



DESIGN REVIEW MANUAL

August 2008

DESIGN PRINCIPLES AND GUIDELINES



Includes Design Principles and Guidelines for:

- Non-Residential
- Single-Family Residential
- Multi-Family Residential
- Supplementary Standards
 - Old Town
 - Lake Pleasant Parkway
 - Utility Cabinets

CITY COUNCIL

Bob Barrett, Mayor

Dave Pearson

Ron Aames

Cathy Carlat

Joan Evans

Vicki Hunt

Carlo Leone

CITY MANAGER

Carl Swenson

DEPUTY CITY MANAGERS

John Wenderski

Susan Thorpe



DESIGN REVIEW TEAM

Glen Van Nimwegen, AICP, Community Development Director

Chris M. Jacques, AICP, Project Manager - Acting Planning Manager

Rob Gubser, AICP, Senior Planner

Adam Pruett, Senior Planner

Cody Gleason, Planning Technician

Melissa Zechiel, Planning Technician

Bev Parcels, Planning Assistant

Table of Contents

Chapter 1: Administration

- I. Introduction
 - A. Intent and Use of the Design Manual
 - B. Interpretations
 - C. Use of Illustrations and Photos
 - D. Organization and Content
 - E. Administration of Design Manual
 - F. Glossary

Chapter 2: Non-Residential

- I. Intent
 - A. Applicability
 - B. Exemptions
- II. Site Design
 - A. Site Layout and Orientation
 - B. Access and Circulation
 - C. Parking Areas
 - D. Project Entry and Character
 - E. Crime Prevention Through Environmental Design (CPTED)
 - F. Pedestrian Amenities / Public Space
 - G. Landscaping
 - H. Lighting
 - I. Walls and Fences
 - J. Loading Areas and Trash Enclosures
 - K. Utilities and Mechanical Equipment
 - L. Other Thematic Elements

Table of Contents

III. Architectural Form

- A. Design Theme
- B. Building Mass
- C. Fenestration / Wall Penetrations
- D. Façade Articulation
- E. Roof Planes
- F. Storefront Proportion
- G. Colors and Materials

IV. Specific Development Criteria

- A. Shopping Centers, Office, Commercial Centers over 50,000 square feet or 5 net acres.
- B. Large Scale Retail
- C. Industrial
- D. Gasoline Service Stations and Car Washes
- E. Drive-Through / Drive-Up Facilities

Chapter 3: Single-Family

I. Intent

- A. Applicability
- B. Exemptions

II. Single-Family Residential Design Standards

- A. Subdivision Design
- B. Thematic Form
- C. Architectural Form
- D. Existing Development

Table of Contents

Chapter 4: Multi-Family

- I. Intent
 - A. Applicability
- II. Multi-Family Residential Design Standards
 - A. Site Design
 - B. Architectural Form

Chapter 5: Supplemental Standards

- I. Intent
- II. Old Town
 - A. Introduction
 - B. Applicability
 - C. Site Design
 - D. Architectural Form
 - E. Colors/Materials
- III. Lake Pleasant Parkway
 - A. Introduction
 - B. Applicability
 - C. Existing Context
 - D. Design Standards
 - E. Character Areas Design Concepts and Guidelines
- IV. Utility Cabinet Screening
 - A. Intent
 - B. Standards

