



Village Planning Committee Meeting Summary

Z-40-23-2

Date of VPC Meeting	September 11, 2023
Request From	C-O/G-O HGT/WVR
Request To	R-2
Proposal	Multifamily residential
Location	Approximately 430 feet east of the southeast corner of 32nd Street and Paradise Lane
VPC Recommendation	Approval, per staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

No members of the public registered to speak in support or in opposition to this item.

Staff Presentation:

Mr. Zambrano provided an overview of rezoning case Z-40-23-2, describing the location, request, surrounding land uses and zoning, and General Plan Land Use Map designation. Mr. Zambrano then described the proposal, discussing the proposed site plan and elevations. Mr. Zambrano noted that staff received one letter in support of the project. Mr. Zambrano concluded by sharing the staff findings, recommendation of approval and the recommended stipulations.

Applicant Presentation:

Shaine Alleman, representative with Tiffany and Bosco P.A., introduced himself and his development team. Mr. Alleman stated that the market for commercial office, which the property is currently zoned, is not conducive for that type of development on this site. Mr. Alleman added that his team thought a build-to-rent community would make sense on this site given the surrounding land uses and noted that higher-density housing did not seem appropriate on this site. Mr. Alleman stated that illegal dumping on the property has been an occurring issue and a nuisance for the surrounding area, which will be solved once this community is built. Mr. Alleman shared the current zoning and General Plan Land Use Map designation. Mr. Alleman added that Arizona is in need of additional housing, noting that the proposal is a blend of apartment-style and single-family-style housing. Mr. Alleman shared the site plan, landscape plan, elevations and then summarized public outreach. Mr. Alleman noted that Gloria Pinkerton with Belcanto Block Watch came to the neighborhood meeting and at first was not happy

with the proposal, but by the end of the meeting she was supportive of the project. Mr. Alleman concluded that the applicant agrees with all of the stipulations and asked the Committee for their support.

Questions from the Committee:

Ms. Hall asked for clarification that it would be a gated community. **Mr. Alleman** responded affirmatively. **Ms. Hall** asked how pedestrians would get to the church to the west. **Mr. Alleman** responded that there will be pedestrian connectivity to the public sidewalk on Paradise Lane. **Ms. Hall** asked if there would be pedestrian gates. **Mr. Alleman** responded affirmatively. **Ms. Hall** asked why there was a connection to the private drive to the east. **Mr. Alleman** stated that two points of access are required, and they are in discussions with the property owner to the east, noting that it would be utilized for emergency access only.

Larisa Balderrama asked if the units could be used as short-term rentals. **Mr. Alleman** responded that Nunns Construction will be the developer as well as the owner of the development, and that the intent would be to lease out the units for about a year. Mr. Alleman added that statistics are showing that tenants are staying in build-to-rent communities for twice the amount of time as a traditional multifamily development. **Ms. Balderrama** asked if they could be used as short-term rentals. **Mr. Alleman** responded that they could, but it would have to be through the owner of the site, and that the owner of the site, who would own the entire project, would want to rent out each unit.

Travis Nunns, with Nunns Construction, stated that their intent is to not use the units as short-term rentals, and the intent would be to keep tenants long-term.

Ms. Balderrama asked if that was communicated to the neighbors that came to the neighborhood meeting. **Mr. Alleman** responded affirmatively, noting that the Nunns Construction was present and was able to confirm their intent since they would be owning the project.

Ana Bustamante asked for clarification that Gloria Pinkerton was not happy with the proposal. **Mr. Alleman** responded she was not happy with the application at first due to density, because she did not at first understand the type of project that was being proposed, but at the end of the meeting she said she was okay with the project.

Public Comments:

None.

Applicant Response:

None.

MOTION – Z-40-23-2:

Mr. Goodhue motioned to recommend approval of Z-40-23-2, per the staff recommendation. **Robert Gubser** seconded the motion.

VOTE – Z-40-23-2:

12-0; motion to recommend approval of Z-40-23-2 per the staff recommendation passes with Committee members Balderrama, Bowman, Bustamante, DeMoss, Goodhue, Gubser, Hall, Sepic, Ward, Wise, Mortensen, and Popovic in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.