



Village Planning Committee Meeting Summary

Z-8-18-8

Date of VPC Meeting	June 12, 2018
Request From	S-1 (Approved R1-18) (20.74 acres)
Request To	R1-10 (20.74 acres)
Proposed Use	Single-family residential
Location	Southwest corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Denial
VPC Vote	12-1 (Brooks dissenting, Shepard recused)

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 speaker card was submitted in favor of the item.

12 speaker cards were submitted in opposition of the item.

Kay Shepard recused herself from the item.

Elyse DiMartino provided an overview of both the General Plan Amendment and rezoning request including General Plan Land Use maps, zoning maps, aerial photographs, General Plan principles, and the proposed site plan. She discussed proposed stipulations regarding general conformance to the site plan with regard to pedestrian pathways and open space amenities, increased landscape setbacks, detached and landscaped sidewalks, perimeter wall details, PHO approval of elevations, increased open space, entry features, and right-of-way dedications.

Alan Beaudoin, representative with Norris Design, provided an overview of the request including zoning maps, aerial maps, current condition photographs, General Plan Principles, the Rio Montana Area Plan, as well as the proposed site plan. Mr. Beaudoin noted that the site is located within a mile of an emerging center identified in the General Plan. He explained that the applicant's current proposal is a result of the comments received since the case had been filed. The applicant requested approval of the General Plan Amendment and approval to rezone to R1-10 zoning.

Patrick Brennan asked why the location of the entrance was so far to the west if there are stipulations requesting pedestrian access to 19th Avenue. **Mr. Beaudoin** explained that it made the most sense because of the location of the drainage.

Mr. Beaudoin explained that the applicant would need the adjacent property owner's permission. He further explained that the adjacent property owner does not like the existing drainage on-site as it drains onto his property.

David Castello commented that drainage appears to be an issue.

Shelly Smith asked if the storm water would be retained on-site and if that water could be used for the proposed community garden. **Mr. Beaudoin** confirmed and stated it would be difficult to use the water for the community garden.

Sara Christopherson asked how many two-story homes would be in the development. **Mr. Beaudoin** stated that there would be no two-story homes.

Rhonda Fosenburg asked if there was a physical community meeting to attend or if only letters were sent out. **Mr. Beaudoin** stated that there was a community meeting where only 11 residents signed-in.

Barbara Kutnick asked if a home builder had been chosen. **Mr. Beaudoin** stated that a home builder had not been decided on at this time.

Zach Brooks, adjacent property owner with Arizona Worm Farm, presented pictures of the existing conditions and stated his concerns related to density and lack of conformity to the Rio Montana Area Plan. He requested that the Committee consider a continuance to allow the residents more time to provide input.

Stephen Williams, adjacent property owner, stated that the approved R1-18 zoning is more appropriate and is currently being developed on a property west of the site. He expressed concerns related to traffic and density.

Franco Hernandez, resident, commented that his family owns the property at the northwest corner of the 19th Avenue and South Mountain Avenue intersection. He stated that his father attended and felt unwelcomed and dismissed at the community meeting. He stated he is strongly opposed to the requests.

Larry Cuzzocrea, resident, stated that proposed density is relatively low. He explained that development brings density and that it is important to find balance and compromises regarding stipulations. He stated his position regarding the cases was neutral.

Jewel Clark, resident, expressed concerns related to density. She also stated that while 19th Avenue is classified as an arterial it does not function as one.

Erin Hegedus, resident, expressed concerns related to traffic, lack of infrastructure, and density.

Mike Josic, resident, expressed concerns related to flooding. He explained that the water floods down South Mountain Avenue. Additionally, he stated that 19th Avenue does not need a connection as there is nowhere to walk to from 19th Avenue.

Dorothy Hallock, resident, stated that she lives near the subject site. She further stated that a public access trail should be constructed along South Mountain Avenue. She noted that the Rio Montana Area Plan asks for staggered lots and driveways, low density, and rural scale and character. She stated her opposition for the requests.

Don Olsen, resident, commented that he knows development and more housing is coming; however, he believes the area calls for lower density. He stated that 19th Avenue is a hazard and that the roads are not set up for the existing traffic, let alone additional traffic.

Mr. Beaudoin rebutted with the following:

- Opposition letters were not from residents adjacent to the site.
- The Elliott Homes development has less street frontage; therefore, does not have to spend as much money on street improvements. This allows R1-18 to be a viable option for that development. The subject site has large frontages on both 19th Avenue and South Mountain Avenue.
- There is no infrastructure and no improved roads because the properties along the right-of-way have not yet developed. If the proposed zoning and site plan were to be approved, the development would be required to make right-of-way dedications to widen both 19th Avenue and South Mountain Avenue adjacent to the site. The streets would then be built to handle the traffic flows.

MOTION

Patrick Brennan made a motion to recommend denial of the request. **Sara Christopherson** seconded the motion.

VOTE

12-1 (Brooks dissenting, Shepard recused) Motion to recommend denial of the request passes.

MOTION

Gene Holmerud made a motion requesting the Committee to reconsider their vote to allow for a motion for continuance to be made. There was no second to the motion. The motion failed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.