



## Village Planning Committee Meeting Summary

### Z-9-23-5

<b>Date of VPC Meeting</b>	April 25, 2023
<b>Request From</b>	R-3
<b>Request To</b>	R-4
<b>Proposal</b>	Multifamily Residential
<b>Location</b>	Approximately 400 feet east of the southeast corner of 27th Avenue and McLellan Boulevard
<b>VPC Recommendation</b>	Approval, per staff recommendation
<b>VPC Vote</b>	9-2

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

##### STAFF PRESENTATION

**Mr. Samuel Rogers**, staff, reviewed the surrounding land uses, zoning designations, and site context. Mr. Rogers displayed the proposed site plan, elevations, and concluded with staff findings, and recommended stipulations.

##### APPLICANT PRESENTATION

**Derek Stana**, the applicant and representative, reviewed the surrounding neighborhood context and shared how the proposal will address City of Phoenix goals and specific challenges in the area. Mr. Stana displayed the proposed site plan and explained how the proposal will utilize Crime Prevention Through Environmental Design (CPTED) principles and described the amenities provided. Mr. Stana concluded by displaying the proposed building elevations.

##### QUESTIONS FROM THE COMMITTEE

**Committee Member Alexander Malkoon** asked from what direction the presented building elevations were from and asked for confirmation that the proposal was for 24 units on 0.80 acres. **Mr. Stana** explained that the building elevations show the north and west sides of the proposed structure and confirmed that the proposal is for 24 units on 0.80 acres.

**Committee Member Crystal Carrillo** asked about EV bike chargers and if bike parking is proposed. **Mr. Stana** explained that the EV bike parking was stipulated by city staff and pointed out the location of the bike parking on the site plan. Committee Member Carrillo referenced Mr. Stana's statement that the development would provide workforce housing and asked what the proposed rents will be. Mr. Stana stated that he did not know what the rents would be but could provide them in the future. Committee Member Carrillo asked if the rents would be relative to the surrounding area. Mr. Stana confirmed the rents would be relative to the surrounding area.

**Committee Member Jak Keyser** stated that the project is compatible with surrounding area. Committee Member Keyser explained he had reached out to Chief Financial Officer of the nearby rehabilitation center and stated that the CFO was in support of the proposal.

**Committee Member Carrillo** asked why there had been limited community input. **Mr. Stana** explained that not many people had shown up to the public meetings and stated the design of the proposal had been updated per the feedback of those that had attended the public meetings.

#### PUBLIC COMMENT

None

#### APPLICANT RESPONSE

None

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

##### MOTION

**Committee Member Charles Jones** motioned to recommend approval of Z-9-23-5 per staff recommendation, as approved by the Planning and Development Department.

**Committee Member Jak Keyser** seconded the motion.

##### VOTE

9-2, motion to recommend approval of Z-9-23-5 per staff recommendation passes, with committee members Adams, Ender, Harris, Jones, Keyser, Malkoon, Smith, Shore, Bryck in favor, and committee members Carrillo and DeGraffenreid opposed.

##### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.