

**STAFF REPORT**  
**City of Lancaster**

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Date: December 8, 2009

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

Subject: **City of Lancaster Architectural and Design Guidelines**

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**Recommendation:**

Adopt **Resolution No. 09-119**, recommending to the City Council approval of Architectural and Design Guidelines.

**Fiscal Impact:**

Undetermined at this time; may result in costs to the City to bring existing facilities into conformance with the Design Guidelines.

**Background:**

At the November 13, 2009, Architectural and Design Planning Commission meeting, the Architectural and Design Planning Commission voted (7-0-0-0) to recommend to the City Council approval of the Architectural and Design Guidelines, and establishment of Community Facilities Districts (CFD) for new development. The Architectural Design Commission made the decision to use the City of Tucson, Arizona, guidelines as the template for the City of Lancaster Design Guidelines. The goal is to create a document that is clear and easy to understand for both staff and the development community.

**Discussion:**

The recommended Design Guidelines encompass a number of important components as described below:

- **Content:** The Design Guidelines provide direction to achieve quality design for all development within the City of Lancaster by raising the bar on development standards to create timeless architecture that enhances the City's image, pride and quality of life. The Guidelines do not dictate a particular architectural style; it simply puts in place basic guidelines to ensure quality development. The intent of the Guidelines is to create a walkable, sustainable, cohesive, and enduring neighborhood character, community form and overall community design, and interrelationship between the building and site.

The document goes beyond architectural design to encompass a comprehensive treatment of the built environment and quality urban design. The Guidelines offer several design techniques in site building, building architecture, and building placement, for consistent

design to create unique sense of place and quality design. Each development is intended to contribute to the form and quality of life, and to improve the City's visual identity by utilizing design standards for a more sustainable, livable Lancaster.

- **Organization:** The Guidelines are formatted in a way that is user-friendly, and contains superior development standards that will add value to the community as a whole, and quality of lifestyle. The Guidelines are primarily organized into sections by "Type of Development," each of which includes intent and solutions that detail specific guidelines.
- **Procedures:** A small change in the application process has been added to require a preliminary review step in order to expedite discussion and review of the project design. The application has also been modified to add a design checklist to ensure that development projects meet the design goals of the City of Lancaster. Development applications can be found on the City's webpage at <http://www.cityoflancasterca.org> under "Planning Documents".
- **Living Document:** The City reserves the right to amend the Architectural and Design Guidelines document at regularly scheduled Architectural and Design meetings as determined necessary, subject to City Council approval.

SRD:BSL/jr

**Attachments:**

Resolution No. 09-119

Attachment to Resolution No. 09-119

Architectural and Design Guidelines

Appendix "A"

Architectural and Design Guidelines – Comment Matrix

Planning Commission Staff Report dated November 13, 2009