



Village Planning Committee Meeting Summary Z-59-21-2

Date of VPC Meeting	November 4, 2021
Request From	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)
Request To	C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District)
Proposed Use	PCD designation removal and allow multifamily residential
Location	Southwest corner of the 29th Avenue and Bronco Butte Trail alignments
VPC Recommendation	Denial
VPC Vote	4-1

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 C-2 NBCOD to remove the PCD zoning designation and allow multifamily residential. She stated that the development is proposed to have 354 detached and attached one-story multifamily units with various open space and amenity areas dispersed throughout the site. She added that the site will incorporate the Paseo del Prado which will connect to the Skunk Creek Wash trail. She stated that staff is not recommending general conformance because modifications to the site plan may be required to address street related stipulations.

Julianna Pierre stated that the development proposes three residential building types with front elevations that include a variety of exterior colors and materials, including masonry veneer and stucco. She added that the elevations included architectural interest with decorative front doors, pop outs, variations in roof height, and various window sizes. She stated that staff is not recommending general conformance because the side and rear elevations do not exhibit the same design continuity as the front elevations.

Julianna Pierre reviewed the staff finding and stipulations. She added that staff recommended approval, subject to stipulations. She noted that staff had not received any community correspondence.

Ron Harris, representative with Norris Design, stated that the rezoning request aligns with the existing General Plan Land Use Map designation and will remove the PCD and M-R designations. He added that the western side of rezoning boundary aligns with the FH zoning boundary. He added that the Traffic Impact Study (TIS), which was commenced by several property owners and stakeholders within the PCD, has been submitted and is being reviewed by the Street Transportation Department. He also reviewed the elevations and amenities that will be provided.

Chair Jason Stokes asked for clarification regarding the notification requirements. **Ron Harris** stated that mailings were sent to the applicable surrounding properties as well as ten neighborhood organizations. **Committee member Michelle Ricart** asked if Sonoran Commons HOA was sent notification. **Ron Harris** confirmed that a notification letter was sent to that specific HOA.

Committee member Michelle Ricart asked if the applicant had spoken with the Deer Valley School District. **Ron Harris** stated that notices were provided to the school district. **Committee member Michelle Ricart** expressed concerns because the applicant only sent out a mailer to the school district, but has not worked with them directly.

Vice Chair Shannon Simon expressed concerns regarding the density and lack of open space. She added that the appropriate infrastructure has not been established to support the proposed number of units. She also expressed concerns with the development not providing enough parking given the number of units.

Committee member Daniel Tome also expressed concerns regarding infrastructure. He explained that there are various wet crossings in the Village and the issues surrounding these crossings will only be exacerbated by the additional traffic from the development.

Committee member Michelle Ricart stated that she received comments from **Committee member Julie Read**, who could not be present at the meeting. The comments stated that builders should build responsibly. She stated that the amenities provided will attract families, so the developer should work with the school district. She added that the development is in no way trying to benefit the North Gateway community.

Ron Harris stated that a core stakeholder group of property owners is working mutually on a master plan regarding infrastructure for this area of the North Gateway Core. He added that the group has been working with Civil and the Street Transportation Department. He stated that the project is proposing a lower density than what is allowed in the C-2 zoning district. He added that the applicant would be happy to talk to any school district representatives.

MOTION: **Vice Chair Shannon Simon** made a motion to deny Z-59-21-2. The motion was seconded by **Committee member Michelle Ricart**.

VOTE: 4-1 with Committee members Simon, Stokes, Ricart, and Tome in favor and Committee member Tucker in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.