



Village Planning Committee Meeting Summary

Z-33-22-2

Date of VPC Meeting	August 11, 2022
Request From	C-2 HGT/WVR NBCOD
Request To	C-2 HGT/WVR DNS/WVR NBCOD
Proposed Use	Multifamily residential
Location	Southeast corner of North Valley Parkway and Sonoran Desert Drive
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee members Laura French and Julie Read arrived to the meeting during this item, bringing the quorum to six members.

One member of the public indicated that they wished to speak.

STAFF PRESENTATION

Julianna Pierre provided information regarding the request, location, surrounding zoning, and General Plan Land Use Map designation. She stated that the proposal is for 343 units across nine building at a maximum height of 48 feet. She reviewed the elevations, noting the exterior colors, materials, and architectural style. She stated that staff is recommending general conformance to both the site plan and elevations. She stated that staff has received community correspondence expressing concerns with increased density and lack of infrastructure to support additional units. She reviewed the staff findings, recommendation, and stipulations.

APPLICANT PRESENTATION

Jason Morris, representative with Withey Morris, PLC, discussed the density waiver request, general plan designation, existing zoning, and site history. He addressed how the Taiwan Semiconductor Manufacturing Company (TSMC) is driving demand in the North Gateway Village and causing an influx of commercial and residential development.

Jason Morris stated that the development will be a gated three- and four-story apartment community with 343 units. He discussed the landscaping amenities, including

the multiuse trail, pool, cabanas, fitness center, dog park, and spa. He stated the development will have various contemporary, resort style amenities to ensure residents do not have to venture to other communities for activities. He added that the developer is working with the community regarding final design of the secondary amenity and dog park spaces. He also discussed the common areas and interior concepts and features.

Jason Morris described the outreach summary, specifically noting that the first step completed was meeting with the Deer Valley Unified School District (DVUSD) to discuss school facilities and assistance. He stated that the applicant entered into an agreement with DVUSD to provide a per unit payment to support the district's growth. The voluntary contribution will aid in the construction of four new classrooms at Sonoran Foothills and Union Park schools.

Jason Morris discussed the anticipated renter profile to include college educated young professionals, downsizing baby boomers, single individuals, and new families. He stated that the community will have a courtesy officer program with an officer living on site who will act as a liaison between residents and the police.

QUESTIONS FROM COMMITTEE

Vice Chair Shannon Simon asked for clarification regarding the perimeter wall or fence.

Jason Morris explained that there will be a decorative screen wall around the development, but there will be pedestrian access points to the adjacent sidewalks and wash.

Committee member Julie Read asked if the sidewalk and path for the proposed development will be the same as nearby Sonoran Foothills development.

Jason Morris stated that the proposed sidewalk and path will be similar in style since it is a continuation of the trail system.

Committee member Julie Read asked for clarification about Sonoran Desert Drive.

Jason Morris stated that the developer is required to dedicate right-of-way and build out the street for the full roadway. He stated that there will be no improvements adjacent to other vacant parcels until they are developed.

Committee member Julie Read stated that it is important to encourage applicant to have thoughtful landscaping. She stated that elsewhere in the City, tree canopies are not spaced appropriately and look unkempt.

Jason Morris stated that landscaping is often a challenge because the City wants a lush palette for shaded pathways, while also being cognizant of water use. He stated that this development will have landscaping on both sides of a detached sidewalk, allowing for canopies to be offset with adequate space.

Committee member Julie Read discussed the nearby Sonoran Foothills residential development and the ongoing issue with amenities. She stated that the residents there are protective of their amenities, so it is important for the proposed development to have

its own self-contained amenities. She stated that it may be beneficial for the proposed development to have its own sport court.

Committee member Michelle Ricart asked if the builder constructed other residential developments in the area.

Jason Morris stated that the builder did not have other projects in the North Valley.

Committee member Michelle Ricart asked if there would be any floodlights on the four story buildings.

Jason Morris stated that there would be no floodlights used in the development. He stated that all lighting will be shielded. He added that light will be zero footcandles at the property line to ensure no light spills onto adjacent properties.

Committee member Michelle Ricart stated that flooding is still a concern in the Village and whether Federal Emergency Management Agency (FEMA) will present to the Village.

Julianna Pierre stated that she had reached out to Water Services and Floodplain to present to the Village, but had not received a response from either group. She stated that she could follow up with those groups and contact FEMA about providing a presentation.

Jason Morris stated that the proposed development will not solve regional flooding issues, but will have a containment and cistern system that will improve water flows.

Committee member Michelle Ricart stated that the existing Fireside residential development also has residents who are protective of amenities, specifically the basketball court. She recommended that the proposed development incorporate its own sport court.

Committee member Michelle Ricart asked for clarification regarding commercial amenities, specifically self-service storage.

Julianna Pierre stated that the vacant land at the southwest corner of North Valley Parkway and Sonoran Desert Drive would be required to rezone in order to develop a self-service storage facility. She stated that a pre-application meeting was held for vacant land east of the subject site where the applicant proposed a self-service storage use. She stated that staff recommended a different commercial use that would be an asset to the community.

Committee member Michelle Ricart stated that Union Park School has 800 students and Sonoran Foothills School has 900 students. She and **Committee member Jennifer Krieger** agreed that an additional four classrooms per school will not be enough.

Jason Morris stated that he understood schools are a concern in the area. He explained that the site is allowed to develop multifamily residential by right, and in that situation the developer may have provided nothing to the school district. He stated that

the difference between what is allowed by right and what is proposed through the rezoning is 67 units.

Vice Chair Shannon Simon asked for clarification regarding electric vehicle (EV) charging.

Jason Morris stated that the proposed development will incorporate current and future EV charging capabilities.

Committee member Jennifer Krieger expressed concern with the applicant assuming apartments will not contain families. She stated that there may be more families than expected and provided the example of divorced families.

Jason Morris stated that families are not typically the renter profile since the majority of units are studios and one- and two-bedroom units.

Committee member Michelle Ricart stated that when the Liv apartments were built there was a sewer issue in the area.

Jason Morris stated that the sewer issue had to do with the construction process and will not affect the proposed development.

Committee member Michelle Ricart stated that the development should have space for school bus access.

Jason Morris stated that school buses will be accommodated.

Committee member Julie Read stated that schools are always discussed when a rezoning request proposed residential development. She added that the voluntary contribution that developers agree to provide DVUSD will not resolve the overcrowding issue. She stated that the contributions are a temporary solution until a new school site can be determined. She stated that most multifamily sites being developed in the Village were originally intended to be commercial, so discussions regarding schools were not held in the past but are occurring now. She stated that the school district meets with State Land and developers to discuss the issue with schools. She stated that the community need to support a bond to get a new school because a K-8 school could cost \$20-24 million to build and a high school could cost \$100 million. She stated that the contributions are good, but the school district has to buy land for a new school site at market value, which will be expensive.

PUBLIC COMMENTS

Michael Machell stated that he sits on the school board and would welcome any discussions with developers.

MOTION

Committee member Julie Read made a motion to approved Z-33-22-2, per the staff recommendation. The motion was seconded by **Committee member Michelle Ricart**.

VOTE

6-0, motion passed with Committee members Stokes, Simon, French, Krieger, Read, and Ricart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.