



Village Planning Committee Meeting Summary

GPA-DV-2-21-1 (INFO ONLY)

Date of VPC Meeting	September 9, 2021
Request	To amend the General Plan Land Use Designation from Residential 3.5 to 5 dwelling units per acre (4.41 acres), Commercial (4.97 acres), and Mixed Use (Commercial/Commerce Park) (4.10 acres) to Residential 15+ dwelling units per acre.
Location	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road
Recommendation	NA

VPC DISCUSSION:

Cases GPA-DV-2-21-1 and Z-48-21-1 were heard concurrently.

*1 speaker card was submitted in favor, wishing to speak
7 speaker cards were submitted in opposition, wishing to speak*

Mr. Nick Wood, Snell & Wilmer, representing the applicant, provided a detailed overview of both the General Plan Amendment (GPA) request and the Rezoning request. He started by highlighting the quality of the Toll Brothers brand and quality of their products. He continued by highlighting the reasoning behind Toll Brothers decision to move forward with the subject site. He stated that the area is close to residential amenities, employment hubs and transportation corridors. He also shared that this area is growing rapidly and there is a need for alternative forms of housing in the area. Mr. Wood covered the request for the GPA and provided reasoning behind the need for the map change to Residential 15+ dwelling units per acre. He went on to address community concerns that he was aware of to include a stepback approach to building elevations along the northern and eastern property boundaries and enhanced landscaping to act as a buffer to nearby large lot residential. He also highlighted an open fencing concept that would make the site look more aesthetically pleasing to surrounding property owners, giving them the benefit of the enhanced landscaping proposed. Mr. Wood went over the site plan in detail highlighting that this proposal will be a gated, luxury multifamily development with resort like interior courtyard amenities. He highlighted that any noise generated from residents of the community would be contained within the interior courtyards of the development, completely surrounded by living units. Mr. Wood went over the development standards table. Further, Mr. Wood showcased the conceptual rendering of the elevations, site plan and landscape plans depicting a high quality design that Toll Brothers is known for.

Mr. Ozzie Virgil left the meeting at approximately 7:15, bringing quorum to 8.

Public Comment:

Ms. Melissa Crawford, residing directly north of the subject site, shared concerns about increased traffic, increase in population density, crime, and the character of the rural area changing.

Ms. Michelle Gardner, VPC member, asked Ms. Crawford what her greatest concerns are.

Ms. Crawford shared that her greatest concerns are the proposed height and traffic.

Ms. Diane Habener, residing east of the subject site, has concerns with the proposed height and recommended a maximum of two-stories.

Chairman Joseph Grossman asked Ms. Habener if she resides within the County Island.

Ms. Habener shared that she does reside within the County Island boundaries.

Ms. Julie Burns, residing north of the subject site, shared concerns about loosing a perceived buffer zone between Norterra and the County Island, which is currently zoned commercial. She shared that she and her neighbors were expecting a single story commercial office use being built on this site. She shared concerns related to proposed height, increase in traffic, and stated that this PUD request is not wanted.

Mr. Clif Freedman, residing at 1716 Buckhorn Trail, shared that he is supportive of the request. He shared that the concerns about proposed height are irrelevant due to the existing entitlement on the site allowing up to four-stories. He shared that he supports the project, supports Toll Brothers and highlighted that Toll Brothers builds high end projects. Further, he shared that tenants of a high end development such as this would not result in an increase in crime.

Mr. James Whatley shared that he is opposed to the request. He has concerns about the character of the area changing and increase in population. He asked that the zoning stay as it currently is.

Applicants Response:

Mr. Nick Wood spoke to the concerns and shared that commercial zoning traffic counts are much higher than residential uses. He also highlighted that the majority of units are 1 bedroom, which may result in 2-3 people maximum residing in a single unit. He introduced Ms. Dawn Cartier with Civ Tech, a traffic engineering company, to speak on traffic volumes.

Ms. Dawn Cartier, CivTech Traffic Engineers, went over the traffic report and highlighted the anticipated number of trips per day that would be generated from such a use, which is much lower than a commercial center would generate.

Mr. Wood offered a rebuttal to the height concerns and highlighted the stepbacks proposed and the enhanced landscaping that acts as an aesthetically pleasing buffer between existing large lot residential uses to the north and to the east.

Chairman Joseph Grossman asked Mr. Wood if existing single-family homes have already sold to Toll Brothers. He also wanted to confirm if self-storage was directly adjacent.

Mr. Wood confirmed that there are property owners that have already sold to the developer and that there is a self-storage use adjacent to the subject site.