



**Village Planning Committee Meeting Summary**  
**Z-3-B-15-1**

<b>Date of VPC Meeting</b>	July 14, 2022
<b>Request From</b>	PUD
<b>Request To</b>	PUD
<b>Proposed Use</b>	Major Amendment to Norterra PUD to allow additional dwelling units and a parking reduction
<b>Location</b>	Northwest corner of 19th Avenue and Happy Valley Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	11-0

**VPC DISCUSSION:**

**STAFF PRESENTATION:**

**Racelle Escolar**, staff, provided an overview of the Major Amendment request, describing the location of the PUD, the existing and surrounding land use designations and zoning districts, and the proposed amendments including an increase in total dwelling units and hotel rooms and a reduction in parking. Ms. Escolar reviewed the established zones of the PUD, shared a summary of public opposition received, and shared that staff recommends approval subject to stipulations as presented, including stipulations for an updated Development Narrative and disclosure notices for the nearby airport.

**Keith Greenberg** requested clarification on the reasoning for the parking reduction in commercial areas. **Ms. Escolar** elaborated that shared parking, proposed hours of operation, and opportunities for walking are the nexus for the parking reduction. **Mr. Greenberg** expressed disagreement with the opportunity to walk.

**Ozzie Virgil** inquired about the original restriction on the amount of hotel rooms and why the applicant was seeking to change it. Ms. Escolar responded that she believes it is due to projected demand, though the applicant was available to provide further insight.

**APPLICANT PRESENTATION:**

**Bill Allison**, with Withey Morris, introduced himself on behalf of the applicant, USAA Real Estate Company. Mr. Allison gave an overview of the entire PUD and its history, the particular zones that are being affected by the Major Amendment, and a matrix of the proposed changes. Mr. Allison displayed conceptual renderings and shared the results of a parking analysis that provide justification for a reduction in parking. Mr. Allison concluded his presentation by sharing the results of a neighborhood meeting in which an agreement to provide a secure fence for HOA amenities in the Union Park neighborhood.

#### QUESTIONS FROM THE COMMITTEE:

**Ricardo Romero** asked if the applicant foresees the need for further amendments to the PUD. **Mr. Allison** expressed certainty that additional amendments would be unlikely.

**Ozzie Virgil** inquired about the pricing of the residential units and express doubts about the parking reductions. **Mr. Allison** reiterated that market changes have driven the requested amendment and that the PUD standards have been tailored to these changes, as well as that reductions for shared parking are not unheard of in the City of Phoenix. Mr. Allison lastly stated that rents would likely be north of \$2000.

#### PUBLIC COMMENTS:

**Russell Osborne** introduced himself as a neighbor in the Valley Vista HOA in opposition of the proposed changes as he believes they are inappropriate. Mr. Osborne directed a question at the applicant regarding government funding for the project.

**Todd Ciccarelli** introduced himself as the acting Chairman of the Union Park Liaison Committee, which represents the community to the south of the proposal. Mr. Ciccarelli shared his positive experience with the applicant, including the outreach process and the agreement made between his committee and the applicant in which HOA amenities were to be secured via fence. Mr. Ciccarelli lastly expressed his support of the amendment as it relates to the Union Park neighborhood.

#### APPLICANT RESPONSE:

**Mr. Allison** stated that the project would not, in fact, be funded by the government in any part; the proposed housing would be market rate. Mr. Allison concluded by stating that the mixed-use project as proposed lowers the parking demand, supported by a parking study.

#### MOTION:

**Susan Herber** motioned to recommend approval of Z-3-B-15-1 per staff recommendation as stipulated. **Ozzie Virgil** seconded.

#### DISCUSSION:

**Chair Grossman** expressed his appreciation of USAA as a community member, stating that he believes that their investment has spurred other investments such as TMSC and that he is in full support of the changes to the PUD as proposed.

VOTE:

**11-0**; motion to recommend approval passes with members Davenport, DiLeo, Field, Gardner, Greenberg, Herber, Lewis, Romero, Sutphen, Virgil, and Grossman in support.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

No comments.