



Village Planning Committee Meeting Summary

Z-66-21-2

Date of VPC Meeting	December 9, 2021
Request From	PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 or C-P M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District)
Request To	R-3A NBCOD (Multifamily Residential, North Black Canyon Overlay District)
Proposed Use	Multifamily Residential
Location	Approximately 600 feet east of the northeast corner of Black Canyon Highway and Sonoran Desert Drive
VPC Recommendation	Approval
VPC Vote	4-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee member Daniel Tome left the meeting during this item, bringing quorum to 4 members.

Julianna Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from PCD NBCOD, approved C-2 or CP M-R PCD NBCOD to R-3A NBCOD to remove the PCD zoning designation and allow multifamily residential. She stated that the development is proposed to have 348 multifamily units across 14 buildings with various open space and amenity areas dispersed throughout the site. She added that the site will incorporate pedestrian connections to the Skunk Creek Wash trail. She stated that staff is not recommending general conformance because modifications to the site plan may be required to address street related stipulations.

Julianna Pierre stated that the development proposes various residential building types with elevations that include a variety of exterior colors and materials, including stucco, brick veneer, and aluminum siding. She added that the elevations included architectural interest with variations in roof height, textural changes, various window sizes, offsets, and recesses. She explained that staff is not recommending general conformance to elevations.

Julianna Pierre reviewed the staff finding and stipulations. She added that staff recommended approval, subject to stipulations. She noted that staff had not received any community correspondence.

Jason Morris, representative with Withey Morris PLC, discussed how the proposal aligns with the North Gateway Village Core Plan and North Gateway Village Character Plan. He provided background about the developer, IDM, and the rezoning request. He provided a community overview and provided details regarding landscaping, amenities, common areas, and interior units. He noted overall project benefits and summarized the community outreach.

Vice Chair Shannon Simon stated that she is familiar with IDM's community type and appreciated that the site plan layout is thoughtful.

Committee member Julie Read stated that she appreciated the developer working with the school district to create a development agreement. **Committee member Michelle Ricart** stated that apartments attract families in this area and also appreciated the developer working with the school district.

MOTION: **Committee member Julie Read** made a motion to approve Z-66-21-2. The motion was seconded by **Committee member Michelle Ricart**.

VOTE: 4-0 with Committee members Stokes, Simon, Read, and Ricart in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.