



## Village Planning Committee Meeting Summary

### PHO-2-22—Z-48-07-1

<b>Date of VPC Meeting</b>	April 12, 2022
<b>Date of Planning Hearing Officer Hearing</b>	April 20, 2022
<b>Request</b>	1) Review of conceptual site plan and elevations per Stipulation 1.  2) Technical corrections to Stipulations 2, 3, and 7.
<b>Location</b>	Northeast and southeast corners of I-17 and Arroyo Norte Drive
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	3-1 with Committee members Lawrence, Riederer, and Sommacampagna in favor and Committee member Virgil in opposition.

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Julianna Pierre** provided information regarding the location of the site and the surrounding zoning. She stated that the site is a portion of the property from Rezoning Case No. Z-48-07. She noted that there were no specific plans in 2007 and a stipulation was included requiring conceptual site plans and elevations to be reviewed and approved through the Planning Hearing Officer (PHO) process. She stated that the proposed development is a 306-unit, multifamily residential community that is bisected by Arroyo Norte Drive. She added that the north side of the development will have 7 buildings and the south side will have 8 buildings. She added that the elevations depict buildings with a contemporary farmhouse style and palette complementary to the desert environment. She stated that in addition to submitting plans for review and approval, there is a request of technical corrections for Stipulations 2, 3, and 7.

**Nick Wood**, representative with Snell & Wilmer LLP, provided information regarding the location of the site and existing zoning. He reviewed the conceptual site plan, noting that the site is separated by Arroyo Norte Drive, there are 7 buildings on the north side of the site, and 8 buildings on the south side of the site. He stated that the site will be directly adjacent to the Arise Arroyo Norte multifamily residential development and Great Hearts Preparatory Academy. He reviewed the elevations for the residential buildings and clubhouse, conceptual wall details, and color palette.

### **QUESTIONS FROM COMMITTEE:**

**Committee member Scott Lawrence** asked for clarification regarding the Arise Arroyo Norte development. **Committee member Massimo Sommacampagna** stated that there was a PHO case for the development prior to **Committee member Scott Lawrence** joining the Committee. He added that the development will be a multifamily rental community with single-story, bungalow-style homes.

**Committee member Jeff Riederer** asked about the site wall between the property and the school. **Nick Wood** stated that there would be partial view fencing between the development and the school. **Committee member Jeff Riederer** asked if he anticipated any concerns with partial view fencing in that area. **Nick Wood** stated that there were no concerns

### **PUBLIC COMMENTS:**

**Harmony Brown**, a member of the public, stated that the developer should review the impact of traffic after Great Hearts Preparatory Academy and Arise Arroyo Norte developments are built. She added that traffic is already a concern in the area and the development will only exacerbate those issues. She also expressed concerns with the proposed density.

**Karen Allen**, a member of the public, expressed concerns regarding the shared clubhouse on the south side of the site. She asked how residents living on the north side of the site will safely cross Arroyo Norte Drive to use the clubhouse. She stated that a single-family development is being built at the east end of Arroyo Norte Drive, which will also add traffic. She expressed concerns regarding additional traffic from the proposed multifamily development.

### **APPLICANT RESPONSE:**

**Nick Wood** stated that the density is permitted by right in the existing zoning district and the PHO case is at the VPC for discussion regarding the requested modifications, not the zoning district. He added that two thirds of the development's units will have one bedroom, hopefully reducing negative traffic impacts. He added that direct access to the I-17 frontage road is unsafe, which is why both sides of the development will have ingress and egress onto Arroyo Norte Drive. He added that the developer is working with the Street Transportation Department for appropriate pedestrian crossing across Arroyo Norte Drive.

### **COMMITTEE MOTION, DISCUSSION, AND VOTE:**

**Committee member Ozzie Virgil** expressed concerns regarding density and traffic. He stated that the development will create additional traffic problems. He added that developers should listen to the community about what types of development they desire in the area.

**Committee member Massimo Sommacampagna** stated that there have been numerous sites that have come to the committee to comply with a stipulation regarding review of conceptual site plan and elevations. He stated that he did like the farmhouse style elevations and desert color palette.

**Committee member Jeff Riederer** stated he understands resident concerns, but the PHO is limited to review of site plan and elevations. He added that he appreciated the

designs, but would like developers to perform more due diligence with adjacent residents and their concerns.

**MOTION:**

**Committee member Massimo Sommacampagna** made a motion to approve PHO-2-22—Z-48-07-1. The motion was seconded by **Committee member Scott Lawrence**.

**VOTE:**

3-1 with Committee members Lawrence, Riederer, and Sommacampagna in favor and Committee member Virgil in opposition.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.