



Village Planning Committee Meeting Summary Z-18-21-8

Date of VPC Meeting	May 11, 2021
Request From	R1-10 BAOD
Request To	R-3A BAOD
Proposed Use	Assisted living facility (community residence center)
Location	Northwest corner of 10th Street and Baseline Road
VPC Recommendation	Approval per staff recommendation presented in the staff report.
VPC Vote	12-0 Motion passes; with members Aldama, Alvarez, Brownell, Busching, Coleman, Holmerud, Marchuk, Ray, Shepard, M. Smith, Viera and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Enrique Bojorquez, staff, introduced himself and rezoning case Z-18-21-8. He discussed the location of the site, noting surrounding land uses along Baseline Road and 10th Street. He discussed the existing General Plan Land Use map designation and policy goals, Baseline Area Master Plan, Western Canalscape, other policy documents, and the Baseline Area Overlay District in reference to this site. A comparison between the previously submitted site plan and the revised site plan provided after the staff report was published, was provided. The conceptual building elevations and materials were discussed. He concluded the presentation by providing a staff recommendation on the case and describing the proposed stipulations, as presented in the staff report.

Darrin Jolas, applicant with Vermillion Development, introduced himself and the Silver Birch product proposed for this community in South Mountain. Vermillion Development has approximately 940 residents and 450 employees throughout their communities. This proposed facility is of similar size to other facilities and will employ between 40 to 45 individuals who will assist the 100 or more residents at this facility.

Sean Lake, with Pew and Lake PLC. representing Vermillion Development, introduced himself and discussed the location of the site and requested zoning district. He provided an overview of the public outreach conducted so far and the

positive public feedback received. The conceptual site plan depicts the layout of the assisted living facility that will operate 24-hours and provide housing opportunities through various financing methods for all individuals. He discussed the open space and amenity locations, including internal trails. The presentation ended by describing the conceptual building elevations and various color palettes.

Marcia Busching asked if this development will be fenced and if the facility will provide memory care services. She discourages walled developments.

Mr. Lake responded that there will be a fence and wall component to the development, but this is still being looked.

Mr. Jolas responded that this will be an assisted living facility with up to 20-percent of the building dedicated towards memory care services.

Trent Marchuk asked if there could be any assurances that this site will be developed as an assisted living facility and not another permitted use.

Mr. Jolas responded that his company is under contract with the option to purchase this property.

Mr. Lake responded that his team can work with staff to review options for this development.

Mr. Marchuk stated that most of the facilities from this company are being operated in the east coast. Why was South Phoenix selected to be the first facility in Arizona for this company?

Mr. Jolas responded that this area was selected following a market study which identified the need in this area for similar facilities.

Greg Brownell discussed the future use of the land if it was rezoned. He asked for clarification on the type of materials used in this building proposed.

Mr. Jolas responded that they will be using regionally appropriate durable materials such as stucco and metal panels.

Mr. Brownell asked what type of fencing material will be used along the Western Canal? Open view fencing is better along this use since it protects the views and he would encourage wrought iron fencing material along the canal.

Mr. Jolas responded that his team is open to suggestions.

Mr. Brownell prefers the term of “garden area” instead of “community garden” used in the stipulations. He discussed various gardening ideas.

Mr. Jolas discussed examples of raised bed garden amenities used in other projects to allow those individuals in wheel-chairs to garden.

Gene Holmerud supports wrought iron fencing elements and discussed his experience with the canals in this area. He discussed the architecture of another project to the east of this site.

Twanna Ray is pleased with the enhanced outreach conducted but would like further details about the facilities operated in Indiana by this company.

Mr. Jolas responded that in Arizona, residents of similar facilities have access to a Medicare waiver which can be used towards assisted living facility costs. This facility will also use the 4-percent tax credit offered by the Arizona Department of Housing to keep an affordable rate for residents.

Edward Aldama asked if this will be the first facility in Arizona by this company.

Mr. Jolas responded that this will be the first facility and they had looked across Arizona to examine demand for such facilities.

Mr. Holmerud suggested to keep open view fencing along the canals and clarified some of his previous comments.

Mr. Marchuk asked if a community benefit agreement was part of this project.

Mr. Jolas responded that this is not part of the project at the moment.

Lee Coleman mentioned that Stipulation No. 6 requires open view fencing along the canal.

Chairwoman Daniels opened and closed the public portion of the meeting given no requests to speak from the public on this item. She asked for further discussion or for a motion to be made on this item.

MOTION – Z-18-21-8

Mr. Coleman made a motion to approve case Z-18-21-8 per the staff recommendation in the staff report. **Mr. Holmerud** seconded the motion.

VOTE:

12-0 Motion passes; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.