



## Village Planning Committee Meeting Summary

### Z-74-21-2

<b>Date of VPC Meeting</b>	January 13, 2022
<b>Request From</b>	C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District)
<b>Request To</b>	C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District)
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Northwest corner of the 29th Avenue and Bronco Butte Trail alignments
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	3-0

#### **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 C-2 M-R NBCOD to C-2 HGT/WVR DNS/WVR NBCOD for multifamily residential. She stated that the development is proposed to have 560 multifamily units with various open space and amenity areas dispersed throughout the site. She added that the site will incorporate the Skunk Creek Wash trail. She stated that staff is not recommending general conformance to the site plan to avoid future conflicts with a Street Transportation Department stipulation requiring the developer to align driveways with the site on the east side of 29th Avenue.

**Julianna Pierre** stated that the development proposes three residential building types with elevations that include a variety of exterior colors and materials, including wood composite, metals, and plaster. She added that the elevations indicated a maximum height of 4 stories and 44 feet to the top of roof. She stated that staff is not recommending general conformance because the applicant indicated that the building elevations are still being evaluated by the architect.

**Julianna Pierre** reviewed the staff finding and stipulations. She added that staff recommended approval, subject to stipulations. She noted that staff had not received any community correspondence.

**Kaelee Wilson**, representative with Berry Riddell, provided information regarding the location of the site, rezoning request, and overall proposal. She added that the request will remove the Mid-Rise designation. She added that the site is designed to promote a high-quality lifestyle for residents with centralized amenities and units oriented towards Skunk Creek Wash. She reviewed the amenities provided and provided a series of illustrative renderings. She stated the pedestrian connectivity will include the trail along Skunk Creek Wash, a trail along the southern property line, and a sidewalk along 29th Avenue. She also discussed the fencing plan and material palette.

**Committee member Michelle Ricart** stated that she appreciates the proposed development being modern and amenitized. She added that she appreciates the contribution to the school district.

**Committee member Julie Read** stated that she did not like having four story apartments in the core. She expressed concerns about the height and density. **Kaelee Wilson** explained that the buildings along 29th Avenue and the north and south side of the site will be lower in height. She added that there will be a step up in height moving west across the site. **Committee member Julie Read** stated that the architectural design is unique, but it reminds her of shipping containers. She stated that there is a larger issue where North Gateway does not have a distinct or signature look, as other Villages in the City do. She stated that she also appreciates the contribution to the school district.

**Chair Jason Stokes** asked if the buildings will have elevators. **Kaelee Wilson** stated that each building will have stairs and an elevator.

**Chair Jason Stokes** asked if the site will retain the Flood Hazard and Erosion Management District (FH) zoning district. **Kaelee Wilson** stated that there will be no proposed change to the FH zoning district line, but the trail along Skunk Creek Wash will be within the FH zoning district.

**Chair Jason Stokes** asked for clarification regarding amenities. **Kaelee Wilson** stated that the amenities are stipulated and the development plans to keep amenities open. She stated that amenities may change as trends change, but the developer does not intend to eliminate any amenities.

**Committee member Michelle Ricart** asked for clarification about the elevations. **Kaelee Wilson** stated that the building designs are solid, but there are some minor changes to be made.

**MOTION:** **Committee member Michelle Ricart** made a motion to approve Z-74-21-2. The motion was seconded by **Committee member Julie Read**.

**VOTE:** 3-0 with Committee members Stokes, Read, and Ricart in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**  
None.