



**ACTION REPORT  
DESIGN REVIEW BOARD**

**JUNE 3, 2014**

**WORK SESSION 5:30/PUBLIC HEARING 6:00pm  
COUNCIL CHAMBERS**

1) Call to order and Pledge

2) Introduction of Board Members

Members present: Perry Mason, Tim Bryan, Marty Littleton, Steven Check, Laura Wysong

3) Approval of agenda

Motion to approve: Perry Mason

2<sup>nd</sup>: Tim Bryan

Vote: 5-0, Motion approved.

4) Approval of May action minutes

Motion to approve: Perry Mason

2<sup>nd</sup>: Tim Bryan

Vote: 5-0, Motion approved.

5) Demolition reviews

- None

6) Final reviews

a) 2965 Manorview Drive, Manorview sales trailer, Jerry Ragan

Motion to approve with conditions: Laura Wysong

Conditions:

- Landscape plans to be reviewed and approved by Staff

2<sup>nd</sup>: Steven Check

Vote: 5-0, Motion approved

b) 663 Geencrest Lane, Deerfield Green, Units 620-628, Chris Recker

Motion to approve: Perry Mason

2<sup>nd</sup>: Tim Bryan



Vote: 5-0, Motion approved

- c) 2925 Webb Road, Brickmont assisted living; building, site, demo, David Vickers

Motion to approve demo: Steve Check

2<sup>nd</sup>: Marty Littleton

Vote: 5-0, Motion approved

Motion to approve site with conditions: Laura Wysong

Conditions:

- Subject to Staff approval of final LDP
- Applicant will bring final landscape plan to DRB for approval

2<sup>nd</sup>: Perry Mason

Vote: 5-0, Motion approved

Motion to defer building until July meeting: Steve Check

2<sup>nd</sup>: Laura Wysong

Vote: 5-0, Motion approved

- d) 13440 Cogburn Road, Saint Francis School practice gym, building, Drew Buccellato

Motion to approve: Tim Bryan

2<sup>nd</sup>: Marty Littleton

Vote: 5-0, Motion approved

- e) 12635 Crabapple Road, 850F Bar Pizza, patio cover, Glenn Griffith

Motion to approve with conditions: Steven Check

Conditions:

- Per approval of pergola with Arcadia Louvered roof, by City Architect with changes required by DRB
- Match pergola on marked page in Arcadia photo book; Lula GA house
- With the addition of pilaster and two interior columns
- With the addition of cedar columns with stone bases
- Cedar to match wood shown in picture

2<sup>nd</sup>: Laura Wysong

Vote: 5-0, Motion approved

7) Courtesy reviews

- a. **V14-010**, 496 Branyan Trail, Ram Prakash

Request(s):

- To allow an 100% opaque wood fence

Comments:

- Add landscaping where fence is visible from road. Per approval of City Arborist.

- The part of fence along front (Branyan Trail) should be required lattice
- Stain the entire fence to match neighbor's

b. **RZ14-10/VC14-01**, 13941, 13943, 13945 Hwy 9 North, Phoenix Senior Living, LLC  
Request:

- To rezone from O-I (Office-Institutional) to O-I (Office-Institutional) to develop a 74,000 square foot assisted living/memory care facility (86 units) and a concurrent variance to increase the height of the building from 2 stories from average grade to the eave to 3 stories and 36 feet to the eave.

Comments:

- Community would prefer a building with a non-institutional look.
- More of a bungalow style.
- Looking for something with depth and perspective.
- Needs more variations in façade.
- Consider multiple masses.
- Would not oppose three story building if it fits the property.
- The communities right behind the site, and Lake Laurel, as well, may have issues with the three story.
- Renderings should show building on actual grade.
- Wait until new Hwy 9 Form Based Coded is completed before proceeding with the project.
- Work with the City architect directly to come up with a product that the community can buy into.
- A three story building is a challenge for the area, but their opinion may change with a great looking building.

8) Other business

9) Adjournment