



## Village Planning Committee Meeting Summary

### Z-28-21-2

<b>Date of VPC Meeting</b>	October 14, 2021
<b>Request From</b>	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)
<b>Request To</b>	R-3 NBCOD (Multifamily Residential, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential, North Black Canyon Overlay District), and C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District)
<b>Proposed Use</b>	PCD removal to allow multifamily residential and commercial uses
<b>Location</b>	Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive
<b>VPC Recommendation</b>	Approval, per staff recommendation
<b>VPC Vote</b>	4-0

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

**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-3 NBCOD, R-4 NBCOD, and C-2 NBCOD to remove the PCD zoning designation and allow multifamily residential and commercial uses. She explained that the R-3 NBCOD portion of the site would have 259 townhomes rental units with various open space and amenity areas dispersed throughout. She stated that a 360 units multifamily project was proposed for the R-4 NBCOD portion of the site. She stated that the C-2 NBCOD portion of the site proposed four commercial buildings, three points of access, and parking interior to the site. She added that staff is not recommending general conformance to the site plan due to a conflicting stipulation from the Street Transportation Department regarding North Foothills Drive.

**Julianna Pierre** stated that the applicant did submit conceptual renderings for the site. She explained that the conceptual residential renderings depicted balconies, patios, offsets, recesses, textural changes, and various window sizes. She explained that the conceptual commercial renderings were mid-century modern in style and depicted variations in roof height, textural changes, recesses, and awnings. She added that there is no general conformance stipulation regarding the renderings because City does not stipulate to renderings.

**Julianna Pierre** reviewed the staff findings and stipulations. She added that staff recommended approval, subject to stipulations. She also noted that one item was received from the public and the letter expressed concerns regarding traffic and public safety.

**Wendy Riddell**, representative with Berry Riddell, discussed the site context, stating that rezoning out of the now defunct North Gateway PCD would allow for multifamily residential development. She added that this type of development is essential in the Village Core considering the establishment of the Taiwan Semiconductor Manufacturing Company (TSMC).

**Wendy Riddell** stated that site would be rezoned two three distinct districts, R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD. She stated that garden style, luxury, market rate multifamily apartments were proposed for the R-4 NBCOD portion of the site. The R-3 NBCOD portion would be developed with townhome rentals and have connectivity to the C-2 NBCOD zoned portion. She stated that one of the proposed tenants for the C-2 NBCOD is Caffé Vita, a coffee shop based out of Seattle. She stated that the developer and applicant are in contact with the local school district and are working to secure a new school site within the Village.

**Committee member Steve Tucker** asked if North Foothills Drive was proposed to terminate as a round-a-bout. He stated that per the Street Transportation recommendation regarding this street, if a Class E street is necessary it would require a complete rework of the site. **Wendy Riddell** stated that was correct, but the ongoing Traffic Impact Study for the area indicated that the Class E street would not be necessary.

**Vice Chair Shannon Simon** asked if this item will come back to the VPC. **Wendy Riddell** stated that the VPC could ask that the item return, but felt it was not necessary considering the more specific stipulations regarding open space, height, and architectural detail that were recommended by Staff.

**Committee member Michelle Ricart** asked for clarification regarding amenities.

**Wendy Riddell** stated that the developer will provide an amenity package that will include at least a spa, pool, and/or gym. **Committee member Michelle Ricart** asked for additional detail about the developer. **Wendy Riddell** stated that the developer is based out of Seattle and would be master planning all three portions of the site.

**Committee member Michelle Ricart** asked if there was any update on the Legacy hockey arena and hotel. **Wendy Riddell** stated that she spoke with Chris Mackey, Director in the Community and Economic Development Department, and there are two buyers who want to continue developing the site as a recreational facility and hotel.

**Committee member Julie Read** stated that she was grateful the developer was working with the school district and providing amenities for families and young children.

**MOTION:** **Committee member Julie Read** made a motion to approve Z-28-21 per staff recommendation. The motion was seconded by **Committee member Michelle Ricart**.

**VOTE:** 4-0 with Committee members Simon, Read, Ricart, and Tucker in favor.

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

None.