



Village Planning Committee Meeting Summary Z-49-20-3

Date of VPC Meeting	May 3, 2021
Request From	R1-6 (Single-Family Residence District)
Request To	R-3 (Multifamily Residence District)
Proposed Use	Community Residence Center
Location	Approximately 970 feet north of the northeast corner of 34th Street and Sweetwater Avenue
VPC Recommendation	Approval, per the staff recommendation.
VPC Vote	11-6 with committee members Cantor, Hall, Maggiore, Mortensen, Popovic, Severs, Stewart, Ward, Wise, Gubser and Leshar in favor. Committee members Balderrama, Cashman, Gerst, Goodhue, Mazza and Ulibarri not in favor.

VPC DISCUSSION:

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed over time, the General Plan Land Use Map designation and character of the surrounding area. Mr. Simmons went over conceptual site plans and elevations as well as proposed standards. Further, Mr. Simmons covered a series of stipulations tied to the case.

Chairman Robert Gubser asked staff if the stipulations included a general conformance stip to the site plans or elevations.

Mr. Enrique Bojórquez Gaxiola, staff, shared that there are no general conformance stipulations due to the required zoning adjustments the applicant will need to apply for after this case is approved.

Ms. Larisa Balderrama stated that he has concerns with this use being located in such close proximity to single-family homes.

Mr. Paul Severs asked how many residences will be allowed to be housed in this facility.

Mr. Bojórquez Gaxiola stated that the applicant could speak to this during his presentation.

Applicant Presentation:

Mr. Thomas Fedzin, applicant, provide a thorough background on his business model. He shared that this house will provide housing for elder care and assisted living. He emphasized that this is not a sober living home. He stated that up to 40 residence could reside in the home at one time and the square footage of the structure is about 14k square feet in size.

Mr. Robert Goodhue asked if this were a mix of independent and assisted living.

Mr. Fedzin shared that it could be a mix.

Mr. Goodhue asked why the two groups would be separated.

Mr. Fedzin shared that those uses fall under the same license. The separation was for staffing purposes as each staff set has area of expertise.

Ms. Toby Gerst asked Mr. Fedzin to please define “wellness center”, as referenced in the applicant’s presentation. She also asked if there were a limited number of beds for Medicare patients.

Mr. Fedzin defined “wellness center” and expanded on the number of beds that would be allowed under Medicare.

Vicechair Joe Leshner shared that he had looked up Solace Hospice and they have outstanding reviews. He also stated that the existing facilities on the website look very nice.

Mr. Alex Popovic asked if his company has entered into a Public Private Partnership with the City of Phoenix for this proposal.

Mr. Fedzin stated that no Public Private Partnership has been discussed with the City of Phoenix for this site.

Mr. Popovic asked the applicant if he had developed in other areas or if this was his first venture in this industry.

Mr. Fedzin shared that yes, he has built from the ground up in Surprise, Goodyear and Peoria.

Mr. Popovic asked if he has sold them or if he retains them and manages them. He also asked if there were 3rd party operators.

Mr. Fedzin explained that they retain them. He stated that they build a good staff and intern provide a high quality product.

Mr. Popovic asked what community outreach was done prior to coming to this committee tonight.

Mr. Fedzin shared that they had a neighborhood meeting and send out neighborhood notification letters.

Ms. Jennifer Hall asked if there were any persons present voicing opposition at the neighborhood meeting.

Mr. David Simmons, staff, shared that one letter in opposition was received prior to the staff report being posted. He also shared a citizen participation report was submitted as part of the rezoning packet requirements. He shared that the applicant met all neighborhood meeting and notification requirements.

Ms. Balderrama stated that if this request were to pass, all community residence center product types would be allowed on this site. She asked how many employees will work there.

Mr. Fedzin shared that the staff size will be around 6-8 full time employees working regular business hours.

Mr. Goodhue stated that he has concerns with the amount of freedom this proposed use could encompass. I stated that if it were limited to assisted living, he could be supportive.

Ms. Hall shared that she too has concerns with the flexibility of the use.

Mr. Wise shared that he does not believe this use will have a negative impact on the area.

Ms. Jennifer Maggiore asked what the results of the citizen participation report was.

Mr. Bojórquez Gaxiola shared the results of the report.

Mr. Eric Cashman understands that there is a great need for these facilities in our area. However, he stated that he knows no one wants sober living facilities in their neighborhoods.

Ms. Louisa Ward shared that he has conducted a site visit prior to the meeting. She has concerns about the narrow roadway leading to the site.

Mr. Cashman asked if vehicles weighing in excess of 3 tons were allowed to drive down the narrow, unimproved roadway.

Mr. Simmons shared that the applicant is stipulated to improving the cul-de-sac as part of the approval and shared that this is public right of way, so there is no restriction that he is aware of.

MOTION:

Mr. Alex Popovic made a motion to recommend approval of Rezoning Case No. Z-49-20-3, per the staff recommendation.

Mr. Ben Stewart seconded the motion.

VOTE:

11-6 with committee members Cantor, Hall, Maggiore, Mortensen, Popovic, Severs, Stewart, Ward, Wise, Gubser and Lesher in favor. Committee members Balderrama, Cashman, Gerst, Goodhue, Mazza and Ulibarri not in favor.

Staff Comments:

None