



Village Planning Committee Meeting Summary

Date of VPC Meeting	September 10, 2019
Request	Review of site plan for buildings in excess of four stories per Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan
Location	Northwest corner of 56th Street and Deer Valley Road
VPC Recommendation	Approval
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Presentation, discussion and action regarding a proposal for buildings in excess of four floors in Development Parcel 5.A of the Desert Ridge Specific Plan per requirements in the Desert Ridge Specific Plan and the Areas C and D General Plan.

Doug Dickson stated he is President of the Desert Ridge HOA and wanted to get that on record. He stated that he does not feel he has a conflict as he is not paid by the developer.

Reggie Younger states that he wanted to go on record and state that he is the Vice President of the Desert Ridge HOA. He stated that the new master developer has the best interest of the community at heart.

Kaelee Wilson, staff, stated that the request is to confirm Crown's proposal meets the requirement listed in the Desert Ridge Specific Plan.

Rick Carpinelli, Crown Development, went through Crown Development's history of development in the Valley. Mr. Carpinelli stated that Crown Development has always been interested in the land around High Street. He went on to describe Crown Development's acquisition of the land.

Mr. Carpinelli discussed the plans for restaurants, office and apartments within Superblock 5.S. He stated a lot of office developers will not want to wait the time to get every individual site plan approved through the public hearing process.

Rick Powell, asked if all 2,200 units will be rental or if there will be condos. Mr. Carpinelli stated that this land is leased through the State Land Department so that makes condos more challenging. Mr. Powell asked if Crown Development owns High Street. Mr. Carpinelli stated they don't.

Lou Lagrave asked if Fox Restaurant Concept's sale to Cheesecake Factory will jeopardize "The Yard" being located in this development. Mr. Carpinelli stated it won't.

Rick Nowell asked how the parking will be provided for all of the residential units. Mr. Carpinelli stated the apartment complexes will be designed using podium parking.

Derrik Rochwalik asked if there are plans to gate any of the roads. Mr. Carpinelli stated there aren't. Mr. Rochwalik asked if Crown Development owns the vacant land depicted in green on the graphic. Mr. Carpinelli stated it is a different owner but is part of this request.

Rick Nowell asked if they plan on using solar since it appears all of the roofs are flat. Mr. Carpinelli states he doesn't know at this point but does think it is feasible.

Lou Lagrave asked about the timeline and phasing of development. Mr. Carpinelli stated they will start with street and infrastructure construction. As far as development, it will occur from the perimeter of the superblock and move inwards.

Derrik Rochwalik expressed concerned regarding the potential of a building of 140 feet in height being built next to High Street. He went on to state his concern is that High Street will be dwarfed.

Ryan Shaefer asked the developer to add landscaping over and above what is required to soften all the concrete.

Jill Hankins expressed concerns about the lack of a multi-use trail and connectivity. She stated she would like to see more green belts and community gathering spaces. Mr. Carpinelli stated they wanted to bring a trail under the freeway but there is a significant sewer line.

Steve Bowser asked if reclaimed water flows to this site. Mr. Carpinelli stated it doesn't.

Lou Lagrave stated that this is the area of the Village where density has always been proposed. He commended Crown Development and said the proposed development is a good project.

Reggie Younger stated the concept of this development makes him extremely happy.

Rick Nowell stated the project looks great but advised that palm trees are not shade trees.

There was committee discussion about excluding the parcel that Crown Development doesn't own.

MOTION: Rick Nowell made a motion to affirm the plans without formal comment and that the plans are consistent with Desert Ridge Specific Plan and the Areas C and D General Plan.

The motion was seconded by Reggie Younger.

VOTE: The motion was approved, 9-0 to affirm the request, as recommended by staff. Committee members Steven Bowser, Louis Lagrave, Rick Nowell, Ryan Schaefer, Doug Dickson, Derrik Rochwalik, Jill Hankins, Rick Powell and Reginald Younger voted in favor.