



Village Planning Committee Meeting Summary

PHO-4-20--Z-125-01-2

Date of VPC Meeting	October 6, 2020
Request	Request to review and approval site plan for future phase portion by Desert View Village Planning Committee and Planning Hearing Officer per Stipulation 13 (west). Technical corrections to Stipulations 12 (east) and 11 (west).
Location	Approximately 1183 feet west of the southwest corner of Black Mountain Parkway (48th Street Alignment) and Carefree Highway
VPC Recommendation	Approved
VPC Vote	10-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Kristi Trisko explained the background for the project stating that the site was located near the southwest corner of Black Mountain Parkway (48th Street Alignment) and Carefree Highway. The original case was approved in 2001 with the most recent site plan adopted in 2017 that left the “future phase” to be planned later. She further explained that the request before the Commission tonight was to review the “Future Phase” and to review the requested modification to Stipulation No.13. Ms. Trisko showed and briefly described the 2017 Conceptual Site Plan, aerial, proposed site plan, and elevations. Ms. Trisko further stated that this site is now proposed to be developed in a single phase. The site is planned as an independent living facility for seniors and includes outdoor amenities, courtyards, and adequate parking. She then explained the modification to Stipulation No. 13. She concluded her presentation by showing the Happy Coyote Trail Exhibit with proposed landscaping along Carefree Highway and the Inventory and Salvage Plan. The Planning Hearing Officer will hear this on October 21, 2020.

Ms. Heather Dukes, introduced herself as an attorney at Snell & Wilmer and then introduced the rest of the Hines development team representing the project. Reiterating and expanding upon the staff presentation, Ms. Dukes highlighted the site’s location and proximity to the commercial intersection and stated that the site is zoned C-2 and was originally planned as a neighborhood commercial center. In 2017, the site was approved as a senior living community with two phases. She then highlighted the applicants proposed change to Stipulation No. 13. Ms. Dukes showed the eastern and western site details including buildings, total height of 30 feet,

landscaping, courtyards, parking, access, and roadways. She further stated that the on-site equestrian stables will be removed to be more capable with neighborhood. All accesses to the site will be from Carefree Highway and a 6-foot-high wall will also be constructed along with a 50-foot landscape setback. Significant screening will be achieved within the 50-foot landscape setback along Carefree Highway with vegetation and wall for the residents and nearby neighbors.

Ms. Dukes further stated that during their neighborhood meeting they were asked about the existing trees. She stated that they have submitted a landscape salvage and inventory plan and proposes to salvage many of the trees along the Carefree Highway.

Discussion:

Ms. Jill Hankins asked if the proposed 186 parking stalls were for just the future phase or for the entire development.

Ms. Kristi Trisko stated that the 186 parking stalls are for the entire perimeter.

Mr. Rick Powell will Phase 1 and Phase 2 operate as separate facilities?

Mr. Jim Bulsiewicz stated that it will be one center with two separate buildings.

Mr. Rick Powell asked if there is going to be an internal roadway connection between the two buildings?

Ms. Heather Dukes said yes.

Mr. Rick Powell asked if there was a need for a traffic light on the west side.

Ms. Kristi Trisko stated that the need for a traffic light would be determined by the Street Department.

Mr. Rick Nowell asked if a traffic study was needed?

Mr. Noel Griemsmann stated that the Street Department will require a study and then determine if any off-site improvements are needed to mitigate traffic.

Mr. Jim Bulsiewicz stated that a traffic study has been submitted and that traffic impacts are pretty low given the usage and that off-site improvements were not suggested.

Mr. Rick Powell asked about the need for turn lanes along the highway.

Mr. Noel Griemsmann stated that turn lanes was a recommendation from the study and they are working with the City on that issue.

Mr. Lou Lagrave asked if the nearby HOA has approved the plan.

Ms. Heather Dukes stated that they have worked closely with the HOA and they have approved the site plan and elevations for the project.

Ms. Jill Hankins asked if there are two entrances off of Carefree Highway.

Ms. Heather Dukes said, yes there are two entrances off Carefree Highway.

Mr. Steven Bowers asked if the underlaying zoning is C-2.

Ms. Kristi Trisko said yes.

Mr. Rick Powell asked if both entrances are on Carefree Highway with no traffic into the local neighborhood.

Ms. Kristi Trisko said yes, there are only two entrances and only from Carefree Highway.

Mr. Jason Israel wanted to confirm that there are no accesses to the neighborhood.

Mr. Jim Bulsiewicz stated that the entire perimeter of the site will have a 6-foot wall and that no vehicular access, even for emergency personal, is proposed from the residential neighborhood.

Public Comment:

Scott Estergard shared that he has concerns that the existing trees and shrubs along Carefree Highway could disappear.

Ms. Heather Dukes stated that they will follow all salvage and inventory policies and will have a significant vegetation screen for the site.

Motion

Louis Lagrave motioned to approve per staff recommendation and **Rick Powell** seconded.

Vote

10-0; motion passed with members Barto, Dickson, Hankins, Israel, Nowell, Powell, Rochwalik, Warren, Lagrave, and Bowser. Commissioners Kollar and Younger were absent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.