

Encanto

VILLAGE PLANNING COMMITTEE

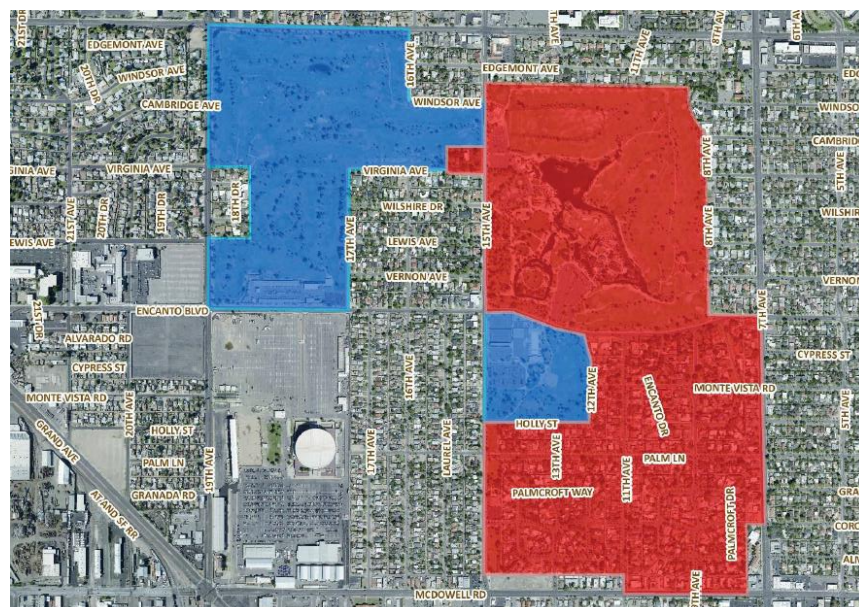


Village Planning Committee Meeting Summary Z-52-18-4

Date of VPC Meeting	October 1, 2018
Request From	R1-6 (Single-Family Residence District) (123.55 acres)
Request To	R1-6 HP (Single-Family Residence District, Historic Preservation District) (123.55 acres)
Proposed Use	Expansion of existing Historic Preservation (HP) zoning overlay for Encanto-Palmcroft Historic District to include all of Encanto Park and Golf Course
Location	Southeast corners of 19th Avenue and Thomas Road, and 15th Avenue and Encanto Boulevard
VPC Recommendation	Approved
VPC Vote	9-1 (Jake Adams nays)

VPC DISCUSSION & RECOMMENDATION

Kevin Weight with the Historic Preservation Office presented to rezoning request to the expansion of the existing HP overlay for Encanto-Palmcroft Historic District to include all of Encanto Park and Golf Course. Kevin outlined the map that identifies what currently in the HP overlay and what is proposed in this request (red is existing and blue is proposed).



Mr. Weight noted that the Parks and Recreation board did not vote on this item but is supportive of the request. In addition, he highlighted the structures and amenities that are within the proposed area, which includes the back 9 of the existing golf course (the front 9 is already in the HP overlay) as well as the executive golf course, which is known as the “short 9”. The golf course was designed by William Park Bell and the executive golf course was designed by Bell’s son.

Mr. Weight explained that all of the land that will be included in the overlay is city-owned land and it will not affect private property.

Chairman James opened up the floor for committee questions.

Jake Adams asked if adding this HP Overlay will change the way that the City could use the land in the future, particularly with how golf courses around the City are not doing well. Mr. Weight responded that if the City wanted to do something else with the land it would need to go through a public forum to discuss any future change as outlined in the HP Ordinance. He also noted that the Encanto golf course was actually a profitable golf course in the last year.

Brent Kleinman asked about the GCU partnership and if renovations were to be made on the course or to the golf club would it be difficult with the HP Overlay. Mr. Weight noted that the Papago Golf Course is also historic and has a partnership with ASU that is successful. There would need to be discussions to maintain the historic character.

Steve Procaccini asked if Encanto-Palmcroft would now be the largest historic district based on acreage if approved. Mr. Weight didn’t have the calculations, but guessed that it might be larger than Coronado which is large.

Motion: G.G. George made a motion to approve the request as it meets so many HP criteria. Steve Procaccini seconded.

Vote: 9-1

Roll Call:

Yays:

Abraham James
Paul Benjamin
Celina Brun
G.G. George
Matthew Jewett
Brent Kleinman
Jayson Matthews
Steve Procaccini
Rocio Sumner

Nays:

Jake Adams

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.