

TOWN OF
QUEEN CREEK
ARIZONA

Possible Amendment of the Residential Architectural Design Standards

January 16, 2013



Residential Architectural Design Standards

TOWN OF QUEEN CREEK



Residential Architectural Design Standards
May 18, 2005



Background

- Significant Council concern regarding specific portions of the current Residential Architectural Design Standards
 - 40% garage face requirement
 - Four sided architecture
 - Changing lot and home sizes
- Discussion of possible need to update the Standards
 - November 7 Council asked staff to return with options in January to update the Design Standards



Task Force Staffing Options

- Option One – Traditional Approach
 - One Council member
 - One Planning and Zoning Commission member
 - One Chamber of Commerce member
 - One homebuilder
 - Three residents with interest in design
- Pro's
 - Used previously
 - Allows broad participation
- Con's
 - May not provide design expertise
 - Not all members have equal interest in outcome



Task Force Staffing Options

- Option Two – Design Professionals
 - Residents with an architectural background
 - Local architects who volunteer their services
 - Architects who work for local homebuilders who offer their services
- Pro's
 - Results would be clearly design based
 - Town would have access to architectural services that would otherwise not be available
- Con's
 - The process could be too narrowly focused on design and not provide a broad enough range of input



Task Force Staffing Options

- Option Three – Citizen Task Force
 - Seven local residents who are interested in design. The Task Force members might:
 - Also be on other advisory committees
 - Represent development related interests such as:
 - Home builders,
 - Realtors
 - Land developers
 - Architects
 - HOA representatives
 - Etc.
- Pro's
 - Allow a fresh perspective
 - Allow more people to be involved in the process
- Con's
 - Members may not have the same level of design knowledge
 - Results may not provide a consistent vision



Task Force Staffing Options

- Option Four – Council Subcommittee
 - Three members appointed
 - Work with staff to develop proposed changes
 - Draft presented to Council for review and consideration
- Pro's
 - Council more directly involved in development of new standards
 - Changes more clearly represent Council interests
- Con's
 - Other interested parties may feel left out of the process



Preliminary Timetable

■ February

- Selection of Task Force members
- Complete an updated scope of work and timetable
- Retain an architect to assist

■ March

- Task Force meeting schedule established
- Discussion of timetable w. Task Force
- Possible bus tour to review design issues



Preliminary Timetable

- April
 - Review current requirements and identify areas for change
 - Pictures of good and poor examples
- May
 - Review proposed revisions
- June
 - Select proposed changes and recommended alternatives
- July
 - Draft proposed Residential Architectural Design Standards



Preliminary Timetable

- August
 - Task Force reviews final draft and forwards to Council
- September
 - Final draft report presented to Council
 - Resolution prepared for Council consideration
- Task Force meetings
 - Monthly (more if needed)
 - Open to the public
 - Agendas/minutes provided



Next Steps

- Council determination to proceed and selection of a Task Force option
- Staff to develop the selected option and return in February for Council review and approval of:
 - Task Force membership
 - A timetable to complete the project
 - Selection of an architect to assist the Task Force and staff



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Thank You

Questions?

Comments?

