



Village Planning Committee Meeting Summary

Z-73-21-8

Date of VPC Meeting	February 1, 2022
Request From	C-2 HGT/WVR, C-2, P-1 and PAD-14
Request To	R-3
Proposed Use	Single-family attached residential development
Location	Approximately 415 feet west of the northwest corner of 36th Street and McDowell Road
VPC Recommendation	Approval
VPC Vote	17-0

VPC DISCUSSION:

Samantha Keating, staff, provided an overview of the request, including its locational context, current and surrounding zoning, and General Plan Land Use Map designation. She noted that the project site envelops an intervening parcel along McDowell Road that is not part of the proposed development. She provided an overview of the proposed site plan, residential unit count, open space and parking calculations. She explained that the use of the Single-Family Attached Development Option will require that the developer obtain a use permit, which is a separate public hearing process independent of the subject rezoning request. She then presented the proposed elevations, noting the enhanced architectural features and mix of materials. She outlined staff's findings, staff's recommendation of approval, and recommended stipulations.

Tom Galvin, attorney from Rose Law Group, representing the applicant introduced himself to the committee and explained the project would provide cohesive zoning and brings much needed residential to the area.

Alan Beaudoin, applicant's representative from Norris Design provided an additional overview of the request. He indicated that the design team worked to design around the intervening parcel. The project, as currently designed, would yield 72 townhomes at a density of 12.2 dwelling units per acre. They completed the required notification and did not hear any concerns regarding their request.

Dan Rush asked if the developer had a price point in mind for the project. **Alan Beaudoin** responded that it was hard to determine at the moment since unknown offsite improvements would add to the overall cost of the project.

PUBLIC COMMENT

None.

MOTION

Barry Paceley made a motion to recommend approval per the staff recommendation.
George Garcia seconded the motion.

Barry Paceley commented that he thought this was a great project and that the parcel had been underutilized for a long time.

VOTE:

17-0: Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bayless, Beckerleg Thraen, Czerwinski, Eichelkraut, Garcia, Grace, Jurayeva, McKee, Miller, Nye, Paceley, Rush, and Sharaby in favor.