



## Village Planning Committee Meeting Summary

### PHO-2-21—Z-12-11-2

<b>Date of VPC Meeting</b>	July 8, 2021
<b>Planning Hearing Officer</b>	July 21, 2021
<b>Hearing Date</b>	
<b>Request</b>	<ol style="list-style-type: none"> <li>1) Review of site plan and elevations by the Planning Hearing Officer per Stipulation 1.</li> <li>2) Review of site plan and elevations by the North Gateway Village Planning Committee per Stipulation 18.</li> </ol>
<b>Location</b>	Approximately 1,320 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	6-0

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

*Committee Member Julie Read arrived to the meeting during this item, bringing the quorum to six members.*

**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-12-11. She noted that there were no specific plans in 2011 and stipulations were included requiring conceptual site plans and elevations to be reviewed and approved by the North Gateway Village Planning Committee (VPC) and the Planning Hearing Officer (PHO). She stated that the applicant is now submitting plans for review and approval to comply with Stipulations 1 and 18, regarding review of site plan and elevations.

**Julianna Pierre** stated that the proposed multifamily development is 240 units with a neighborhood community theme. She added that there is a centralized and amenitized common open space area and private rear yards for units. She stated that the proposed units are desert bungalow style with pitches roofs and stucco and masonry veneer.

**Jennifer Meyers**, senior associate with Norris Design, provided background regarding the site of the proposed development. She added that they are bringing their site plan and elevations to the VPC and PHO to comply with stipulations from the original rezoning case. She stated that the development will include 240 for lease, single story residential units located within a gated community with individual private yards and community amenities. She added that the amenities will include workout facilities, pool, yoga platforms, game areas, dog park, and car wash area. She added that the community product will have 1-, 2-, and 3-bedroom units, with two elevations and three material schemes per unit type. She added that there are detached garages with storage located throughout the site

**Jennifer Meyers** stated that the density of the site is 10.23 dwelling units per acre, which is below the maximum 17.4 dwelling units per acre with bonus allowed in the C-2 (Intermediate Commercial) zoning district. She added that they are providing 476 parking spaces when only 376 spaces are required, to ensure that there is adequate parking for both residents and guests. She added that there is 10.3% common area, double the required 5%.

**Jennifer Meyers** stated that the property is gated and there will be roll turn access at Rancho Tierra Drive, meaning southbound traffic will be able to make a left turn into the property at that location. She clarified that this will be a full access intersection. She added that there is another access point at the northwest corner of the property that will only be a right in, right out driveway.

**Jennifer Meyers** stated that the developer anticipates most residents to be young professionals, millennials, empty nesters, and people that want to downsize. She added the residents want the livability of traditional single-family detached homes without the maintenance.

**Vice Chair Shannon Simon** stated that there are concerns regarding the influx of residential. She stated that the appropriate infrastructure, specifically streets, utilities, and schools, is not in place to support the continued development in and around the Village Core. **Shelby Duplessis**, representing Empire Group, stated the developer is working closely with City staff to ensure that everything is accounted for, such as traffic, water, and sewer. She added that the developer is aware that this is a sensitive area and intends to meet the North Black Canyon Overlay District guidelines. She added that this development type typically brings in few children, but the developer is also working with the School District to ensure the appropriate school system is in place.

**Vice Chair Shannon Simon** asked if there is going to be any form of traffic control at the main entrance. **Shelby Duplessis** stated that they are working with their engineer as well as Traffic Services to determine what is needed at that intersection.

**Committee member Michelle Ricart** asked if Empire Group will be the project manager. **Shelby Duplessis** stated that Empire Group has brought in Stellar Homes to manage all their properties. She stated that they are also working to connect their communities via a lifestyle manager to have joint community activities.

**Committee member Michelle Ricart** stated that this particular area has more families living in apartments than other parts of the Valley. She stated that the development may have more families than anticipated and expressed concerns regarding the school

system, specifically because Sonoran Foothills School is already at capacity.

**Committee member Julie Read** stated that she sits on the Deer Valley Unified School District Governing Board and this area has four times as many students that come from apartments than any other area in the district. She added that Elementary School 32 will be built on the west side of I-17, but it will be the only other school option to relieve pressure from Sonoran Foothills School. She recommended that the developer reach out to the School District to discuss build out and capacity.

**Committee member Julie Read** asked for clarification regarding an official traffic study. **Shelby Duplessis** stated that they are working with their engineer to complete traffic requirements. **Committee member Julie Read** asked if the results of the traffic study could be shared with the VPC to better understand flow, speed, and existing traffic patterns. She stated that the information would be helpful for future discussions with the Street Transportation Department. **Shelby Duplessis** stated that she found the completed Traffic Impact Statement and would be willing to share that with the VPC.

**MOTION:** **Committee member Steve Tucker** made a motion to approve PHO-2-21—Z-12-11-2.

**Vice Chair Shannon Simon** requested that the applicant share any traffic related studies or statements with the VPC.

**MOTION:** **Committee member Steve Tucker** made a motion to approve PHO-2-21—Z-12-11-2. He added that there is an additional request for the applicant to share any traffic related studies or statements with the VPC. The motion was seconded by **Vice Chair Shannon Simon**.

**VOTE:** 6-0 with Committee Members Stokes, Simon, Read, Ricart, Tome, and Tucker in favor.

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

None.