

CITY OF LITCHFIELD PARK

DESIGN REVIEW BOARD

Regular Meeting
Thursday, October 3, 2019
Immediately Following the Board of Adjustment
Meeting at Approximately 7:15 p.m.
City Hall Conference Room
214 W. Wigwam Boulevard
Litchfield Park, Arizona 85340

Members of the Litchfield Park Design Review Board may attend either in person or by telephone conference call.

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Call to the Community** **Information**
(This is the time for citizens who would like to address the Commission on any non-agenda item. Action taken as a result of public comment will be limited to asking Staff to review the matter, asking that the matter be put on a future agenda, or responding to criticism.)
- IV. **Business**
 - A. **Design Plans for an Addition/Remodel Proposed for 205 N. Florence Avenue** **Information
Action**
Discussion and possible action on the design plans for an addition/remodel proposed for 205 N. Florence Avenue
 - B. **Design Plans for an Addition/Remodel Proposed for 740 E. Fairway Drive** **Information
Action**
Discussion and possible action on the design plans for an addition/remodel proposed for 740 E. Fairway Drive.
 - C. **Design Plans for a Roof Mounted Solar Panel Installation Proposed for 1001 N. Vista Verde** **Information
Action**
Discussion and possible action on the design plans for a roof mounted solar panel installation proposed for 1001 N. Vista Verde.
 - D. **Design Plans for a Roof Mounted Solar Panel Installation Proposed for 14816 W. Escondido Court** **Information
Action**
Discussion and possible action on the design plans for a roof mounted solar panel installation proposed for 14816 W. Escondido Court.
 - E. **City Center Zoning District (CTR) Design Criteria** **Information
Action**
Review, discussion, and recommendation to the City Council of the design criteria being proposed for a new City Center Zoning District.
 - F. **Minutes** **Information
Action**
Possible approval of the minutes of the August 1, 2019 Meeting.
- V. **Staff Report on Current Events** **Information**
- VI. **Boardmembers Reports on Current Events** **Information**

This is the time Boardmembers may present a brief summary on current events. The Commission may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R. S. § 38-431.02.

VII. Adjournment

Action

Susan Charnetsky, Chairman

Persons with special accessibility needs should contact City Hall, 623 935-5033 at least 48 hours prior to the meetings.

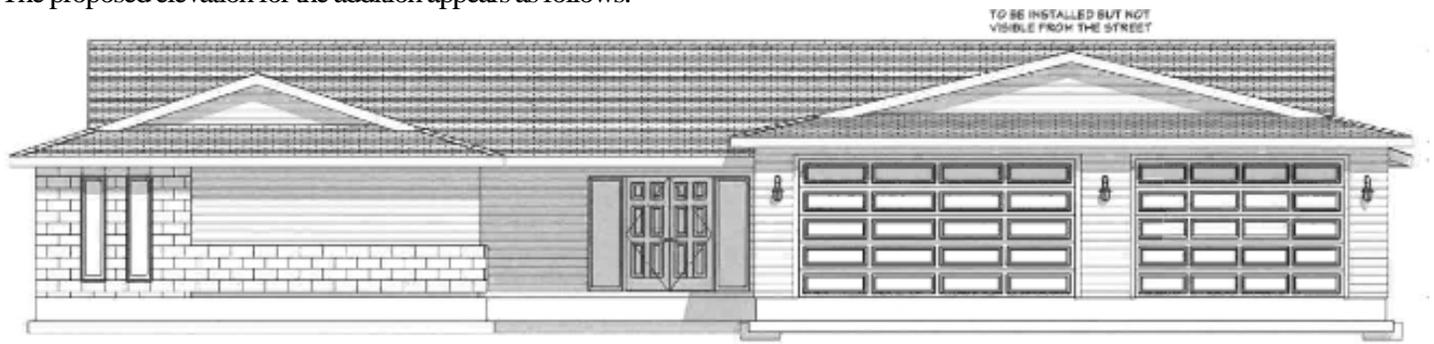


THE CITY OF
Litchfield Park

DATE: October 3, 2019
TO: Chairperson Charnetsky and Design Review Board Members
FROM: Jason Sanks, Planning Consultant
SUBJECT: Applications for Review by the Design Review Board (DRB)

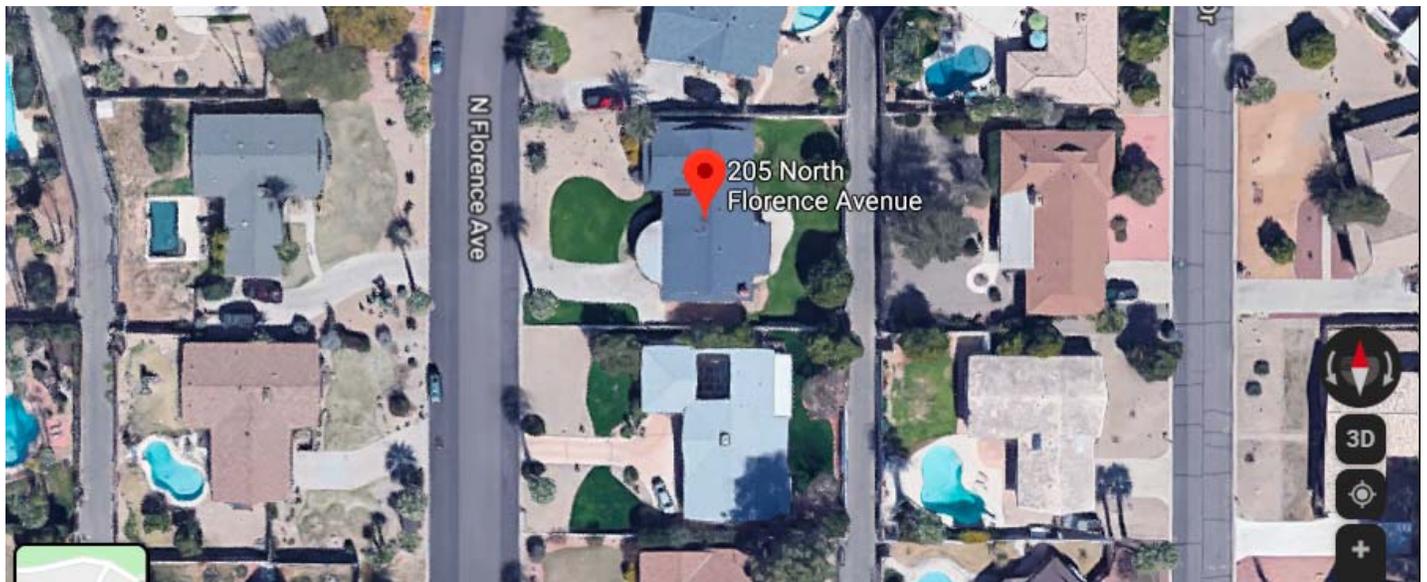
3-Car Garage Addition to an Existing Residence / 205 N. Florence Avenue - The applicant for this project seeks approval to demolish an existing circular carport and storage area and replace it with a new 3-car garage

The proposed elevation for the addition appears as follows:



The proposed exterior elevations appear to integrate the rooflines of the garage addition with the existing residence. The garage doors feature horizontal paneling that complement other geometry on the front of the home. Based on the photo provided by the applicant, it appears that the circular carport is a unique attractive feature on the residence but perhaps not as useful as the homeowner desires. The full-size truck appears to not fully fit under cover. The 3-car garage will provide enclosed parking for the home and is a feature generally expected for homes in the area.

The site plan for the project indicates that there will be a significant driveway expansion to accommodate the width and access for the garage. The owner should consider a driveway taper so that the driveway access to the street is narrower and complements the streetscape like the current drive and other narrower drives found on neighboring drives as shown below:



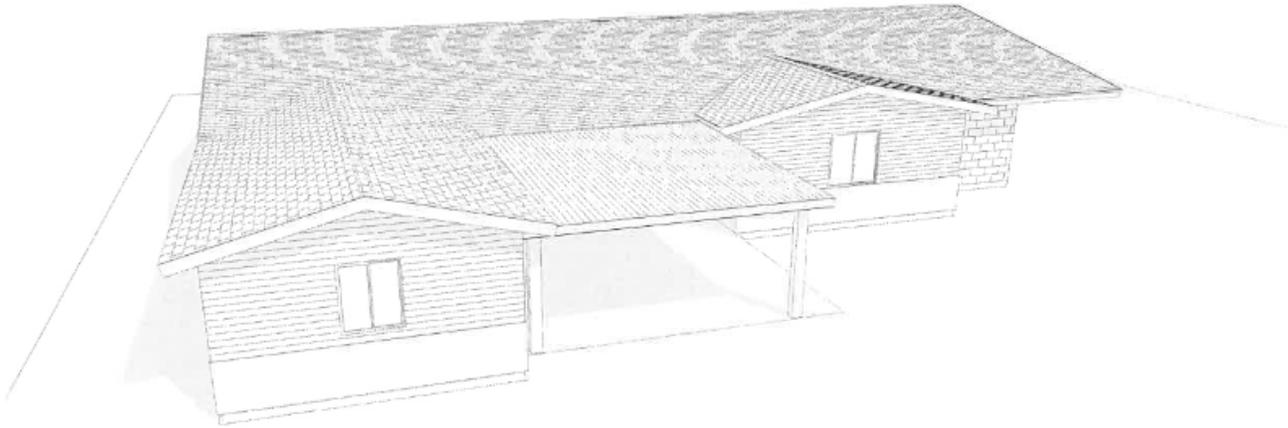
Staff finds that the proposed 3-car garage addition will add value to the existing residence and surrounding neighborhood.

Staff recommends approval of the garage addition, subject to the exhibits provided by the applicant, and the following conditions:

- 1) The colors and materials of the addition will match those of the existing residence.
- 2) The driveway will be tapered down from 3-car widths to a 2-car width before reaching the street.

Master Bedroom and Bathroom Addition to an Existing Residence / 740 E. Fairway Drive - The applicant for this project seeks approval for a 320 SF master bedroom and bathroom addition to the rear of the existing residence, just to the left of the open covered patio.

The proposed elevation for the rear addition appears as follows:



The proposed addition appears to match the existing residence in terms of roof lines and pitch. The black line elevations, however, do not appear to match the home's stucco finish from the street view. The black line elevations show what appears to be existing slump block with the proposed addition to be wood slat siding. The applicant will need to confirm what finishes are proposed and that they will match the home.

Staff finds that the addition to the home will add value to the residence with the additional livable area and a large new master bedroom.

Staff recommends approval of the master bedroom addition, subject to the exhibits provided by the applicant, subject to the following condition:

- 1) All colors, building materials, and finishes shall match those of the existing residence.

Solar Electric Project / 1001 N. Vista Verde Drive: Applicant requests approval for installation of solar electric panels on the flat roof of an existing residence.

Per the City of Litchfield Zoning Ordinance, flat roof solar energy collector panels shall be positioned within the field of the roof plane as far from the roof edge as possible and, if ten inches above roof surface, whether rack mounted or flat mounted, shall be subject to the following requirements:

- A. Shall be screened from public view.
- B. The height of such screening, at minimum, shall be the height of the solar energy collector panel.

- C. The screening may be by a parapet or by a screening wall replicating the materials of the building.

Based on the exhibits provided by the applicant, it appears that the tilted arrays are surrounded on all sides by parapet walls. However, staff does not have specific information on the height of the tilted panels. Staff was advised that the screening parapet is only 6" tall, so the panels will likely be visible from the street. Therefore, Staff is not certain if requirements A-C have been met.

Staff could be supportive of the application if the applicant can confirm that the flat roof arrays are fully screened from view by parapet walls. Staff does not have a recommendation on the application until the heights and screening can be explained by the applicant. Should the Design Review Board move to approve the item as submitted or noted at the meeting, Staff recommends including the following conditions of approval:

- 1) Approval is subject to exhibits provided by the applicant, subject to any changes as described in the meeting minutes.
- 2) All wiring and conduit shall be concealed
- 3) A minimum of 18" clear space shall be provided between the edge of the solar panels and the edge of the roof deck.

Solar Electric Project / 14816 W. Escondido Court - Applicant requests approval for installation of solar electric panels on the pitched roof of an existing residence on behalf of the owners.

Per the City of Litchfield Zoning Ordinance, pitched roof solar energy collector panels shall be subject to the following requirements:

- A. Shall be in a flat configuration, be parallel to the roof plane and appear to be an integral part of the building.
- B. Should be configured in a regular quadrangular shape and aligned with the existing roof edges.
- C. Shall be positioned within the field of the roof plane with a proportional margin of roof between the panel and the roof edges.
- D. The surface of a solar energy collector panel shall be not more than ten inches above the surface of the pitched roof.

The proposed solar panels are located primarily on the roof plane that is pitched towards the rear yard and therefore not visible from the street. The array generally follows the rooflines and is quadrangular in shape with exceptions made for roof vents as identified on the plans. A secondary array is placed on a separate roof plane that orientates to the west side yard of the home.

Staff is supportive of the application, although the DRB would need to make exception for the roof vents interrupting the quadrangular format of the primary array on the rear of the home.

Staff recommends approval of the application, subject to the DRB finding the project acceptable as proposed or as modified at the meeting, with the standard conditions as applied:

- 1) Approval is subject to exhibits provided by the applicant, subject to any changes as described in the meeting minutes.
- 2) All wiring and conduit shall be concealed
- 3) A minimum of 18" clear space shall be provided between the edge of the solar panels and the edge of the roof deck.

City Center Zoning District (CTR) Design Criteria – Staff seeks direction and a recommendation from the DRB regarding the Design Criteria as shown in the attached draft Text Amendment to the City’s Zoning Ordinance.

The City of Litchfield Park has initiated a text amendment to the Zoning Ordinance to create a City Center (CTR) zoning district as part of an ongoing process to facilitate development in the downtown area of Litchfield Park. This Study Session meeting marks the first formal opportunity for members of the DRB to provide comment on the draft district in advance of upcoming hearing dates where action on the item is expected to take place.

Design Criteria have been an integral part of the dialogue on preparing the City Center for development over the last five years. The intent has been to create a well-designed destination in downtown Litchfield Park that respects its history while accommodating responsible development for decades to come. The draft criteria reflect consideration of the many facets related to downtown development and have been the culmination of work prepared by staff and the Destination LP group for the last several years. These criteria, culminating with the development standards presented and the requirement that City Council approve all downtown development projects, ensures implementation of the City Center vision.

Staff recommends that the Design Review Board make a recommendation of approval for the draft City Center Zoning District Design Criteria to the City Council.

SECTION 27C
CITY CENTER (CTR) DISTRICT

Subsections:

- 27C.01 Land Use Definition
- 27C.02 Use Regulations
- 27C.03 Property Development Standards
- 27C.04 Design Criteria

27C.01 LAND USE DEFINITION

City Center: This category provides areas for pedestrian-oriented commercial and civic core activities that include ground level retail shops and restaurants, government and professional offices, public parks and plazas. Multi-family residential units may be allowed with a Planned Development district if approved by the Council. Any such use should consist of a vertically integrated mixed-use project, where at least 30% of the project’s gross floor area (GFA) is dedicated to non-residential uses as part of a Planned Development (PD). The City Center (CTR) District may be approved in the downtown area where the City Council determines an intense commercial core is appropriate.

27C.02 USE REGULATIONS

A building or premises shall be used only for the purposes as set forth in Table 27C.02A – City Center Land Use Regulations:

- ‘P’ Permitted without special conditions
- ‘U’ Permitted with Use Permit
- ‘PD’ Permitted when approved as part of a Planned Development

Table 27C.02A – City Center Land Use Regulations

LAND USES	CITY CENTER (CTR)	ADDITIONAL REQUIREMENTS
Bar, Tavern, Cocktail Lounge	P	
Community Facilities	P	
Convenience Store	P	
Convention Center	P	
Farmers’ Market, Outdoor	P	
Financial Institutions		
<i>Chartered</i>	P	
Fitness Center	P	
Hotel/Motel	P	
Offices		
<i>Medical and Dental</i>	P	
<i>Profession and Business</i>	P	
<i>Public and Government</i>	P	

LAND USES	CITY CENTER (CTR)	ADDITIONAL REQUIREMENTS
Personal Services	P	
Recreational Entertainment, Indoor		
<i>Less than 50,000 SF</i>	P	
<i>Greater than 50,000 SF</i>	U	
Recreational Entertainment, Outdoor		
<i>Less than 50,000 SF</i>	P	
<i>Greater than 50,000 SF</i>	U	
Religious Institution	P	
Residential Units		
<i>Attached</i>	PD	
Restaurant		
<i>Restaurant, Full Service</i>	P	
Retail, General		
<i>Less than 50,000 SF per user</i>	P	
<i>Greater than 50,000 SF per user</i>	U	
Schools		
<i>Private</i>	U	
<i>Public / Charter</i>	P	
<i>Vocational/Trade</i>	U	
Smoke Lounge	P	
Veterinary Services, Domestic (Hospital or Clinic)	P	
Winery/Distillery/Microbrewery	P	
Wireless Communication Facility	P	

Table 27C.03A —Property Development Standards

STANDARDS	CITY CENTER (CTR)	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT*		
Stories	3	<i>*Properties located within the CTR Perimeter are limited to 2-stories and a 35' building height</i>
Feet	48'	
BUILDING STANDARDS		
Gross Floor Area Ratio (Max.)	2.0	
Building Separation	0'	<i>Where separation is provided, a minimum 10' of space between buildings shall be provided</i>
Building Coverage (Max.)	100%	
SETBACKS (Min)		
Residential Use	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Non-Residential Use	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Arterial Street	0'	<i>See Design Criteria (Subsection 27C.04)</i>

STANDARDS	CITY CENTER (CTR)	ADDITIONAL REGULATIONS
Non-Arterial	0'	<i>See Design Criteria (Subsection 27C.04)</i>
SETBACKS (Min) - CTR District Perimeter*		
Residential Use	20'	<i>See Design Criteria (Subsection 27C.04)</i>
Non-Residential Use	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Arterial Street	20'	<i>See Design Criteria (Subsection 27C.04)</i>
Non-Arterial	20'	<i>See Design Criteria (Subsection 27C.04)</i>
LANDSCAPE SETBACKS		
Residential Use	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Non-Residential Use	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Arterial Street	0'	<i>See Design Criteria (Subsection 27C.04)</i>
Non-Arterial	0'	<i>See Design Criteria (Subsection 27C.04)</i>

*CTR District Perimeter is defined as property within 150' of W. Wigwam Boulevard and W. Fairway Drive Right-of-Way

A. Additional Property Development Standards

1. Development shall comply with Section 31 General Provisions.
2. Requirements for walls, landscaping and fences are set forth in Section 30 Walls, Landscaping, and Fences.
3. Signage requirements are set forth in Section 35 Signs, or as amended by the City Council through approval of a Comprehensive Sign Plan.
4. Parking requirements are set forth in Section 29 Parking and Loading Regulation or as amended by City Council through approval of a project's Parking Demand Study.
5. Notwithstanding the provisions of Section 3.04, Paragraph d(1), the Design Review Board may recommend approval, conditional approval or denial of an application. The City Council shall approve, conditionally approve or deny applications for development in the City Center.

27C.04 DESIGN CRITERIA

A. Purpose

The purpose of these Design Criteria are to provide a framework for the City of Litchfield Park's Design Review process as well as build the framework for the design of its downtown area (City Center). The criteria give direction and reference to developers, governing bodies, City staff and the general public on policies and direction for how the City should implement specific designs and architectural styles.

B. Land Use Concepts

1. *Commercial.* A majority of the parcels within the City Center area are anticipated to develop with commercial uses. It is the focus of the City Center to develop specialty retail, restaurant, and entertainment venues. Additional commercial development will provide local residents, resort visitors, and Valley residents a lifestyle destination that is unique to the Phoenix metropolitan area

2. *Office/Business.* Office development, including Class A office space for both government and professional offices, will be important in accomplishing the goal of a pedestrian-oriented environment in the City Center. This will provide needed population and activity downtown during normal business hours rather than just peak periods of evenings and weekends as generally associated with retail and restaurant activities.
3. *High Density Multifamily Residential.* While development downtown is primarily intended to serve commercial, office, and resort needs, the Council may consider multifamily high density residential development if it determines such use will facilitate the City's vision for a pedestrian-oriented environment. Any such use must provide a unique lifestyle and living choice for residents, including residential units above retail and office space. High density multifamily residential uses may only be approved as part of a Planned Development and would be limited to 70% of the gross floor area of a development proposal.

C. Design Elements

1. *Expanding Upon Litchfield Park's Legacy and Special Sense of Place.* Combining a "lush" oasis appearance among set design buildings and landscape that merge the built environment with desert themed vegetation.
2. *Compact Building Arrangements.* Taller buildings should cluster together and look down onto the City Center with a centered focus that contributes natural shading and roofline variation for pedestrian foot traffic.
3. *Pedestrian Walkways.* Pedestrian traffic from neighboring areas should lead into the City Center creating a sense of invitation for local traffic and guests staying at the Wigwam Resort. Walkways should be buffered from major vehicular roadways and traffic. Hardscape and vegetative barriers between the resort and the City Center should be eliminated to the extent possible to provide freedom of movement.
4. *Focal Points.* Creating thematic features that convey the identity of Litchfield Park. Focal points should mark a gateway feeling to entrances in the downtown City Center and create subtle experiences for pedestrians as they pass from one area to another. Examples of such transitions may include: towers, domes, fountains and public art displays that provide desired visual effect. Transitioning spaces should be framed with full radius arches that show strolling options past the entries.
5. *Architectural Features.* Throughout the City Center, buildings, pathways, retail and landscaping should be accommodated with small architectural pieces such as light fixtures, decorative tile, and sign brackets that enhance the pedestrian scale experience.
6. *Parking Design* – It is important that surface parking (covered and uncovered) and parking structures be integrated into the overall building design and layout of the City Center. Parking areas should be tucked behind and sometimes in between buildings, allowing the streetscape to be dominated by retail and office space along its edges. A parking structure should serve to function for several surrounding or nearby buildings as well as remain relatively accessible by minor streets while remaining relatively less dominant than its surrounding building counterparts. Surface and structured parking should accommodate appropriate design as well as landscape features to minimize its otherwise dulling impact on the streetscape.
7. *Environmental Sensitivity* - The City Center landscape should establish a clear hierarchy of plant materials that can identify and accommodate major street, gateway entrances and pedestrian pathways. Plants should be selected for their drought tolerance and maintenance as well as match the surrounding oasis style landscape. Plants should be grouped according to watering requirements.
8. *Signage/Graphics* - Signs should be considered an integral part of the City Center's architectural schematics and incorporate business identification, location identification and directional information.

Directory signs may be appropriate for each individual sub-area and serve at the pedestrian scale. City Council may approve Comprehensive Sign Plans that deviate from provisions in Section 35 Signs so long as the applicant can provide justification that such deviations can fulfill the purpose of the Design Criteria of the City Center.

D. Relationships to Existing Development

It is the responsibility of developers, planners, and architects to demonstrate that new site development is consistent with these guidelines, the Zoning Code, building formation, landscape design and façade patterns of neighboring properties and land uses within the City Center. New development shall demonstrate an ability to coexist with current uses of adjacent properties.

1. *Building Arrangement.* The arrangement of properties within an area should provide for open space and circulation from one development to another.
2. *Facades.* Buildings facades with open courtyards should open out and connect with adjacent buildings that also have courtyards. New developments should not intrude on the open space themes of existing buildings.
3. *Coverage.* Area coverage of adjacent building(s) and newer buildings is encouraged to remain even and consistent.
4. *Alignment.* Lineup of buildings should remain even and parallel with street and pedestrian sidewalks.

E. Building Height and Form

The height of buildings is important in relationship to adjacent and abutting development. The City encourages building height of up to 2 floors at roof levels. Building levels above 35' or 2-stories is generally discouraged as well as dominating wide box shaped buildings that do not change in plane or façade. Buildings over 2-stories may be approved if appropriately scaled and oriented to adjacent development, subject to City Council of a High Rise overlay.

F. Streetscape and Building Frontage

Building frontages should be active and inviting and allow for a consistent stream of doorways and walkways that are visible from sidewalks and the street. The building lineup against the street should consist of retail shops, commercial buildings, and restaurants which show activity and life and would capture pedestrian traffic within the City Center area. Developers are encouraged to:

1. Provide ground level openings and windows so that walk-by pedestrians have multiple optional entries and focal points.
2. Provide windows and see-through openings so that pedestrians can view displays shown.
3. Create multiple entrances into building alongside the street or within open space alley ways.
4. Buildings with street frontages should have primary entrances facing the street.

G. Setbacks and Stepbacks

Building setbacks should be considered as “build to” lines rather set back lines in the effort to bring buildings to the street. Second and third floors of office and retail centers are encouraged to provide step backs whereas opportunities for upper floor balconies, patios, and terraces are encouraged along streetscapes to provide outdoor activities on more than just the ground level.

H. Building Proportions

Development proposals shall demonstrate proper proportions and scale.

1. Proportions of buildings and structures shall emphasize horizontal width rather than height.
2. Spacing of elemental designs and features should be varied rather than repetitive.
3. Downtown buildings should focus on a maximum building height level of 3-stories or 48 ft. Properties within 150' of W. Wigwam Boulevard and W Fairway Drive should have lower building heights to protect nearby residential development for large building masses.

I. Building Edge

Similar to the street frontage, the street edge focuses more on the property line of the business to the street. It is important that developers accommodate openness and covered walkways in the overall building frontage concept. Businesses are encouraged to provide the following:

1. Desired building street edges should be a continuous even edge facing main arterial streets with a generally 0' or minimal setback provided. Suburban development forms of placing customer parking between the building and the street are highly discouraged.
2. Setbacks should work in tandem with a wide sidewalk accommodating to provide a minimum of a 20' pedestrian space and buffering from building edge to street curb. In locations where a sidewalk less 20' has been provided, and equivalent building setback should be provided to allow a 20' pedestrian pathway between back of street curb and building.
3. Development of building edges should host covered walkways or other shaded spaces tucked under the building edge. The use of trees and tree grates along all edges and walkways is highly desired.
4. Shallow building courtyards and patios facing the street should meet the edge and be defined by low wall, fencing or equivalent landscaping.

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
August 1, 2019**

I. Call to Order

The meeting was held in the Conference Room at the Litchfield Park City Hall. Vice Chairman Ledyard called the meeting to order at 7:36 p.m.

Present: Chairman Charnetsky (by phone); Vice Chairman Ledyard; and Boardmembers Dudley and O'Connor (by phone).

Absent: Boardmember Romack.

Staff Present: Jason Sanks, Planning Consultant, and Pam Maslowski, Director of Planning Services.

Due to Chairman Charnetsky participating by phone, Vice Chairman Ledyard chaired the meeting.

II. Pledge of Allegiance

Vice Chairman Ledyard led the pledge.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Design Plans for an Addition/Remodel Proposed for 419 E. Palm

Mr. Sanks stated that this application is for an exterior remodel and addition of an existing home. The exterior remodel will consist of refinishing the exterior brick with a smooth finish stucco painted off-white or gray with the red brick wainscot remaining, adding wide slat shutters to the front elevation, placing exposed truss detailing over the existing porch and covered patio, new roof shingles – color to be determined, and new side yard return wall which may possibly be a low screen wall to obscure the view of the ground mounted air conditioning unit. The additions will include a new 460 square foot family room on the rear elevation with double sliding doors to provide access to a new 230 square foot covered patio with an exposed truss design to match the front elevation, and a second new additional covered patio on the rear elevation which will be located between the new family room and the existing bedroom. The proposed exterior remodel seeks to bring a fresh appearance to the ranch style home with rural themes of wide slat shutters, exposed truss details, and crossbuck fencing accents. The smooth finish stucco on the upper block portions of the home's exterior walls follows a trend seen over the last several years of owners seeking a new look to the perceived dated finish of the block. Staff finds preserving the red brick wainscot to be a nice touch in keeping the homes original appearance while updating the rest of the finishes. The proposed additions to the home follow the same proportions and roof pitches found on the existing residence. All of the new livable and patio areas will be on the rear of the home and not visible from Palm Street. Staff finds that the exterior remodel and additions to the existing residence will enhance the property and add value to the home and surrounding neighborhood. Approval is recommended.

German Angulo, the applicant, stated that he had already received a permit for the fencing and waited in order to do the whole project together. He then found that his air conditioning unit is within the 10' setback from the house front that is required for fences. He wanted to know if he could extend the six foot high fence wall forward to cover the unit. Mr. Sanks commented that Staff would prefer a 3' screen wall, and Mr. Angulo stated the unit is higher than 3'. Ms. Maslowski pointed out that the Zoning Code does not allow a 6' high side yard property wall to go further than 10' back from the front of the home. This Board cannot approve a variation from the Code. A 6' L-shaped screen wall might be doable, but not a return wall. Chairman Ledyard noted that the screen wall was not included as part of this application. It could be taken to Staff for administrative review.

Boardmember Dudley **moved** to approve the application, subject to the exhibits provided by the applicant; Boardmember O'Connor **seconded; unanimous approval.**

B. Design Plans for an Addition/Remodel Proposed for 540 E. Bird Lane

Mr. Sanks stated that the applicant is seeking design approval for an exterior remodel and additions to the home. The exterior remodel will consist of refinishing the exterior elevations with a new off-white body paint color, adding new steel overhangs above select windows and doors, using slump block accents on the parapet roofline, adding a limestone veneer accent, and using walnut stained wood finish and charcoal metal accents throughout. The applicant is proposing to add a new four-car tandem garage, convert the existing garage to livable space, and add new porch, patio, livable space and courtyard additions. The proposed exterior remodel seeks to bring a fresh modern appearance to the Southwest-Styled home. The freshly painted stucco finishes and many exterior accents and stone façade completely reshape the exterior appearance of the home. The larger garage is consistent with contemporary buyers' expectations for a home of this size. Staff finds that the four-car tandem garage is a nice proposal as only the two single upgraded garage doors will be street facing. The significant amounts of additional livable space and the new rear patio, albeit shallow, will provide shade relief for the expansive accordion-style sliding door that opens from the living area onto the rear yard. Staff finds that the additions and enhancements will add value to the home and surrounding neighborhood and approval is recommended.

In response to a question, Mr. Sanks replied that a good portion of the exterior will be newly painted stucco and part will be the limestone veneer.

Mike Fernandez, representing the applicant, stated he had nothing further to add.

Boardmember Dudley **moved** to approve the application subject to the exhibits provided; Vice Chairman Ledyard **seconded; unanimous approval.**

C. Design Plans for a Rear Patio Cover Proposed for 5191 N. Ginning

Mr. Sanks stated that this is a request for design approval of a new 400 square foot patio cover addition to the rear of an existing residence. The home backs to the retention open space area that is located east of the Fry's shopping center and north of the fueling facility. Generally, most patio cover additions can be processed administratively, as long as the proposal is clearly conforming to setback requirements and has colors and materials matching the existing residence, and compatible architecture. The proposal for this property is a relatively unique large patio structure with exposed trusses and a rural theme. The elevation exhibit notes that the roof pitch will match that of the home, but the photo provided identifies a metal roof and wood columns. He believes the

home is stucco with a concrete tile roof. The neighborhood HOA has approved the structure subject to it matching the existing home in color and material, that the roof shall match the pitch of the existing home's roof, and the roof material must match that of the existing home. It is not ultimately clear how the proposed structure will be modified to blend as a natural appearing extension of the existing residence. He would like the applicant to elaborate on what the finishing plans would be. Perhaps, the picture was just an example and they will tailor it to their needs, based on the actions of the HOA and this Board. Staff does not have a recommendation at this time. The applicant will need to provide additional details regarding how they plan to conform to both the City's and HOA's requirements for the addition.

In response to a question, Mr. Sanks responded that Staff could not approve this because of the truss structure and beams, the metal roofing material not matching the roofing on the existing home, and the columns being some kind of rough sewn timber or other material that is not found on any other part of the home.

Chad Frank, the applicant, thanked Staff for being patient with him as this is the first time he has had to submit plans for something like this. The photo he provided was just an example of a timber structure. He and his wife would love to have a metal roof, but the HOA came back and required them to match the existing home's roof. Currently, the HOA is run by the developer and has not yet transitioned to the homeowners, and he believes he might get different conditions from the homeowner's led HOA. He asked the engineer to build the plans as if they were going to have a tile roof in case the City and HOA would not allow the metal roof. He is okay with having a tile roof. The other questions being raised by the HOA are about the colors. He did not submit the colors to them. From the front of the house, there are some brick features which give it a more natural look, and some wood paneling. Also, there are a number of homes in the area that have the same frontage. Multiple homes have a faux wood look with shutters on the home. There are also two different common areas that have a timber look of exposed wood with rafters and beams. He and his wife love the look of natural wood. Most likely they will stain it a darker color. They have some natural exposed beams inside the home, so the exposed beam look will transition to the outside. They have very large sliding glass doors and they love to open up those doors. There is a fireplace shown on the plans; however, it might be a media wall or it might be fireplace. It will be the same width. He included it so that he could move forward either way. He can make the pitch of the roof the same as the house and he can also match the roofing materials. If the HOA wants him to paint the exposed wood the same color of the house, he can do that, but he is not sure they will make him do that. If he does get a letter from the HOA, it will be a quick fix. He believes the thing that is most vulnerable right now is the exposed wood. If the City wants him to paint it, he will paint it.

Boardmember Dudley commented that she is not certain the HOA is requiring the applicant to paint the wood. Boardmember O'Connor asked for confirmation that the applicant is going to match the existing roof and pitch, and Mr. Frank replied that was correct. Boardmember O'Connor noted that the HOA probably received so many renditions from the applicant that it was confusing. If he had the matching roof and matching pitch, the exposed wood would probably not be an issue. He does not see how the HOA would not allow the wood beams. If he has any materials that are similar to the house, those materials should match the house. If he wants to introduce wood, he should be able to do that. Chairman Charnetsky stated that, if he is introducing a different material like the wood, it should be a contrasting color. It would not look right if it was the same color as the house color.

Boardmember O'Connor **moved** to approve the application with the condition that the roof tile and any stucco are to match the existing home; Boardmember Dudley **seconded**.

Mr. Sanks suggested **amending** the motion to add that the Board supports the exposed timber, with whatever it is finished with, and the roofing material and stucco color (if stucco is introduced) are to match the existing home.

Boardmembers O'Connor and Dudley **accepted** the amendment. A vote was taken and there was **unanimous approval**.

D. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 14581 Hidden Terrace Loop

Mr. Sanks stated the applicant is requesting approval for the installation of solar electric panels on the pitched roof of an existing residence. This item was continued from the July 11, 2019 Design Review Board agenda due to the applicant not being in attendance. He read the Zoning Code requirements for solar panels located on a pitched roof. He stated that the Board has reviewed a number of solar projects in this neighborhood where the homes have multiple roof edges and roof planes. These panels are proposed to be located across the residence's second floor roofline and will likely not be visible from Hidden Terrace Loop. However, they will be partially visible from the golf course and possibly from the backs of residences on the other side of the course. The arrays generally follow the roof lines, but are not quite the "quadrangular shape" required by Condition B of the Code, due to the complex rooflines that are typical in this neighborhood and as seen on similar applications for the area. The Board does have the discretion to approve minor deviations from the Code. The only concerns Staff has are with the array that has some of the horizontally aligned panels on the northwest roofline. Some of the panels are vertically aligned and some are horizontal. Other than that, Staff recommends approval.

Bryan Martinez, of Elevation Solar and representing the applicant, stated that he understands the concerns of the Planning Consultant. His company tries to maximize the production for the customer, as well as comply with fire department regulations. The plans indicate what they will most likely end up with; however, when they install the project, they will try to locate the panels in the best way for the customer and the community. They will never cover any obstruction on the roof and will comply with all regulations. If they find they must move panels to comply with codes, they will move panels to comply. Ms. Maslowski stated that the configuration that is approved tonight is the way the panels should be located on the roof. If changes are necessary, they will have to be approved for design by this Board or the Planning Staff.

In response to a question from Chairman Charnetsky, Mr. Martinez, stated that the squares indicated on the plans are existing vents. Chairman Charnetsky cautioned the applicant to make sure that the conduit and wiring are not exposed on the roof. Mr. Martinez stated he understands.

Boardmember Dudley **moved** to approve the application subject to the standard conditions noted in the Staff Report; Vice Chairman Ledyard **seconded; unanimous approval**.

E. Minutes

Vice Chairman Ledyard **moved** to approve the minutes of the June 6, 2019 minutes; Boardmember Dudley **seconded; unanimous approval**.

V. Staff Report on Current Events

Mr. Sanks reported on the Citizen Review meeting held regarding the Sun Health/La Loma General Plan and rezoning applications. He also reported that a minor design change was approved by Staff

for the storage facility being built in the Dysart and Camelback Center and that there might be a new user looking to locate in that center.

VI. Boardmembers' Report on Current Events

There were no reports.

VII. Adjournment

Vice Chairman Ledyard **moved** to adjourn the meeting; Boardmember Dudley **seconded; unanimous approval**. The meeting was adjourned at 8:16 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chairman

/pjm