



## Village Planning Committee Meeting Summary

### PHO-1-22--Z-91-A-99-2

<b>Date of VPC Meeting</b>	June 9, 2022
<b>Date of Planning Hearing</b>	June 15, 2022
<b>Officer Hearing Request</b>	<ol style="list-style-type: none"> <li>1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped June 15, 2007.</li> <li>2) Deletion of Stipulation 5 regarding a minimum of two pedestrian access points connecting commercial and residential developments.</li> <li>3) Technical corrections to Stipulations 2, 3, 4, 6, 9, 11, 12, and 13.</li> </ol>
<b>Location</b>	Northwest corner of 27th Drive and North Valley Parkway
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	4-0-1

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

#### **STAFF PRESENTATION**

**Julianna Pierre** provided information regarding location of the site and surrounding zoning. She stated that the site of the PHO is a portion of the site of Z-91-A-99, a major amendment to the Canyon Crossroads Planned Community District (PCD) and was intended to be a commercial center. However, the current multifamily residential proposal aligns with the approved C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) zoning, density depicted on the stipulated site plan, and stipulated height from Z-91-A-99.

**Julianna Pierre** reviewed the applicant's request is to modify Stipulation 1, regarding general conformance with the site plan date stamped June 15, 2007; to delete Stipulation 5, regarding a minimum of two pedestrian access points connecting commercial and residential developments; and technical corrections to stipulation numbers 2, 3, 4, 6, 9, 11, 12, and 13.

**Julianna Pierre** stated that the proposal is a multifamily development of 159 units across three buildings. She noted that each building had interior community areas. She added that despite the elevations not coming before the Village Planning Committee (VPC), they were submitted for administrative review.

## **APPLICANT PRESENTATION**

**Ed Bull**, applicant and representative with Burch & Cracchiolo, P.A., provided information regarding the location of the site. He clarified that the case is not before the VPC to discuss the use, but rather the requested modification and deletion to stipulations.

**Ed Bull** discussed the proposal, specifically stating that the community will be 159 units, with 57 studio, 66 one-bedroom, and 36 two-bedroom units. He added that the community will have various amenities, including a fitness center, pool, walking paths, clubhouse, and gathering spaces. He reviewed the requested deletion and modification and noted that the changes are appropriate for the following reasons: major employers need housing options in the area, the community will allow residential variety, the development will provide a customer base for nearby commercial services, the proposal will not be detrimental to nearby properties.

**Ed Bull** also discussed neighborhood outreach, noting that notices were mailed to both neighbors within 300 feet and neighborhood organizations within 600 feet. He stated that he was not aware of any neighborhood opposition.

## **QUESTIONS FROM COMMITTEE**

**Vice Chair Shannon Simon** expressed concerns with homeowner associations not informing tenants of nearby cases. She stated that the site has been vacant for a long time and is pleased to see something developing.

**Vice Chair Shannon Simon** expressed concerns with traffic and access, especially with nearby children walking to school. She asked if a Traffic Impact Study (TIS) was completed. **Ed Bull** stated that a TIS is in progress. He added that a multifamily development would generate less traffic than a commercial use. **Vice Chair Shannon Simon** stated that during drop off and pick up at the nearby schools, traffic backs up to 27th Drive. **Ed Bull** stated that traffic will have a more technical review during the site plan review process.

**Vice Chair Shannon Simon** expressed concerns regarding height of the buildings along North Valley Parkway. She stated that tall buildings along North Valley Parkway will create a canyon-like effect for pedestrians. **Ed Bull** stated that there will be a substantial setback from the street. He noted that there will be a 30-foot landscape setback and trail along North Valley Parkway.

**Committee member Julie Read** asked if the applicant has an opportunity to reach out to the Deer Valley Unified School District. **Ed Bull** stated that he spoke with the superintendent and discussed the expected voluntary per unit contribution. He added that they are working on finalizing the contribution. **Committee member Julie Read** stated that the school district is at capacity and has no space for a new school site until land becomes available on the west side of the I-17. She encouraged the developer to work with the two adjacent schools, Ridgeline Academy and North Valley Christian Academy, to discuss traffic issues. **Vice Chair Shannon Simon** stated that she could send the applicant contacts in order to coordinate with both schools.

**Committee member Julie Read** appreciated the fact that the project was intended to be affordable housing for essential workers. She stated that workforce housing is

necessary considering current rent prices. She added that there needs to be a variety of housing types, not just luxury housing.

**MOTION**

**Committee member Jennifer Krieger** made a motion to approve PHO-1-22--Z-91-A-99-2. The motion was seconded by **Committee member Laura French**.

**VOTE**

**4-0-1**, motion passed; Committee members French, Krieger, Read, and Stokes in favor and Vice Chair Simon in abstention.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.