

**DESIGN REVIEW BOARD MINUTES
CITY OF PEORIA, ARIZONA
POINT OF VIEW CONFERENCE ROOM
AUGUST 28, 2019**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:33 p.m.

Members Present: Board Member Adam Hawkins, Board Member Mike Heath, Board Member Charles Hoskins, Board Member Adam Pruet, Board Member Jim Schulz, and Board Member Gary Nelson

Members Absent: Board Member David Gordon and Board Member Glenn Bonita

Others Present: Chris Jacques – Planning Director, Lorie Dever – Principal Planner, David Benton – Assistant City Attorney, Rick Williams – Senior Planner, Amanda Beck - Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was dispensed with by Mr. Chris Jacques.

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

- A. Discussion and possible action to approve the absence of Design Standards Advisory Board member(s) John Chappelle from the Design Standards Advisory Board meeting held on June 11, 2008, and Mike Lloyd and Scott Phillips from the Design Review Appeals Board.
- B. Discussion and possible action to approve the absence of Board Member Glenn Bonita from the Design Review Board meeting held on March 27, 2019.
- C. Discussion and possible action to approve the absence of Board Member(s) Adam Hawkins, Gary Nelson, and David Gordon from the Design Review Board meeting held on April 24, 2019.

COMMISSION ACTION: Board Member Schulz moved to approve Item 1C as presented. The motion was seconded by Board Member Hawkins and upon vote, passed 6-0.

2C **Minutes**

A. Discussion and possible action to approve the minutes of the Design Standards Advisory Board meeting held on June 11, 2008 and the Design Review Appeals Board meeting held on May 28, 2008.

B. Discussion and possible action to approve the minutes of the Design Review Board meeting held on March 27, 2019.

C. Discussion and possible action to approve the minutes of the Design Review Board meeting held on April 24, 2019.

COMMISSION ACTION: Board Member Heath moved to approve Item 2C as presented. The motion was seconded by Board Member Hoskins and upon vote, passed 6-0.

REGULAR AGENDA

3R **Rules for Procedure:**

Discussion and possible action to consider adopting Rules for Procedure for the Design Review Board.

Mr. Jacques asked for a motion to approve the Rules for Procedures as presented.

COMMISSION ACTION: Board Member Schulz moved to approve Item 3R as presented. The motion was seconded by Board Member Heath and upon vote, passed 6-0.

4R **2019 Design Review Board Meeting Schedule:**

Discussion and possible action to adopt a schedule for Design Review Board meetings for 2019.

Mr. Jacques asked for a motion to approve the 2019 Design Review Board meeting schedule.

COMMISSION ACTION: Board Member Heath moved to approve Item 4R as presented. The motion was seconded by Board Member Nelson and upon vote, passed 6-0.

5R **Election of Officers**

Mr. Jacques opened the floor to nominations for Chair and Vice-Chair for 2019.

COMMISSION ACTION: Board Member Hoskins moved to elect Board Member Mike Heath for Chair. The motion was seconded by Board Member Schulz and upon vote, passed 6-0.

Board Member Hoskins moved to elect Board Member Adam Hawkins for Vice-Chair. The motion was seconded by Board Member Schulz and upon vote, passed 6-0.

6R **Design Review Board Work Plan and Non-Residential Design Guidelines**

A briefing and possible discussion regarding the proposed 2019-2020 DRB Work Plan and the components of non-residential design guidelines.

The work plan and design guidelines were presented by Mr. Jacques and Ms. Lorie Dever.

COMMISSION COMMENTS: Schulz asked if the design guidelines were applicable to new construction only.

Mr. Jacques stated it applies to new construction as well as alterations to the façade of existing buildings and/or suite.

Board Member Nelson asked if the city has any sustainability requirements and when/how does the Design Review Manual fit in when repurposing buildings.

Mr. Jacques said new buildings have to meet certain standards and the Design Review Manual could apply depending on what changes there are to the façade.

Mr. Jacques asked the Board, what types of elements give a sense of place or that you have arrived at your destination.

Board Member Hawkins stated the architecture at DC Ranch in Scottsdale and it's covered bridge at the entrance as well as the Vistancia Core fits the overall aesthetic of the neighborhood, provides a sense of arrival and is a good mix of business and residential.

Gary stated the road leading into Rio Vista Recreation Center offers a sense of arrival as well as the infill project at The Orchard located at Northern and 12th Street which has self-enclosed public space and unique buildings.

Ms. Dever asked the Board for their thoughts on trees or manmade structures in parking lots.

Board Member Nelson commented that manmade structures in the heat is a challenge and would be better if there was a healthy mixture of both.

Board Member Pruetz stated that landscape code requires a certain number of trees.

Board Member Hawkins commented the right tree in the right place is important. Some of his favorite places are downtown Gilbert, Vistancia Core and the trail system, DC ranch, some parts of Old Town Scottsdale, Desert Ridge Marketplace and Norterra.

Board Member Schulz stated his preference for both trees and structures and is a fan of the Walmart parking lots.

Board Member Heath likes the pedestrian walkway in Walmart parking lots and the entrance into Rio Vista Recreation Center.

Board Member Pruetz commented that some great examples of doing it right is Norterra South, Town and Country and the shopping center at the southeast corner of 75th Avenue & Bell Road.

Board Member Nelson commented the following locations do have a sense of place, Old Town Peoria, Westgate, Roosevelt Row, The Orchard and City Scape.

On building design items, Ms. Dever asked the Board what elements are desired.

Board Member Nelson commented there is a lot of renovations at Roosevelt Row and staff should think outside the box when building, get away from strip malls and storefront stucco.

Board Member Pruetz commented that he likes the elements at the complex at 79th Avenue and Thunderbird Road with the landscape accentuating the building and noting placement of building material is important.

Board Member Nelson commented the Grand Canyon University campus is a great mix of building design, color and materials.

On thematic design, Ms. Dever asked the Board what elements are desired for social connectedness.

Board Member Pruetz commented that visibility, accessibility and safety are desired elements.

Board Member Schulz stated refuse enclosures are a great idea.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

Reports from Staff

7R Reports

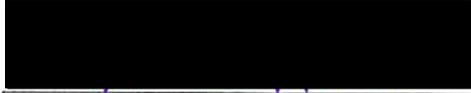
A. Upcoming Meeting Dates

October 23, 2018 and December 18, 2019

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 7:53 p.m.



Mike Heath, Chair

01/22/2020
Date

A handwritten signature in cursive script, appearing to read "Della Ernest".

Submitted by Della Ernest

1-22-20
Date