



Village Planning Committee Meeting Summary

Z-10-19-2

Date of VPC Meeting	August 8, 2019
Request From	S-1 NBCOD (139.87 acres) and PCD NBCOD (Approved R1-10 PCD NBCOD) (2.22 acres)
Request To	R1-8 NBCOD (142.09 acres)
Proposed Use	PCD removal to allow future development
Location	Southwest corner of Paloma Parkway and Dove Valley Road
VPC Recommendation	Approval
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Kaelee Wilson, staff, gave a presentation regarding the request. She stated that the request is to rezone a piece of property located at the southwest corner of Paloma Parkway and Dove Valley Road to allow for the development of a residential subdivision. She explained that the request is consistent with the General Plan Land Use Map for the property. Ms. Wilson went on to state the applicant is building Bronco Butte Trail, which is a critical vehicular connection.

Taylor Earl, applicant, stated that the request is consistent with the General Plan and that Lennar is providing four times the required common area. Mr. Earl went on to explain all the roadway improvements that will be part of the development. He also stated they have a voluntary donation agreement with the Deer Valley School District.

Michelle Ricart asked if school busses can go through the proposed round about at Bronco Butte Trail. Mr. Earl stated that he believes they will be able to given they are designed to accommodate fire trucks.

Julie Read stated that she was thankful for the applicant's willingness to work with the community regarding various concerns. She also expressed gratitude towards the applicant and Lennar for working with Sonoran Foothills elementary school on improving their student pick up and drop off.

The floor was open to public comment.

Carol Schorn, resident, stated she is concerned about the amount of traffic that will be pushed onto Bronco Butte Trail if this subdivision is gated.

John Walter, resident, stated that he moved up to this part of town for quietness and the outdoor activities. He stated that the police department is understaffed for the area. He is also concerned for the wildlife that live in the area.

Mr. Earl stated that the subdivision will be gated. He stated they can't put vehicular access onto Paloma Parkway given the 404 wash that runs parallel to that road. He went on to state that this development is in an impact fee area so the fees Lennar pays for the development of the homes will go on to fund the services needed in the area.

Chair Tim Mitten explained he understands the resident's concerns but there are 4,000 people moving to Phoenix every month. He stated the development is consistent with what is in the area. He stated public safety is a concern citywide and isn't just specific to this village. He thanked the residents for attending the meeting and being involved.

Daniel Tome stated he empathizes with the resident's concerns about the streets but Lennar is being proactive and he appreciates that.

Michelle Ricart thanked Lennar for working with the School District.

Julie Read stated the City will soon start focusing on the Scalloped Streets Program, which the North Gateway Village has most of the scalloped streets within the City. Ms. Read stated the residents of the Village would like the amenities but the Village doesn't have the traffic counts. The proposed development is good development. She went on to state that Bronco Butte Trail and Paloma Parkway is the school's biggest concern but will be a signalized intersection at some point in the future.

Shannon Simon stated she agreed with her fellow Village member's comments. Steve Tucker agreed.

MOTION: Daniel Tome made the motion to approve the zoning case, as recommended by staff.

The motion was seconded by **Michelle Ricart**.

VOTE: The motion was approved, 6-0 to approve the zoning case, as recommended by staff. Committee members Julie Read, Michelle Ricart, Tim Mitten, Shannon Simon, Daniel Tome and Steve Tucker voted in favor.