

**DESIGN REVIEW BOARD MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
OCTOBER 27, 2021**

A Meeting of the Design Review Board of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Mike Heath, Vice-Chair Adam Hawkins, Board Member Shelby Duplessis and Board Member Greg Loper

Members Absent: Board Member Adam Pruett and Board Member Jim Schulz

Others Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Michael Dynes – Chief Assistant City Attorney, Robert Kuhfuss – Senior Planner, Sarah Dircks – Planner, and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was dispensed with by Chair Mike Heath.

Call for speaker request forms.

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 Disposition of Absence

Discussion and possible action to approve the absence of Board Member Glenn Bonita and Greg Loper from the September 22, 2021 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the September 22, 2021 meeting.

COMMISSION ACTION: Board Member Shelby moved to approve the consent agenda as presented. The motion was seconded by Vice-Chair Hawkins and upon vote, passed 4-0.

REGULAR AGENDA

3R **DRM Update: Single-Family and Multi-Family Residential Guidelines**

Presentation and possible discussion on the single-family and multi-family guidelines proposed in the Peoria Design Review Manual update.

Ms. Dever presented to the Board an overview of the information provided to the Historic Preservation Commission. Topics included were:

- Pedestrian-scale
- Height, Massing, Setback and Roofline
- Same Space But Difference "Sense of Place"

Ms. Dever presented the Board 12 pictures of different downtown locations and asked for Board input. Discussion ensued about their different attributes.

On the topic of Washington Street parking, Chair Heath commented that moving away from angled parking would be tough during special events will affect the businesses in the area. Board Member Loper commented that the city will likely need businesses' buy-in before moving to parallel parking. Board Member Loper commented that he likes the look of it, but is unsure if the design will ultimately work.

Mr. Chris Jacques briefly informed the Board of the difference between regulatory and design review.

Ms. Dever spoke on Architectural Diversity in Single-Family communities – currently the same standard plan cannot be utilized on adjacent lots on the same side of the street and staff is proposing to expand the regulation to restrict the same architectural style also cannot be located on adjacent lots on the same side of the street. Board Members were asked for input on the proposal and if there were other strategies beyond requiring a minimum number of standard plans, minimum roof styles required, minimum roof types required that should be explored. Discussion ensued as to possible strategies that should be considered.

On the topic of front elevation and undulation the Board was asked if 2 feet is enough or should it be increased to 4 feet. The Board consensus was that 4 feet undulation would be appropriate on a wider lot or smaller lot with less number of planes; however, 2 feet undulation is appropriate with three or more front elevation planes.

Ms. Dever spoke on Open Space and Recreation Goals background, including:

- Build on existing robust path and trail system
- General Plan Update - Greater Focus On:
 - Desire to protect / preserve cultural resources, hillsides and wash elements in sensitive areas

- Multi-generational amenities and “active living” within open space areas
- Currently the city requires *passive* and *active* types of open space but it is not a uniform standard
- “Active” is largely defined as “Usable”
- Unlike multi-family, single-family does not require minimum number of amenities based on unit count

Ms. Dever spoke on Usable Open Space, including:

What is “Usable” :

- Private or dedicated park or recreation areas
- Equestrian, hiking, local connectors and MUTs
 - Currently only 20ft of width for the length of the trail is counted towards meeting the square footage requirement, and the trail needs to be enhanced with items such as benches and lighting
- Hillside preserves
- Golf Course (No more than 50% credit)
- Common pools, spas and recreation centers
- Retention basis and floodways when improved
- *Active amenities:* sports courts, fields and substantial turf areas
- *Passive amenities:* substantial turf area, ramadas, BBQs, benches, interpretive or demo facilities

Discussion ensued on types of amenities and unique proposals.

Ms. Dever spoke on Accessory Buildings and Structures, background and types, including:

In General:

- Most are built/installed *after* home construction
- Regulations address Buildings *and* Structures
- Balance of property rights vs. impact on neighbors

Types:

- RV Garages
- Ramadas / Pergolas
- Agricultural Buildings
- Sheds
- Detached Garages
- Detached Carports

Discussion ensued on how and when design review guidelines apply to the various accessory buildings and structures.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

Reports from Staff

4R Reports

A. Upcoming Meeting Dates

November 17, 2021 and December 15, 2021

UPDATES AND REPORTS FROM THE DESIGN REVIEW BOARD:

None

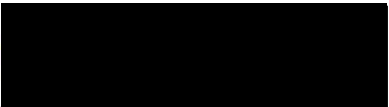
ADJOURNMENT: There being no further business to come before the Design Review Board, the meeting adjourned at 8:51 p.m.



Mike Heath, Chair

02/23/2022

Date



Submitted by Della Ernest

2-23-2022

Date