



Village Planning Committee Meeting Summary

Z-83-18-2

Date of VPC Meeting	April 11, 2019
Request From	PCD NBCOD (Approved C-2 / C-P M-R PCD NBCOD) (34.66 acres)
Request To	C-2 M-R NBCOD (34.66 acres)
Proposed Use	PCD removal to allow future development
Location	Approximately 1,260 feet west of the southwest corner of North Valley Parkway and Dove Valley Road
VPC Recommendation	Approval
VPC Vote	7-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Kaelee Wilson, staff, gave a presentation regarding the request. She stated that the request is to rezone out of the defunct North Gateway PCD. She explained that any property that wishes to develop that is located within the PCD must rezone out of the PCD. Ms. Wilson stated the zoning case is for two non-contiguous parcels located within the North Gateway Core. She went through the various stipulations.

Adam Baugh, applicant, gave a brief overview of the project. He stated that his client is supportive of all the staff stipulation since they further the goals and vision of the North Gateway Core Plan.

Daniel Tome expressed concerns that the Dove Valley Road and 29th Avenue will be left “scalloped”.

Steve Tucker asked staff about the crossing of Skunk Creek Wash on Dove Valley Road. Ms. Wilson stated that it will be a wet crossing. Mr. Tucker expressed concerns about the wet crossing since the road closes when there is flooding. Mr. Tucker then asked staff if there are concerns regarding the building placement in proximity to Skunk Creek. Ms. Wilson stated the development will undergo a review process with the Floodplain Management group through the building permit process.

Tim Mitten stated this project is a good example of city staff working with the developer while applying area plans and policies.

Steve Tucker asked if the landowner in the middle is willing to work with the developer. Mr. Baugh responded that the property is currently for sale.

Mr. Tucker expressed his concern for the wet crossing on Dove Valley Road and stated the City needs to look into a dry crossing at that location.

Michelle Ricart stated she is excited to see growth in this area.

Julie Read stated the City will be looking into scalloped streets based on Street Transportation's presentation the prior month.

The floor was opened for public comment.

Mr. Gary Meinders stated he is a resident of the area and has concerns that the southern leg of Sonoran Desert Drive is not constructed.

MOTION: Jason Stokes made the motion to approve the zoning case, as recommended by staff.

The motion was seconded by **Shannon Simon**.

VOTE: The motion was approved, 7-0 to approve the zoning case, as recommended by staff. Committee members Julie Read, Michelle Ricart, Jason Stokes, Tim Mitten, Shannon Simon, Daniel Tome and Steve Tucker voted in favor.