



Village Planning Committee Meeting Summary GPA-PV-2-21-2

Date of VPC Meeting	August 31, 2021
Request	To amend the General Plan Land Use Map Designation on approximately 12.92 acres from Residential 3.5 to 5 dwelling units per acre (6.11 acres) and Commercial (6.81 acres) to Mixed Use (Commercial/ Residential 15+ dwelling units per acre)
Location	Located at the northwest corner of 34th Way and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0 with committee members Bowman, Gerst, Goodhue, Maggiore, Mazza, Petersen, Popovic, Severs, Sparks, Ward, Wise, Gubser and Leshner in favor.

VPC DISCUSSION:

Cases GPA-PV-2-21-2 and Z-38-21-2 were heard concurrently.

1 speaker card was submitted in opposition, wishing to speak.

3 speaker cards were submitted in favor, wishing to speak.

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed overtime. He went over the GPA and Rezoning requests concurrently as they are companion cases and reminded the Committee that the GPA case will require a motion prior to the rezoning request. Mr. Simmons shared how the GPA request is consistent with several core values of the General Plan. He explained that the rezoning request supports several policy plans to include the North 32nd Street Policy Plan, Comprehensive Bicycle Master plan, Tree and Shade Master Plan, Complete Streets Guiding Principles as well as helps to meet the goals of The Housing Phoenix Plan. Mr. Simmons also shared the reasoning behind several of the proposed stipulations for the case.

Mr. Alex Popovic shared with the committee that his firm utilizes the same attorney as the applicant but checked with staff and does not have a conflict of interest. He asked staff to add this to the minutes for the record.

Mr. Ben Tate, Withey Morris, PLC, representing the applicant, went over the request in great detail. He stated that the existing Harkins theater is closing and as a result, the property is selling. He shared that the product consists of three-

story walk up building with two story carriage houses on the northern edge closest to existing single-family residential uses. He shared that the lower buildings and open space are placed along the north perimeter adjacent to nearest homes.

The pool/amenity area is screened by residence buildings away from the existing neighborhood. Further, large, mature trees will be maintained and supplemented along the property line to screen buildings and provide additional buffering. Mr. Tate shared other developments the Wolf Company has completed and provided background on the company's business model. Mr. Tate shared the results of the traffic analysis, which revealed traffic volumes will be lower with a residential product type on the site as commercial uses generate higher volumes of traffic. He addressed several other community concerns including property values, security, and neighborhood safety. Further, he shared outreach efforts to date, which went above and beyond what is required in the rezoning process packet.

VPC Discussion:

Mr. Paul Severs asked if short term rentals would be allowed or if this proposal was only for long term leases.

Mr. Ben Tate shared that the minimum lease term will be 1 year.

Vicechair Joe Lesher asked about traffic trips per day and if there is access from the site directly into Fry's grocery store to the west.

Mr. Tate shared that there is direct access to Fry's from the site, which will reduce trips out of the ingress/egress points on 34th Way and Bell Road.

Public Comment:

Ms. Janet Harding shared concerns about traffic. She asked if the applicant could consider adding speed humps to the street adjacent to 34th way as well as overflow traffic may utilize other neighborhood streets to avoid speed humps on 34th Way.

Mr. Ben Tate stated that he will study extra speed humps. He also went over the signature requirements the City of Phoenix has in place that citizens can utilize to petition for speed humps.

Ms. Harding asked the applicant what the parking ratio is.

Mr. Tate explained what is proposed and stated that this proposal has more parking than what is required.

Mr. Nicholas Voss shared that he patrolled the Harkins site as part of the block watch. He shared that there is a transient issue on this site and by redeveloping this issue could be remediated. He is very supportive of the project.

Mr. Blake Marshall stated that this may not be the right development for the area. He shared concerns about a mix of housing options for all income levels. More of the same high cost housing won't help make it affordable. The attorney

with Withey Morris, Benjamin Tate, didn't claim that would be the outcome. Just that there would be more.

Mr. Tate stated that the proposal does meet the goals of the Housing Phoenix Plan.

VPC Response to Public Comment:

Mr. Abram Bowman stated that he has concerns with the proximity and access to the freeway.

Mr. Tate shared that traffic patterns are not being altered. The same curb cuts will be utilized as ingress/egress points.

Chairman Robert Gubser Stated that Harkins has moved on. Something will be redeveloped on this site and this proposal provides diversified housing for the area.

MOTION:

Mr. Alex Popovic made a motion to recommend approval of General Plan Amendment Case No. GPA-PV-2-21-2, per the staff recommendation.

Mr. Robert Goodhue seconded the motion.

VOTE:

13-0 with committee members Bowman, Gerst, Goodhue, Maggiore, Mazza, Petersen, Popovic, Severs, Sparks, Ward, Wise, Gubser and Leshar in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.