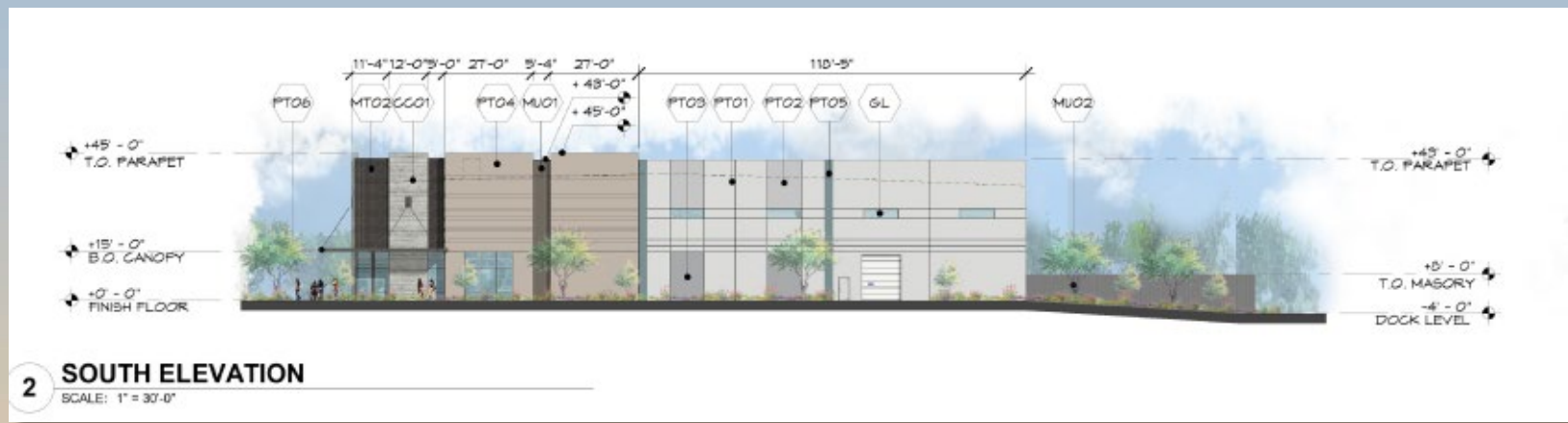


4 EAST ELEVATION
SCALE: 1" = 30'-0"

Located south of the proposed car wash



Approved “Building A” Elevations (DRB24-00008)

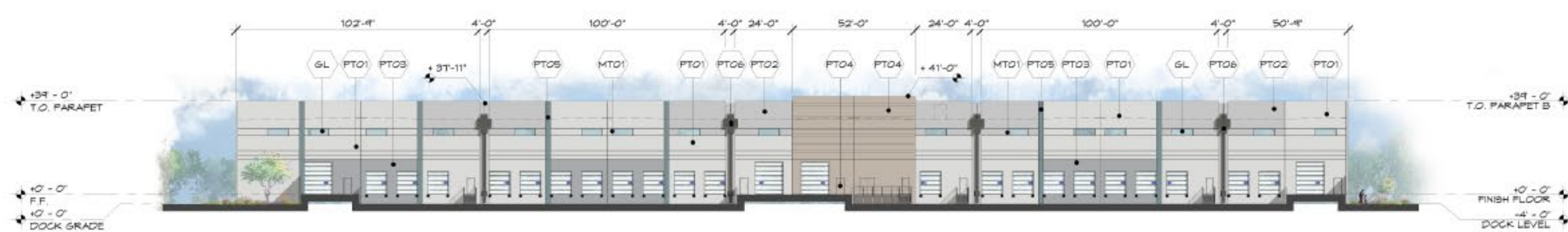




Approved “Building B” Elevations (DRB24-00008)



1 NORTH ELEVATION
SCALE: 1" = 30'-0"

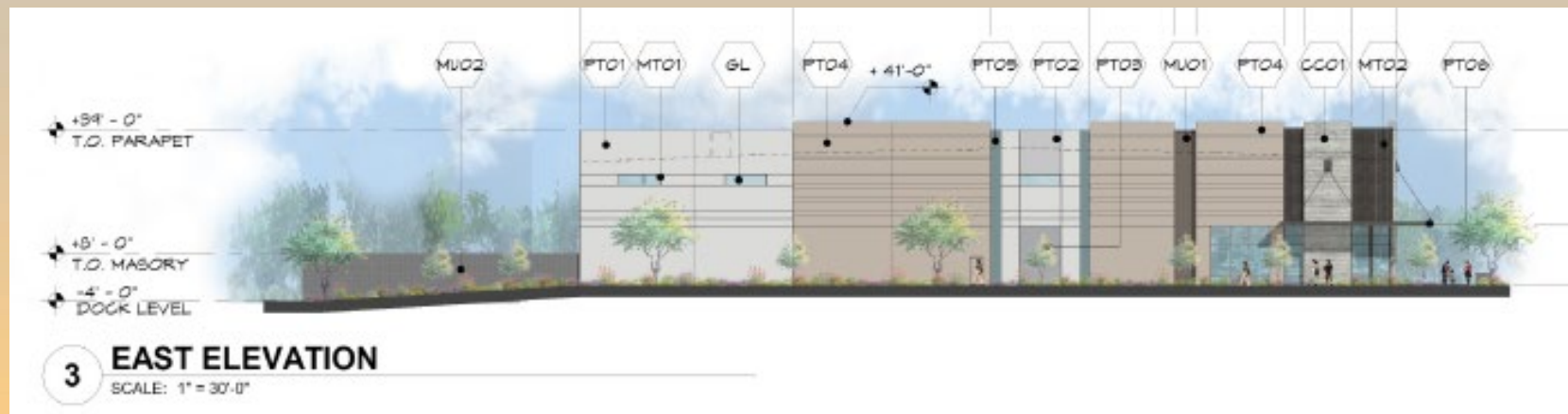


4 SOUTH ELEVATION
SCALE: 1" = 30'-0"

Located east of the proposed car wash




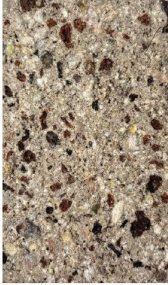


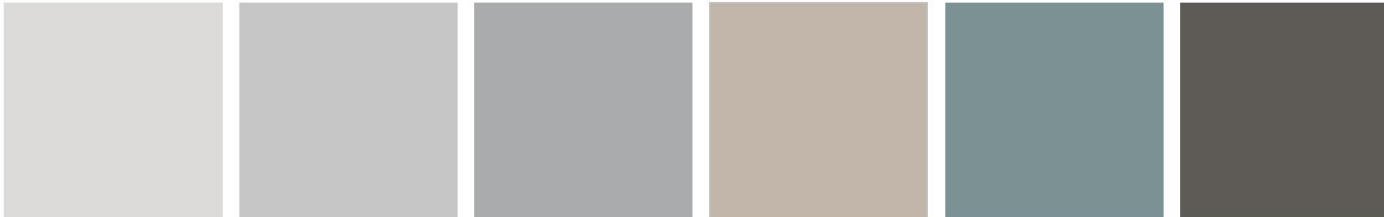


Approved “Building B” Elevations (DRB24-00008)





Approved Colors and Materials – DRB24-00008

| | | | | | |
|---|---|--|---|---|---|
| <p>CONCRETE</p>  <p>BOARD FORM CONCRETE CC01</p> | <p>GLAZING by ARCADIA</p>  <p>CLEAR GLAZING GL</p> | <p>MASONRY by TRENWYTH</p>  <p>MOJAVE BROWN PRECISION MU01</p> | <p>by ECHELON MASONRY</p>  <p>HUNTINGTON GRAY MESASTONE MU02</p> | <p>METAL by ARCADIA</p>  <p>CLEAR ANODIZED MT01</p> | <p>by WESTERN STATES METAL ROOFING</p>  <p>BLACK ZINC MATTE MT02</p> |
| <p>PAINT COLOR PALETTE by DUNN EDWARDS</p>  <p>PORPOISE DE6373 PT01 SILVER POLISH DE6374 PT02 CASTLEROCK DE6375 PT03 ASH GRAY DEC751 PT04 WEATHERED BLUE DET560 PT05 CHARCOAL SKETCH DET628 PT06</p> | | | | | |
| <p>COLOR AND MATERIAL PALETTE 18 DECEMBER 2023 20083</p> | | | | | |



Approved Rendering – DRB24-00008

