



Village Planning Committee Meeting Summary

GPA-DSTV-1-18-2 INFORMATION ONLY

Date of VPC Meeting	December 9, 2021
Request From	Preserves / Residential 0 to 1 or 1 to 2 dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, and Preserves / Floodplain
Request To	Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay
Proposed Use	Single-family Residential
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

This item was heard concurrently with Item #4 – Information Only – Z-62-18-2, Item #5 – Information Only – Z-TA-5-18-2, and Item #6 – Information Only – Z-75-18-2.

Committee member Julie Read arrived to the meeting during this item, bringing the quorum to 5 members.

3 persons indicated that they wished to speak.

Susan Demmitt, representative with Gammage & Burnham, provided information about the proposed development, noting the site is a privately owned parcel adjacent to the Sonoran Preserve, will have only single-family homes with a maximum of 3 homes per acre, and will have 7 miles of trails and community paths. She discussed the application requests to rezone to PUD, amend the General Plan, and amend the Desert Character Overlay District. She also discussed the extension and build out of Sonoran Desert Drive.

Susan Demmitt also discussed the developer's partnership with the National Wildlife Federation (NWF). She discussed the certified wildlife habitat open space, monarch pledge, early childhood health outdoors nature playscape, habitat management plans, and homeowner habitat gardens. She noted the NWF landscape palette, pedestrian circulation, and open edge plan.

Vice Chair Shannon Simon asked about the timeline for constructing Sonoran Desert Drive. **Susan Demmitt** stated that the buildout for Sonoran Desert Drive will cost approximately \$120 million and there is no defined timeline. She stated that the development will complete a Traffic Impact Study to determine the level of service and the necessary improvements.

Committee member Michelle Ricart asked whether the applicant reached out to the school district. **Susan Demmitt** stated that they are working with the school district on a donation agreement. She added that there will be no modifications to the boundaries of the school district and students living in the development will be within the boundary of Desert Mountain schools.

Gary Kirkilas, a member of Save Our Sonoran Preserve, expressed concerns with removal of the Desert Character Overlay. He stated that areas adjacent to preserve areas should be low density. He also expressed concerns regarding increased traffic.

Paul Grayczyk, president of the Sonoran Gate Home Owner's Association, encouraged larger setbacks from Sonoran Desert Drive.

Bob Thompson, a member of the public, stated that the beauty of the area should be maintained. He added that the developer should honor the Desert Character Overlay and keep the preserve areas as is.

Susan Demmitt stated that she had no additional comments or responses at this time, but will continue dialogue with the community going forward.