

Design Review Board
Regular Meeting
Agenda

Thursday, June 4, 2026

6:00 PM

Members of the Litchfield Park Design Review Board will attend either in person, by telephone, or video conference call.
Physical access to the meeting room will be available 30 minutes prior to the meeting.

I. Call to Order

- A. The agenda and packet are available at: www.litchfieldpark.gov
- B. A video recording of the meeting can be seen [here](#) the next business day.

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.

IV. Business

A. Approval of Minutes

ACTION/COMMENT

Presenter: *Randy Proch, Planning & Community Development Director*

Discussion and possible action to approve the May 7, 2026 regular meeting minutes

B. Auto Club of Litchfield Park Site Plan (PZ-26-29)

INFORMATION ONLY

Presenter: *Randy Proch, Planning & Community Development Director*

Discussion related to a proposed automotive club located within Monument Point at the southwest corner of El Mirage Road and Camelback Road.

V. Staff Report on Current Events

VI. Board Members Reports on Current Events

VII. Adjournment

Susan Charnetsky, Chair

Affidavit of Posting

I, Rena Dosch, do hereby certify that I caused to be posted a true and correct copy of this agenda for the Design Review Board meeting of Thursday, June 4, 2026, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board
2. City Website

Rena Dosch, Planning Assistant



**DESIGN REVIEW BOARD
COMMUNICATION**

**Business Item IV.A
Approval of Minutes**

To: Design Review Board Members
From: Rena Dosch, Planning Assistant
Meeting Date: 6/4/2026

RECOMMENDED MOTION:
MOVE TO APPROVE THE MAY 7, 2026 REGULAR MEETING MINUTES

BACKGROUND/DISCUSSION:
N/A

STAFF RECOMMENDATION:
Staff recommends approval

FINANCIAL IMPACT:
N/A

ATTACHMENTS:
1. 050726 DRB Regular Meeting Minutes

**DRAFT****Minutes of the
Design Review Board**

Regular Meeting

Thursday, May 7, 2026

I. Call to Order

The meeting was held in the Library Community Room and called to order by Chair Charnetsky at 6:23 PM. A video recording of the meeting can be viewed [here](#).

Present: Chair Susan Charnetsky; Board Member Rachel Dudley; Council Member Lisa Brainard Watson

Absent: Board Member Bob Darre; Commissioner Jon Bohm

Staff: Randy Proch, Planning Director; Rena Dosch, Planning Assistant

II. Call to the Community

There were no requests to speak.

III. Business**A. Election of Officers****APPROVED**

Board Member Dudley nominated Chair Charnetsky for Chairperson and Chair Charnetsky nominated Board Member Dudley for the Vice Chair position. There were no other nominations.

MOVER Chair Charnetsky, **SECONDER** Council Member Brainard Watson

AYE: Chair Charnetsky, Board Member Dudley, Council Member Brainard Watson

3 - 0 - 2 Passed

B. Approval of Minutes**APPROVED**

MOVE TO APPROVE THE MARCH 5, 2026, REGULAR MEETING MINUTES.

MOVER Board Member Dudley, **SECONDER** Council Member Brainard Watson

AYE: Chair Charnetsky, Board Member Dudley, Council Member Brainard Watson

3 - 0 - 2

C. Khan RV Garage Amendment (PZ-26-21)**APPROVED**

The proposed amendment is to expand the paved driveway and add a new RV gate for a previously approved DRB case. The property is located at 4889 N. Village Parkway and is zoned R1-6 (PD) within The Village.

The RV garage was approved by the DRB in August 2025. The applicant has now constructed and completed the RV garage, which was anticipated and approved to have a standard 16 to 18 foot driveway width from the door to the street. The contractor expanded the driveway as pavers to flair to the north connecting the existing driveway and to the south to access a new RV gate. The southern gate, along with the flared driveway were not a part of the original approval. The amendment request is contingent on the variance approval, with the public hearing immediately preceding this meeting.

MOVE TO RECOMMEND APPROVAL TO THE ZONING ADMINISTRATOR FOR THE PROPOSED AMENDMENT FOR THE EXPANDED DRIVEWAY AND RV GATE, FILE NO. PZ-26-21, SUBJECT TO THE EXHIBITS PROVIDED

MOVER Board Member Dudley, **SECONDER** Council Member Brainard Watson

AYE: Chair Charnetsky, Board Member Dudley, Council Member Brainard Watson 3 - 0 - 2 Passed

IV. Staff Report on Current Events

Mr. Proch gave an update on the Hilltop, mentioning the first day of school is on August 3rd. He also spoke about staff is still talking with Desert Botanical Gardens and that lot 1 & 2 in Litchfield Square will have their ground-breaking in the coming weeks.

V. Board Members Reports on Current Events

There were no reports provided.

VI. Adjournment

MOVE TO ADJOURN THE REGULAR MEETING

MOVER Council Member Brainard Watson, **SECONDER** Board Member Dudley

AYE: Chair Charnetsky, Board Member Dudley, Council Member Brainard Watson

3 - 0 - 2 Passed

The regular meeting adjourned at 6:32 P.M.

APPROVED:

DESIGN REVIEW BOARD

Susan Charnetsky, Chair

CERTIFICATION

I, Rena Dosch, hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Design Review Board of the City of Litchfield Park held on Thursday May 7, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Rena Dosch, Planning Assistant



**DESIGN REVIEW BOARD
COMMUNICATION**

**Business Item IV.B
Auto Club of Litchfield Park Site
Plan (PZ-26-29)**

To: Design Review Board Members
From: Randy Proch, Planning & Community Development Director
Meeting Date: 6/4/2026

**RECOMMENDED MOTION:
FOR INFORMATION ONLY**

BACKGROUND/DISCUSSION:

The proposal is to construct an automotive club business condo series of buildings to act as private garage spaces with an associated clubhouse building. The property is located within the Monument Point Business Park, zoned General Industrial (I) and is subject to the Monument Point Design Guidelines.

The proposed Site Plan was submitted recently and has not received the first round of technical comments from the various reviewers (Planning, Engineering, Building, and Goodyear Fire Department). The proposal will need to amend any aspect deemed necessary as part of the staff review, which may impact the proposed layout and design as presented. Staff is looking to provide the applicant with initial DRB feedback as part of the first round of staff comments, which will be based upon regulations, requirements, and the Monument Point Business Park Design Guidelines document. The plans will then be updated and brought back before this board again, when completed.

Staff has not received any public comments on this proposal.

STAFF RECOMMENDATION:

For information only

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

1. PZ-26-29 Report Attachments

SITE DATA

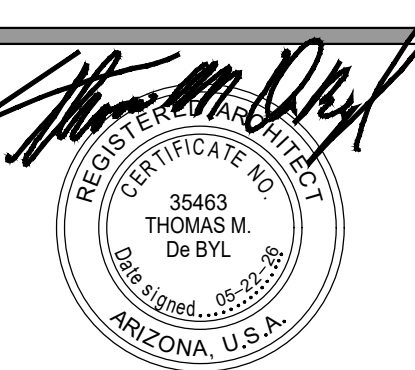
APN: 508-07-960, 508-07-961, 508-07-962
 EXISTING ZONING: VACANT
 PROPOSED USE: COMMERCIAL

NET SITE AREA: 246,463 SQ. FT. (5.66 AC)

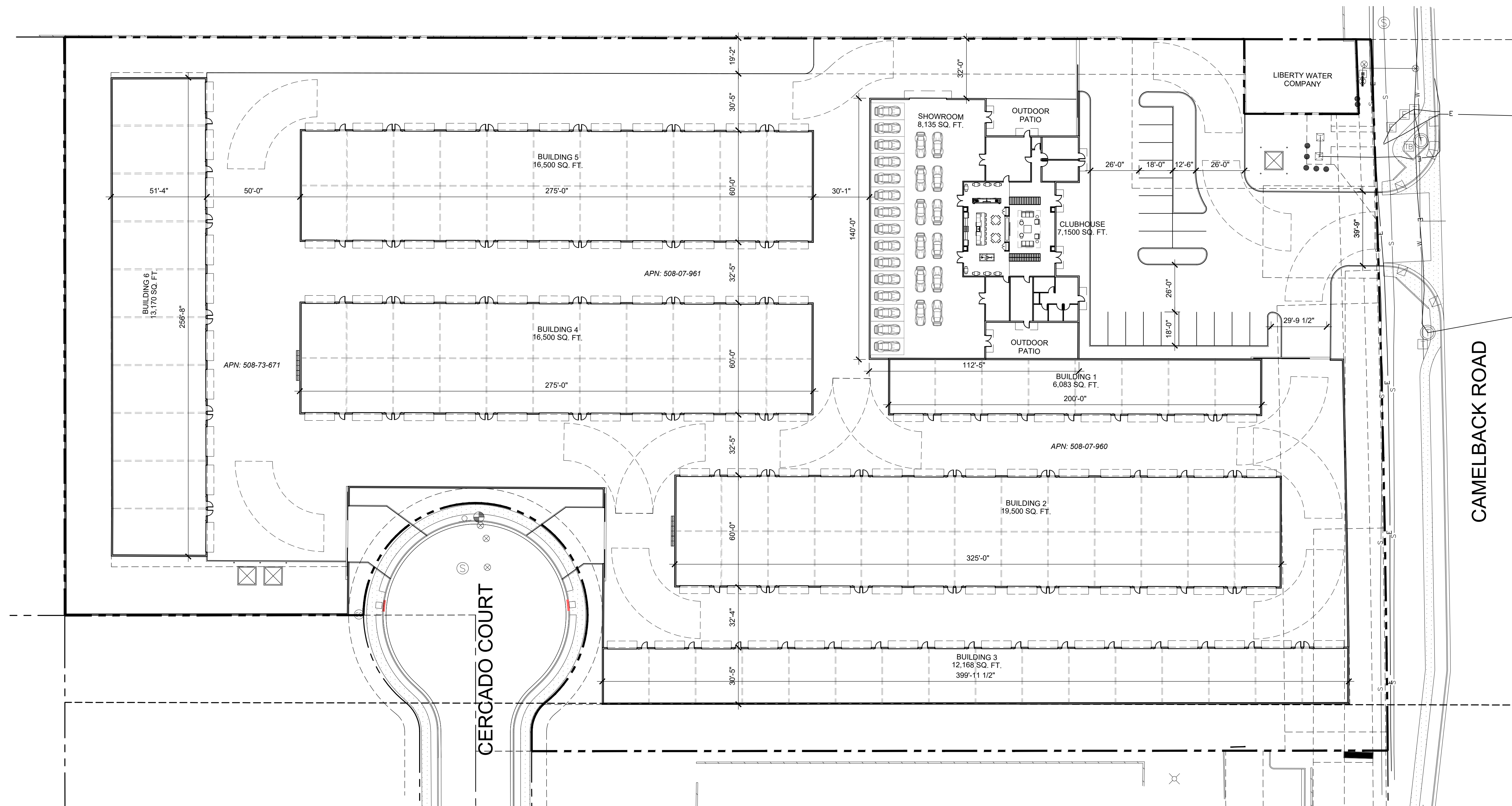
BUILDING 1: 6,083 SQ. FT.
 BUILDING 2: 19,500 SQ. FT.
 BUILDING 3: 12,168 SQ. FT.
 BUILDING 4: 16,500 SQ. FT.
 BUILDING 5: 16,500 SQ. FT.
 BUILDING 6: 13,170 SQ. FT.
 TOTAL AREA: 83,921 SQ. FT.

CLUB HOUSE
 1ST FLOOR: 5,000 SQ. FT.
 2ND FLOOR: 2,500 SQ. FT.
 7,500 SQ. FT.

SHOW ROOM: 7,000 SQ. FT.
 CONSTRUCTION TYPE: V-B
 LOT COVERAGE: 99,700 / 246,463 X 100 = 40.45%



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AUTO CLUB OF LITCHFIELD PARK

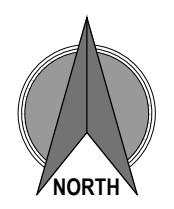
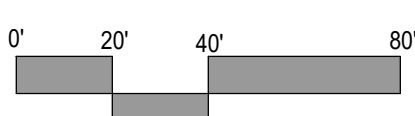
15201 W. CAMELBACK RD.
 LITCHFIELD PARK, ARIZONA

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PROPOSED SITE PLAN

A100

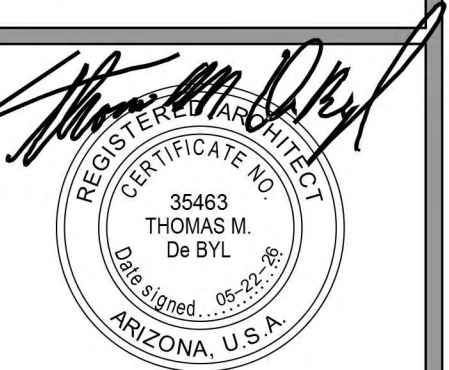
PHNX JOB NUMBER: 26-698



SITE DATA

APN:	508-07-960, 508-07-961, 508-07-962
EXISTING ZONING:	VACANT
EXISTING USE:	COMMERCIAL
PROPOSED USE:	
NET SITE AREA:	246,463 SQ. FT. (5.66 AC)
BUILDING 1:	6,083 SQ. FT.
BUILDING 2:	19,500 SQ. FT.
BUILDING 3:	12,168 SQ. FT.
BUILDING 4:	16,500 SQ. FT.
BUILDING 5:	16,500 SQ. FT.
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TOTAL AREA:	83,921 SQ. FT.
CLUB HOUSE	
1ST FLOOR:	5,000 SQ. FT.
2ND FLOOR:	2,500 SQ. FT.
SHOW ROOM:	7,000 SQ. FT.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	99,700 / 246,463 X 100 = 40.45%

PHNX
DESIGN
1855 EAST SOUTHERN AVE. SUITE 204
MESA, ARIZONA 85204
PHONE: 602.887.2932



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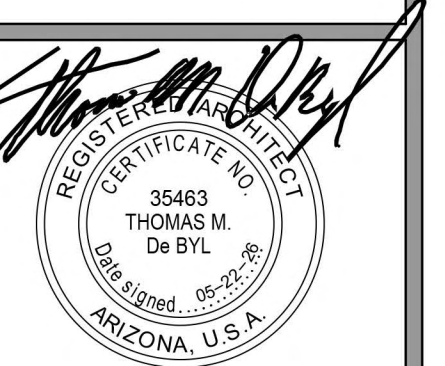
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LITCHFIELD PARK, ARIZONA

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PROPOSED
SITE PLAN

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PHNX JOB NUMBER: 26-698



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AUTO CLUB OF LITCHFIELD PARK
15201 W. CAMELBACK RD.
LITCHFIELD PARK, ARIZONA

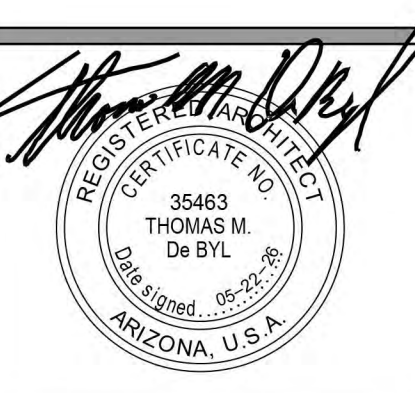
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TOP VIEW
RENDER

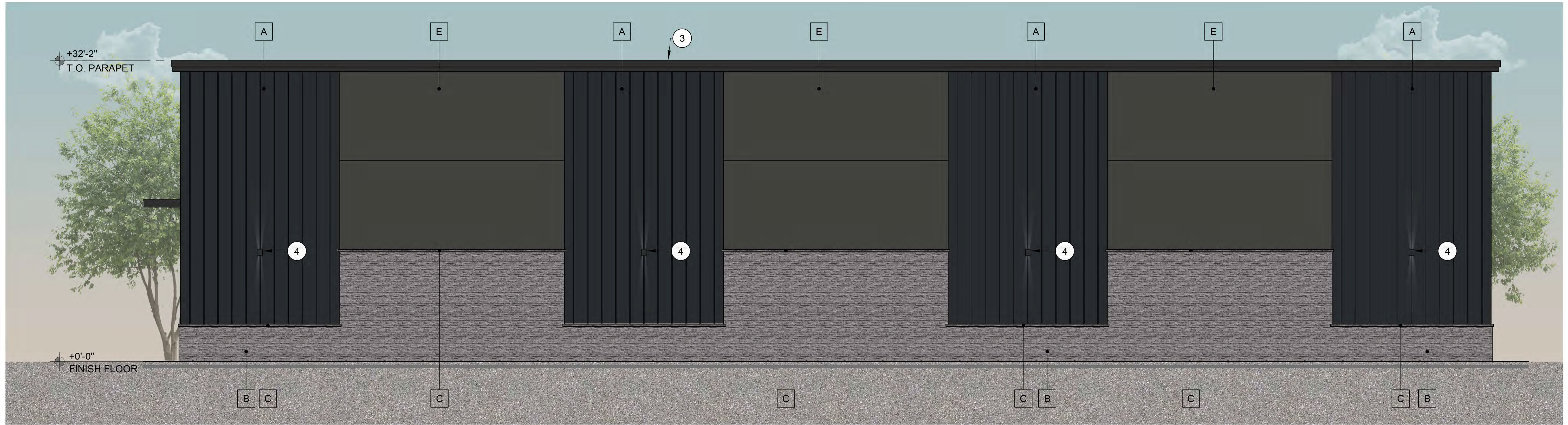
A303

PHNX DESIGN #: 26-698

GENERAL NOTES:	FINISH KEYNOTES:	KEYNOTES:
<p>A. ALL MASONRY JOINTS SHALL BE TOOLED CONCAVE.</p> <p>B. CLEAN / PREPARATION OF MASONRY PRIOR TO PAINTING/EIPS.</p> <p>C. SEE STRUCTURAL DRAWINGS & SPECIFICATIONS FOR HORIZONTAL & VERTICAL MASONRY REINFORCING REQUIREMENTS.</p> <p>E. GENERAL CONTRACTOR TO SUBMIT QUESTIONS IN "RFI" FORMAT TO ARCHITECT WITH ANY DISCREPANCY OR ISSUE ON THE PROJECT PRIOR TO BEGINNING WORK OF SPECIFIC ITEM.</p> <p>F. ALL UNEXPOSED UNFINISHED METAL AND WOOD SHALL BE PAINTED, COLOR SELECTED BY ARCHITECT.</p>	<p>A. METAL BOARD AND BATTEN PANEL BERRIDGE MANUFACTURING COMPANY COLOR: MATTE BLACK</p> <p>B. STONE - LEDGE ELDORADO STONE LEDGECUT33 "BEACH PEBBLE"</p> <p>C. STONE - SILLS ELDORADO STONE WATERTABLES/SILLS "BLUE STEEL"</p> <p>D. WOOD PANEL FIBER CEMENT - NICHHA COLOR: CEDAR*</p> <p>E. STUCCO - PAINTED FINISH SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS - SW 7069 "IRON ORE"</p>	<p>SYSTEM: WESTERN ONE KOTE STUCCO SYSTEM WITH SMOOTH SYNTHETIC FINISH OVER CMU.</p> <p>F. METAL CAP / METAL CANOPY / GARAGE DOOR PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"</p> <p>G. HOLLOW METAL DOOR PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"</p> <p>H. ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACT: KAWNEER OR APPROVED EQUAL COLOR: BLACK</p> <p>I. 1" INSULATED GLAZING VALUE: (U=0.29, SHGC= 0.28)</p> <p>J. STEEL CORNER GUARD .48" TALL MANUFACT: OMEGA CORNER SHIELD PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"</p>
		<p>1. DASHED INDICATES LINE OF ROOF BEYOND.</p> <p>2. DASHED LINE INDICATES THE MECHANICAL ROOF TOP UNITS, FULLY SCREENED BY PARAPET.</p> <p>3. PARAPET FLASHING.</p> <p>4. EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.</p> <p>5. ROOF DRAIN AND OVERFLOW LEADERS, REFER FLOOR AND ROOF PLAN.</p> <p>6. DASHED LINE INDICATES LOCATION OF FRONT ENTRY ELEVATION.</p>



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2 CLUB HOUSE - SOUTH EXTERIOR ELEVATION - REAR SCALE: 3/16" = 1'-0"



1 CLUB HOUSE - WEST EXTERIOR ELEVATION - RIGHT SIDE SCALE: 3/16" = 1'-0"

AUTO CLUB OF LITCHFIELD PARK
 15201 W. CAMELBACK RD.
 LITCHFIELD PARK, ARIZONA

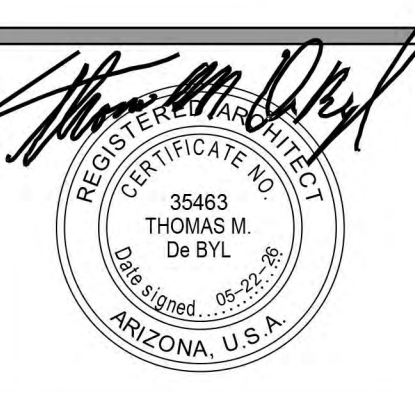
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- CLUB HOUSE - EXTERIOR ELEVATIONS

A301A

PHNX DESIGN #: 26-698

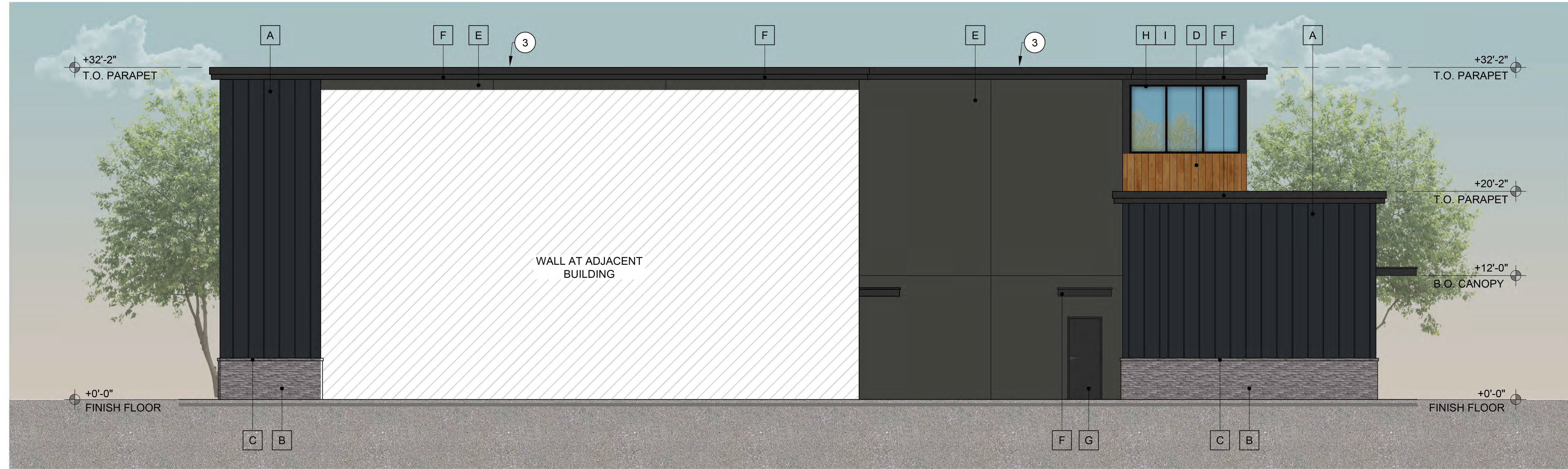
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2 CLUB HOUSE - NORTH EXTERIOR ELEVATION - FRONT SCALE: 3/16" = 1'-0"



1 CLUB HOUSE - EAST EXTERIOR ELEVATION - LEFT SIDE SCALE: 3/16" = 1'-0"

AUTO CLUB OF LITCHFIELD PARK
 15201 W. CAMELBACK RD.
 LITCHFIELD PARK, ARIZONA

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- CLUB HOUSE - EXTERIOR ELEVATIONS

A300A

PHNX DESIGN #: 26-698

GENERAL NOTES:

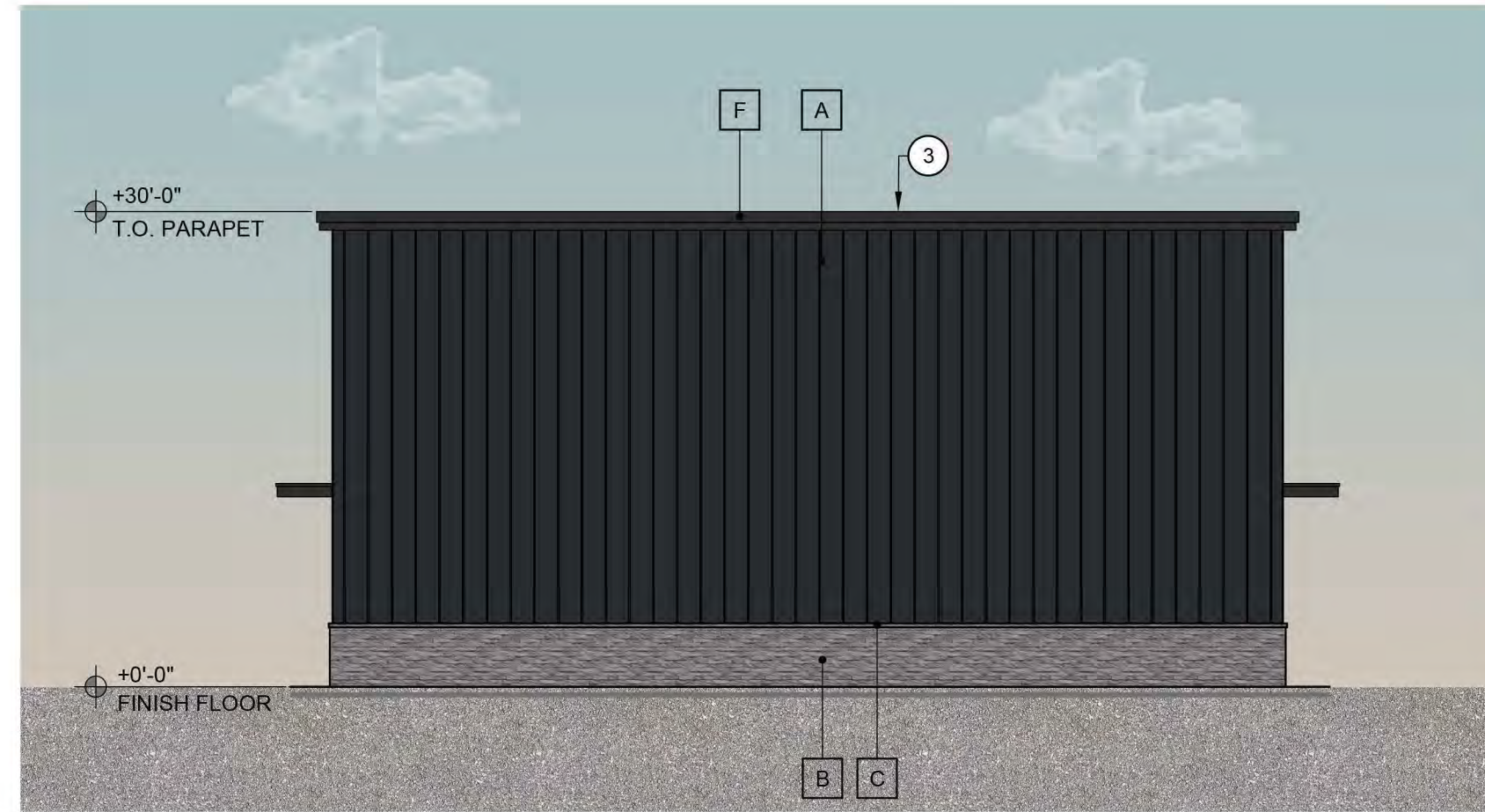
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- F. ALL UNEXPOSED UNFINISHED METAL AND WOOD SHALL BE PAINTED, COLOR SELECTED BY ARCHITECT.

FINISH KEYNOTES:

- A. METAL BOARD AND BATTEN PANEL
BERRIDGE MANUFACTURING COMPANY
COLOR: MATTE BLACK
- B. STONE - LEDGE
ELDORADO STONE
LEDGECUT33 "BEACH PEBBLE"
- C. STONE - SILLS
ELDORADO STONE
WATERTABLES/SILLS "BLUE STEEL"
- D. WOOD PANEL FIBER CEMENT - NICHHA
COLOR: CEDAR*
- E. STUCCO - PAINTED
FINISH - SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"
SYSTEM: WESTERN ONE KOTE STUCCO SYSTEM WITH SMOOTH SYNTHETIC FINISH OVER CMU.
- F. METAL CAP / METAL CANOPY / GARAGE DOOR
PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"
- G. HOLLOW METAL DOOR
PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"
- H. STEEL CORNER GUARD, 48" TALL
MANUFACT: OMEGA CORNER SHIELD
PAINTED: SHERWIN WILLIAMS - SW 6258 "TRICORN BLACK"

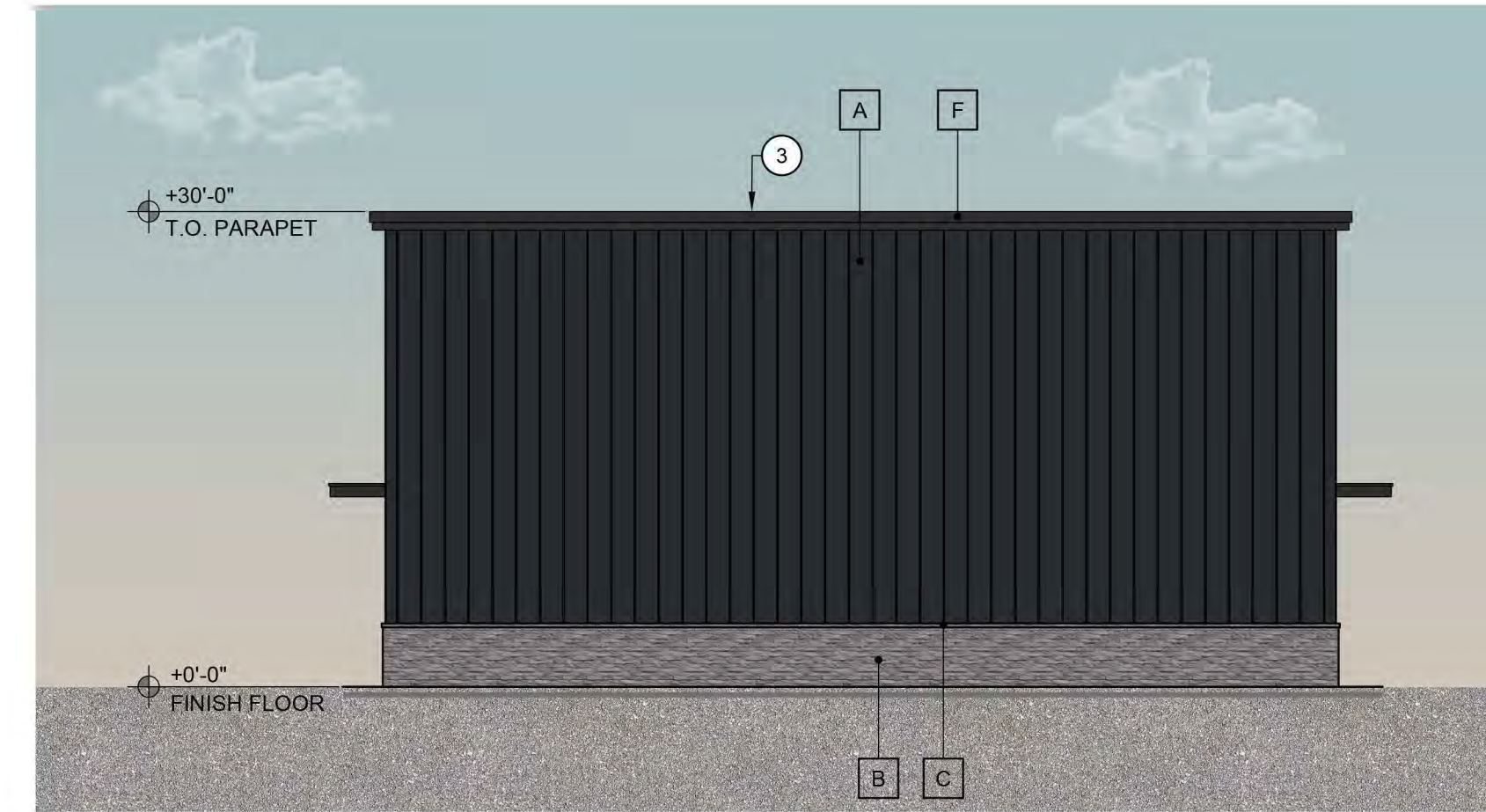
KEYNOTES:

- 1. DASHED INDICATES LINE OF ROOF BEYOND.
- 2. DASHED LINE INDICATES THE MECHANICAL ROOF TOP UNITS, FULLY SCREENED BY PARAPET.
- 3. PARAPET FLASHING.
- 4. EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- 5. ROOF DRAIN AND OVERFLOW LEADERS, REFER FLOOR AND ROOF PLAN.
- 6. DASHED LINE INDICATES LOCATION OF FRONT ENTRY ELEVATION.



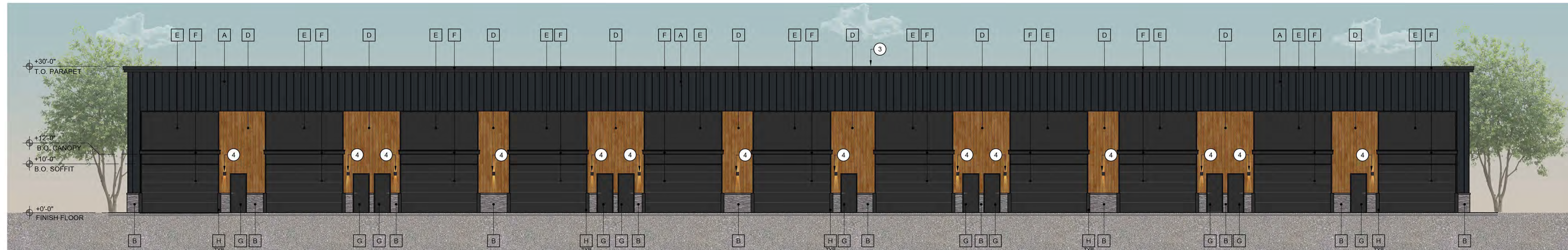
4 TYPICAL GARAGE BUILDING EXTERIOR ELEVATION - LEFT SIDE

SCALE: 3/32" = 1'-0"



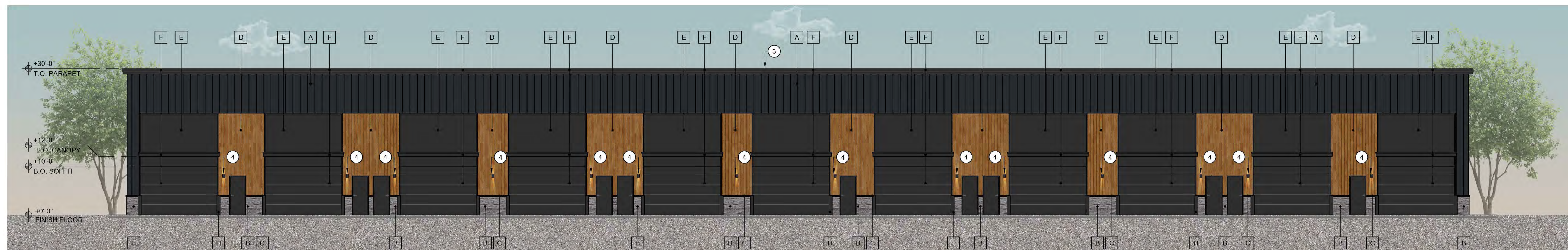
3 TYPICAL GARAGE BUILDING EXTERIOR ELEVATION - RIGHT SIDE

SCALE: 3/32" = 1'-0"



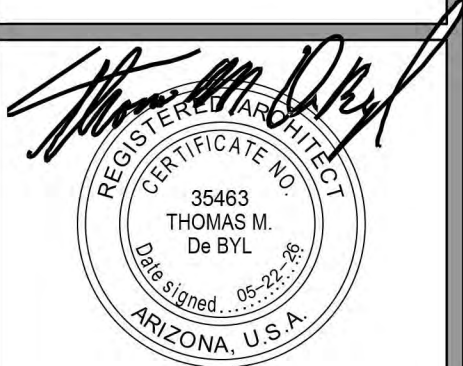
2 TYPICAL GARAGE BUILDING EXTERIOR ELEVATION - REAR

SCALE: 3/32" = 1'-0"



1 TYPICAL GARAGE BUILDING EXTERIOR ELEVATION - FRONT

SCALE: 3/32" = 1'-0"



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GARAGE BUILDING
EXTERIOR
ELEVATIONS

A300B

PHNX DESIGN #: 26-698



METAL BOARD AND BATTEN
PANEL BERRIDGE
MANUFACTURING COMPANY
COLOR: MATTE BLACK



STONE - LEDGE
ELDORADO STONE
LEDGECUT33 "BEACH PEBBLE"



STONE - SILLS
ELDORADO STONE
WATERTABLES/SILLS "BLUE
STEEL"



WOOD PANEL FIBER CEMENT -
NICHHA - VINTAGEWOOD
COLOR: CEDAR"



STUCCO - PAINTED
FINSH SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS -
SW 7069 "IRON ORE"



METAL CAP / METAL CANOPY /
GARAGE DOOR / HOLLOW
METAL DOOR
PAINTED: SHERWIN WILLIAMS -
SW 6258 "TRICORN BLACK"



1" INSULATED GLAZING



ALUMINUM STOREFRONT
MANUFACT: KAWNEER
COLOR: #29 BLACK