



Village Planning Committee Meeting Summary

GPA-DV-1-22-1

Date of VPC Meeting	July 14, 2022
Request	Amend the General Plan Land Use Map Designation from Commerce/Business Park and Parks/Open Space – Publicly Owned to Residential 15+ dwelling units per acre
Location	Approximately 330 feet south of the southwest corner of the I-17 Freeway and Pinnacle Peak Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-4

VPC DISCUSSION:

Racelle Escolar, staff, provided an overview of the rezoning and General Plan amendment requests, describing the location of the requests, the existing and proposed zoning districts and land use designations and the proposed multifamily use. Ms. Escolar reviewed the surrounding zoning districts and land uses and stated that staff recommends approval subject to stipulations as presented, including stipulations that limit building height, enhance landscaping, and create a multiuse trail.

APPLICANT PRESENTATION:

Brian Greathouse, representing the applicant with Burch & Cracchiolo, introduced himself on behalf of the applicant, The Greystone Group. Mr. Greathouse showed images of the surrounding area, sharing that the site is unique with a hillside portion and gave an overview of the conceptual site plan and elevations. Mr. Greathouse concluded by stating there had been no opposition from the public at the time of the presentation.

QUESTIONS FROM THE COMMITTEE:

Al Field asked for clarification on the site plan and the access points including emergency access. **Mr. Greathouse** showed the two points of access on the site plan and informed Mr. Field that the units would range in size being carriage-style with ground-floor garages.

Ozzie Virgil commented that there was likely no opposition due to the site's location and lack of nearby residents. Mr. Virgil asked the applicant if they are aware of the site's

proximity to the Deer Valley Airport and the noise produced by landing airplanes. **Mr. Greathouse** responded that prospective renters would be informed of this via a sign in the leasing office as well as in future lease agreements.

Trilese DiLeo asked if the windows in the units would help soundproof noise from the airport. **Ms. Escolar** pointed out that Stipulation Number 20 addresses noise by placing a 45-decibel average noise limit inside residential units and common buildings.

Ricardo Romero asked about the anticipated unit mix and costs per square foot. **Mr. Greathouse** replied that there would be 1- and 2- bedroom units anticipated to rent between \$1,600 and \$2,500 per month.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

MOTION:

Trilese DiLeo motioned to recommend approval of GPA-DV-1-22-1 per staff recommendation with an additional stipulation that addresses the spirit and future enforcement of the stipulations. **Keith Greenberg** seconded.

DISCUSSION:

Chair Grossman voiced his concern about the vagueness of the additional stipulation. **Ms. Escolar** suggested that it be provided as a comment for the record, rather than a formal stipulation. **Trilese DiLeo** provided Stipulation Number 19 as an example where language can be misconstrued. **Chair Grossman** suggested amending this stipulation with different language, and so did **Keith Greenberg**. **Ms. DiLeo** clarified that Stipulation Number 19 was an example, rather, of the need for more specific language within rezoning stipulations across the board.

Trilese DiLeo rescinded her original motion. **Keith Greenberg** rescinded his second.

MOTION:

Ricardo Romero motioned to recommend approval of GPA-DV-1-22-1 per the staff recommendation. **Trilese DiLeo** seconded.

DISCUSSION:

Ozzie Virgil shared that he was on a committee for the Deer Valley Airport Overlay. Mr. Virgil shared that the original intent of the overlay district was to keep residential uses away from airplane noise as well as potential hazard zones from airplane accidents. **Mr. Greathouse** responded to clarify that the applicant had received written approval from the Deputy Director of Aviation.

Chair Grossman shared that he trusts the oversight from City departments, sees a need for residential development in the area, and believes the site will be otherwise difficult to develop.

Ozzie Virgil reiterated his serious concerns about safety and the threat of airplane accidents as the basis for his opposition.

Mark Lewis shared that there is an RV park in proximity to both the proposed project and the Deer Valley Airport and for this reason he supports the request.

VOTE:

7-4; motion to recommend approval of GPA-DV-1-22 per the staff recommendation passes with members Davenport, DiLeo, Gardner, Greenberg, Lewis, Romero, and Grossman in support and Field, Herber, Sutphen, and Virgil in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.