



Village Planning Committee Meeting Summary

Z-38-19-4

Date of VPC Meeting	August 5, 2019
Request From	R-4 TOD-1 (2.10 acres) and R-5 TOD-1 (1.83 acres)
Request To	WU Code T5:7 MT (3.93 acres)
Proposed Use	Multifamily residential
Location	Approximately 280 feet east of the northeast corner of Central Avenue and Columbus Avenue
VPC Recommendation	Approval per staff stipulations and an additional stipulation
VPC Vote	10-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

1 card was submitted in favor, not wishing to speak.

1 card was submitted wishing to speak but did not identify support or opposition.

Ms. Brkovic provided an overview of the rezoning request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff's findings, stipulations and recommendation.

Mr. Jeff Stapleton, Community and Economic Development Department (CED), indicated that CED was spearheading the rezoning case in collaboration with the Housing Department. He indicated that Housing owned the subject property and that CED would be putting together the Request for Proposal (RFP) after the rezoning process is completed. He provided a brief overview of the surrounding uses and noted that the project will incorporate affordable housing. He expressed that anticipated time of construction would be 2021 or 2022.

Ms. Rebecca Winger asked what the minimum percentage would be required for affordable housing. **Mr. Stapleton** noted that they did not have that percentage at this time. **Ms. Winger** expressed frustration with other city owned properties that end up incorporating a low percentage of affordable units. She noted that she would like to see a minimum 40% of affordable units and that it be added as a stipulation of the rezoning case. **Ms. Brkovic** indicated that State law restricts requiring a specific percentage as part of an entitlement proposal.

Mr. Rick Mahrle asked for clarification regarding the open space stipulation on the western side of the property. **Ms. Brkovic** indicated that the intent of the stipulation was to ensure that the area encourage pedestrian traffic.

Mr. Drew Bryck noted concern with moving a rezoning case forward without a site plan or elevations.

Mr. Brent Kleinman asked that CED update the committee as they move forward with the project. He expressed a desire to add a stipulation that would require that the project be presented before the committee once a prospective user is chosen.

Ms. Layla Ressler asked how the affordability component of the RFP would be weighted. Mr. Stapleton noted that it could be anywhere from 25 to 40%.

Mr. Paul Benjamin expressed concern with the overall process, he indicated that he was not comfortable with voting on a case without a site plan.

Mr. Adams noted that the process seemed convoluted but expressed that there was some assurance that affordable housing would be part of the project since housing owned the land.

Mr. Bryck expressed that he wanted to make sure that the maximum number of affordable units were incorporated into the project.

Ms. Nicole Rodriguez asked if Planning Commission would receive information regarding the committee's concerns in regard to the uncertainty of the number of affordable units. **Ms. Brkovic** noted that the Planning Commission would receive a copy of the meeting minutes.

Mr. John Priddy, resident in the area, asked about the difference between affordable housing and workforce housing. **Mr. Stapleton** noted that affordable housing was for households whose income is less than 60% of the average median income and workforce housing forced on housing is workers.

Motion:

Rick Mahrle made a motion to approve Z-38-19-4 as recommended by staff with an additional stipulation requiring that the site plan and elevations shall be reviewed by the committee once a Request for Proposal (RFP) proposer is selected.

Steve Procaccini seconded the motion.

Discussion:

Nicole Rodriguez noted that she would not be supportive of the request because she did not feel as though there was enough information regarding the specifics of the project or the number of affordable units that would be provided.

Rick Mahrle noted that the project needed to aim at proposing the maximum amount of affordable housing units as possible.

Vote:

The motion passed, Vote: 10-1

Roll Call:

Yes – Jake Adams, Ann Cothron, Paul Benjamin, Drew Bryck, Matthew Jewett, Brent Kleinman, Rick Mahrle, Steve Procaccini, Layla Ressler and Rebecca Wininger.

No – Nicole Rodriguez.

REVISED STIPULATIONS:

1. A minimum 10-foot wide open space area shall be provided along the western property line, as approved by the Planning and Development Department.
2. The development shall provide a shaded pedestrian accessway through the center of the site from east to west connecting to the open space area along the western property line, as approved by Planning and Development Department.
3. The development shall provide a minimum of one shaded pedestrian accessway across the site from north to south, as approved by the Planning and Development Department. This shall be separate and distinct from any pedestrian accessway located in the open space area in Stipulation No. 1.
4. Bicycle parking shall be provided as follows:
 - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. The developer shall record a Notice to Prospective Purchasers of proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
7. THE SITE PLAN AND ELEVATIONS SHALL BE REVIEWED BY THE ENCANTO VILLAGE PLANNING COMMITTEE ONCE A REQUEST FOR PROPOSAL (RFP) PROPOSER IS SELECTED.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff suggests modifying the language to the added stipulation to provide clarity and capture the intent of the stipulation.

Revised Stipulation No. 7:

The site plan and elevations shall be reviewed by the Encanto Village Planning Committee for review and comment prior to preliminary site plan approval once a successful proposer is selected as part of the Request for Proposal.