



Village Planning Committee Meeting Summary GPA-DV-1-21-1

Date of VPC Meeting	April 8, 2021
Request	To amend the General Plan Land Use Designation from Industrial to Mixed Use (Commercial / Commerce Park/Business Park / Residential 5-10 dwelling units per acre / Residential 15+ dwelling units per acre)
Location	Approximately 44.00 acres located at the southeast corner of I-17 and Pinnacle Peak Road
Recommendation	Approval

VPC DISCUSSION:

Cases GPA-DV-1-21-1 and Z-3-21-1 were heard concurrently.

Mr. David Simmons, staff, went over both the General Plan Amendment request as well as the rezoning request. He explained that the character of the area along the Interstate 17 corridor north of Williams Road is developing with commercial and residential uses. Therefore, this request is consistent with other developments in the area. Further, Mr. Simmons went over the conceptual site plan and elevations and explained the rationale behind the stipulations.

Mr. Keith Greenberg asked if there is only one ingress/egress point.

Mr. Simmons explained that there is one primary ingress/egress point, but did mention that there is a fire access point on the northeast former of the site.

Mr. Jason Morris and Mr. George Pasquel, with Withey Morris, representing the applicant, co-presented. They went over the General Plan Amendment request first followed by the companions rezoning request. Mr. Morris shared that the Mac Real Estate Group typically develops industrial uses, however, they are interested in developing workforce housing for their industrial developments in the area. Mr. Morris went into great detail about ingress/egress and shared that the original site plan submitted with the request depicted two fire access points, but due to staff's comments one of these fire access points was eliminated. Mr. Morris went on to explain that the main entry point is gated and will include landscape enhancements. Mr. Morris spoke to Mr. Greenburg's inquiry in regard to ingress/egress. Mr. Morris shared the preliminary rendering to show spacing between units and amenity areas.

Mr. Stuart Kimball joined the meeting at 6:32, bringing quorum to 11.

Mr. Ricardo Romero asked about public outreach for the GPA request.

Mr. Morris shared that they did do a great deal of public outreach and collaborated with the property owners to the north resulting in the GPA application including those parcels. Further, he shared that there was no public opposition to the GPA or rezoning request.

Mr. Romero asked if this is their clients first residential product type.

Mr. Morris shared that Mac Real Estate Group has been in business for over 50 years and they have developed residential uses in the past.

Mr. Bill Levy asked if the pool was heated.

Mr. Morris shared that the pool will be heated.

Mr. Levy asked about the price points of the units.

Mr. Morris shared that the price points have yet to be established.

Vice Chair Trilese DiLeo asked if the units were to be rentals or lot sales.

Mr. Morris shared that they will be high end rentals. With a single-family feel.

Vice Chair DiLeo asked if the rents were going to be in the median range.

Mr. Morris shared that the rents will be in the median price range for the surrounding workforce.

Mr. Ozzie Virgil asked the applicant what size the units were going to be.

Mr. Morris shared that there will be 1, 2 and 3 bedroom units with individual electrical meters. He shared that the concept is to serve the workforce in the immediate area.

Mr. Virgil asked Mr. Morris where the applicant recently purchased nearby property for industrial uses.

Mr. Morris shared that his client was the successful bidder on State Trust Land just north of Deer Valley Airport.

Mr. Virgil shared that he has concerns with overflight air traffic from Deer Valley Airport.

Mr. Morris shared that he and his team had met with the Aviation staff and they are ok with the request. Otherwise, they would not have moved forward.

Mr. Virgil shared that he is more concerned about residential so close to the airport.

Mr. Morris shared that the Aviation department does not want to see residential

east of 23rd Avenue or south of the subject site.

Public Comment:

Ms. Peggy Neely shared that she supports the proposal.

Tina Larsen, owner of Candid Realty, spoke in favor of the proposal and shared that this will be a great addition to the area. She shared that these are desirable rentals as they are more single-family like. This is workforce housing, which is needed in the area.

VPC Discussion:

None

MOTION: Vice Chair **Trilese DiLeo** motioned to recommend approval per staff's recommendation for General Plan Amendment Case No. GPA-DV-1-21-1. Committee member **Mr. Brandon Shipman** seconded the motion.

VOTE: 11-0, motion to recommend approval passed, with Committee Members **Grossman, DiLeo, Fergis, Gardner, Greenburg, Kenney, Kimball, Levy, Romero, Shipman** and **Virgil** in favor.