



Design Review Board

Meeting Agenda - Final

*Vice Chair Sean Banda
Boardmember Scott Thomas
Boardmember J. Seth Placko
Boardmember Jeanette Knudsen
Boardmember Tanner Green
Boardmember Paul Johnson
Boardmember Dane Astle*

Tuesday, July 13, 2021

4:30 PM

Lower Level Council Chambers

- 1 Call meeting to order.
- 2 Approval of minutes from the previous Design Review Board meeting.
- 2-a [DSN 21093](#) Minutes from the June 15, 2021 Design Review Board Meeting
- 3 Election of Design Review Board Officers
 - a. Chair
 - b. Vice Chair
- 4 Discuss and provide direction on the following Preliminary Design Review cases:*
- 4-a [DSN 21086](#) DRB21-00395 District 6. Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Requesting the review of an industrial business park. Wendy Riddell, Berry Riddell LLC, Applicant; Tonto Corp and Gateway Business Park, LLC, Owners.

Staff Planner: Kellie Rorex

- 4-b** [DSN 21087](#) **DRB21-00290 District 6.** Within the 7800 to 8000 blocks of east Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (9.9± acres). Requesting the review of an industrial development. Eric Zitny, Ware Malcomb, Applicant; Marwest Enterprises LLC/Santan 74 LLLP, Owner.
(Continued from the June 15, 2021 meeting)

Staff Planner: Kellie Rorex

- 4-c** [DSN 21088](#) **DRB21-00352 District 2.** Within the 4400 block of East Baseline Road (north side). Located east of Greenfield Road on the north side of Baseline Road. (1.04± acres). Requesting the review of a dental office with a drive-thru. Jonathan Ammon, Jammon Studios, Applicant; Blue Glacier LLC, Owner. -

Staff Planner: Chloe Durfee-Sherman

- 4-d** [DSN 21089](#) **DRB21-00462 District 6.** Within the 9200 block of East Cadence Parkway (south side). Located south of Ray Road and east of Ellsworth Road. (1.2± acres). Requesting the review of a restaurant with a drive-thru. Stephanie Watney, Withey Morris PLC, Applicant; PPGN-Ellsworth LLLP, Owner.

Staff Planner: Jennifer Gniffke

- 4-e** [DSN 21090](#) **DRB21-00119 District 4.** Within the 300 block of North Stapley Drive (west side) and within the 1100 block of East University Drive (south side). Located on the southwest corner of Stapley Drive and University Drive. (.70± acres). Requesting the review of a drive-thru coffee shop. Tim Rasnake, Archicon, Applicant; Singh Jaswinder/Surinder K, Owner.

Staff Planner: Sean Pesek

- 4-f** [DSN 21091](#) **DRB21-00349 District 6.** Within the 8200 to 8400 blocks of East Pecos Road (south side). Located east of Sossaman Road on the south side of Pecos Road. (6.8± acres). Requesting the review of an industrial development. Larry L. Allen, ThirtyThree North Architects, Applicant; East Comstock, LLC, Owner.

Staff Planner: Lesley Davis

5 **Discuss and take action on the following Design Review cases: None**

6 **Staff Presentation**

- 5-a [DSN 21092](#) **Presentation on proposed Small Lot Development Guidelines and associated text amendments to Title 11 of the Mesa Zoning Ordinance - Rachel Prelog and Veronica Gonzalez**

7 Planning Director Updates

8 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 traducción en español, favor de llamar 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.