



Village Planning Committee Meeting Summary

GPA-SM-2-21-8

Date of VPC Meeting	November 9, 2021
Request	To amend the General Plan Land Use Designation on approximately 49.50 acres from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre
Proposed Use	Single-family residential community
Location	Southeast corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Approval, per the staff recommendation in the staff report
VPC Vote	8-3 Motion passed; Members Aldama, Alvarez, Busching, Shepard, Smith, Viera, Marchuk and Daniels in favor; Members Brooks, Brownell, and Holmerud in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Seven members of the public registered to speak on this item. Three members registered in opposition, one neutral, one in support with conditions and two in support.

Enrique Bojórquez, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-2-21-8 and concurrent rezoning case Z-31-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He discussed policy documents including the General Plan and Rio Montaña Area Plan. The conceptual site plan for the proposed single-family subdivision was shown, indicating vehicular plus pedestrian access points, open space location, building height limitations, and lot widths proposed. The conceptual building renderings were discussed. He concluded the presentation by providing a staff recommendation of approval for both cases and describing the proposed stipulations for case Z-31-21-8, as presented in the staff report.

Adam Baugh, with Withey Morris PLC, introduced himself as the applicant and discussed the location and history of the site. He provided an overview of each application, discussed the demand for housing, and surrounding zoning districts.

He discussed the site plan, proposed project features such as fencing elements, building renderings, goals and policies from the General Plan and Rio Montaña Area Plan. An overview of issues related to health, safety, connectivity, appearance, walls, and energy savings was provided. A summary of public outreach was provided, including site plan revisions made to accommodate drainage and other elements. Roadway and flooding-related issues were discussed, in addition to a new rezoning stipulation proposed regarding pedestrian access to the Western Canal from South Mountain Avenue. He concluded the presentation by providing a summary of the project and requested approval of both cases.

Lee Coleman and Fatima Said left the meeting at 9:05pm, bringing the quorum to 11 members.

Chairwoman Daniels asked if the committee had any questions for the applicant or staff regarding these cases.

Gene Holmerud stated that this site is not a compound in the area.

Kay Shepard would like to see off-setting of lots and curvilinear streets for a better community. **Mr. Baugh** responded that his team could address the off-setting of the lots.

Lee Coleman asked for clarification on the development option used. He discussed the development standards. **Mr. Baugh** responded that the Planned Residential Development (PRD) option was used, and the project will follow all development standards.

Marcia Busching is not in favor of gated communities and asked the following questions:

- Does staff have concerns with the additional stipulation proposed by the applicant?
- Can the fencing plan be stipulated?
- Do irrigation facilities have to be undergrounded?

Mr. Bojórquez responded that a closer review of the new stipulation would be needed to determine if any conflicts arise. The Street Transportation Department provided the stipulation which requires the undergrounding and relocation of existing irrigation facilities outside of the right-of-way.

Greg Brownell stated that Mr. Baugh's staff have done a good job. However, Minor General Plan Amendment cases should be heard first before the rezoning case to actively plan land uses. This is a staff problem as this is a bad way to plan, but Mr. Baugh has done what the committee and staff should be doing. The General Plan case should not have a companion case since this promotes a

suggestion on the land use. He will not vote in favor due to this procedure and would reprimand staff if there was a formal way to do so.

Mr. Holmerud asked how water conservation was being considered. **Mr. Baugh** responded that one of the stipulations limited the use of high-water use plants such as turf.

Vice Chair Marchuk asked how the community concerns regarding the single-story limitations was being addressed. **Mr. Baugh** responded that he would agree that a minimum of 20-percent of the homes be kept at one-story.

Vice Chair Marchuk agrees with Ms. Shepard's comments.

Chairwoman Daniels asked if flood maps had been looked at in the area. **Mr. Baugh** responded that flood maps were shared by Patti Trites and these were reviewed. The canal bank and open space locations will help address flooding.

Chairwoman Daniels likes some gated communities. She asked if members of the public wanted to speak on this case.

Jewel Clark, resident of the area, introduced herself and asked that staff no longer share copies of presentation slides from the public with the developer ahead of the meeting. She showed a brief presentation and discussed the outcome of a previous rezoning case across the street, roadways, drainage, and the Rio Montaña Area Plan. The area should remain with existing R1-18 and S-1 zoning. She discussed traffic and flooding issues at the intersection of 19th Avenue and South Mountain Avenue. She discussed a map depicting existing zoning designations in the area and asked for these applications to be denied.

Mike Josic, resident of the area, introduced himself and stated that in 2018 the South Mountain VPC denied a similar rezoning request across 19th Avenue. He asked for a 90-day continuance on the case to continue to work with the developer. He lives in the area and would be affected. This project is not appropriate here and liked the South Central TOD presentation. Tiny lots will destroy the character of the area and do not reflect the existing character. There was not enough time to meet with the developer, as he only participated once in a virtual meeting about the project.

Erin Hegedus, resident of the area, introduced herself and stated that 3 years ago a similar conversation was had, and this project is not consistent with the Rio Montaña Area Plan. She discussed proposed enhancements and lives across the street from the project. She has not seen any planned improvements for the site. She asked how this project will improve the community and stated that there is a lack of trails now. Take a good look at this project as it will affect this community and does not support this project.

Troy Gamm, resident of the area, introduced himself and stated that this is a good developer. This proposed project looks nice, has one-story limitations and the main gate is along 19th Avenue. He supports this project.

Penny Gamm, resident of the area, introduced herself and stated that this project keeps the feel of the area. One-story homes are good and will help keep the views, while allowing future residents a short commute to Downtown Phoenix and providing good access for families. This builder is thoughtful on design and provides a good housing product.

Steven Higginbotham, resident of the area, introduced himself and stated that he moved to this area because he enjoys recreation, and discussed the comments made by the applicant regarding pedestrian and vehicular access. He discussed the notification letter and feels that in general increasing the density of the area is heading in the wrong direction. He discussed receiving the notification letter recently and discussed his concerns.

Mr. Baugh stated that he met with Magdalena Estates early in the process and the feedback received was incorporated from members of the public. He would like to move forward in the process.

Vice Chair Marchuk asked if he would consider continuing the cases. **Mr. Baugh** responded that he has been working on these cases for 11 months now and has incorporated much of the feedback received. He is unsure on what else could be accomplished by continuing the cases.

Chairwoman Daniels stated that she is a native of Phoenix and has seen this community grow. She expects it to continue growing into the future. She asked for questions or further discussion from the committee.

MOTION – GPA-SM-2-21-8:

Ms. Busching motioned to approve case GPA-SM-2-21-8 per the staff recommendation presented in the staff report. **Ms. Shepard** seconded the motion to approve.

VOTE – GPA-SM-2-21-8:

8-3, motion passed; Members Aldama, Alvarez, Busching, Shepard, Smith, Viera, Marchuk and Daniels in favor; Members Brooks, Brownell, and Holmerud in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.