



Village Planning Committee Meeting Summary Z-17-23-5

Date of VPC Meeting	May 8, 2024
Request From	PSC
Request To	PUD
Proposal	Planned Unit Development to allow residential and limited commercial uses per WU Code T4:3
Location	Northwest corner of 81st Avenue and McDowell Road
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No quorum

Village Planning Committee Meeting Summary
Z-17-23-5
INFORMATION ONLY

Date of VPC Meeting	March 13, 2024
Request From	PSC
Request To	PUD
Proposal	Planned Unit Development to allow residential and limited commercial uses per WU Code T4:3
Location	Northwest corner of 81st Avenue and McDowell Road

VPC DISCUSSION:

Applicant Presentation

Bill Allison, representing the applicant with Withey Morris Baugh, PLC, provided an information only presentation related to the Zen @ McDowell PUD. Mr. Allison said the proposal is on a 4-acre site at the northwest corner of McDowell Road and what will be 81st Avenue. Mr. Allison indicated it is currently zoned PSC, but has never been developed. Mr. Allison said it is in the Maryvale Village Core and rather than developing it as commercial they are proposing residential with a townhome type of development. Mr. Allison said most recently the site was used for cultivation.

Mr. Allison stated the proposal is within one-half mile of light rail in the Core Plan and is identified as an area of change looking for investment. Mr. Allison noted it has been zoned for commercial for years, but it has never been developed as such. Mr. Allison said the proposal is for 62 townhomes at 30 feet tall and two stories. Mr. Allison noted they are proposing a Walkable Urban Code TOD type development and said they would provide additional parking for guests with all access points being off 81st Avenue. Mr. Allison added there is a drop off area for rideshare users and deliveries.

Questions from the Committee and Applicant Response

Chris Demarest asked if the applicant thought the amphitheater parking to the north will use 81st Avenue as an exit. Mr. Allison indicated he was not certain if they wanted to use 81st Avenue as an exit for the parking there.

Saundra Cole asked about access to the site.

Hannah Bleam, with Withey Morris Baugh, PLC, said the main access will be in the middle of the site and access to the south would be for emergency vehicles only and to the north for egress/fire access.

Mr. Allison said there would be paseos which allow pedestrian connections throughout the site. Mr. Allison noted there would be more open space than what is usually required, and an art feature and an amenity area would be provided. Mr. Allison noted the sidewalk is detached along McDowell Road and there would be a sidewalk along 81st Avenue.

Chair Derie asked if the sidewalk could be 10 feet in width along 81st Avenue. Chair Derie felt this may work better for small children with bicycles and be better for accessibility reasons.

Ms. Bleam said sidewalks are proposed at five feet wide along 81st Avenue.

Mr. Allison said there will be patios with pedestrian friendly access through gates which lead immediately onto sidewalks along 81st Avenue and McDowell Road.

Ms. Bleam said the patio size standards would be per the Walkable Urban Code. Ms. Bleam added the requirement is a minimum area of 64 square feet and depth dimension of eight feet for the patios.

Mr. Allison stated that in addition to the information only presentation there were three neighborhood meetings, and no member of the public has attended.

Mike Weber asked about the proposed bicycle repair station. **Mr. Allison** said the repair station will be near the pool and there will be a stand where the bike will be picked up off the ground and there would be tools associated within fixing them. **Mr. Weber** liked this requirement.

Chair Derie asked about options for dog owners. **Mr. Allison** explained the locations of the open space. **Ms. Cole** and **Chair Derie** asked if there would be a dog washing station.

Ms. Bleam said in the PUD the dog washing station is an option as an amenity. **Mr. Allison** said he will let the client know of the VPC's interest in that.

Mr. Allison said the housing would be market rate for the area. Mr. Allison said that the City Council passed requirements for new charging stations and Mr. Allison believed there would be at least one or two charging stations.

Ms. Acevedo asked if these will be rentals forever. **Mr. Allison** stated he understood the project will be rentals forever.