



## Village Planning Committee Meeting Summary

**Z-59-21-2**

### RECONSIDERATION

<b>Date of VPC Meeting</b>	January 14, 2022
<b>Request From</b>	PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 or C-P M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District)
<b>Request To</b>	C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District)
<b>Proposed Use</b>	PCD designation removal and allow multifamily residential
<b>Location</b>	Southwest corner of the 29th Avenue and Bronco Butte Trail alignments
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	2-1

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Julianna Pierre** provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) to C-2 NBCOD to remove the PCD zoning designation and allow multifamily residential. She stated that the development is proposed to have 354 detached and attached one-story multifamily units with various open space and amenity areas dispersed throughout the site. She added that the site will incorporate the Paseo del Prado which will connect to the Skunk Creek Wash trail.

**Julianna Pierre** stated that the development proposes three residential building types with front elevations that include a variety of exterior colors and materials, including masonry veneer and stucco. She added that the elevations included architectural interest with decorative front doors, pop outs, variations in roof height, and various window sizes.

**Julianna Pierre** stated that the item was heard by Planning Commission on December 2, 2021, where the item was approved per the staff recommendation with an additional stipulation and remanded back to the North Gateway Village Planning Committee (VPC)

for reconsideration. She noted that the additional stipulation was for the applicant to submit a Proposition 207 Waiver of Claims prior to preliminary site plan approval.

**Alan Beaudoin**, representative with Norris Design, stated that he discussed the case with Planning Commission members and Council Office and the site plan had been updated based on comments provided. He stated that view fencing had been added along the Paseo del Prado for an open feeling. He stated that the rezoning request aligns with the existing General Plan Land Use Map designation and will remove the PCD and M-R designations. He stated that a traffic study, master water plan, and master wastewater plan were being completed to comprehensively plan infrastructure for the entire Village Core.

**Committee member Michelle Ricart** expressed concerns because there were no major changes to the application considering the VPC's primary issue was with density. **Alan Beaudoin** stated that the of all the rezoning cases brought before the Village, this proposal was the lowest in density. He also noted that the proposed density is permitted in the zoning district. **Committee member Michelle Ricart** stated that there is also an issue with lot coverage and stressed that the proposal is not pleasing. She also noted that one of the closest homeowner's associations did not receive notification, which may have been why there was no community input. She reiterated that she wanted to see more changes to the application.

**Committee member Michelle Ricart** asked how the applicant was working with the school district. **Alan Beaudoin** stated that there have been conversations with the school superintendent and there is a contribution agreement. **Committee member Julie Read** expressed her appreciation regarding the contribution agreement.

**Chair Jason Stokes** stated that since the development is all one-story units, the density is horizontal rather than vertically, as have been seen with other proposed developments in the Core. He asked how high they could build with a density waiver. **Julianna Pierre** stated that if the applicant were to rezone with a density waiver they could build to the R-5 standards at 4 stories or 48 feet. **Committee member Michelle Ricart** reiterated that the density and lot coverage are too high.

**Alan Beaudoin** stated that the development would have a strong and connected pedestrian network. He added that by having the site remain single story would maintain views west of the site.

**Committee member Michelle Ricart** asked about the site's amenities. **Alan Beaudoin** stated that amenities would include, but are not limited to, a community pool, dog run, car wash, various open spaces, walking paths, and recreational and event facilities.

**Bob Thompson**, a member of the public, asked if the development would be rental. **Alan Beaudoin** stated that, yes, the development would be for rent. **Bob Thompson** asked if there would be any funding contribution to Dove Valley Road. **Alan Beaudoin** stated that a portion of the impact fees would go to infrastructure. **Bob Thompson** asked if the development would be the same value as other developments in the area. **Chair Jason Stokes** noted that this was beyond the purview of the VPC.

**MOTION:** Committee member Michelle Ricart made a motion to approve Z-59-21-2.  
The motion was seconded by Committee member Julie Read.

**VOTE:** 2-1 with Committee members Stokes and Read in favor and Committee member Ricart in opposition.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**  
None.