

Chair
Clay Allsop

Vice-Chair
Tony Feiter

Secretary
Linda Grice

Member
Shawn
Hutchinson

Member
Jeff Nelson

Member
Bradley Shafer

Member
Joysaphine
Waitman

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, November 4, 2021
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



PUBLIC NOTICE REGARDING PEORIA PLANNING AND ZONING MEETING

Due to updated guidance received from the CDC regarding COVID-19 protocols in the workplace, all city employees and visitors should wear facial coverings inside city buildings, including the Council Chamber, regardless of vaccination status.

Members of the public can submit comments and questions regarding items on the meeting agenda by emailing planning@peoriaaz.gov no later than 5 p.m. on the day of the meeting.

For additional questions, please contact the Peoria Planning Department at (623) 773-7200

Regular Meeting

6:30 PM

Convene
Opening Statement
Roll Call
Final Call to Submit Speaker Request Forms

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Joysaphine Waitman from the October 21, 2021 meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meetings held on October 7, 2021 and October 21, 2021.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R Design Review Manual: Single-Family Residential

Presentation and possible discussion on the guidelines in the Building Form & Architecture section related to single-family residential, as proposed in the update to the Peoria Design Review Manual.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting.

Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

4 R Reports

A. Upcoming Special Events

B. Upcoming Commission Meeting Dates

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
RIO VISTA RECREATION CENTER LAKEVIEW ROOM
OCTOBER 7, 2021**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8866 W. Thunderbird Road, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Clay Allsop, Commissioner Shawn Hutchinson, Commissioner Jeff Nelson and Commissioner Joysaphine Waitman.

Members Absent: Vice-Chair Tony Feiter, Secretary Linda Grice and Commissioner Brad Shafer

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Michael Dynes – Assistant City Attorney, Cody Gleason – Principal Planner, and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Clay Allsop.

Audience: None

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on September 16, 2021.

COMMISSION ACTION: Commissioner Nelson moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Waitman and upon vote, passed 4-0.

REGULAR AGENDA

Staff requested to continue the following items to the October 21, 2021 meeting:

2R – Park West: Planned Area Development Amendment (Z04-19A.10)

4R – Grand Commons: Specific Area Plan Amendment (GPA20-04)

5R – Grand Commons: Planned Area Development (Z20-06)

Staff also requested to continue item 6R – Design Review Manual: Single-Family Residential to the November 4, 2021 meeting.

COMMISSION ACTION: Commissioner Waitman moved to continue items 2R, 4R and 5R to the October 21, 2021 meeting and item 6R to the November 4, 2021 meeting. The motion was seconded by Commissioner Nelson and upon vote, passed 4-0.

3R **Major General Plan Amendment – Chapters 3, 4, 7 and 8 Update (GPA21-02)**

A city-initiated major amendment to the General Plan that updates text within Chapters 3, 4, 7 and 8 to ensure the plan remains up to date and consistent with the overarching goals of the City. This item is for information purposes and no action will be taken at this time.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

COMMISSION COMMENTS:

Commissioner Waitman asked staff how the public can draw up their proposed versions of redistricting maps.

Mr. Jacques stated that at the community meetings, an overview of the federal and city criteria for the district boundaries will be presented, along with a tutorial on the software. More information about meeting dates and the process is available on the city's website.

Call to the Public (Non-Agenda Items): None.

7R **Reports from Staff**

A. **Upcoming Special Events**

- Second Saturday starts October 9th
- Peoria Country Fest starts October 9th
- 1st Set of Redistricting Open Houses begin October 11th
- Explore the Library October 16th
- Halloween Monster Bash October 23rd
- POGO Destinations Launches October 29th

B. **Upcoming Commission Meeting Dates**

The next Commission meeting is October 21, 2021 in City Council Chambers.

Planning and Zoning Commission Updates and Report of Current Events:
None

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:42 pm.

Clay Allsop, Chair

Submitted by Della Ernest

Date

Date

DRAFT

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
OCTOBER 21, 2021**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Clay Allsop, Vice-Chair Tony Feiter, Secretary Linda Grice, Commissioner Brad Shafer, Commissioner Shawn Hutchinson and Commissioner Jeff Nelson

Members Absent: Commissioner Joysaphine Waitman

Others Present: Lorie Dever – Planning Manager, Chris Lemka – City Traffic Engineer, Michael Dynes – Assistant City Attorney, Cody Gleason – Principal Planner, Rick Williams – Senior Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was read by Chair Clay Allsop.

Audience: 19

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Vice-Chair Tony Feiter, Secretary Linda Grice and Commissioner Brad Shafer from the October 7, 2021 meeting.

COMMISSION ACTION: Vice-Chair Feiter moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Nelson and upon vote, passed 5-0.

Secretary Grice arrived at 6:38pm.

REGULAR AGENDA

Unfinished Business

2R **Park West: Planned Area Development Amendment (Z04-19A.10)**

Discussion and possible action to amend the existing Park West Planned Area Development (PAD) to allow Parcel 3 of Park West to develop exclusively as multi-family. The portion of the site proposed for multi-family development is approximately 16.3 acres located east of the northeast corner of 99th Avenue and Northern Avenue.

The staff report was presented by Mr. Cody Gleason, Principal Planner.

PUBLIC COMMENTS:

Mr. Taylor Earl, for the applicant presented to the Commission history of Park West and layout of the proposed development and its amenities. Mr. Earl confirmed the applicant is working with SRP and highlighted some of the letters of support from the business owners at Park West.

Mr. Timothy LaSota, representing Bellevue LLC spoke against the proposed development due to density and access.

COMMISSION COMMENTS:

Commissioner Nelson asked for location of emergency access and if there are any anticipated issues with parking lot lighting potentially affecting the residents directly north of the proposed development.

Mr. Gleason confirmed that the pedestrian access would also serve as the fire access. Mr. Gleason stated that as part of the site plan review, staff looks at the photometric plan which provides lighting values and ensures there is no light spilling over into the single-family homes.

Commissioner Shafer asked for clarification of the request to remove the 30 to 60% ration on parcel 3 to allow for residential development.

Mr. Gleason clarified that the 30-60% ratio is for all of Park West and the applicant seeks to remove that ratio for Parcel 3 only to allow for residential development without waiting for Parcel 1 commercial to develop.

Commissioner Hutchinson asked what the sizes are for the proposed units.

Mr. Earl stated studios are 555 feet, one-bedrooms are 788 feet, two-bedrooms are 1181 feet and three-bedrooms are 1462 feet.

Commissioner Nelson asked what the price point would be for the proposed units.

Mr. Earl stated the average rent would be \$1125 for a studio, \$1531 for a one-bedroom, \$2035 for a two-bedroom and \$2300 for a three-bedroom.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 2R case Z04-19A.10 as presented. The motion was seconded by Commissioner Hutchinson, and upon vote, passed unanimously, 6-0.

Chair Allsopp called for a short recess at 7:54pm and reconvened at 8:02pm.

3R **Grand Commons: Specific Area Plan Amendment (GPA20-04)**

Discussion and possible action on case GPA20-04 to amend the existing Old Town Specific Area Plan land use designation on approximately 7.48 acres from Flex Mixed-Use to High Density Residential (25-40 du/ac) to facilitate a gated, multi-family residential development. The site is located at the west corner of 84th Avenue and Grand Avenue (former Smitty's site).

The staff report for 3R and 4R were combined and presented by Mr. Cody Gleason, Principal Planner.

PUBLIC COMMENTS:

Public comments are listed under item 4R.

COMMISSION COMMENTS:

Commission comments are listed under item 4R.

COMMISSION ACTION:

Commissioner Hutchinson moved to approve item 3R case GPA20-04. Commissioner Shafer seconded and upon vote, passed unanimously, 6-0.

4R **Grand Commons: Planned Area Development (Z20-06)**

Discussion and possible action to rezone the subject site from the *Central Commercial (C-3) Zoning District* to the proposed *Grand Commons Planned Area Development*. If approved, this PAD would facilitate a multi-family development on a vacant 7.48 acre site. The proposed multi-family development is located at the west corner of 84th Avenue and Grand Avenue.

The staff report for 3R and 4R were combined and presented by Mr. Cody Gleason, Principal Planner.

Mr. Scott Whyte, Real Estate Development Officer provided the Commission information on development and market constraints in the area of the proposed development.

PUBLIC COMMENTS:

Mr. Steve Addison, for the applicant stated that although the original plan for mixed-use was appropriate to have commercial along Grand Avenue, not one single letter of

intent was received from a commercial user and the decision was made to move to a 100% multi-family in order to support the Old Town revitalization.

COMMISSION COMMENTS:

Commissioner Feiter asked if with the current entitlements that the Commission approved last year, can the owner pull building permits for the planned multi-family with the retail on Grand Avenue.

Mr. Gleason clarified that although the Commission recommended approval of the case, it ultimately did not go forward to Council. It was continued several times as the applicant evaluated their position on the property and ultimately the proposal was modified from the horizontal mixed-use contemplation to the exclusively multi-family proposal. The current zoning on the property is C-3, not the PAD that was seen by the Commission previously.

Commissioner Feiter stated that although he loves getting more residential units near Old Town to help with reinvigorating the area, he does not like giving up retail on a major arterial frontage for residential uses.

Commissioner Nelson asked if given more time to find commercial users, would there be a different outcome.

Mr. Addison stated that the feedback received from users that have shown any interest is that there is no core residence to support it; it's just not feasible.

COMMISSION ACTION:

Commissioner Hutchinson moved to approve item 4R case Z20-06 as presented. The motion was seconded by Commissioner Shafer, and upon vote, passed 5-1 with Vice-Chair Feiter casting the dissenting vote.

5R Speedway: Minor General Plan Amendment (GPA20-05)

Discussion and possible action to amend the 2040 Peoria General Plan Land Use Map for 2.87 acres (net) of land from Mixed Use Main Street to Commercial for the development of a convenience store with fueling center and future commercial oad. The proposed development is located at the northwest corner of 99th Avenue and Northern Avenue.

The staff report for 5R and 6R were combined and presented by Mr. Rick Williams, Senior Planner.

PUBLIC COMMENTS:

Public comments are listed under item 6R.

COMMISSION COMMENTS:

Commission comments are listed under item 6R.

COMMISSION ACTION:

Vice-Chair Feiter moved to approve item 5R case GPA20-05 as presented. The motion was seconded by Commissioner Shafer, and upon vote, passed unanimously 6-0.

6R Speedway: Planned Area Development (Z20-08)

Discussion and possible action to rezone approximately 2.87 acres pf land from General Agriculture (AG) to the proposed Speedway Planned Are Development (PAD). The proposed development would contain a convenience store with fueling center with a pad site reserved for future retail use.

The staff report for 5R and 6R were combined and presented by Mr. Rick Williams, Senior Planner.

PUBLIC COMMENTS:

Mr. Jason Morris, with Withey Morris on behalf of the applicant, Speedway provided the Commission with a brief presentation regarding the proposed development and its location. Mr. Morris informed the Commission the applicant exceeded the notification requirements to make sure residents to the north and west were included.

Ms. Pamela Green, a resident spoke in favor of the proposed development.

Ms. Katherine Gatrost, a resident stated she is second guessing her opposition to the proposed development after hearing staff and the applicant's presentation. Ms. Gatross cited a safety concern with fire access for the area.

Mr. Wayne Baxter, a resident spoke in favor of the proposed development.

COMMISSION COMMENTS:

Commissioner Nelson asked what the city is doing to ensure the landscaping standards are being enforced long term.

Ms. Dever stated that as part of staff's work plan, they are evaluating not just the landscape code but maintenance requirements thereof.

Commissioner Shafer asked for clarification of ownership and usage of the parcel north of the proposed development.

Mr. Williams stated it is owned by City Water Resources Department. Ms. Dever commented that current plans are for Water Resources to use it as a recharge facility.

COMMISSION ACTION:

Commissioner Nelson moved to approve item 6R case Z20-08 as presented. The motion was seconded by Vice-Chair Feiter, and upon vote, passed unanimously 6-0.

7R **Major General Plan Amendment: Chapters 3, 4, 7 and 8 Update (GPA21-02)**

A city-initiated major amendment to the General Plan that updates text within Chapters 3, 4, 7 and 8 to ensure the plan remains up to date and consistent with the overarching goals of the City.

The staff report was presented by Ms. Lorie Dever, Planning Manager.

PUBLIC COMMENTS:

None

COMMISSION COMMENTS:

None

COMMISSION ACTION:

Commissioner Shafer moved to approve item 7R case GPA21-02 as presented. The motion was seconded by Commissioner Hutchinson, and upon vote, passed unanimously 6-0.

Call to the Public (Non-Agenda Items): None.

8R **Reports from Staff**

A. Upcoming Commission Meeting Dates

The next Commission meeting is November 4, 2021 in City Council Chambers.

Ms. Dever introduced new staff member Mr. Robert Kuhfuss, Senior Planner and informed Commission that Mr. Rick Williams is leaving the City.

Planning and Zoning Commission Updates and Report of Current Events:

Chair Allsop congratulated Mr. Williams and welcomed Mr. Kuhfuss. Commissioner Nelson congratulated Mr. Williams, wished him well and welcomed Mr. Kuhfuss to the City and looks forward to working with him.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 9:47 pm.

Clay Allsop, Chair

Submitted by Della Ernest

Date

Date



Memorandum

Date: October 7, 2021

To: Planning and Zoning Commission

From: Lorie Dever
Planning Manager

Re: **ITEM 5R** | Design Review Manual Update: Single-Family Residential

This item is a continuation of a series of study sessions that began in August 2021 to seek feedback from the Planning and Zoning Commission on proposed changes to the City's Design Review Manual. These study sessions are projected to continue throughout the remainder of the year, with each one focusing on a particular topic or chapter as more specifically identified below.

During tonight's meeting, staff will present and discuss with the Commission the guidelines within the Residential chapter, and in particular:

- *Stakeholder Feedback and Project Schedule Updates*

Staff will summarize comments received to date from various boards/commissions, technical staff, etc. Additionally, staff will review proposed meeting dates and topics for the remainder of the year.

- *Single-Family Residential*

The intent of the Building Form & Architecture section within this Chapter is to promote substantial design elements in housing to foster diverse, attractive and integrated neighborhoods. At the meeting, staff will present methodologies and strategies to diversify architectural design, reduce garage dominance, and propose potential guidelines for accessory (secondary) structures that are typically built after the main home is constructed.

C. Building Form & Architecture

The intent of this section is to promote substantial design elements in housing to foster diverse, attractive and integrative neighborhoods. The architectural style of a residential development creates the identity for the project when combined with other identity/amenity features. Residential development contributes to the character of the entire community. The intent of the following design guidelines is not to require a specific architectural style, but rather to establish a minimum set of parameters to ensure quality architectural design. Residential development should establish a style that is carried throughout the project mass, and form, features, and finishes.

I. Architectural Design

- A. To promote architectural diversity, all developments shall implement the applicable prescriptions outlined in Table 2. In the implementation of Table 2, each standard plan shall be provided with a minimum of three (3) elevations.
- B. The same standard plan shall not be utilized on adjacent lots on the same side of the street. Similarly, products with the same architectural style (e.g Tuscan) cannot be located on adjacent lots on the same side of the street.
- C. To mitigate the impact from monotonous building elevations, design solutions integrating facade articulation, variable building angles, eaves, parapets, and the strategic placement of windows and doors shall be employed in each elevation.
- D. Each elevation shall integrate architectural embellishments including, but not limited to, recessed windows or window projections, articulated facades and decorative moldings, or pilasters for the purpose of creating shadow lines.
- E. Not more than sixty (60) percent of any front elevation shall occur on the same plane. Plans with two planes in the front elevation shall provide a minimum undulation of four (4) feet between said planes; plans with three (3) or more planes in the front elevation shall provide a minimum undulation of two (2) feet between said planes. To demonstrate compliance with this section, a Façade Articulation Exhibit shall be provided with the design review submittal.
- F. Roof mounted HVAC & evaporative cooler equipment shall be prohibited.

2. Primary Entry

Beyond their functional purpose, primary entry for a unit or home should provide a defined transition between the public and private realm. They should convey a welcoming entry for those who approach, while also conveying a sense of privacy for occupants. Additionally, the design of the entry area should respond and thoughtfully interact with the level of activity along the street.

- A. Primary entrances should occur along the front façade, but the door does not necessarily need to face the street.
- B. All homes must provide a clearly defined paved walkway from a primary entrance to the abutting primary street or driveway. Walkways paved with stone; pavers; or stamped or textured concrete are encouraged.

3. Garage Placement and Driveways

Garages should not be the first thing that you notice upon entering a residential subdivision. By placing the garages subordinate to the living area, a better streetscape is developed. Pedestrians will also feel a sense of belonging by having the living areas of the home closer to the street.

- A. A variety of garage placements should be offered on the same block in order to de-emphasize garage doors and avoid garages from dominating the streetscape and the front of the house. Utilizing a combination of attached or detached garages that are recessed, side entry, or placed at the rear of the home, is encouraged.
- B. Within multiple lot developments, a variety of garage door styles should be applied to individual homes to create a more visually interesting street frontage. Garage doors should be articulated with windows, paneling, detailing and/or utilize high-quality materials or finishes that complement the architecture of the building.
- C. Front-facing garages shall be offset no less than four (4) feet from the plane of a living area or other principal structure (porches) and the third or fourth car garage shall be setback a minimum of two (2) feet behind the main garage plane. The intent here is to soften garage dominance and provide for horizontal articulation.
- D. Driveways for three-car or larger forward-facing garages shall incorporate alternative paving design elements including, but not limited to, rock salt finishes, broom, float and trowel finishes, stamped concrete, concrete engraving, concrete stains, intricately sawed / grooved patterns, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.

- E. The forward facing (from street view) elevations of a side entry garage shall appear as livable portion of the home by utilizing windows, wainscot, or other design elements compatible with the design of the structure.
- F. Within environmentally sensitive areas, the use of combined or grouped driveways is encouraged. Grouped driveways shall be separated by no less than twelve (12) inches. The use of decorative hardscape or colored paving may be used to provide the minimum prescribed separation.

When grouped driveways cannot be utilized, the Developer should consider the use of alternative garage types such as, single-bay tandem, side entry, or rear loaded.

4. Articulation

All public-facing facades should be balanced and pleasing in their articulation and include windows or doors that face the street.

- A. All street side elevations of a structure shall provide visual interest by incorporating architectural elements such as overhanging eaves, recessed windows, window trim or other building details.
- B. Create diversity by varying the bulk and mass of buildings. Avoid a monotonous streetscape by creating diverse elevations with cutouts and pop-outs.
- C. Each facade of a building that is visible from a public right-of-way, private tract, or common open space shall incorporate accented or highly articulated openings through the application of window trim, window recesses, cornices, changes in materials or other design elements.
- D. Windows shall have style-appropriate trim detail on at least two sides of all windows or shall be recessed. Windows that are not recessed or have no trim are not allowed.
- E. Long, single-ridge roof lines must be avoided.
- F. The massing of roof forms should be reduced by varying the height and orientation of the roof lines.
- G. Roof forms should be varied amongst homes along each street. Where houses in a development back onto collector or arterial streets, a variety of roof designs should be offered and utilized so as to avoid a series of repetitive roof slopes visible from right-of-way.
- H. Attached products should look like separate units by the use of clearly identified entries, style, and design details, and differing roof forms to avoid an institutional appearance.

5. Architectural Style and Standard Plan Requirements

- A. Design projects with a consistent design integrity, exhibited by all building components including, but not limited to, building mass and articulation, roof forms, windows (proportion and design), building materials, facade details (doors and entrances), fencing, and landscaping.
- B. Avoid combining structural and decorative characteristics from different architectural styles into a single building.
- C. A minimum of three (3) elevations are required per standard plan for residential projects with twenty (20) or more units. For residential projects with at least five (5) units, but less than twenty (20) units, a minimum of two (2) elevations are required per standard plan.
- D. A minimum of two (2) roof styles are required. Roof styles may include, but not limited to pitched, hip, flat, gambrel or mansard, and shall be consistent with the architectural style selected.
- E. A minimum of two (2) roof types are required. All asphaltic shingles shall be considered one material type. Clay and concrete tiles shall be considered one material type. However, alternating tile types (i.e. flat tile and mission tile) may be considered as different roof material types.

6. Colors and Materials

- A. The selection of building color materials can have a great impact on the overall character of both individual buildings and on a neighborhood as a whole. Accordingly, it is importance to give care when selecting colors and materials for individual buildings and groups of buildings.
- B. High-quality authentic building materials, such as stone, brick, wood, and stucco should be utilized to enhance the building's architectural character and assure a long-lasting building life.
- C. All developments should integrate multiple exterior materials including brick, stone, and masonry as appropriate with the architectural style of the home.
- D. All developments shall provide a diversity of roof colors, materials, and styles within the subdivision in accordance with the schedule outlined in Table on the next page.
- E. Hillside lots as defined in Section 21-710 "Hillside Development Overlay District" of the Zoning Ordinance are subject to the color and reflectivity restrictions contained therein.
- F. With the exception of windows and similar features, the use of reflective surfaces is prohibited.
- G. When continuing the material around a corner from a front to side elevation, it should be terminated by an architectural element such as an offset, column, intersecting wall or fence.
- H. Material changes should occur at a change in wall plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner.
- I. Change in color should always be accompanied by a change in plane and separated by a facade element, enhanced architectural detail or other means.
- J. Earth tone colors traditionally used in the desert southwest are suggested; however, deep, rich accent colors are recommended instead of using a pale color palette. Bright colors should be used sparingly as an architectural detail element.
- K. Exposed metal chimney flues inconsistent with the architectural character are prohibited. Exposed flues (B-vent) are acceptable only with fireplaces without a chimney.
- L. Additions to the principal building shall utilize like colors, materials and architectural style.

7. Attached Patios, Carports and RV Covers

- A. Covered Patios shall be compatible to the principal building in terms of color and building materials. Roofing materials are not required to match that of the principal building.
- B. Covered Patios shall be constructed on an approved concrete or similar foundation or slab.
- C. Patio/porch enclosures shall be reviewed by the Building Safety Division to determine whether or not it is considered a room addition or an "Arizona Room". For the purposes of this Ordinance, "Arizona Rooms" are not required to match the existing structure in color, materials, or architectural style.
- D. Attached carports and RV covers shall generally conform to the principal building in terms of color and building materials. Roofing materials are not required to match that of the principal building.
- E. Attached carports and RV covers shall be used only for the storage and protection of automobiles and recreational vehicles and shall not be used for 'outdoor' workshops or storage of miscellaneous household products.
- F. Attached carports and RV covers shall be constructed on a dust-free surface. However, all vertical members shall be secured to an approved base/foundation.