



Village Planning Committee Meeting Summary

Z-66-18-2

Date of VPC Meeting	November 6, 2018
Request From	S-1 (2.58 acres)
Request To	R1-8 (2.58 acres)
Proposed Use	Single-family residential development
Location	Approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol
VPC Recommendation	Approval, subject to stipulations
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

3. **Z-66-18-2** Presentation, discussion and possible recommendation regarding a request to rezone 2.58 acres located approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol **from S-1 to R1-8** to allow single-family residential development.

Kaelee Wilson, staff, gave a brief presentation regarding the rezoning request. Jon Peterson, applicant, echoed staff's presentation on the request and stated his intent is to build three homes and then a home for his family on the larger eastern lot.

Deanna Chew, VPC member, asked if it is one builder or custom home lots. Mr. Peterson responded he is a contractor and will build to suit and sell.

Steve Bowser, VPC member, asked if the larger lot is for one home. Mr. Peterson answered yes.

Louis Lagrave asked what the average lot size is. Mr. Peterson responded 100' x 140'.

Steve Bowser, VPC member, asked if the road will be private. Mr. Peterson responded yes.

Jill Hankins, VPC member, asked who will pay for the irrigation for the landscaping along 23rd Street. Mr. Peterson said there will be an HOA.

Motion:

Lou Lagrave motioned to approve case Z-66-18 as recommended by staff.
Committee member Rick Powell seconded.

Vote:

The committee voted 9-0 to approve the motion. VPC members: Louis Lagrave
Rick Powell, Rick Nowell, Deanna Chew, Steve Bowser, Jill Hankins, Jason
Israel, Mark Warren and Ryan Schaefer voted in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.