



Village Planning Committee Meeting Summary

Z-30-21-2

Date of VPC Meeting	August 12, 2021
Request From	PCD NBCOD, approved C-2 or CP M-R PCD NBCOD (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District)
Request To	C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District)
Proposed Use	PCD removal to allow multifamily residential
Location	Southeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment
VPC Recommendation	Approval, per staff recommendation
VPC Vote	6-0

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 HGT/WVR DNS/WVR NBCOD to remove the PCD zoning and allow multifamily residential. She added that the development would be a 398-unit multifamily project across 24 buildings. She noted that the site design incorporates a natural wash and the Paseo del Prado, and the elevations depict a variety of colors and materials with points of architectural interest.

Julianna Pierre reviewed that staff findings and stipulations. She added that staff recommended approval, subject to stipulations. She also noted that no correspondence from members of the public had been received regarding the request.

Kaelee Wilson, representative with Berry Riddell, provided information about the site and stated that additional housing was necessary with the Taiwan Semiconductor Manufacturing Company (TSMC) being built in the area. She stated that the proposed development would have 398-units, with a maximum height of 45 feet. She added that

the site would have centralized amenities adjacent to the Paseo del Prado and 46% open space.

Chair Jason Stokes asked if the traffic control device discussed in Stipulation 14 would be a High-Intensity Activated Crosswalk (HAWK) beacon. **Kaelee Wilson** stated that the device may be a HAWK beacon, but the device type has not been determined at this time. **Julianna Pierre** stated that the language is open ended to provide flexibility for the type of traffic control device that will be built.

Committee member Michelle Ricard asked for additional information about flooding. **Kaelee Wilson** stated that the property would be constructed to accommodate for a 100-year flood. She added that the site will retain water which would help with downstream flooding.

Committee member Julie Read asked if the Paseo del Prado walking path will be gated. **Kaelee Wilson** stated that that the path will not be gated and will be open to the public. She added that this will be seen as an amenity for residents.

Committee member Julie Read asked which street the development will be connected to first. **Kaelee Wilson** stated that the traffic study is still ongoing, but the first connection would most likely be to Bronco Butte Trail.

Committee member Julie Read stated that Sonoran Foothills School is almost at capacity and expressed concerns regarding the influx of new students. **Kaelee Wilson** stated that the developer had spoken with the school district and they are helping to facilitate a location for another school site.

Committee member Steve Tucker asked for additional information regarding the wash crossing driveways and expressed concerns with unusual water events. **Kaelee Wilson** stated that the development will be mindful of random flooding events and the wash located on site does not carry heavy flows.

Vice Chair Shannon Simon expressed concern regarding the development not being supported by adequate infrastructure. **Kaelee Wilson** stated that all the appropriate infrastructure is being coordinated with all the incoming developers in the area.

Committee member Julie Read stated that she spoke with Councilwoman O'Brien and City Council is preparing to do an impact fee study for needed infrastructure in the North Valley.

MOTION: **Vice Chair Shannon Simon** made a motion to approve Z-30-21-2 per staff recommendation. The motion was seconded by **Committee member Michelle Ricart**.

VOTE: 6-0 with Committee Members Stokes, Simon, Read, Ricart, Tome, and Tucker in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.