

City of Mesa

*Mesa Council Chambers
57 East 1st Street*



Meeting Minutes

Tuesday, February 13, 2024

4:30 PM

Lower Council Chambers

Design Review Board

Chair Scott Thomas

Vice Chair Dane Astle

Boardmember Paul Johnson

Boardmember Jeanette Knudsen

Boardmember Justin Trexler

Boardmember Kyle Bell

1 Call meeting to order.

Chair Thomas called the meeting to order at 4:30 p.m.

2 Approval of minutes from the January 9, 2024 Design Review Board meeting.

2-a Approval of minutes from the January 9, 2024 Design Review Board meeting.

Approved (5-0 Vice Chair Astle absent)

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

4 Hear the following presentation:

4-a **DRB23-00456 - "Chase" (District 3).** Within the 1200 block of West Southern Avenue (north side) and within the 1100 block of South Alma School Road (west side). Located north of Southern Avenue and west of Alma School Road. (1± acres). Design Review for a bank with an ATM drive-thru. Kevin Spencer, APMI, Applicant; Fiesta Commercial, LLC, Owner.

Staff Planner: Cassidy Welch

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

4-b **DRB23-00592 - "Meridian 24" (District 6).** Within the 6400 to 6600 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road. (41± acres). Design Review for an industrial development. Morgan Retzlaff, Applicant; SR24MERIDIAN QOZB LLC, Owner;

Staff Planner: Sean Pesek

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

4-c **DRB23-00694 - "Sunburst Shutters" (District 1).** Within the 3400 to 3500 blocks of East Thomas Road (north side). Located west of Val Vista Road on the north side of Thomas Road. (2± acres). Design Review for an industrial development. Scott Puente, Applicant; Mesa Thomas, LLC, Owner.

Staff Planner: Kwasi Abebrese

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

- 4-d **DRB23-00865 - "Larry H. Miller Ford" (District 4).** Within the 1600 to 1700 blocks of South Mesa Drive (east side) and within the 400 to 500 blocks of East Auto Center Drive (north side). Located north of Baseline Road on the east side of Mesa Drive. (12± acres). Design Review for an automobile dealership. Andrew Valestin, Kimley-Horn and Associates, Inc, Applicant; LHM MFD LLC, Owner.

Staff Planner: Kwasi Abebrese

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

- 4-e **DRB23-00898 - "5449 S. Power Road" (District 6).** Within the 5400 block of South Power Road (east side). Located south of Ray Road on the east side of Power Road. (2± acres). Design Review for a coffee shop with a drive-thru and a minor automobile repair development. Kevin Zenk, Scapegoat Design Studio, Applicant; 5449 S Power LLC, Owner.

Staff Planner: Cassidy Welch

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

- 4-f **DRB23-00900 - "Larry H. Miller Fleet Dealership" (District 4).** Within the 1700 to 1800 blocks of South Mesa Drive (east side) and within the 400 block of East Auto Center Drive (south side). Located north of Baseline Road on the east side of Mesa Drive (6± acres). Design Review for an automobile dealership. Andrew Valestin, Kimley-Horn and Associates, Inc, Applicant; LHM MFD LLC, Owner.

Staff Planner: Kwasi Abebrese

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

- 4-g **DRB23-00928 - "Southern and Gilbert Chipotle" (District 4).** Within the 1900 block of East Southern Avenue (south side). Located west of Gilbert Road on the south side of Southern Avenue (1± acres). Design Review for a restaurant with a drive-thru. Amy Malloy, Applicant; Art and Fran Friedman Revocable Trust, Owner.

Staff Planner: Kwasi Abebrese

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

- 4-h **DRB23-00943 - "JAWS Industrial" (District 6).** Within the 8200 to 8300 blocks of East Germann Road (north side). Located east of Sossaman Road on the north side of Germann Road. (6± acres). Design Review for an industrial development. Carlos Elias, LGE Design Group, Applicant; JAWS GERMANN LLC, Owner.

Staff Planner: Joshua Grandlienard

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

5 Adjournment.

Approved (5-0 Vice Chair Astle 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.