



## Village Planning Committee Meeting Summary Z-56-19-2

<b>Date of VPC Meeting</b>	January 9, 2020
<b>Request From</b>	PCD NBCOD (Approved C-2 / CP M-R NBCOD)
<b>Request To</b>	C-2 M-R NBCOD
<b>Proposed Use</b>	Commercial retail
<b>Location</b>	Southeast corner of the 29th Avenue alignment and Dove Valley Road
<b>VPC Recommendation</b>	Approval, as recommended by staff.
<b>VPC Vote</b>	6-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Items 4 (Z-55-19-2) and 5 (Z-56-19-2) were presented and discussed concurrently, however recommendations were made separately.*

**Mr. Joél Carrasco**, staff presented a brief overview of the requests, including the locations, context, analysis, findings and staff recommendations.

**Mr. Alan Beaudoin** and **Ms. Mandy Woods**, Norris Design, in representing the property owner provided a presentation on the two adjacent requests, distinguishing the intended uses, additional site context, history of the North Gateway PCD, ongoing street infrastructure discussions, community outreach and overall process timeline.

**Mr. Beaudoin** continued to share the intentions of the WL Gore campus expansion via Z-55-19-2 to provide additional employment opportunities in the North Gateway Village Core. **Mr. Beaudoin** concluded by sharing some concerns with the Street Transportation Department stipulations and that they are likely to evolve prior to Planning Commission as they have a traffic engineer conducting an analysis currently that may reveal some changes to the street stipulations.

**Mr. Beaudoin** pivoted to the Britmet Commercial Site Z-56-19-2 providing a similar overview and concluding statement regarding the potential for street stipulations to change after the traffic engineering study is completed.

**Committee member Mr. Steven Tucker** asked if the intentions were for the project to stay within the 60-foot height limitations as addressed in staff stipulation 2. **Mr. Beaudoin** was generally agreeable and suggested a future conversation regarding a

parking structure might need to occur but felt confident that primary buildings will meet that height limitation.

**Committee member Ms. Julie Read** asked why the traffic study was not completed prior to coming before this committee. **Mr. Beaudoin** replied that the traffic study was unexpected and the acquisition and closing of the property was the original reason for this request.

**Committee member Mr. Steven Tucker** asked the applicants opinion of the stipulation regarding dry crossing. **Mr. Beaudoin** shared the anticipated locations where washes may intersect with proposed streets, requiring more attention to potential flooding and culverts.

**Committee member Ms. Julie Read** shared that she had attended the neighborhood meetings held by the applicant and heard a lot of questions however they were not specific to the request, they were more general questions about the larger area.

**Mr. Scott McGill**, area resident, shared his support and identified himself as a land owner for some adjacent parcels.

**Mr. Bob Thompson**, area resident asked the committee what the intended vision is for this core area. **Several committee members** responded sharing their desire for quality growth, employment, and other uses in alignment with the community values expressed through the years and through previous approvals.

**Mr. Bob Thompson** shared concerns with a known street issue in the area known as the “dove valley dip”, not directly related to these requests.

**Ms. Sue Pierce**, area resident, commented on the WL Gore as a major employer in California and Flagstaff and shared her support for jobs in the area.

**MOTION:** **Committee member Mr. Daniel Tome** made a motion to approve the Z-56-19-1, as recommended by staff. **Committee Member Ms. Julie Read** seconded the motion.

**VOTE:** The motion was approved, 6-0, with **Committee members Stokes, Simon, Read, Ricart, Tome, and Tucker**, in favor.

#### **STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.