



Village Planning Committee Meeting Summary
PHO-1-22--Z-27-20-1

Date of VPC Meeting	September 21, 2022
Date of the Planning Hearing Officer Hearing	October 19, 2022
Request	1) Deletion of Stipulation No. 1 regarding maximum building height of 30 feet.
Location	Southwest corner of 28th Drive and Sahuaro Drive
VPC Recommendation	Approval
VPC Vote	13-0-0

VPC DISCUSSION:

No virtual speaker cards were received on this item.

STAFF BACKGROUND PRESENTATION

Mr. Klimek provided a refresher to the committee on the PHO process and the scope of the committees review and then provided a background presentation including the site’s physical and policy contexts, the original proposal, and the applicant’s current proposal,

APPLICANT PRESENTATION

Mr. Taylor Earl, introduced himself as the applicant’s representative and provided the committee with a presentation of the proposal for the subject site including location, its zoning history, current entitlements, and the current proposal. In 2020, the subject site was rezoned from C-O (Commercial Office) to R-3A to allow for the adaptive reuse of an existing two story office and a potential second phase of two-story townhomes. The original C-O zoning allowed a maximum height of 48 feet and the existing R-3A zoning would allow for a height of 48 feet, subject to setback requirements; however, there was a stipulation attached to the approval that limited the allowed height to 30 feet. There was no neighborhood opposition, and the stipulation came from staff and was intended to reflect the applicant’s proposal which was for a maximum height of 30 feet.

He then reviewed the context of the site to demonstrate that the 30 foot height maximum is not necessary because the height requirements in R-3A are sufficient. The subject site is close to the North Mountain Primary Village Core, close to light rail, close

to a major redevelopment project, and would provide a family-oriented housing product that would complement its context. The General Plan Land Use Map depicts the properties to the west and north (across 30th Avenue and Sahuaro Dr, respectively) as Residential 15+ Dwelling Units Per Acre and Commercial to the east (across 28th Drive) and to the south.

The three story townhomes situated along 30th Avenue are limited to 34 feet to the roof deck, all windows are below 30 feet, the third floors are limited to bathrooms and bedrooms, and the units activate the public street and sidewalk with residential entryways rather than garage doors.

QUESTIONS FROM COMMITTEE

Committee Member Steinmetz asked for clarification on the supply of parking and where guests would park. **Mr. Earl** responded that each unit has a two-car garage, that there is a guest parking lot on the site, and that the site plan complies to all parking requirements.

Committee Member Perez expressed concerns regarding traffic impacts on 28th Drive and asked if the applicant would be willing to complete a traffic study. **Mr. Earl** responded that 28th Drive has sufficient capacity to handle the likely traffic impact of 50 townhomes and added that a traffic study is not required. He added that the projected traffic generated from 50 townhomes is less than what would have been generated by the previous C-O zoning.

Committee Member Sommacampagna asked if there are any parking restrictions on 30th Avenue. He noted that if there were no parking restrictions, it would serve as a good place for guest parking in the rare occasion that someone has an event. **Mr. Earl** responded that there are no parking restrictions on 30th Avenue.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Veidmark made a motion to approve PHO-1-22—Z-27-20-1. **Committee Member Perez** seconded.

DISCUSSION

None.

VOTE

13-0-0; motion passed with Committee Members Argiro, Barraza, Carrell, Fogelson, Larson, Matthews, McBride, Perez, Steinmetz, Sommacampagna, Veidmark, Vice Chair Jaramillo, and Chair Krentz in support, none in dissent, and none in abstention.