

**DESIGN REVIEW BOARD MINUTES
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBERS
JANUARY 22, 2020**

A Meeting of the Design Review Board of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

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

Members Absent: Board Member Glenn Bonita

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

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

Call for speaker request forms.

Audience: 1

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 Vice-Chair Adam Hawkins from the Design Review Board meeting held on December 18, 2019.

2C Minutes

Discussion and possible action to approve the minutes of the Design Review Board meetings held on August 28, 2019 and December 18, 2019.

COMMISSION ACTION: Board Member Schulz moved to approve the consent agenda as presented. The motion was seconded by Board Member Hoskins and upon vote, passed 6-0.

REGULAR AGENDA

3R Design Review Manual Study Session

Presentation and possible discussion regarding proposed design guidelines within the Design Review Manual for gas stations, car washes and businesses with a drive-through. No action will be taken at this time.

Mr. Rick Williams, Senior Planner provided the Board a summary of the development process tools: General Plan, Zoning Ordinance and Design Review Manual.

Mr. Williams then asked the Board for their input on the design of gas stations, car washes and drive-through business within Peoria and in the surrounding communities. Specifically, what aspects did the members like about the facilities they frequent or have seen, and what aspects do not like about others.

COMMISSION COMMENTS: On the topic of gas stations, Board Member Nelson favors a combination a facility where Circle K and Cobblestone car wash are adjacent to one another due to the convenience and access to the adjacent stores. In particular, the car wash is set back away from the street. Board Member Nelson commented that his least favorite center has a Circle K near a Fry's grocery store, and the buildings are situated in a manner where it is challenging to exit the site.

Vice-Chair Hawkins stated he likes the landscaping at the Quik Trip at Rio Vista. The ease of entering and exiting the site makes it desirable and convenient as well. Vice-Chair Hawkins commented that operationally, Quik Trip appears to keep their properties clean of debris and nicely maintained compared to gas stations.

Board Member Pruett stated a good example of what doesn't work well is the Circle K at 91st and Peoria Avenue compared to any Quik Trip in operation. Board Member Pruett commented that although the Quik Trip at Rio Vista is a much bigger site, once a driver enters into the site, the internal circulation or layout often causes confusion between vehicles and pedestrians. Board Member Pruett believes circulation is just as important as landscaping when designing gas stations.

Board Member Schulz likes the Quik Trip at 83rd Avenue and Lake Pleasant Parkway due to ease of entering and exiting. Board Member Schulz asked staff how the number of handicapped parking spaces were calculated.

Ms. Lorie Dever stated accessible parking is regulated through federal standards, and that staff will ensure a project is providing at least the minimum required on-site.

Board Member Pruett stated the next generation of electric vehicles and their charging stations should be addressed in the Design Review Manual.

Vice-Chair Hawkins would like to see a buffer between the sitting area right outside gas station stores and the parking lot.

Board Member Nelson asked staff how hard it would be to have businesses deviate from their corporate architectural model.

Mr. Williams stated that they are typically less flexible with their design, but the Quik Trip at Rio Vista was amenable to change some site design elements to meet the theme and entrance to Rio Vista Recreation Center.

Board Member Nelson stated that safety is important when thinking about where to stop for fuel or utilizing the convenience store, listing items such as proper lighting and landscaping that is not too close to the fuel pumps.

Chair Heath likes the wall in front of the Quik Trip at Rio Vista for safety reasons.

On the topic of car washes, Board Member Nelson likes the car wash at 79th Avenue and Thunderbird Road due to the setback and would have a concern if a car wash operated 24 hours, 7-days a week near residential properties given the noise.

Chair Heath also like the Francis & Sons Car Wash at 79th Avenue and Thunderbird Road for ease of entering and exiting.

Board Member Schulz referencing the closed Valero at 75th Avenue and Thunderbird Road and stated that it appears former gas station sites can only be used for gas stations, there is not much reuse of those properties requiring a complete tear down and rebuild. Board Member Schulz asked if there is a saturation point for the car washes.

Ms. Dever stated that issue has not been evaluated by staff to date.

On the topic of drive-through businesses, Mr. Williams asked the Board if the Design Review Manual should be more detailed or instead should staff focus on strengthening the operational limitations and performance requirements businesses must comply with in order to obtain a Conditional Use Permit.

Board Member Pruett stated that proximity, access and queuing lines should be most important factors of the drive-through businesses.

Ms. Dever asked the Board if the design requirements should be based on use or business type, or instead should they remain universal across all business types.

Board Member Pruett stated it should be by use and maybe require a Traffic Impact Analysis (TIA).

Board Member Nelson stated is should be by use but sees it changing and feels drive-through businesses won't be used as much in the future.

Ms. Dever asked the Board if the city has too many drive-through businesses together.

Board Member Nelson stated he is not bothered by the number of drive-through businesses but the long queuing lines that infringes on traffic flow is problematic.

Vice-Chair Hawkins commented that he would like to see elements like trellises, screens and other types of structures to hide or minimize the visual appearance of the queuing lines.

Board Member Hoskins commented that the Francis and Sons Car Wash at 79th Avenue and Thunderbird Road has easy in and out but once inside, there is a problem with traffic from those finished with their car wash, visiting the convenience store and fueling up.

Ms. Dever stated that staff will continue to provide examples of design elements to facilitate discussions.

4R Election of Officers:

Discussion and possible action to elect Design Review Board Officers for 2020

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

Board Member Hoskins moved to nominate Adam Hawkins for Vice-Chair. The motion was seconded by Chair Heath and upon vote, passes 6-0.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

Reports from Staff

5R Reports

A. Upcoming Meeting Dates

February 26th and March 25th

UPDATES AND REPORTS FROM THE DESIGN REVIEW BOARD:

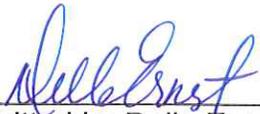
None

ADJOURNMENT: There being no further business to come before the Design Review Board, the meeting adjourned at 8:09 p.m.



Mike Heath, Chair

02/26/2020
Date



Submitted by Della Ernest

2-26-2020
Date