



## Village Planning Committee Meeting Summary

### GPA-PV-3-21-2

<b>Date of VPC Meeting</b>	January 10, 2022
<b>Request</b>	To amend the General Plan Land Use Map Designation <b>from</b> Industrial and Mixed-Use (Commercial/Commerce/Business Park) <b>to</b> Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
<b>Location</b>	Southeast corner of 71st Street and Marilyn Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation in the staff report
<b>VPC Vote</b>	<b>13-1</b> with committee members Bowman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Leshar and Goodhue in favor. Member Petersen not in favor.

#### **VPC DISCUSSION:**

*Cases GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.*

*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 approval.

**MOTION:**

**Mr. Robert Goodhue** made a motion to recommend approval of General Plan Amendment No. GPA-PV-3-21-2, per staff's recommendation.

**Mr. Roy Wise** seconded the motion.

**VOTE:**

**13-1** with committee members Bowman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Leshar and Goodhue in favor. Member Petersen not in favor.