



## Village Planning Committee Meeting Summary

### Z-42-21-8

<b>Date of VPC Meeting</b>	October 11, 2021
<b>Request From</b>	S-1 (2.05 acres)
<b>Request To</b>	C-2 (2.05 acres)
<b>Proposed Use</b>	Detached multifamily residential
<b>Location</b>	Southwest corner of 59th Avenue and South Mountain Avenue
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	8-0

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

**Sofia Mastikhina**, staff, provided an overview of the request, including its location, current and surrounding zoning and land uses, and General Plan Land Use Map designation. She explained that the request is part of a larger development plan which already has C-2 entitlements and will thus develop under R-3 multifamily standards. This rezoning request is to obtain the same entitlement as the remainder of the property to maintain consistency. She noted that the zoning case that established the C-2 zoning on the larger site contained several stipulations regarding Master Plan submittal requirements. These stipulations will be carried over to the subject zoning case for consistency. She then presented the proposed site plan and elevations for a single-family-style rental community project, staff's recommendation of approval, and the recommended stipulations.

**Ron Harris**, representative with Norris Design, provided a brief description of the locational and land use context of the project site, and outlined the key project details such as acreage and proposed density. He presented the proposed site and landscape plans, highlighting enhanced landscape areas such as the 59th Avenue streetscape and the amenity areas. He then explained the distribution of the different residential unit types throughout the site, which include one-bedroom and two-bedroom duplexes, and three-bedroom detached units. He then outlined the public outreach process conducted and requested the committee's recommendation for approval.

#### **PUBLIC COMMENT**

**Phil Hertel** asked why the applicant is asking for C-2 zoning, while the intent is to build R-3 development.

**Dan Penton** noted that the elevations presented are very similar to this developer's other projects in the city. He asked if the developer will be including any additional amenities such as outdoor game areas or electric vehicle charging. He expressed his support for the project due to its location and the single-story building height.

**Harris** explained that the C-2 zoning is being requested to be consistent with the zoning that exists on the larger development site and to avoid any potential code conflicts, especially as they are in the process of submitting all of the required Master Plans to the city.

**Shelby Duplessis**, President of Land Development at the Empire Group, stated that each of their developments take into account each individual community's needs at the site design stage. In this development, internal streets are wider, there is more open space, and amenities will be placed accordingly, such as car wash station and dog park. She added that there will be a larger community center with shared workspaces as more people are starting to work from home. She expressed that they are open to including vehicle charging stations, and that all homes will be wired to allow for the future installation of these.

#### **MOTION**

**Vice Chair Abegg** made a motion to approve the request as filed. **Toni Buggs** seconded the motion.

#### **VOTE**

**8-0:** Motion passes with committee members Glass, Abegg, Barraza, Buggs, Hurd, Knight, Ortega, and Rouse in favor.

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

None.