

Design Review Board

Meeting Agenda - Final

Chair Dane Astle
Vice Chair Justin Trexler
Boardmember Scott Thomas
Boardmember Paul Johnson
Boardmember Kyle Bell
Boardmember Ryan Circello
Boardmember Denise Dunlop

Tuesday, October 8, 2024

4:30 PM

Lower Council Chambers

- 1 Call meeting to order.
- 2 Approval of minutes from the September 10, 2024 Design Review Board meeting.
- 2-a [DSN 24089](#) Approval of minutes from the September 10, 2024 Design Review Board meeting.
- 3 Discuss and provide direction on the following Preliminary Design Review cases:*
- *3-a [DSN 24090](#) DRB24-00790 - "Downtown Façade Improvement - 121-123 W. Main" (District 4). Within the 100 block of West Main Street (south side). Located east of Country Club Drive on the south side of Main Street. (0.2± acres). Design Review for the removal of the colonnade and restoration / renovation of the building façade. Bryce Albretsen, City of Mesa, Applicant; Teichman 121 West Main LLC, Owner.

Staff Planner: Emily Johnson
- *3-b [DSN 24091](#) DRB24-00791 - "Downtown Façade Improvement - 101 W. Main" (District 4). Within the 100 block of West Main Street (south side). Located east of Country Club Drive on the south side of Main Street. (0.1± acres). Design Review for the removal of the colonnade and restoration / renovation of the building façade. Bryce Albretsen, City of Mesa, Applicant; Woodford LLC, Owner.

Staff Planner: Emily Johnson

- *3-c** [DSN 24092](#) **DRB24-00794 - "Downtown Façade Improvement - 120 W. Main"**
(District 4). Within the 100 to 200 blocks of West Main Street (north side).
Located east of Country Club Drive on the north side of Main Street. (0.2±
acres). Design Review for the removal of the colonnade and restoration /
renovation of the building façade. Bryce Albretsen, City of Mesa, Applicant; DT
MESA HOLDCO III LLC, Owner.

Staff Planner: Jennifer Merrill

- *3-d** [DSN 24093](#) **DRB23-00934 - "Mesa Shopping Center - Final Phase" (District 4).**
Within the 300 block of East Southern Avenue (south side) and the 1200 block
of South Mesa Drive (west side). Located on the west side of Mesa Drive and
south of Southern Avenue. (0.3± acres) Design Review for a limited service
restaurant with drive-thru facilities. John Clay, Red Mountain Group, Applicant;
Red Mountain Asset Fund II LLC, Red Mountain Asset Fund I LLC and
MacFrugals's Plaza LLC, Owners.

Staff Planner: Charlotte Bridges

- *3-e** [DSN 24094](#) **DRB23-00971 - "Legacy Square" (District 4).** Within the 100 block of
South Pomeroy (west side) and within the 200 block of East 2nd Avenue (north
side). Located south of Main Street and west of Mesa Drive. (2.5± acres).
Design Review for a multiple residence development. Travis Taylor, Westates
Companies, Applicant; Legacy Square Opzone LLC, Owner.

Staff Planner: Jennifer Merrill

- *3-f** [DSN 24095](#) **DRB24-00424 - "WM Fuel Mesa 1646" (District 6).** Within the 6000 to
6100 blocks of East Southern Avenue (south side) and the 6200 block of East
Superstition Springs Boulevard (west side). Located west of Power Road and
on the south side of Southern Avenue. (19± acres) Design Review for a service
station. Ryan Alvarez, Kimley Horn and Associates, Applicant; Retail Trust III
(IMPS Only), Owner.

Staff Planner: Chloe Durfee Daniel

- *3-g** **[DSN 24096](#)** **DRB24-00473 - "Komatsu Sales and Service Facility" (District 6).**
Within the 9900 block of East Pecos Road (south side) and within the 6800 to 7100 blocks of South Crismon Road (west side). Located on the south side of Pecos Road and west side of Crismon Road. (22± acres). Design Review for an industrial development. Jeff Ducay, Crawley Architects, Applicant; Sunbelt Mesa Ellsworth LP, Owner.

Staff Planner: Kwasi Abebrese

- *3-h** **[DSN 24099](#)** **DRB24-00522 - "Lot 7 at Thomas Road" (District 5).** Within the 3600 block of North 55th Place (east side) and within the 5500 block of East Thomas Road (north side). Located west of Recker Road and north of Thomas Road. (1± acres). Design Review for an industrial shell building. Marian McKersie, RCAA Architects, Inc., Applicant; The Resident Plumber, LLC, Owner.

Staff Planner: Tulili Tuiteleleapaga-Howard

- *3-i** **[DSN 24100](#)** **DRB24-00558 - "718 West Pepper Place" (District 4).** Within the 700 block of West Pepper Place (north side). Located north of Main Street and west of Country Club Drive. (0.2± acres). Design Review for a multiple residence development. Bret Martin, Applicant; Monaco Ventures Properties, LLC, Owner.

Staff Planner: Tulili Tuiteleleapaga-Howard

- *3-j** **[DSN 24097](#)** **DRB24-00603 - "Mesa Royale" (District 4).** Within the 600 block of West Main Street (north side). Located west of Country Club on the north side of Main Street. (3± acres). Design Review for a multiple residence development. Benjamin W. Graff, Esq., Quarles & Brady LLP, applicant; Mesa Royale East Motel LLC, Nuevas Vistas on Main, LLC, and Mesa Royale West LLC, owners.

Staff Planner: Jennifer Merrill

- *3-k** **DSN 24101** **DRB24-00744 - "Falcon 12 Aviation Center" (District 5).** Within the 4700 block of East McKellips Road (north side) and within the 4700 block of East Falcon Drive (west side). Located east of Greenfield Road on the north side of McKellips Road. (4± acres). Design Review for an aircraft hangar. Design Professionals, LLC, Applicant; Desert Jet Center LLC (lease)/P and H Hangars, Owner.

Staff Planner: Joshua Grandlienard

- *3-l** **DSN 24098** **DRB24-00796 - "ESS - Bldg E" (District 2).** Within the 4400 to 4600 blocks of East Southern Avenue (north side) and within the 4500 block of East Flower Circle (west side). Located east of Greenfield Road on the north side of Southern Avenue. (5± acres). Design Review for a mini-storage facility. Tim Nielsen, Farnsworth Construction, Applicant; Bebes Nirvana, LP, Owner.

Staff Planner: Emily Johnson

4 Adjournment.

*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.