



Village Planning Committee Meeting Summary Z-56-21-2

Date of VPC Meeting	January 10, 2022
Request From	CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District)
Request To	PUD (Planned Unit Development)
Proposed Use	Multifamily residential and commercial uses
Location	Southwest corner of 71st Street and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-2 with committee members Bowman, DiMassa, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Leshar and Goodhue in favor. Members Gerst and Petersen not in favor.

VPC DISCUSSION:

Case Nos. GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.

1 speaker card was submitted in support, wishing to speak

The Planning Commission will consider this request on February 3, 2022.

Mr. David Simmons, staff, introduced himself and gave an overview of the requests to include the character of the surrounding area, General Plan Land Use Map consistency with the GPA update, and highlighted multiple facets of the proposed site plan. Further, Mr. Simmons shared several policy documents in which this request is consistent, helping staff to formulate a recommendation for approval subject to a series of stipulations.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, gave a detailed presentation highlighting the need for housing within an employment center, the consistency with the character of the surrounding area and how this site will function with recently approved cases in the nearby area. Mr. Wood also shared specific details about the site plan, elevations, open space areas and traffic. He highlighted the setbacks proposed and frontage standards, which will activate the street frontages and help to create a more pedestrian friendly environment. He shared the shade study, which will help to reduce the urban heat island effect and discussed the proposed perimeter landscape treatments, which will provide visual interest.

Ms. Diane Petersen stated that she has concerns with an increase in traffic and wanted to know if the applicant was planning any traffic mitigation features on the surrounding rights-of way.

Ms. Toby Gerst asked if the applicant agreed to all of staffs proposed stipulations.

Mr. Simmons shared that the applicant did agree to all of the stipulations at the post application meeting.

Mr. Wood reiterated staff's comments and stated that his client did agree to all of staffs stipulations.

Mr. Roy Wise joined the meeting at 6:22, bringing quorum up to 14.

Ms. Petersen shared that she has concerns with the results of the traffic study. She reiterated that she would like to see traffic mitigation features incorporated in the abutting rights-of-way.

Mr. Wood went over the projected traffic counts resulting from the traffic study.

Mr. Robert Goodhue shared that traffic on Acoma is of concern. He inquired about a potential traffic signa being installed at Greenway Road.

Ms. Dawn Cartier, with CivTech, spoke to the traffic mitigation study that was initiated by the developer for Kierland Sky, abutting to the west of the subject site. She stated that the study was till in progress. She spoke to Mr. Goodhue's inquiry about the traffic signal at Greenway Road as well, which would result in traffic back-ups due to the close proximity to other traffic lights int the area.

Ms. Petersen shared that Acoma curves and does not have an outlet to anywhere. She also shared that Acoma has residential fronting on it.

Vice Chairman Joe Leshner let Ms. Petersen know that a petition is required to submit to the Streets Department in order to get traffic mitigation features installed, such as speed humps/tables.

Mr. Alan Sparks shared that he supports the project but may abstain from the vote du to Ms. Petersen's traffic concerns.

Chairman Robert Gubser requested that staff reach out to the Streets Department in order to get an Information only item on the next agenda that addresses a traffic mitigation study int the area.

Mr. Wood stated that the proposed use for the site is the least intensive in regard to traffic volumes. He requested that the committee recommend

MOTION:

Mr. Robert Goodhue made a motion to recommend approval of Rezoning Case No. Z-56-21-2, per staff's recommendation.

Ms. Jennifer Hall seconded the motion.

VOTE:

12-2 with committee members Bowman, DiMassa, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Leshar and Goodhue in favor. Members Gerst and Petersen not in favor.

Staff Comments:

None