

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
OCTOBER 14, 2020**

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, Vice Chair Fusco, Secretary Mike Heath, Commissioners present via video or telephone: Commissioner Karen Garbe, and Commissioner John De La-O

Members Absent: Commissioner Lauren Allsopp

Staff Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, David Benton – Assistant City Attorney, Jay Davies – Chief of Staff, Cody Gleason – Principal Planner, Amanda Beck - Planner and Della Ernest – Executive Assistant.

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

Roll Call: Read by 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

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

1C Minutes:

Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on August 12, 2020.

COMMISSION ACTION: Vice-Chair Fusco moved to approve the Consent Agenda as presented. The motion was seconded by Secretary Heath and upon vote, passed unanimously.

REGULAR AGENDA

NEW BUSINESS:

2R Peoria Project Cities Presentation

Presentation and possible discussion regarding ASU Project Cities about the capstone "Developing Community Identity Through Placemaking," which focused residents' views of placemaking for three character areas in Peoria: Old Town, P83, and the Four Corners.

Mr. Steve Russel, Program Manager for the Project Cities Team, Arizona State University introduced Dr. Gregory Broberg, School of Social Transformation at Arizona State University. Dr. Broberg summarized the report, and explained the process of collecting the data and analyzing the results of the anonymous survey.

Mr. Jay Davies commented that the City is very excited about the report. The City of Peoria has been studying and looking at ways to implement placemaking across the city and the work that Project Cities has done will really jump start the concept of placemaking.

Mr. Russel stated he would like to bring the students before the Commission in the Spring.

COMMISSION COMMENTS:

Vice-Chair Fusco commented that the mission and function of the Historic Preservation Commission is missing; he is not seeing the preservation of history, Old Town Peoria. He would like to see some design elements that reflect the history.

Commissioner Garbe commented that the Commission needs to be in on the design process to provide input on designs to include some Old Town themes.

3R Old Town Peoria Pre-Applications

Staff briefing and possible discussion regarding recent preliminary applications received within Old Town for buildings located at 8481 W Madison Street and 8385 Grand Avenue.

Ms. Beck informed the Commission that the applicant for the location at 8481 W Madison Street is interested in developing the site as a live-work building with a ground floor office and two separate multi-family units. The Core Residential Mixed-Use designation does allow for compatible non-residential uses and the applicant was encouraged to coordinate with adjacent owner as a way to benefit both projects.

Ms. Beck informed the Commission that the applicant for the location at 8455 Grand Avenue is interested in developing the site as a take-out restaurant. The site is existing

and staff has verified the use is permitted in the Central Commercial (C-3) zoning district. Staff has coordinated with other City departments so next steps would be conveyed which are: Tenant Improvement, Business License and Sign Permit.

4R **Edwards Hotel Update**

As requested by the Commission, staff will provide a regular briefing regarding the Edwards Hotel. The City has received a preliminary application (Pre-Application Conference) for the building located at the northeast corner of 83rd Drive and Washington Street. Please be advised that the purpose of a pre-application conference is to informally discuss the processes and requirements pertaining to a conceptual idea; this is not a formal development application.

Ms. Beck presented to the Commission that the applicant for the Edwards Hotel is interested in reusing the building for a restaurant on the ground floor and hotel/motel use on the upper floors.

COMMISSION COMMENTS:

Vice-Chair Fusco stated it would be a great use and keep people in the area.

Commissioner De La O commented that it would be great to see if the project goes through.

Commissioner Garber commented that it would help keep people in the area and offer them a few options after they have visited the Center for Performing Arts.

5R **Grand Commons Rezoning Update**

Staff briefing and possible discussion regarding the Grand Commons rezoning application being led by the City of Peoria Real Estate Development Office. The subject site is at 8455 Grand Avenue (Smitty's site).

Mr. Jacques provided the Commission with an update to the two cases submitted by Mr. Scott Whyte, Real Estate Development Officer. The General Plan Amendment (GPA20-04) and Rezone (Z20-06) cases will be presented at the October 15, 2020 Planning and Zoning Commission meeting for a recommendation of approval to City Council.

Case GPA20-04 would amend the Old Town Specific Area Plan land use designation from Flex Mixed Use to Old Town Commercial Mixed-Use.

Case Z20-06 would rezone the subject site for the development of a mixed use project from Central Commercial to Grand Commons Planned Area Development (PAD).

COMMISSION COMMENTS:

Vice-Chair Fusco commented that he likes the mixed-use concept and would like to see elements such as brick work, stone and shutters that reflects Old Town Peoria.

Secretary Heath asked if 84th would be closed to accommodate the project.

Ms. Beck stated that we cannot limit access to the existing parcels however, ADOT would like to restrict access off of Grand. Staff is looking at possibly turning 84th into a cul-de-sac.

Ms. Beck stated a field trip to Castle Hot Springs is a possibility for the December 9, 2020 meeting or the February 10, 2021 meeting.

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

REPORTS FROM STAFF:

6R REPORTS:

The next meetings of the Historic Preservation Commission are December 9, 2020 and February 10, 2021.

REPORTS FROM HISTORIC PRESERVATION COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:20 p.m.


Shelby Duplessis, Chair

2/10/21

Date Signed