



Village Planning Committee Meeting Summary

GPA-LV-5-22-7

INFORMATION ONLY

Date of VPC Meeting	January 9, 2023
Request From	Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Mixed Use (Parks/Open Space-Publicly Owned/Residential 3.5 to dwelling units per acre)
Request To	Mixed Use (Industrial/Commerce/Business Park)
Proposed Use	Commerce park development
Location	Approximately 550 feet west of the southwest corner of State Route 202 and Dobbins Road

VPC DISCUSSION:

Item No. 8 (Z-75-22-8), Item No. 9 (GPA-LV-4-22-8), Item No. 10 (Z-72-22-8), Item No. 11 (GPA-LV-5-22-7), and Item No. 12 (Z-73-22-7) were heard together.

Four members of the public registered to speak on these item. Two of the members donated their time.

APPLICANT PRESENTATION:

Jason Morris, representing the applicant with Withey Morris PLC, introduced himself and the three proposed projects by IDM. Mr. Morris stated that he will provide a combined presentation for agenda items 8 through 12. Mr. Morris provided an overview of IDM, describing the Columbia Tech Center, which is owned by IDM. Mr. Morris then introduced Item No. 8 (Z-75-22-8), by the name of Curato, describing the site location, changes made to the site plan and elevations, and the proposed site plan plus elevations. Mr. Morris stated that 171 dwelling units are now proposed, with the primary access along Elliot Road. Mr. Morris described the proposed building elevations, renderings, site amenities, and housing plus retail trends in the area. Mr. Morris concluded by listing various project benefits. Mr. Morris then introduced Item Nos. 9 (GPA-LV-4-22-8) and 10 (Z-72-22-8), by the name of Acero Laveen, describing the site location, development units, site plans, renderings, landscape concepts, common tenants in commerce parks, proposed buffering, traffic circulation, and referenced other developments. Mr. Morris described site amenities proposed in Development Unit 2, housing trends, and off-premise signage. Mr. Morris concluded by listing various project benefits. Mr. Morris then introduced Item Nos. 11 (GPA-LV-5-22-7) and 12 (Z-73-22-7), by the name of Envision Dobbins 202 West, describing the site location and how this

development furthers the Loop 202 technology corridor. Mr. Morris described the site plan, project phases, renderings, common tenants in commerce parks, and provided an example of a common distribution facility. Mr. Morris stated that there are performance criteria for distribution facilities embedded in the proposed PUD Narrative. Mr. Morris described the project benefits and concluded by summarizing the outreach conducted on these cases.

QUESTIONS FROM COMMITTEE:

None.

PUBLIC COMMENTS:

Dan Penton stated that on case Z-75-22-8, staff was not in favor of the initial multifamily zoning proposed there. Mr. Penton discussed multifamily projects in the area and has concerns with the buildings proposed on case Z-72-22-8 due to the height, scale, and lack of commercial uses. Mr. Penton stated that the frontage along 59th Avenue that is proposed looks bad due to the building locations. Mr. Penton discussed a bicycle way and improving connectivity on the site. Mr. Penton has concerns with the proposed

Phil Hertel registered to speak on these items but was disconnected during public comment portion.

APPLICANT RESPONSE:

None.

COMMITTEE DISCUSSION:

Carlos Ortega stated that too many projects are being presented at one time by the applicant and feels overwhelmed. Mr. Ortega would like for applicants to present their projects individually instead.

Rebecca Perrera would like to see refinement in the building elevations and became confused by the numerous projects discussed at one time.

Chair Abegg would like to see more details on each case and is not supportive of distribution facilities as primary uses permitted in sites. Chair Abegg would like to see a stipulation reserving a grocery store location in the area.

Mr. Morris responded that he would gladly present these cases separately in the future.

Village Planning Committee Meeting Summary

GPA-LV-5-22-7

Date of VPC Meeting	February 13, 2023
Request From	Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Mixed Use (Parks/Open Space-Publicly Owned/Residential 3.5 to 5 dwelling units per acre)
Request To	Mixed Use (Industrial/Commerce/Business Park)
Proposed Use	Commerce park development
Location	Approximately 550 feet west of the southwest corner of State Route 202 and Dobbins Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-0

VPC DISCUSSION:

Item No. 7 (GPA-LV-5-22-7) and Item No. 8 (Z-73-22-7) are companion cases and were heard together.

Eight members of the public registered to speak on these items. Six of the members donated their time.

STAFF PRESENTATION:

Enrique Bojórquez, staff, provided an overview of the rezoning proposal, Z-73-22-7, including the companion minor General Plan Amendment case GPA-LV-5-22-7, describing the location of the requests, the existing and proposed zoning districts and land use designations and the proposed use. Mr. Bojórquez reviewed the surrounding zoning districts, land uses and described the two phases of the project. Mr. Bojórquez listed several policy plans and described how these are furthered by this proposal. Mr. Bojórquez stated that staff did not receive any letters from the public regarding these requests. Mr. Bojórquez provided staff findings, followed by the staff recommendation of approval on each case, and discussed the stipulations as presented in the staff report for case Z-73-22-7.

APPLICANT PRESENTATION:

Ben Tate, representing the applicant with Withey Morris PLC., introduced himself and the proposed project. Mr. Tate discussed the South Mountain Technology Corridor and

the Columbia Tech Center which was developed by IDM, the same developer of this project. Mr. Tate described the location of the site, existing land use designations and zoning districts on the site and surrounding area. Mr. Tate discussed the proposed site plan, which is divided into two phases. Mr. Tate discussed building renderings and explained that this site is not intended to be used as a distribution facility, describing a list of example tenants. Mr. Tate described the specs of a site used for manufacturing, providing examples of similar buildings designed by the same architecture firm. Mr. Tate discussed proposed changes to Stipulation No. 1.e, which would make large-scale wholesale uses subject to additional conditions in the PUD Narrative. Mr. Tate described an employment/market study and economic impacts to the area. Mr. Tate provided a summary of the public outreach conducted and project benefits. Mr. Tate concluded the presentation by requesting a recommendation of approval on each case.

QUESTIONS FROM COMMITTEE:

Vice Chair Hurd stated that she met with the Community and Economic Development (CED) Department and was informed that a user was attracted to this site by this department. Ms. Hurd stated that CED is confident that other good users would be attracted to the area and is supportive plus excited of Jeff Gordon's work.

Chair Abegg appreciates the changes made to the Development Narrative for this PUD.

Rebecca Perrera asked for clarification on the first phase project timeline.

PUBLIC COMMENTS:

Dan Penton feels assured knowing that this developer will not only develop the land but will also own it into the future. Mr. Penton also appreciates the changes made to the Development Narrative, adding that this and other sites in the general area will create 6 million square feet of industrial space to meet the 4.1 million square feet needed over the next 4 years. Mr. Penton stated that the original entitlement on the land required certain features that he would like to be part of this project to pay homage to the area.

APPLICANT RESPONSE:

Mr. Tate stated that Building A would be built first to accommodate a tenant that has been identified. **Mr. Tate** added that an electrical substation is required in the area to serve the growing demand.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

MOTION (GPA-LV-5-22-7):

Vice Chair Hurd motioned to approve GPA-LV-5-22-7 per the staff recommendation. **JoAnne Jensen** seconded the motion.

VOTE (GPA-LV-5-22-7):

7-0; motion to recommend approval of GPA-LV-5-22-7 per the staff recommendation passes with Committee Members Barraza, Chiarelli, Jensen, Ortega, Perrera, Hurd and Abegg in favor. Committee Member JoAnne Jensen dissented.

STAFF COMMENTS REGARDING VPC RECOMMENDATION

None.