



Village Planning Committee Meeting Summary

Z-44-20-1

Date of VPC Meeting	November 19, 2020
Request From	CP/GCP DVAO (Approved C-2 or CP/GCP DVAO) and S-1 DVAO (Approved C-2 or CP/GCP DVAO) (9.95 acres)
Request To	C-2 HGT/WVR DNS/WVR DVAO (9.95 acres)
Proposed Use	Multifamily Residential
Location	Approximately 350 feet south of the southeast corner of 19th Avenue and Happy Valley Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. David Simmons, staff, went over the request with the committee. He covered the existing General Plan Land Use designation on the site, the uses in the surrounding area, the height limitations as well as the mitigation efforts for noise due to the close proximity to the Deer Valley Airport. He also went over stipulation rationale with the committee.

Mr. Ed Bull, representing Greenlight Communities, explained that the intent of the request was for a height and density waiver to achieve the applicants goals for the proposed multifamily development. He went over the site plan, landscape plan and conceptual elevations.

Mr. Russell Osborn shared that he feels the site is overplanted with trees and requested a formal review of the Tree and Shade Master Plan document at a future meeting.

Chairman Joseph Grossman asked if the initial proposal capped out at 292 units or if the applicants reduced this density as a result of staff concerns with density.

Mr. Bull explained that the density was a bit higher at the initial phase of review but was reduced due to increased open space areas.

Vice Chair Trilese DiLeo asked what height and density is currently allowed by right.

Mr. Bull went over existing ordinance requirements and shared that the height and density is a slight increase from the current ordinance requirements.

Ms. Michell Gardner asked if the proposed height is comparable to other developments in the area.

Mr. David Simmons shared that the height is comparable to other developments in the area.

Mr. Mar Lewis asked if the new development to the east is comparable in regard to height.

Mr. Bull shared that it is comparable.

MOTION: **Mr. Keith Greenburg** motioned to recommend approval per staff's recommendation for Rezoning Case No. Z-44-20-1. Committee member **Mr. Mathew Kenney** seconded the motion.

VOTE: 10-0, motion to approve with a modification passed, with Committee Members Grossman, DiLeo, Gardner, Greenburg, Kenney, Levy, Lewis, Osborne, Romero, and Shipman in favor.

Staff comments regarding VPC Recommendation & Stipulations:

None.