



## Village Planning Committee Meeting Summary

### Z-9-21-5

<b>Date of VPC Meeting</b>	April 14, 2021
<b>Request From</b>	PSC
<b>Request To</b>	C-2 and R-3A
<b>Proposed Use</b>	Commercial and multifamily residential
<b>Location</b>	Approximately 800 feet west of the southwest corner of 83rd Avenue and Indian School Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	8-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Sarah Stockham**, staff, reviewed the surrounding land use and zoning around the subject site, showed aerial images and renderings and reviewed the proposal. Ms. Stockham concluded her presentation by noting staff's findings, recommendation, and stipulations.

**Alvin Battle** asked about public participation for this request. **Ms. Stockham** reviewed the citizen participation requirements in the rezoning process packet and asked that the applicant address their outreach in their presentation.

**Sandra Cole** asked about price points for the units. **Ms. Stockham** deferred that question to the applicant, as staff is not involved with pricing for rezoning requests.

**Ashley Z. Marsh**, representing the applicant, reviewed the history of the site, the proposal, the proposed stipulations and displayed renderings and the site plan. Ms. Marsh stated that pricing is not locked in but the multifamily residences will be attainable for the workforce, and that they sent around 150 letters, held a neighborhood meeting where one resident to the west attended and was in support, they received one phone call from a neighborhood member and posted the neighborhood meeting video to their website.

**Chris Demarest** stated that the committee recommends approval on cases that ultimately don't get constructed and asked how likely it is that the owner will start construction on this project. **Ms. Marsh** replied that the owner has closed on the property and is eager to start construction.

**Vice Chair Viri Hernandez** asked how the price of the units would be enforced, as stated by the applicant the price would be attainable for those in the workforce and how will the site generate employment opportunities for those in the Village and if the user will hire locally. **Ms. Marsh** replied that the units are not subsidized affordable housing, but the units are 2-3 bedrooms so they will be marketed to those who aren't ready to purchase a single-family home but are looking for a rental option, and that the commercial pad, by nature of its proposed commercial zoning, will provide employment opportunities.

**Saundra Cole** asked if the units are attached, if there will be an HOA and if these are apartments for rent and not homes. **Ms. Marsh** replied that they are attached townhomes for rent and the owner will maintain the site using a property management company.

**Jeff O'Toole** asked staff to clarify the role of the committee, as he believed the committee could not stipulate a certain level of affordability for proposals. **Ms. Stockham** replied that the committee makes recommendations to the City Council, who has the authority to approve or deny rezoning requests and that the committee cannot stipulate that the owner provide the housing at a certain affordability level. **Vice Chair Hernandez** replied that while the committee does make recommendations and doesn't approve or deny requests, they can provide direction to City Council.

**Motion:**

**Jeff O'Toole** motioned to recommend approval of Z-9-21 per the staff recommendation. **Chris Demarest** seconded the motion.

**Discussion:**

None.

**Vote:**

8-0, Motion to approve passes with committee members Battle, Cole, Demarest, DuBose, O'Toole, Oviedo, Sirochman and Derie in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.