



Village Planning Committee Meeting Summary

GPA-DSTV-1-19-2

Date of VPC Meeting	December 7, 2021
Current Plan Designation	Residential 2 to 5 dwelling units per acre (1.03 acres), Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre (2.18 acres), Future Parks/Open Space or 1 dwelling unit per acre (197.23 acres), Public Parks/Open Space (12.74 acres)
Requested Plan Designation	Future Parks/Open Space or 1 dwelling unit per acre (118.62 acres), Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre (94.56 acres)
Reason for Requested Change	Amend the General Plan Land Use Map to allow a mixture of single-family and multifamily residential development
Location	Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #8 – Z-46-19-2.

2 persons indicated that they wished to speak.

Julianna Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that there are two proposals, a General Plan Amendment (GPA) and rezoning request. She stated that the GPA request is to amend the General Plan Land Use Map from Residential 2 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre, Parks / Open Space – Future or 1 dwelling unit per acre, and Parks / Open Space – Publicly Owned to Parks / Open Space – Future or 1 dwelling unit per acre and Residential 2 to 3.5 and 5 to 10 dwelling units per acre. She stated that the rezoning request is to rezone the property from S-1 (Ranch or Farm Residence) to Planned Unit Development (PUD). She stated that the proposal is to allow a mixture of single-family and multifamily residential.

Julianna Pierre stated that the development is proposing two land uses. Approximately 95 acres of the site is below the 20% hillside slope line and will be

developed with a mix of single-family and multifamily residential, not to exceed 250 units. The remaining approximately 120 acres will be donated to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park. She also reviewed the permitted uses and development standards. She also discussed how the site is within the boundaries of the North Land Use Plan and the Sonoran Preserve Master Plan and how the PUD proposes to align with those plans.

Julianna Pierre reviewed the staff findings and stipulations. She noted that GPA-DSTV-1-18-2 did not have any stipulations and the stipulations reviewed were for Z-46-19-2. She added that staff recommended approval for GPA-DSTV-1-18-2 and recommended approval, subject to stipulations for Z-46-19-2. She stated that staff had not received any community correspondence.

John Oliver, representative with Tiffany & Bosco, discussed the site and conceptual land uses. He noted that 5% of the approximately 95 acres of the site below the 20% slope line will be utilized as common open space. He also discussed the development standards for the single-family attached, single-family detached, and multifamily areas of the site. He also discussed how the proposed development is similar with the surrounding area. He stated that the site will have additional amenities including pedestrian access to mountain preserves, ramadas with trellises, seating and gathering areas, picnic areas, and playgrounds. He also discussed the hillside and wash edge treatment guidelines.

Vice Chair Louis Lagrave stated that since this development is south of Jomax Road he had no concerns with the proposed density.

Committee member Jill Hankins stated that there needs to be a connection to 7th Street and asked about the plans for Jomax Road. **Nguyen Lam**, representative with Hilgart Wilson, stated that there are no plans to improve the Jomax Road alignment. **Committee member Jill Hankins** stated that there should be an additional stipulation requiring a connection to 7th Street. **John Oliver** stated that the developer had completed a traffic impact statement, which was routed to the Street Transportation Department. **Julianna Pierre** stated that the Street Transportation Department recommended a stipulation requiring the developer to complete a Traffic Impact Study which will determine the necessary dedications and infrastructure improvements. She added that stipulations cannot be added that tie a particular development to any larger traffic improvements that are offsite.

Committee member Michelle Santoro expressed concerns because the land use plan lacked detail. **John Oliver** stated that the developer did not have a builder, so the standards provided were crafted to allow flexibility. He added that there is no percentage specified for multifamily and single-family, but there will be a maximum of 250 units. He added that a minimum 120 acres of the site will be donated to the City's Parks and Recreation Department.

Bob Thompson, a member of the public, stated that the site is too dense with 250 units on the developable area. He expressed concerns with the project being directly adjacent to Sonoran Desert areas.

Scott Coll, a member of the public, expressed concerns with the single point of proposed access to the site which would impact police and fire department response times.

Vice Chair Louis Lagrave reiterated the positives of the proposed development, which were the site adjoining other existing developments, a 120-acre donation, and the northernmost edge of the development abutting, but not extending into the adjacent recreation areas.

Committee member Rick Powell stated that this is the natural progression of development and the proposal makes sense since it is adjacent to other developed areas.

MOTION: **Vice Chair Louis Lagrave** made a motion to approve GPA-DSTV-1-19-2, as presented by staff. The motion was seconded by **Committee member Rick Powell**.

VOTE: 11-0 with Committee Members Bowser, Lagrave, Barto, Hankins, Kollar, Neely, Nowell, Powell, Santoro, Warren, and Younger in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.