



## Village Planning Committee Meeting Summary

### GPA-MV-1-21-5 INFORMATION ONLY

<b>Date of VPC Meeting</b>	July 14, 2021
<b>Request From</b>	Amend the General Plan Land Use Map Designation from Mixed Use (Commercial/Industrial) to Residential 3.5 to 5, Residential 5 to 10, and Residential 10 to 15 dwelling units per acre
<b>Proposed Use</b>	To allow residential densities less than 20 dwelling units per acre
<b>Location</b>	An area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue

#### **VPC DISCUSSION:**

*Item Nos. 7 (GPA-MV-1-21-5) and 8 (Z-19-G-00-5) are companion cases and were heard together.*

**Stephen Anderson**, representing the applicant with Gammage & Burnham, reviewed the project boundaries and proposed changes to the General Plan Land Use Map, Housing Phoenix Plan goals, proposed projects within the PUD boundaries showing aerial images and site plans, projected rent and sale prices, mortgage and rent assistance programs by the proposed builders, and discussed a potential timeline for recommendation and their completed community outreach to date.

**Ken DuBose** shared surprise at the request by the property owner (John F. Long), stating that the prices were not affordable, a one-bedroom for rent for \$1400 is not affordable for residents in the area and while the market is generating a lot of housing, none of it is very affordable. Mr. DuBose concluded that he was surprised John F. Long did not have any affordable housing incorporated with this request.

**Mike Weber** shared that it was a shame that the medical campus is not going into the PUD boundaries, the proposal should still have space for retail, there is still an issue with water out in the area and if the applicant could help involve the City Council to get the light rail to extend near the subject site. **Mr. Anderson** responded that the City is doing water extensions throughout the developed part of the city, replacing farming with housing substantially reduces water consumption and he does not know what Valley Metro plans to do after the light rail gets extended on the I-10 freeway, but there might be a ballot measure (Prop. 500) which would add a 25-cent sales tax for transit.

**Sandra Oviedo** shared that there are many high-density living spaces in the area but office space is important so that people in the Village can commute closer to where they live, and that is important for people to live, work, shop and play at the subject site.

**Jeff O'Toole** stated that Algodón is the last large employment corridor in west Phoenix, it was shocking that the most creative option for this site is to put more houses on it, a few years ago the PUD boundary was amended to add houses and that was supposed to be the last request for housing, and that it is also a failure of the Community and Economic Development Department, and that he would like to see a proposal that is more mixed-use. **Mr. Anderson** replied that the site has been out there for 20 years, they have asked the City to work with the property owner to add more commercial uses, this site is not important to CED and showed the committee over economic development sites within the city and reviewed previous proposals for economic development on the site and why those deals did not come to fruition.

**Sandra Oviedo** stated that while she did not know there were plans to place a water park on the site at one point in time, it would be beneficial to have jobs and some sort of attraction on the site and that Maryvale residents have to go outside of the area to work, they should be able to work in Maryvale too.

**Chair Gene Derie** shared that having been on the committee for 13 years, he has heard discussions of the various commercial proposals for the site such as Ikea or the stadium, and that while he is not happy with the Community and Economic Development Department he is not a fan of this proposal for housing and that there has been many new housing developments approved in the area which would also contribute to the Housing Phoenix Plan goal, and he was sorry to see the original dream of John F. Long to have an economic corridor on the site change. **Mr. Anderson** replied that it was pure accident that the Tohono O'odham acquired the land north of the stadium for the casino, and that the City of Goodyear used a GPLET proposal for the medical office park and cancer treatment center.

**Ken DuBose** shared that while the City needs more economic development tools, there are many housing developments being approved, Maryvale is being over-run with all the new housing developments and isn't in the discussion for the light rail extension.