



Village Planning Committee Meeting Summary
Z-66-C-96-1

Date of VPC Meeting	February 12, 2019
Request From	C-2 or CP/GCP PCD (1.48 acres), C-2 PCD (1.59 acres)
Request To	C-2 HGT/WVR PCD (3.07) acres
Proposed Use	Height waiver to allow 3 stories and 40 feet
Location	Northwest corner of 41st Drive and Fortune Drive
VPC Recommendation	Approval, subject to stipulations
VPC Vote	4-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Kaelee Wilson, staff, gave a brief presentation regarding the height waiver request. She stated the hotel use is allowed in the underlying zoning districts and that the request is just for the proposed height. Ms. Wilson explained the proposed height is 40-feet, 3- stories.

Nate Anderson, applicant, gave a presentation regarding the request. He showed graphics of the outdoor amenity areas and explained the height won't have a negative impact on the surrounding properties. He explained they have support from the Anthem Community Council.

Loyd Nygaard asked about the access points to the hotel.

Max Sommacampagna asked if the Anthem Community Council issued the support letter at three stories in height.

There was some discussion about why a height waiver is warranted versus a height variance.

Ozzie Virgil asked about the CC&Rs on the property. Ms. Wilson explained the City does not enforce or review CC&RS.

The floor was open for public comment.

Steve Edling, resident, stated he owns the building across the street. He states that he didn't receive notification and that there are already two lots approved for a hotel use down the road. He said he is concerned about the traffic on 41st Avenue. He also states that the developer is going to have to change the CC&Rs.

Michael Storing, resident, had questions about how the height of the building will be measured given the property is currently a retention basin.

Judy Lorch asked the applicant if the other hotel site was considered.

MOTION: Loyd Nygaard made the motion to approve case Z-66-C-96-1, as recommended by staff

The motion was seconded by **Mr. Max Sommacampagna.**

VOTE: The motion was approved, 4-1 to approve Z-66-C-96-1. Yes- Loyd Nygaard, Judy Lorch, Max Sommacampagna, Steven Scharboneau. Nay- Ozzie Virgil.