

# City of Mesa

*Mesa Council Chambers  
57 East First Street*



## Meeting Minutes

**Tuesday, October 12, 2021**

**4:30 PM**

**Lower Council Chambers**

### **Design Review Board**

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

**1 Call meeting to order.**

Chair Banda called the meeting to order at 4:32 p.m.

**2 Approval of minutes from the September 14, 2021 Design Review Board meeting.**

**2-a** Minutes from the September 14, 2021 Design Review Board Meeting.

Approved (Vote 6 - 0: Boardmember Astel absent)

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

**3-a\*** **DRB21-00131 District 4.** Within the 800 block of West Broadway Road (north side), and within the 300 block of South Extension Road (west side). Located east of Alma School Road on the north side of Broadway Road. (1.9± acres). Requesting review of a convenience market with an associated fuel station. Land Development Consultants, LLC, applicant; Circle K Stores, Inc., owner.

**Staff Planner: Charlotte Bridges**

**3-b\*** **DRB21-00135 District 1.** Within the 2200 to 2400 blocks of East McDowell Road (south side). Located east of Gilbert Road on the south side of McDowell Road. (9.0± acres). Requesting review of a multiple residence development with associated commercial use. Ryan Nelson, Sweetwater Companies, applicant; Mark Gunning and Ron Bailly Trust, owner.

**Staff Planner: Evan Balmer**

**3-c\*** **DRB21-00463 District 6.** Within the 3300 block of South Sossaman Road (east side). Located north of Elliot Road on the east side of Sossaman Road. (24.25± acres). Requesting review of an industrial business park. Robert Ward, ADW Architects, LLC., applicant; Charles Stewart, SJJ Land Investments, LLC., owner

**Staff Planner: Sean Pesek**

**3-d\*** **DRB21-00591 District 6.** Within the 6600 block of South Sossaman Road (east side). Located north of Pecos Road on the east side of Sossaman Road. (4.5± acres). Requesting the review of a hotel development. Will Moseley, Skybridge Arizona, LLC., applicant; Phoenix-Mesa Gateway Airport Authority (PMGAA), owner.

**Staff Planner: Sean Pesek**

- 3-e\***                      **DRB21-00616 District 6.** Within the 7800 to 8100 blocks of East Pecos Road (north side), and within the 6800 to 7000 blocks of South Sossaman Road (east side). Located north of Pecos Road and east of Sossaman Road. (155± acres). Requesting the review of an industrial development. George Pasquel III, Withey Morris PLC, applicant; Armstrong Dennis L & Ingeborg E; TCA Development LLC; Germann Investments No 1; GI 20 LLC; GI 30 LLC; and PR20 LLC, owners.  
**Staff Planner: Jennifer Gniffke**
- 3-f\***                      **DRB21-00688 District 6.** Within the 9300 to 9500 blocks of East Elliot Road (north side) and within the 3400 to 3600 blocks of South 94th Place (west side). Located east of Ellsworth Road on the north side of Elliot Road (14± acres). Requesting review of an industrial development. Adam Baugh, Withey Morris, PLC, applicant; Mesa Growth Properties, LLC, owner.  
**Staff Planner: Charlotte Bridges**
- 3-g\***                      **DRB21-00732 District 5.** Within the 2800 to 3100 blocks of North Recker Road (west side) and within the 5900 block of East Longbow Parkway (south side). Located north of McDowell Road on the west side of Recker Road. (20 acres). Requesting the review of a mixed-use development. Reese Anderson, Pew & Lake, PLC, applicant; Dover Associates, LLC, owner.  
**Staff Planner: Cassidy Welch**
- 3-h\***                      **DRB21-00749 District 6.** Within the 6800 to 7100 blocks of East Elliot Road (north side). Located east of Power Road on the north side of Elliot Road. (26.4 acres). Requesting the review of an industrial development. Hannah Bleam, Withey Morris, PLC, applicant; Garvin Holdings, LLC, owner.  
**Staff Planner: Cassidy Welch**
- 3-i\***                      **DRB21-00834 District 6.** Within the 6900 to 7200 block of E Pecos Road (south side). Located east of Power Road on the south side of Pecos Road. (40.2± acres). Requesting the review of an industrial development. Tim Thielke, DLR Group, applicant; Newport Commercial Partners, LLC, owner.  
**Staff Planner: Jennifer Gniffke**
- 3-j\***                      **DRB21-00877 District 6.** Within the 10400 to 10600 blocks of East Pecos Road (north side) and within the 6400 to 6800 blocks of South 222nd Street (west side). Located west of Signal Butte Road on the north side of Pecos Road. (71.3± acres). Requesting the review of an

industrial development. Joshua Tracy, Ryan Companies, applicant;  
Tucker Properties, LTD, owner.

**Staff Planner: Evan Balmer**

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

**Staff Report: None**

**5 Adjournment.**

**Approved (Vote 6 - 0: Boardmember Astel 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 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.