



Design Review Board

Meeting Agenda - Final

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

Tuesday, September 13, 2022

4:30 PM

Lower Council Chambers

- 1 Call meeting to order.
- 2 Approval of minutes from the August 9, 2022 Design Review Board meeting.
- 2-a [DSN 22417](#) Minutes from the August 9, 2022 Design Review Board meeting.
- 3 Discuss and take action on the following Design Review cases:
 - 3-a [DSN 22422](#) DRB22-00785 - District 4. Within the 0 to 100 block of East Main Street (north side) and within the 0 to 100 block of North Center Street (east side). Located north of Main Street and east of Center Street. (4.5± acres). Design Review for a government office. Vince DiBella, Adaptive Architects, Inc., Applicant; City of Mesa, Owner.

Staff Planner: Cassidy Welch
 - 3-b [DSN 22426](#) DRB22-00670 - District 5. Within the 1200 to 1400 blocks of North Power Road (east side). Located north of Brown Road on the east side of Power Road. (8.3± acres). Design Review for a public safety facility. Aaron Stouffer, Architekton, Applicant; City of Mesa, Owner.

Staff Planner: Cassidy Welch

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

- 4-a** [DSN 22430](#) **DRB21-01173 - District 5.** Within the 3600 to 3700 blocks of North Higley Road (east side) and within the 5200 to 5400 block of East Thomas Road (south side). Located on the southeast corner of Thomas Road and Higley Road. (10± acres). Design Review for a boat and recreational vehicle storage facility. Horrocks Engineers, Applicant; R&S Development Group, LLC, Owner.

Staff Planner: Josh Grandlienard

- 4-b** [DSN 22435](#) **DRB22-00044 - District 4.** Within the 1600 block of South Stapley Drive (east side). Located south of the US 60 Superstition Freeway on the east side of Stapley Drive. (1.5± acres). Design Review for a restaurant. Yelena Fiester, GreenbergFarrow, applicant; DSW Grand/Spectrum, LLC, owner.

Staff Planner: Evan Balmer

- 4-c** [DSN 22440](#) **DRB22-00248 - District 6.** Within the 8100 to 8200 blocks of East Germann Road (north side). Located west of Hawes Road on the north side of Germann Road. (10± acres). Design Review for an industrial development. Robert Winton, Winton Architects, Inc, Applicant; Republic Equity Funds LLC, Owner.

Staff Planner: Jennifer Merrill

- 4-d** [DSN 22445](#) **DRB22-00438 - District 6.** Within the 7800 to 7900 blocks of East Pecos Road (south side) and within the 7800 to 7900 blocks of East Germann Road (north side). Located east of Sossaman Road on the south side of Pecos Road. (40.2± acres). Design Review for an industrial development. Don Andrews, Andrews Design Group, Inc., applicant; CV AZ PECOS PROPERTY OWNER, LLC., owner.

Staff Planner: Sean Pesek

- 4-e** [DSN 22452](#) **DRB22-00440 - District 2.** Within the 4700 to 4800 blocks of East Southern Avenue (south side) and within the 1200 block of South 48th Street (west side). Located east of Greenfield Road on the south side of Southern Avenue. (9± acres). Design Review for a multiple residence development. Pew and Lake, Applicant; Sunny Mesa INC, Owner.

Staff Planner: Josh Grandlienard

- 4-f** [DSN 22458](#) **DRB22-00644 - District 2.** Within the 5700 to 5900 blocks of East Baseline Road (north side), within the 1800 to 1900 blocks of South Sunview (west side), and within the 5700 to 5900 blocks of East Inverness Avenue (south side). Located west of Recker Road on the north side of Baseline Road. (10± acres). Design Review for a multiple residence development. Charles Huellmantel, Huellmantel & Affiliates, applicant; VHS Acquisition Subsidiary Number 11, Inc., owner.

Staff Planner: Cassidy Welch

- 4-g** [DSN 22463](#) **DRB22-00673 - District 6.** Within the 7600 to 8000 blocks of East Elliot Road (north side) and within the 3300 to 3600 blocks of South 80th Street (west side). Located east of Sossaman Road on the north side of Elliot Road. (58+ acres). Design Review for an industrial development. Pew and Lake, Applicant; TLC Foundation LP, Owner.

Staff Planner: Josh Grandlienard

- 4-h** [DSN 22470](#) **DRB22-00679 - District 1.** Within the 3900 to 4000 blocks of East Oasis Circle (south side) and within the 2800 to 2900 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road. (0.34± acres). Design review for an industrial development. Greg Hitchens, applicant; ViewPoint Resort, LLC., owner.

Staff Planner: Sean Pesek

- 4-i** [DSN 22492](#) **DRB22-00683 - District 6.** Within the 3700 to 3900 blocks of South Sossaman Road (east side). Located south of Elliot Road on the east side of Sossaman Road. (20± acres). Design Review to expand an existing mini-storage facility with boat and recreational vehicle storage. Tim Quigley, Happy Wife Storage, LLC., applicant; Happy Wife Storage, LLC., owner.

Staff Planner: Sean Pesek

- 4-j** [DSN 22472](#) **DRB22-00685 - District 6.** Within the 10900 to 11000 block of East Elliot Road (north side), and within the 3500 block of South Signal Butte Road (east side). Located north of Elliot Road and east of Signal Butte Rd (84± acres). Design Review for an expansion of a water treatment facility. Cameron Rhodes, Black & Veatch, Applicant, City of Mesa, Owner.

Staff Planner: Evan Balmer

- 4-k** [DSN 22477](#) **DRB22-00721 - District 2.** Within the 4100 block of East Valley Auto Drive (west side). Located west of Greenfield Road and north of Baseline Road. (2.5± acres). Design review for an industrial development. Paul Almond, Almond ADG Architects, applicant; Bradley/Jamie Bigelow, owner.

Staff Planner: Evan Balmer

- 4-l** [DSN 22482](#) **DRB22-00763 - District 1.** Within the 3400 to 3500 blocks of North Greenfield Road (west side) and within the 4100 to 4400 blocks of East Virginia Street. Located north of McDowell Road on the west side of Greenfield Road. (54± acres). Design review for an industrial development. Balmer Architectural Group, Applicant; Sunbelt Land Holdings LP, Owner.

Staff Planner: Josh Grandlienard

- 4-m** [DSN 22487](#) **DRB22-00768 - District 6.** Within the 8100 to 8200 blocks of East Pecos Road (south side) and within the 7200 to 7300 blocks of South 80th Street (east side). (23± acres). Located east of Sossaman Road on the south side of Pecos Road. Design Review for an industrial development. Carlos Elias, LGE Deign Group, Applicant; CENTRIS MESA 80TH AND PECOS LLC, Owner.

Staff Planner: Charlotte Bridges

5 Planning Director Updates: None

6 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 reunion 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.