

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
NOVEMBER 10, 2021**

A **Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:01 p.m.

Members Present: Chair Shelby Duplessis, Secretary Mike Heath, Commissioner John De La-O and Commissioner Tobechukwu Okeke

Members Absent: Vice-Chair Fusco and Commissioner Karen Garbe

Staff Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, Michael Dynes – Assistant City Attorney and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Shelby Duplessis.

Roll Call: Read by Ms. Della Ernest

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

1C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Commissioner Karen Garbe from the October 20, 2021 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the October 20, 2021 meeting.

COMMISSION ACTION:

Secretary Heath moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Okeke and upon vote, passed unanimously 4-0.

REGULAR AGENDA

NEW BUSINESS:

3R DRM: Old Town Core – Site Design Guidelines

Presentation and possible discussion on the Old Town Core Chapter with regards to proposed Site Design guidelines.

Ms. Dever provided the following context of Old Town:

- Multiple Gateways / Entrances
- Grand Avenue Impact
- Mix of residences and businesses
- Age of housing varies
- Remaining Original Townsite parcels are “smaller” – Especially Washington St and 83rd Avenue

Ms. Dever informed the Commission that the Zoning overview of Old Town is predominately **CRM (Core Residential Mixed-Use)** and **CCM (Core Commercial Mixed-Use)**.

The characteristics of CCM is:

- Allows for retail and services mixed *with* residential
- Max Height = 60'
- Max Front Setback = 10'
- Allowed Land Use:
 - Multi-family Residential
 - Lodging
 - Retail and Personal Services
 - Eating and Drinking
 - Public / Civic Uses

The characteristics of CRM are:

- Primarily Single-Family with limited non-residential
- Max Height = 25' SF / 30'
- Min Front Setback = 10'
- Allowed Commercial Land Use:
 - Single-Family and Multi-family
 - Lodging
 - Professional / Business Office
 - Restaurants < 2,000 SF
 - Limited Retail*
 - Public / Civic Uses

Ms. Dever presented to the Commission a developer scenario and solicited feedback on some the characteristics that a proposed café next to Old Town Wedding and Reception Center should have in order to “fit” into Old Town.

Ms. Dever presented a redevelopment scenario for a restaurant with patio along 85th Avenue and Madison. Again, Commissioner feedback was requested on what features the restaurant should have to "fit" into Old Town.

COMMISSION COMMENTS:

On the topic of the developer scenario for a café in Old Town, Secretary Heath commented that brick should be incorporated into the design.

Chair Duplessis stated that it could be difficult since the business is private so the city would need to be reasonable in the requirements but lighting should fit the theme of Old Town.

Commissioner Okeke commented how parking for the café would fit.

Commissioner DE LA O stated colors and landscape features that blend into the adjacent business and that the sign fits the area.

Should the café desire to have outdoor patio, Chair Duplessis stated that it should blend with the residential area.

Commissioner DE LA O stated it needs to be cohesive with the adjacent business with contingency plans and parking.

Commissioner Okeke commented that the feel of the coffee should be considered as well as possible parking options.

On the topic of the redevelopment scenario for a restaurant in Old Town, Commissioner Okeke liked the architectural feel of the building.

Secretary Heath commented the entry door is not ADA compliant.

Chair Duplessis stated the owner should be given different feature options to tie into the Old Town feel of the area.

CALL TO THE PUBLIC (NON-AGENDA ITEMS): None

REPORTS FROM STAFF:

4R REPORTS:

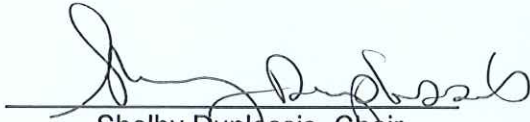
A. Upcoming Special Events:

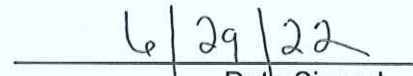
- Veteran's Day on November 11th
- Second Saturday on November 13th
- Redistricting Maps, week of November 15th
- Old Town Holiday Festival on December 11th

B. The December 8, 2021 meeting is canceled and staff will be sending information about meeting dates in January 2022.

REPORTS FROM HISTORIC PRESERVATION COMMISSION: None

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:02 p.m.


Shelby Duplessis, Chair


Date Signed