



Village Planning Committee Meeting Summary

GPA-DSTV-1-19-2 (INFORMATION ONLY)

Date of VPC Meeting	May 4, 2021
Request 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 1 dwelling unit per acre, and Parks/Open Space – Publicly Owned
Request To	Residential 1 to 2 dwelling units per acre
Proposed Use	Mixture of single-family and multifamily residential (not to exceed 250 units)
Location	Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway

VPC DISCUSSION:

3 persons indicated that they wished to speak.

Bill Lally, representative with Tiffany and Bosco, provided information about the site and the surrounding area. He explained that the site is approximately 213 acres in total, but the majority is hillside (approximately 130-150 acres) and will be donated to the City of Phoenix's Parks and Recreation Department. He explained that the areas below the 10% slope will be developed as single-family and multifamily residential. He stated that the developable area of the site will also have open space with community amenities. He added that the proposed development would be similar to other existing developments in the area, such as Fireside at Norterra, Aviano by Toll Brothers, and Fireside at Desert Ridge.

Jason Israel, asked how many units will be built on site. **Bill Lally** stated that the developer anticipated a maximum of 250 units, with a target of 239 units.

Jason Israel asked if a traffic study was completed. **Bill Lally** stated that a traffic study was completed and that all access points to the proposed development could accommodate the additional traffic flow.

Chair Steven Bowser asked for clarification about impact fees. **Bill Lally** explained that there are impact fees in the area, but those fees may not take into account all of the needs in the area. He stated that the developer is working with City staff to determine the needs of the area and how the development will help pay for those needs.

Joseph Barto asked about future meetings and community involvement. **Bill Lally** stated that an initial neighborhood meeting was held, but no community members attended. He stated that there will be a second neighborhood meeting in the coming weeks and expects increased engagement.

Rick Nowell asked for clarification regarding the acreage donated to Parks and Recreation. **Bill Lally** explained that design, access, amenities, and security will be determined by the Parks and Recreation Department.

Jill Hankins asked if Desert Peak Parkway will connect to 7th Street or Happy Valley Road. **Bill Lally** explained that the Street Classification Map depicts a connection between Pinnacle Peak Road and Happy Valley Road to the west.

Jill Hankins asked if the City has a Hillside Ordinance. **Bill Lally** stated that the City does have a Hillside Ordinance, which essentially states that areas with less than a 10% slope can be developed using standard subdivision regulations. He added that development on areas with greater than 10% slope would require a disturbance waiver.

Gary Kirkilas, a member of the community, asked if the property abuts the Sonoran Preserve or Cave Buttes Recreation Area and whether edge treatments would be implemented. **Bill Lally** stated that he would follow up to this question after determining whether the site is directly adjacent to the preserve or recreation area.

Gary Kirkilas asked for clarification regarding the infrastructure limit line. **Bill Lally** stated that when developing outside an area with existing infrastructure, a waiver would be required, but the proposed development would not require any waivers. He added that over the past year the developer's engineering team determined how to bring utility infrastructure to the site.

Michelle Butler, a community member who lives adjacent to the site, stated that the proposed development would be directly adjacent to the North View at Stone Butte community. She stated that the existing subdivision is gated, but people already think that their neighborhood is part of the preserve and have faced numerous security issues. She added that the preserve donation is positive in theory, but there would need to be a clear separation from the existing communities. **Bill Lally** stated that the proposed development would be exclusive and the proposed preserve would be a secured public asset with limited access. He stated that there could also be signage along Cave Creek Road and Desert Peak Parkway to direct people to the appropriate access point.

Dennis Hasenbank, a member of the Stone Butte community, stated that he was originally interested in the area because of the lower density and open space. He expressed concerns with higher density, higher activity, and security.

STAFF COMMENTS:

Staff has no comments.