



VILLAGE PLANNING COMMITTEE



Village Planning Committee Meeting Summary

Z-19-22-7

INFORMATION ONLY

Date of VPC Meeting	June 13, 2022
Request From	R1-8
Request To	R-2
Proposed Use	Multifamily Residential
Location	Northeast corner of 39th Avenue and Vineyard Road

VPC DISCUSSION:

APPLICANT PRESENTATION

Michael Maerowitz, representative with Gammage & Burnham, provided information regarding the location of the site, surrounding zoning, and general plan land use map designation. He stated that the proposal is to rezone the site from R1-8 to R-2 to allow a multifamily community. He added that the development is proposed to have 110 units of one- and two-story buildings. The development will include a clubhouse, fitness center, various outdoor and various outdoor amenities. He noted there will also be substantial landscape enhancements along Vineyard Road, 39th Avenue, and throughout the site. He displayed renderings of the development and stated that the design was to have a low profile look that blends with the surrounding neighborhoods.

QUESTIONS FROM COMMITTEE

Chair Tonya Glass asked if the community will be gated. **Michael Maerowitz** confirmed that the development would be gated, including the amenity area.

Committee member Jennifer Rouse stated that she would like to see a gate or fence exhibit to ensure there is not easy access to the community.

Chair Tonya Glass asked if the applicant held any community meetings or received input from neighbors. **Michael Maerowitz** stated that a neighborhood meeting was held, and the meeting summary was provided to the City. He stated that there was positive feedback on the design. He added that the project was also presented to the Laveen Citizens for Responsible Development (LCRD) where concerns regarding speeding were voiced. He stated that the developer is working with the Street Transportation Department to install speedbumps along Vineyard Road. **Committee member Jennifer Rouse** confirmed there are issues with street racing in the area. **Committee member Carlos Ortega** noted that there isn't speeding along Vineyard Road because there is one lane.

Committee member Jennifer Rouse asked for clarification regarding lighting for the community. **Michael Maerowitz** stated that the lighting would be low level pedestrian lighting that complies with the Phoenix Zoning Ordinance.

Committee member Stephanie Hurd appreciated the improvements to the streetscape and overall design of the development. She noted that she wants to see the development built as presented, rather than being modified to something else in the future.

Committee member Carlos Ortega stated that the development should reduce height to one story for all buildings and decrease the number of units. **Michael Maerowitz** noted that the two-story buildings will only be along the street frontages, not adjacent to existing single-family. He added that this allows for variation in the rooflines and architectural style.

Committee member Carlos Ortega asked if both sides of 39th Avenue will be developed. **Michael Maerowitz** stated that the east side of 39th Avenue will be developed. **Committee member Carlos Ortega** stated that the west side of 39th Avenue will not be developed because the parcel on the west side of the street is privately owned and will not be improved.

Vice Chair Linda Abegg asked if the applicant can provide a landscape plan showing the specific shade calculations and caliper of trees. She added that the Committee would like to limit the number of 1 inch caliper trees. **Michael Maerowitz** stated that a landscape plan with the calculations and tree caliper could be provided.

Committee member Carlos Ortega asked if the school district was contacted. **Michael Maerowitz** stated that the Laveen Elementary School District was contacted, and they are currently discussing a voluntary donation of \$300 per unit. **Committee member Carlos Ortega** added that it may be beneficial to find a way for school buses to pull into the development, so not to hinder traffic.

Chair Tonya Glass recommended that the developer find a way to incorporate electric vehicle charging into the development to prevent the need for retrofitting.

PUBLIC COMMENTS

Dan Penton stated that the developer should continue working to incorporate speed humps. He noted that he is mixed on gated communities, but the design is consistent with what the Laveen Village asked for. He added that lighting should be kept below perimeter walls to prevent light flooding into adjacent communities. He stated that there is speeding along Vineyard Road despite the one lane and additional lanes will encourage more traffic issues. He added that road improvements should incorporate chicanes, speed bumps, or other traffic calming elements.

Phil Hertel expressed concerns with traffic, specifically along 39th Avenue. He added that the density needs to be reduced because traffic from 110 units will lead to additional fatalities.

APPLICANT RESPONSE

Michael Maerowitz stated that the density is technically higher, but the number of total bedrooms is similar to that of 60 single-family residential homes. He added the

developer will continue to work with the Street Transportation Department to mitigate traffic issues.

COMMITTEE DISCUSSION

Chair Tonya Glass stated that the applicant should be prepared to address traffic issues in more detail when they return to the Committee for recommendation.