



Village Planning Committee Meeting Summary

PHO-1-18—Z-103-04

Date of VPC Meeting	February 12, 2019
Planning Hearing Officer Hearing Date Request	February 20, 2019
	<ol style="list-style-type: none"> 1) Modification of Stipulation No. 1 regarding general conformance to site plan date stamped May 5, 2017 2) Modification of Stipulation No. 2 regarding general conformance to elevations date stamped July 18, 2005 3) Modification of Stipulation No. 4 regarding 1 story homes on lots 19, 20 and 21 4) Modification of Stipulation No. 5 regarding external and internal sidewalks shall conform with the May 5, 2017 street sections 5) Deletion of Stipulation No. 6 regarding no metal roofs or reflective materials on the roofs 6) Deletion of Stipulation No. 8 regarding moving the retention basins and adding more citrus trees 7) Technical correction to Stipulation No. 7
Location	Approximately 735 feet west of the southwest corner of 7th Avenue and South Mountain Avenue
VPC Recommendation	Approval
Vote	16-1 (Brooks dissented)

VPC DISCUSSION:

Ms. Elyse DiMartino provided an overview of the original rezoning approval. She displayed zoning and aerial maps, the previously approved site plan, the proposed site plan, and modification requests. She explained the stipulation requests and noted the differences between the approved and proposed site plan, noting that the overall density and unit count would remain the same but the open space had decreased.

Mr. Shawn Kaffer and Mr. Mark Doerflein, applicants with MAK Construction, played a short video for the Committee which gave “fly through” view of the proposed development. Mr. Kaffer discussed the proposed site plan and presented renderings of the South Mountain Avenue main entry, as well as the interior of the community. He explained there would be landscaping and amenities that would promote a healthy, active lifestyle such as bicycle racks, front porches to engage neighbors, energy efficient homes/ solar panels, and turf or agricultural landscaping for harvesting in the front yard. Additionally, he

discussed the elements of the community that would keep with a modern agricultural feel such as gabion walls, woven wire mesh fencing, arched rusted steel entry arbors, split rail fencing, and decomposed granite in lieu of sidewalks.

Ms. Marcia Busching commended the applicants on proposing a very creative project.

Mr. Gene Holmerud asked why there was a decrease in open space. **Mr. Kaffer** stated that there was not a decrease from the original plan. **Ms. DiMartino** explained that the original plan depicted an open space percentage of 20.4%, while the proposed plan depicted 12.9%.

Mr. Greg Brownell asked if there would be an option to have solar panels. **Mr. Kaffer** stated that each buyer would have the option to add solar panels to the home.

Ms. Sara Christopherson expressed concerns related to grading and drainage, noting that the water would not reach the northern retention basin. **Mr. Kaffer** explained that the water flows south to north in the direction toward the Salt River.

Pastor Shelley Smith asked if the entrance was off of South Mountain Avenue. **Mr. Kaffer** confirmed.

Dr. George Brooks asked what the price point of the homes would be. **Mr. Kaffer** estimated the prices to be approximately \$550,000 to \$600,000.

Dr. Brooks asked how they are implementing sustainable practices. **Mr. Mark Doerflein** explained that each home would be monitored by a smart meter system for more efficient water usage. Additionally, he explained they are looking into how to make all the homes flood irrigated. He explained they are trying to mitigate water use wherever possible.

Dr. Brooks asked what outreach was done for the PHO case. **Mr. Kaffer** stated they met the requirements of the PHO process and did not receive any correspondence. **Ms. DiMartino** clarified that the applicant is required to notify property owners within 300 feet and register neighborhood association within 600 feet of the property.

Mr. Perry Ealim asked if the applicants had reached out to contractors who are based in the South Mountain Village. **Mr. Kaffer** stated they typically use local contractors and will look for quality contractors who are based in South Mountain Village.

Mr. Patrick Brennan asked the applicant to follow up regarding the connection to City water.

Mr. Kaffer clarified that the orchard and open spaces would be flood irrigated.

Mr. Brownell asked for a follow up as well regarding water.

Ms. Muriel Smith asked if the homes would flood. **Mr. Kaffer** clarified the homes would not be flood irrigated.

The Committee discussed making a motion.

Ms. DiMartino explained the modification and deletion requests. She noted that no new street sections were submitted with the application to replace the May 5, 2017, street sections in Stipulation No. 5.

Mr. Kaffer requested the item be tabled so he could provide staff with the updated street sections.

MOTION

Mr. Greg Brownell made a motion to continue the request for 30 minutes. **Ms. Steven Glueck** seconded the motion.

VOTE

14-3 (Brooks, Christopherson, and Vera dissented) Motion to continue the request for 30 minutes passed.

Thirty minutes later the item was heard again.

DISCUSSION

Mr. Kaffer presented the new street sections.

The Committee had no questions.

MOTION

Ms. Kay Shepard made a motion to recommend approval of the request. **Mr. Perry Ealim** seconded the motion.

VOTE

16-1 (Brooks dissented) Motion to recommend approval of the request passed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.