

CITY OF LITCHFIELD PARK

DESIGN REVIEW BOARD

Regular Meeting
Thursday, August 1, 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

(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.)

Information

IV. Business

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

Discussion and possible action on the design plans for an addition/remodel proposed for 419 E. Palm

Information
Action

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

Discussion and possible action on the design plans for an addition/remodel proposed for 540 E. Bird Lane.

Information
Action

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

Discussion and possible action on the design plans for a rear patio cover proposed for 5191 N. Ginning.

Information
Action

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

Discussion and possible action on the design plans for a roof mounted solar panel installation proposed for 14581 W. Hidden Terrace Loop.

Information
Action

E. Minutes

Possible approval of the minutes of the June 6, 2019 Meeting.

Information
Action

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: August 1, 2019

TO: Chairperson Charnetsky and Design Review Board Members

FROM: Jason Sanks, Planning Consultant

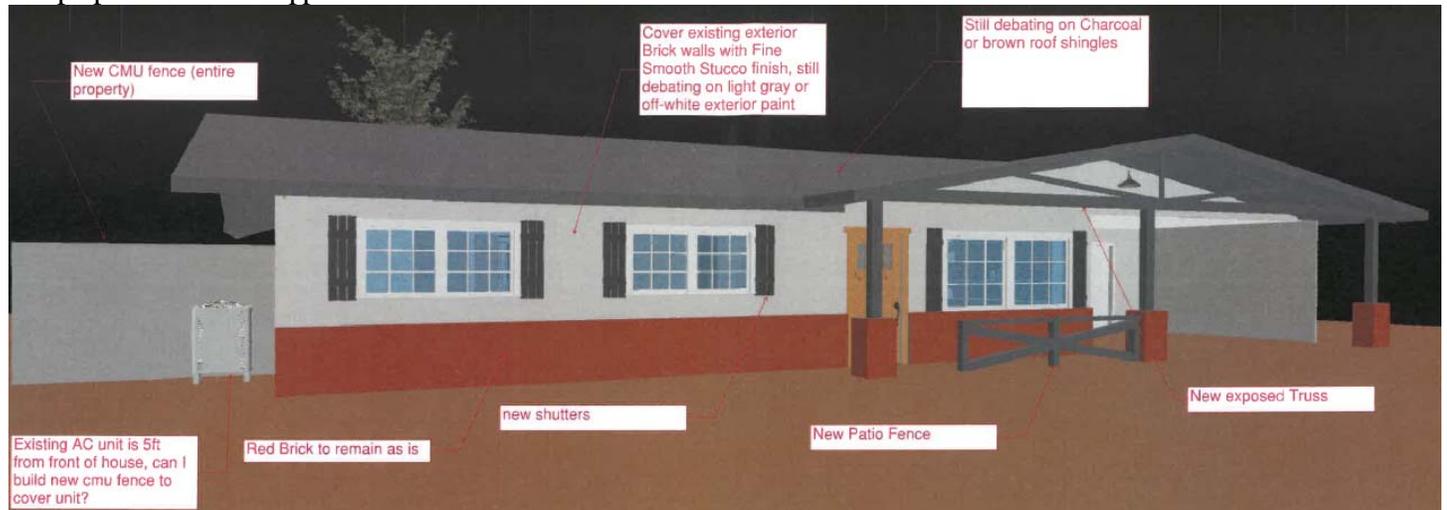
SUBJECT: Applications for Review by the Design Review Board (DRB)

Exterior Remodel and Family Room/Covered Rear Patio Addition to Existing Residence / 419 E. Palm Street - The applicant for this project seeks approval for the following changes to the existing residence:

Exterior Remodel:

- 1) Refinish exterior brick with smooth finish stucco painted off-white or gray (red brick wainscot to remain)
- 2) Addition of wide slat shutters to front elevation
- 3) Placement of exposed truss detailing over existing porch and covered patio
- 4) New roof shingles – Color TBD (charcoal or brown)
- 5) New side yard return wall, possible low screen wall to obscure view of ground mounted AC unit

The proposed elevations appear as follows:



Additions:

- 1) New 460 SF Family Room addition on rear elevation with double sliding doors provide access to a new 230 SF covered patio with exposed truss design to match the front elevation
- 2) New second additional covered patio on rear elevation, 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 attributes while updating the rest of the finishes.

The additions to the home follow proportions and roof pitches found on the existing residence. The colors and materials of the additions will match those of the remodeled 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.

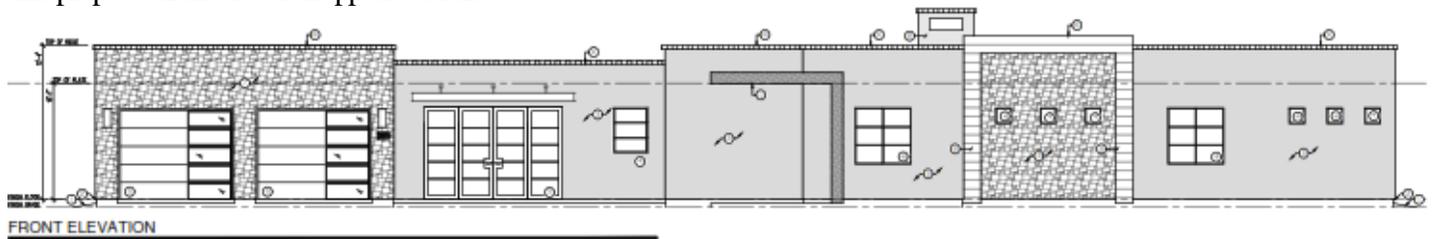
Staff recommends approval of the addition and partial remodel, subject to the exhibits provided by the applicant.

Exterior Remodel and New Livable and Patio Additions to Existing Residence / 540 E. Bird Lane - The applicant for this project seeks approval for the following changes to the existing residence:

Exterior Remodel:

- 1) Refinish exterior elevations with new off-white body paint color “Carrara”
- 2) New steel overhangs above select windows and doors
- 3) Slump block accents on parapet roofline
- 4) Limestone stone veneer accents
- 5) Walnut stained wood finish and charcoal metal accents

The proposed front elevation appears as follows:



Additions:

- 1) Conversion of existing garage to livable
- 2) New four car tandem garage
- 3) New porch, patio, livable, 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 buyer expectations for a home this size and staff finds the 4-car tandem garage a nice proposal as only the two single upgraded garage doors will be street facing. The 3rd and 4th garage stalls are obscured this way.

The additions to the home will add significant amounts of additional livable space and the new rear patio, albeit shallow, will provide shade relief for the expansive according style sliding door that opens the living area onto the rear yard.

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.

Staff recommends approval of the addition and partial remodel, subject to the exhibits provided by the applicant.

Rear Patio Cover Addition / 5191 N. Ginning Drive: The applicant for this project seeks approval to add a 400 SF covered patio addition to the rear of the existing new residence. The home is located in Sunset Terrace, on a lot that backs to the open space area adjacent to the Fry’s Marketplace (north of the fueling facility).

Generally, Staff can approve minor rear patio additions to a home without DRB approval, so long as the proposal is clearly conforming with setback requirements, colors and materials matching the existing residence, and compatible architecture. The proposal for this property is a relatively unique and 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. The home is

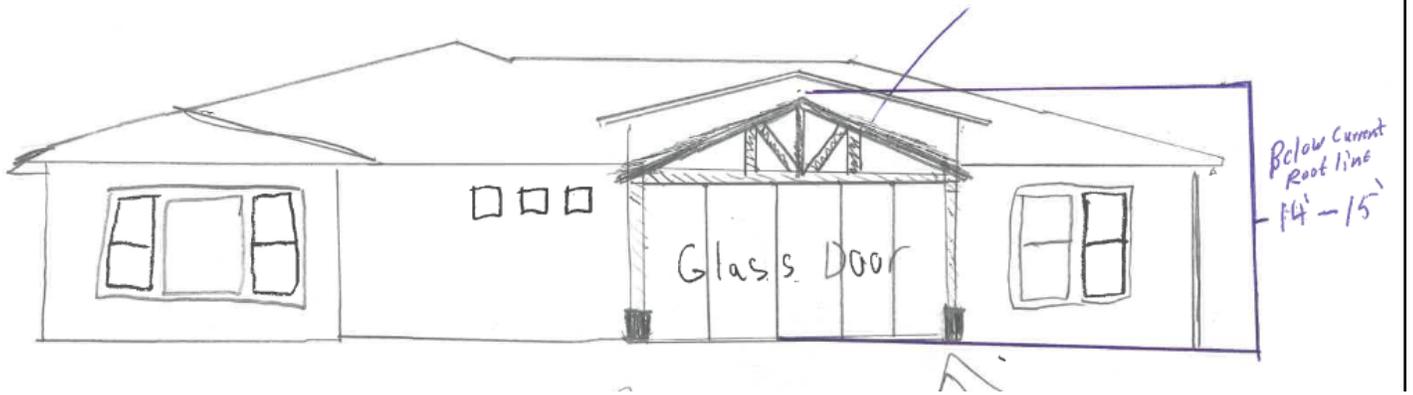
stucco with a concrete tile roof. It is not ultimately clear how the proposed structure will be modified to blend as a natural appearing extension of the existing residence.

The Sunset Terrace at Litchfield Park HOA approved the request, subject to the following stipulations:

- 1) Structure must match the home in color and material
- 2) Roof shall be flat or match pitch of roof of home
- 3) Roof material must match that of existing home

This said, the HOA shares the same concerns as the City in regards to colors/materials/finishes and roof pitch. The applicant will need to provide additional details at the hearing concerning how they plan to conform with both the City's requirements for the addition as well as those stipulated by the HOA.

Proposed Patio – Rear Elevation Proposal:



Staff finds that the proposed patio addition, while adding an amenity to the rear yard of the residence, needs the owner's clarification of the items left outstanding regarding the project. Staff will make a recommendation on the application once the owner clarifies these items.

Solar Electric Project / 14581 W. Hidden Terrace Loop - Applicant requests approval for installation of solar electric panels on the pitched roof of an existing residence on behalf of the owners. This item was continued from the July 11, 2019 Design Review Board agenda due to the applicant not being in attendance.

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 across the residence's 2nd floor roofline and will likely not be visible from Hidden Terrace Loop. 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 due to the complex rooflines that are typical in this neighborhood and as seen on similar applications for the area. The only concern of the arrays Staff really notes are the couple horizontally aligned panels on the northwest roof line.

The front elevation of the home better explains the unique roofline configuration as it relates to the panel placement on the 2nd level of the home. There are no proposed arrays on the 1st floor rooflines that are more visible from the street and project forward and dominate the front elevation:



Staff is supportive of the application, although would prefer a few of the horizontally placed panels to be “squared up” better with those that are vertically aligned.

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.

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
June 6, 2019**

I. Call to Order

The meeting was held in the Conference Room at the Litchfield Park City Hall. Chairman Charnetsky called the meeting to order at 7:23 p.m.

Present: Chairman Charnetsky; Vice Chairman Ledyard; and Boardmembers Dudley, and O'Connor.

Absent: Boardmember Romack.

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

II. Pledge of Allegiance

Chairman Charnetsky 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 231 S. Old Litchfield Road

Mr. Sanks stated that this applicant is seeking approval of design plans to convert the existing carport to a garage reconfigure the interior of the home, add a large wrap around covered patio on the side of the home, and add 12' ceilings to the great room. The new ceiling height will result in a visible addition to the roofline of the residence with a parapet projection and clerestory windows to provide additional light. The proposal to enclose the carport on this residence follows the general pattern of other homes nearby that have already completed enclosures. The home's front elevation, aside from the proposed garage door, will be mostly obscured by the front courtyard wall, which will remain and is about 5' - 6' high. The architect on the project has confirmed that the colors and materials for the exterior changes will match the existing residence. James Rush, representing the owners, stated that the owners have confirmed that they will keep the same colors. Mr. Sanks stated that the patio cover will have a tile roof. An issue has come up regarding the side yard setbacks. The Zoning Code District requires 10' side yard setbacks. However, the Code also allows that property owners may use the side yard setbacks that were in place prior to the City's incorporation. In this case, the CCRs indicate that there were two types of lots – patio home lots and townhome lots. The townhome lots are allowed 0' side yard setbacks on both sides; however, the patio homes, like the subject home, were required to have 0' on one side and 10' on the other. There is no provision that allows covered patios to project into the side yard. Staff reviewed the aerials of the other lots developed in the patio home portion of this development, and they have maintained the 10' setback. The owner could request a zoning interpretation if they feel this is not correct or apply for a variance. However, this Board does not have the authority to approve the encroachment. Staff recommends that, if the Board should decide to approve the application, that it be approved with the condition that the 10' side yard setback is to be maintained, unless it is later determined to be incorrect or a variance is obtained.

Mr. Rush stated that the owner did this same addition on her other home in the area. Mr. Sanks explained that there are two different types of residences in the area – patio homes and townhomes and

there are different setback requirements in the CCRs with each. The owners should have copies of those CCRs. Mr. Sanks stated that he believes that carports were specifically mentioned to be allowed to have a 0' carport; whereas, patio covers were not. Ms. Maslowski explained that she checked the information for the other residence and it is actually located in a different subdivision with different provisions for side yard setbacks. The properties are located in property zoned as Residential Cluster which requires 10' side yard setbacks on both sides. However, there is a provision for properties developed prior to the City's incorporation that the side yard setbacks in place when the property was developed may be used. Staff then reviews the CCRs to determine what those setbacks were at that time and, in this case, the setbacks were 0' on one side and 10' on the other.

Chairman Charnetsky inquired if an overhang or awning could be used. Mr. Sanks responded that, if coverage is wanted in the side yard, a retractable awning could be considered or something organic could be used, such as trees. Chairman Charnetsky noted that umbrellas can also be useful.

In response to a question, Mr. Rush replied that the owners want to use and sit out in the side yard, even though there is a wall there. They opened the corner up so the back yard and side yard would be more developed and, the corner would be a focal point. It is tough to make this work because of the 10' side yards and walls. The lots are very deep and they want to use it to the max. They already remodeled their other home. Mr. Sanks stated that this is not a subjective issue. The Code has to be adhered to.

Vice Chairman Ledyard **moved** to approve the application as recommended by Staff, subject to the exhibits provided with the condition that no projection is allowed to encroach into the side yard setback; Boardmember Dudley **seconded; unanimous approval.**

V. Staff Report on Current Events

Mr. Sanks reported on the progress of the Sun Health/La Loma rezoning application and the Dysart and Camelback development. He noted that Staff has been working on the Zoning Code update, the 10-year General Plan update, and the City Center General Plan Amendment and rezoning cases. There has been no forward progress on the project proposed for the NWC of Litchfield Road and Wigwam Boulevard.

VI. Boardmembers' Report on Current Events

There were no reports.

VII. Adjournment

Boardmember O'Connor **moved** to adjourn the meeting; Vice Chairman Ledyard **seconded; unanimous approval.** The meeting was adjourned at 7:41 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chairman

/pjm