

City of Mesa

*Mesa Council Chambers
57 East 1st Street*



Meeting Minutes

Tuesday, March 11, 2025

4:30 PM

Lower Council Chambers

Design Review Board

Chair Dane Astle

Vice Chair Justin Trexler

Boardmember Scott Thomas

Boardmember Paul Johnson

Boardmember Kyle Bell

Boardmember Ryan Circello

Boardmember Denise Dunlop

1 Call meeting to order.

Boardmember Bell called the meeting to order at 4:35 p.m.

2 Approval of minutes from the February 11, 2025 Design Review Board meeting.

2-a Minutes from the February 11, 2025 Design Review Board meeting.

Approved (4-0; Chair Astle, Vice Chair Trexler and Boardmember Johnson - absent)

3 Discuss and take action on the following Design Review cases:

3-a **DRB23-00144 - "Glenscott,"** 1± acre located approximately 2,000 feet southwest of the southwest corner of East Pecos Road and South Ellsworth Road. Site Plan Review and Design Review for an industrial development. Glenscott LLC, Owner; Ernesto Ramirez, Chavez and Associates, Applicant. (District 6)

Staff Planner: Kwasi Abebrese

Staff Recommendation: Approval with Conditions

Approved (4-0; Chair Astle, Vice Chair Trexler and Boardmember Johnson - absent)

4 Discuss and make a recommendation to City Council on the following Design Review cases:

4-a **DRB24-01010 - "Medina Station Freeway Landmark Monument,"** 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Design Review for a Freeway Landmark Monument. Bela Flor Holdings, LLC, Owner; James Rogers, Davis Signs & Graphics, Applicant. (District 5)

Staff Planner: Cassidy Welch

Staff Recommendation: Approval with Conditions

Approved (4-0; Chair Astle, Vice Chair Trexler and Boardmember Johnson - absent)

5 Discuss and make a recommendation to the Planning Director on the following Design Review cases:

- 5-a **DRB24-00852- "Gateway Auto Mall Design Guidelines,"** 62± acres site located at the northeast and northwest corners of East Pecos Road and South Signal Butte Road. Design Review for the Gateway Auto Mall Design Guidelines. Gateway Land Investments LLC, Owner; Pew and Lake, Applicant. **(District 6)**

Staff Planner: Joshua Grandlienard

Staff Recommendation: Approval

Approved (4-0; Chair Astle, Vice Chair Trexler and Boardmember Johnson - absent)

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

- 6-a **DRB23-00433 - "Circle K at NWC Elliot and Signal Butte,"** 1± acres located at the northwest corner of East Elliot Road and South Signal Butte Road. Design Review of a Service Station. Circle K Stores Inc., Owner; Steve Bowser, Helix Engineering, LLC., Applicant. **(District 6)**

Staff Planner: Charlotte Bridges

Presentation and discussion only; no formal action taken by the Board.

- 6-b **DRB24-00961 - "Longbow 202 Shell Building,"** 6.5± acres located approximately 840 feet west of the northwest corner of East McDowell Road and North Recker Road. Design Review for an industrial development. J & R Repair Service of Arizona LLC, Owner; Karen Ohmann, Deutsch Architecture Group, Applicant. **(District 5)**

Staff Planner: Kwasi Abebrese

Presentation and discussion only; no formal action taken by the Board.

- 6-c **DRB24-01009 - "AZ International Market at NEC of Broadway and Dobson Rd,"** 14.5± acres located at 1832 W. Broadway Road. Design Review for an existing multi-tenant commercial development. Mekong Real Estate Investment Group LLC, Owner; Marian McKersie, RKA Architects, Inc., Applicant. **(District 3)**

Staff Planner: Emily Johnson

Presentation and discussion only; no formal action taken by the Board.

- 6-d **DRB24-01077 - "Get Air Sports Mesa,"** 3.5± acres located at the northeast corner of South Ellsworth Road and East Elliot Road. Design Review for a Small-Scale Commercial Recreation facility and attached commercial uses. Elliot & Ellsworth Investment Properties LLC, Owner; John Holman, EPS Group, Applicant. **(District 6)**

Staff Planner: Mallory Ress

Presentation and discussion only; no formal action taken by the Board.

- 6-e **DRB25-00044 - "LivAway Mesa Greenfield,"** 4.5± acres located approximately 2000 feet north of the northeast corner of South Greenfield Road and East Baseline Road. Design Review for a Hotel. SREG GREENFIELD LLC, Owner; Kelly Bell, Applicant. **(District 2)**

Staff Planner: Joshua Grandlienard

Presentation and discussion only; no formal action taken by the Board.

7 **Staff Update.**

No update

8 **Adjournment.**

Approved (4-0; Chair Astle, Vice Chair Trexler and Boardmember Johnson - absent)

*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.