

**MINUTES OF THE REGULAR MEETING OF  
THE LITCHFIELD PARK DESIGN REVIEW BOARD**

**April 1, 2021**

**I. Call to Order**

The meeting was held online via Zoom and called to order by Chair Charnetsky at 7:01 p.m.

Present: Chair Charnetsky; Vice Chair Ledyard; and Boardmembers Dudley and O'Connor (left at 7:14 p.m.).

Absent: Boardmember Clair.

Staff Present: Jason Sanks, Planning Consultant; Pam Maslowski, Director of Planning Services; Stephanie Irwin, Accounting Specialist; and Dawn Morocco, IT Assistant,

**II. Business**

**A. Oath of Office**

Ms. Maslowski administered the oath of office to Chair Charnetsky, Vice Chair Ledyard, and Boardmembers Dudley and O'Connor.

**B. Election of Officers**

Chair Charnetsky **moved** to continue this item to the next scheduled meeting; Boardmember Dudley **seconded; unanimous approval.**

**C. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 690 E. Fairway Drive**

Mr. Sanks noted that it appears the panels will be located on a low-pitched roof, and read the Zoning Code requirements for pitched roof solar installations. He stated that this is a corner property visible from both Fairway Drive and Villa Nueva Drive, and the panels will be visible from both streets. Staff brought this application before the Board because of the irregular shapes of the arrays. Also, there is a notation that the conduit will be run across the roof, whereas the Board prefers that conduit be concealed, usually in the attic space. Staff would also like the applicant to confirm that the panels will not be angled up as they are being located on a roof with a low pitch.

The applicant was not present at this time. After Item D was reviewed, it was noted that the applicant had still not joined the meeting. It was suggested the item be continued to a future meeting.

Boardmember O'Connor **moved** to continue this to the next meeting; Boardmember Dudley **seconded; unanimous approval.**

**D. Design Plans for an Exterior Remodel Proposed for 320 Luchana Drive**

Vice Chairman Ledyard recused himself from this item and left the Zoom meeting.

Mr. Sanks stated that the applicant is proposing to make some minor changes to the front exterior of the residence. It will change the appearance of the front elevation by removing the arched entry and replacing it with some rough sewn post beams and fascia. The colors and materials are intended to match the color of the home. There are two types of stucco finishes on the home now and the

applicant is intending to resurface it with a single type of stucco so that it has a uniform appearance. Staff recommends approval subject to the exhibits provided and with the condition that all colors, building materials, and finishes shall match the existing residence or as otherwise modified per the exhibits provided.

Glenn Forstner, of Glenn Forstner Construction and representing the applicant, stated he was present to represent the application and answer any questions. There were no questions.

Boardmember Dudley **moved** to approve the application per Staff's recommendation and with the condition that all colors, building materials, and finishes are to match the existing except as modified by the exhibits provided; Boardmember O'Connor **seconded; unanimous approval.**

Vice Chair Ledyard returned to the meeting.

Boardmember O'Connor left the meeting due to another engagement.

### **III. Study Session**

#### **A. Site, Architectural, Landscaping and Lighting Plans Proposed for a New Taco Bell Facility to be Located at the Southeast Corner of Dysart and Camelback Roads**

Mr. Sanks stated that Staff has been aware for some time that there was interest in locating a Taco Bell in the Dysart and Camelback Center, and Staff is happy to be able to bring this before the Board. This is now the sixth pad proposed for development in the Center. Dignity Health was the first. They came in with building elevations that had a very medical look to them. The Board asked them to soften up the color and materials palette so that, as the center built out, there would be colors and materials more appropriate for retail development. They did come back with more of a hybrid approach. Since that first approval, other proposed users for the center have been reviewed by the Board in comparison with the initial approval of Dignity Health. Through that process, care was taken so there was compatibility, not necessarily matching. The landscaping palettes should stay somewhat consistent, including the color of the granite and type of lighting. The building colors, materials, and concepts should be similar. Another aspect of this project is that Taco Bell is a drive-through restaurant. The City has been requiring new drive-through restaurants to maintain some level of compatibility with the center they are located in. Staff has also pressed to have the drive-through restaurants have an outdoor dining element.

Mr. Sanks reviewed his Staff report that was included in the agenda packet. He noted that it includes Staff's first review comments. The applicants were provided with the comments, but have not yet had the time to respond to them. The Staff Report contained comments regarding the site, landscaping, lighting, and elevation plans. Mr. Sanks explained that the Board usually will see the plans after the applicant has responded to Staff's comments. However, it was thought that it might help to provide a preview to the Board to assist the applicant. Mr. Sanks also provided a PowerPoint presentation that contained information about the Center and the proposed project.

Greg Hitchens, representing Taco Bell, noted that he is the architect for this project. He stated that he does not disagree with many of Staff's comments. The corporate office likes to start with their latest and greatest prototype and that is what has been provided. He understands that cities are not always happy with that plan and changes can be made. He is happy and surprised that the primary element, the corner tower, was not addressed. Originally, it was a rusted metal material, and that was a mess. Now it is a prefinished rusted metal that does not create a mess. They can provide the outdoor dining space in the place indicated by Staff. The site will lose three parking spaces, but it can be done. They have had EIFS on their buildings for years and now use siding. However, they can reduce the siding to

be an accent. The owners will be happy to know the purple color can stay. He is thankful the Board is taking the time to look at this now, so that when he comes back at the next meeting, he can have something that meets everyone's satisfaction.

Boardmember Dudley noted that she is concerned about the signage shown on the west facing elevation. She is concerned for the residents that live across Dysart Road. Mr. Sanks inquired how the light would be illuminated at night. He noted that the City could ask that a diffuser be put over the plexi that will still allow it to be noticeable and legible, but not create the same glare. Chair Charnetsky reiterated that the Board is concerned about commercial lighting going into the backyards of existing residences.

Mr. Sanks inquired if the Board is good with the massing differentiation between the tower element and the general mass of the building. He suggested that the applicant might consider a bit more projection. The Dignity Tower is in proportion and these are subdued. Chair Charnetsky noted that she believes the proportion and massing are fine; however, she does believe the signage will be bad if the light travels across the road. In other projects in this commercial center, stone veneer has been used as a base toward the bottom and it lends weight to the look of the building. All the users have put that stone toward the bottoms of these buildings. It would have to be worked out between the towers and the siding. If the stone does not work, perhaps they could change some of the siding out and create something that feels heavier toward the bottom. Boardmember Dudley commented that the purple color seems very saturated. If there is a way to tone it down, it might coordinate better with the Dignity Health orange color. Mr. Sanks suggested using the purple around the sign, but perhaps changing it out around the windows. Boardmember Dudley agreed, stating she likes the modern feel of the building, but would like to see less of the purple color. Chair Charnetsky noted that she agrees there is a lot of siding and the applicant's design team can figure out how to balance it out and proportion it with the other elements.

Mr. Hitchens stated that he has taken note of the comments and will try to get many of the issues resolved for when he comes back next month.

#### **IV. Staff Report on Current Events**

Mr. Sanks reported on the progress of the Zoning Code update, the Dysart and Camelback Center, and the Sun Health signage.

#### **V. Boardmembers' Report on Current Events**

There were no reports.

#### **VI. Adjournment**

Boardmember Dudley **moved** to adjourn the meeting; Vice Chair Ledyard **seconded**; **unanimous approval**. The meeting was adjourned at 7:50 p.m.

**APPROVED:**  
**DESIGN REVIEW BOARD**

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Susan Charnetsky, Chair

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