



## Village Planning Committee Meeting Summary Z-84-22-7 – REVISED

<b>Date of VPC Meeting</b>	February 8, 2022
<b>Request From:</b>	C-2 HGT/WVR
<b>Request To:</b>	C-2 HGT/WVR DNS/WVR
<b>Proposed Use:</b>	Multifamily residential
<b>Location</b>	Approximately 315 feet south of the southeast corner of 83rd Avenue and McDowell Road
<b>VPC Recommendation</b>	Approval per the staff recommendation with an additional stipulation
<b>VPC Vote</b>	9-2

### **VPC DISCUSSION:**

*No members of the public registered to speak on this item.  
Committee member Christopher Demarest left during this item, bringing quorum to 11.*

### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of the rezoning case Z-84-22-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the General Plan Land Use Map designation. Mrs. Sanchez Luna displayed the site plan and elevations and noted the open space areas and existing landscaping along 83rd Avenue and McDowell Road. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings and providing the staff recommendation and proposed stipulations.

### **Applicant Presentation:**

**William Allison**, representing the applicant with Withey Morris, provided an overview of the proposed rezoning case. Mr. Allison summarized the size of the site, current zoning designation, proposed development, and noted the proximity to the Maryvale Village Core. Mr. Allison displayed the proposed site plan and noted the number of units, height, and the proposed open space. Mr. Allison concluded his presentation by displaying the elevations and noted other extend stay hotel conversions to multifamily.

## Questions from the committee:

**Christopher Demarest** asked if the property owner was Single Properties. **Mr. Allison** stated that the future property owner would be Capital Investments.

**Sandra Cole** asked if the proposed development would house families. **Mr. Allison** stated that due to the size of the majority of the units, they expected families and children. **Ms. Cole** asked if the development would accommodate for child safety due to the proximity of two arterial streets. Ms. Cole asked if rental rates would accommodate seniors and families. **Mr. Allison** stated that the rental rate would be attainable for both families and seniors. Mr. Allison added that the reconversion would allow for attainable rates.

**Viri Hernandez** asked if there was a specific percentage of the units proposed for affordable housing. Ms. Hernandez asked staff for clarification on how the proposed development would help the housing crisis. **Mrs. Sanchez Luna** stated that Housing Phoenix Plan promoted additional housing uses within the City. Mrs. Sanchez Luna stated that the reconversion would provide additional housing within the City. **Ms. Hernandez** asked how staff is assessing projects to ensure affordability. Ms. Hernandez stated she would like some information on affordable housing. **Mrs. Sanchez Luna** stated that the Housing Department could possibly provide the information, but staff could not stipulate affordable housing.

**Jennifer Fostino** voiced her support for the reconversion but stated that the proposal lacked amenities. Ms. Fostino stated that other multifamily developments always had numerous amenities and requested a stipulation to be added to increase the number of amenities. Ms. Fostino stated that she was opposed to the railings in the elevations.

**Chair Gene Derie** asked if the existing hotel units already had one- and two-bedroom units or if additional construction would be required. **Mr. Allison** stated that the hotel already had suits with one- and two-bedroom units and that the floor plan would not be changing. **Chair Derie** asked if the existing suits and studios had kitchen facilities. **Mr. Allison** confirmed kitchen facilities were already provided but that they would be renovated. Mr. Allison added that the proposed development would have a laundry facility rather than individual laundry appliances.

**Ms. Fostino** asked staff if they were able to add a stipulation that would require additional amenities such as ramadas, game area, etc. **Mrs. Sanchez Luna** confirmed that a stipulation could be added. **Mr. Allison** stated that he supported the additional amenity stipulation.

**Sandra Oviedo** asked if the building would be demolished. **Mr. Allison** stated that the structures would remain but would undergo some refurbishment. **Ms. Oviedo** stated that Maryvale residents needed employment opportunities and that the site could benefit from an office development rather than multifamily.

**Warren Norgaard** asked if other renovations would be made other than the basic refurbishment of the building. **Mr. Allison** stated that there would be upgrades to the landscaping and façade, but they also supported an additional stipulation to require more amenities. Mr. Allison added that there would also be some renovation to the interior of the building.

**Ms. Cole** echoed Jennifer Fostino's comments and asked if they the proposed development would have enough parking for residents and guest. **Mr. Allison** stated that not all parking would be covered. Mr. Allison noted that a stipulation would require uncovered parking to be shaded using vegetation. Mr. Allison added that the parking requirements would be addressed through the site planning process.

**Ms. Oviedo** asked the committee if a mixed-use development involving multifamily and offices would be more appropriate. **Ms. Cole** stated that she did not support a mixed-use development if families would be living in the development. **Ms. Oviedo** stated that an office development would be appropriate since it would allow for employment opportunities. **Ms. Hernandez** and **Chair Derie** stated that the applicant is not proposing an office development. Chair Derie stated that Sandra Oviedo could vote to oppose the proposed rezoning development.

**Ms. Cole** stated that additional information would be needed on the final product before a recommendation could be made. **Chair Derie** stated that the committee needed more information on the amenities that would be provided.

**Vice Chair Jeff O'Toole** stated that supported the multifamily development because it is an existing development rather than vacant land. **Vice Chair O'Toole** voiced his support for a stipulation regarding amenities.

**Rosa Berrelleza** asked for additional information on pedestrian pathways and if speedbumps would be provided on site. **Mr. Allison** stated that when pedestrian pathways cross vehicular drive isles they would be treated to visual contrast the road. Mr. Allison added that that was a stipulation in the staff report.

#### **Public Comment:**

None.

#### **Committee Discussion:**

**Mr. Norgaard** stated that he would like to add a stipulation regarding amenities. **Mrs. Sanchez Luna** asked if the committee would like to stipulate the number of amenities, or the type of amenities provided. **Mr. Norgaard** stated that he did not have specific amenities in mind but was open to ideas.

**Chair Derie** requested to see the proposed site plan. Chair Derie asked for confirmation of limited interior parking. **Mr. Allison** confirmed that there would be limited parking in the center of the development. Mr. Allison stated that committees in the past have stipulated an amenities package and specified the amenities to be provided. **Chair Derie** stated that ramadas, barbeque areas, and tot lots would be beneficial. **Ms. Fostino** stated that she would like to see a dog park. **Mr. Allison** stated that they were supportive of the proposed amenities. **Ms. Cole** asked who would maintain the amenities. **Mr. Allison** stated that the multifamily maintenance would cover the amenities. **Chair Derie** asked if dog waste bags and trash cans would be in the dog park. **Mr. Allison** confirmed that those would be provided.

**Motion:**

**Warren Norgaard** motioned to recommend approval of Z-84-22-7, per the staff recommendation with the following additional stipulation:

*The following amenities shall be provided and dispersed throughout the development, as approved by the Planning and Development Department:*

- *Ramadas*
- *BBQ*
- *Tot lot*
- *Dog park*

**Ken DuBose** second the motion.

**Ms. Oviedo** asked if the proposed development would have units for rent or for sale.

**Mr. Allison** confirmed that the proposal was for a rental development.

**Vote:**

**9-2**, Motion to recommend approval passed with Committee Members Barba, Berrelleza, Cole, DuBose, Fostino, Norgaard, Valenzuela, O'Toole, and Derie in favor and Committee Members Hernandez and Oviedo in opposition.

**Recommended Stipulations:**

1. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped October 27, 2022, building elevations shall contain multiple colors, exterior accent materials, and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete, or stucco, to provide a decorative aesthetic treatment, as approved by the Planning and Development Department.
2. The landscape setback along McDowell Road and 83rd Avenue shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees, as approved by the Planning and Development Department. Where possible, the developer shall use existing trees and landscaping to meet the landscaping requirements.
3. Where landscape areas will be replenished, a minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 10 percent shade at maturity, as approved by Planning and Development Department.
5. Where pedestrian walkways cross drive aisles, the pathway shall be constructed with decorative pavers, stamped or colored concrete, or another treatment material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

**6. THE FOLLOWING AMENITIES SHALL BE PROVIDED AND DISPERSED THROUGHOUT THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**

**A. RAMADAS**

**B. BBQ**

**C. TOT LOT**

**D. DOG PARK**

~~6.~~ Bicycle infrastructure shall be provided as described below and as approved by  
7. the Planning and Development Department.

- a. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks, or in a secure room and located throughout the site including near the centralized open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- b. One bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

~~7.~~ Upon complete redevelopment or development that increases the cumulative  
8. floor area by more than 15% from the depicted on the site plan date stamped October 27, 2022, a minimum 6-foot-wide sidewalk shall be provided along the south side of McDowell Road and be detached with a minimum 10-foot-wide landscaped strip located between the back of the sidewalk and back of curb, as approved by the Planning and Development Department. The landscape strip will be planted with minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings with five 5-gallon shrubs per tree. Where utility conflict exists, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

~~8.~~ The developer shall construct all streets within and adjacent to the development  
9. with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

~~9.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall  
10. conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

- ~~40.~~ If Phase I data testing is required, and if, upon review of the results from the
11. Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- ~~41.~~ In the event archaeological materials are encountered during construction, the
12. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- ~~42.~~ Prior to preliminary site plan approval, the landowner shall execute a Proposition
13. 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Staff comments regarding VPC Recommendation:**

None.