



Village Planning Committee Meeting Summary

Z-50-21-6

Date of VPC Meeting	October 25, 2021
Request From	C-2 (Intermediate Commercial) (3.26 acres)
Request To	C-2 DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver) (3.26 acres)
Proposed Use	Multifamily residential
Location	Approximately 275 feet east of the northeast corner of 51st Street and Elliot Road
VPC Recommendation	Approval per the staff recommendation
VPC Vote	11-0 in favor; with members Benezra, Crouch, Fisher, Holt, Maloney, Meier, Pritchette, Sharer, Symes, Gasparro and Elliott in favor; None in dissent.

VPC DISCUSSION:

No members of the public registered to speak on this item.

Enrique Bojórquez, staff, introduced himself and provided a presentation for rezoning case Z-50-21-6. He discussed the location of the site, noting surrounding land uses and zoning. He discussed policy documents including the General Plan. The conceptual site plan for the multifamily project was shown, indicating the existing buildings and layout of the site. Photos of the existing buildings were shown, and a color rendering of how the existing buildings are envisioned was discussed. He concluded the presentation by providing a staff recommendation of approval and describing the proposed stipulations for case Z-50-21-6, as presented in the staff report.

Larry Lazarus, with Lazarus and Silvyn P.C., introduced himself as the applicant and provided an overview of the project which consists of converting a former hotel site into a multifamily development utilizing the existing buildings on site. He discussed the location of the site, existing uses in the area, and the General Plan Land Use map designation. An adjacent parcel is also owned by this developer, but this will remain used for drainage given existing drainage easements there. The site is within the Ahwatukee Foothills Major Employment Center and will offer a range of housing choices. The proposed site plan was discussed, in addition to comparing the existing and the proposed exterior treatment of the buildings on site. The parking study findings showed a reduction in vehicular trips from a hotel use to a multifamily

use on this site. The presentation was concluded by discussing future hearing dates for this case.

Darin Fisher asked for clarification on the sizes of residential units proposed. **Josh Wertlieb**, owner, introduced himself and stated that on average, two hotel rooms would be converted into one apartment unit range from 650 square feet in size to 350 square feet for studio units.

Mr. Fisher asked if there were any changes planned for the retention area next to the site. **Mr. Lazarus** responded that no changes are proposed since this area has a drainage easement, but landscaping will be placed along that general area to help screen the freeway.

Mr. Fisher feels that that parking ratio proposed is adequate. He asked if traffic patterns along 51st Street and Elliot Road were studied, as traffic tends to back up in this area. **Mr. Lazarus** discussed the traffic study findings, comparing the number of vehicular trips that a hotel use would generate. The proposed use of the site would lead to a reduction in vehicle trips.

Elena Pritchette supports this project as the site is in need to be redeveloped.

Chairman Elliott asked for further discussion or a motion on this item.

MOTION:

Mr. Fisher motioned to approve case Z-50-21-6 per the staff recommendation in the staff report. **Mr. Crouch** seconded the motion.

VOTE:

11-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.