



## Village Planning Committee Meeting Summary

PHO-2-19--Z-102-84-5(4)

|                                      |  |
|--------------------------------------|--|
| <b>Date of VPC Meeting</b>           | June 3, 2019   |
| <b>Planning Hearing Officer Date</b> | June 19, 2019  |
| <b>Request</b>                       | <ol style="list-style-type: none"> <li>1) Modification of Stipulation No. 1 regarding general conformance to the site plan date stamped February 15, 2006</li> <li>2) Deletion of Stipulation No. 2 regarding preserving five existing trees on Earll Drive</li> </ol> |
| <b>Location</b>                      | Approximately 269 feet east of the northeast corner of 19th Avenue and Earll Drive   |
| <b>VPC Recommendation</b>            | Approved as requested  |
| <b>VPC Vote</b>                      | Vote: 9-1  |

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*1 card was submitted in support, wishing to speak.*

**Ms. Maja Brkovic** provided an overview of the subject site, surrounding uses, previous PHO requests and the current PHO request before the Committee.

**Ms. Rebecca Winger** noted that there was a sign on the property for the zoning adjustment request but no sign regarding the PHO request. **Ms. Brkovic** indicated that the applicant was not responsible for posting a sign on the property, she indicated that the City of Phoenix would post the sign 15 days prior to the PHO hearing date. She noted that the applicant was required to send letters to property owners, neighborhood associations and individuals who spoke at a prior hearing in regard to the item to inform them of the Village and PHO hearing date and time.

**Mr. Rich Baxter**, applicant for the project, provided an overview of the request and explained that the major difference in the site plan resulted from the use of single-family attached development standards. He noted that he would be building for sale townhomes. He noted that receiving financing for townhomes was much easier than condominiums. He indicated that owner occupied products would be a benefit to the neighborhood. He explained that he would also be requesting a variance on the site to permit a hammerhead design.

**Mr. Matt Jewett** asked staff for clarification regarding the SFA development option. **Ms. Maja Brkovic** noted that allowed single-family attached homes in the

residential infill area. She indicated that the SFA option was newer to the city and was only permitted in the Infill Development District or applicable area by use permit.

**Ms. Rebecca Wininger** noted that she lived nearby and stated that the neighborhood was generally comfortable with 3 stories. She indicated that she was happy to hear the townhomes would be for sale. She expresses concern in regard to overflow parking into the neighborhood. **Mr. Baxter** noted that he was following the city guidelines and providing the appropriate amount of parking. He indicated that there would also be guest parking on the site. He indicated that he could reduce the open space area for more parking, he indicated that parking was not calculated for the busiest times of the year such as holidays but rather to meet the needs of the homeowner of the unit. **Ms. Wininger** expressed that she was simply letting the applicant know what the neighborhood concerns would be and are in the area. She asked that he considering adding more parking if possible as overflow parking in the neighborhood was an issue.

**Mr. Aaron Searles** echoed the concerns brought up by Ms. Wininger. He noted that overflow parking would be a concern as a result of the project. **Ms. Baxter** noted that he was proposing garages for each unit.

**Mr. Jake Adams** asked if the applicant proposed any sustainability features for the project such as solar panels. **Mr. Baxter** noted that solar panels were not proposed but that the development would have energy star appliances.

**Ms. G.G. George** asked what the square footage of the homes would be and how much they would be sold for. Mr. Baxter noted that the market would determine the price. He indicated that he was projecting 350,000. He noted that the units would be 1,400 to 1,500 square feet in size.

**Mr. Ty Jernigan**, resident in the area, noted that he was in support of the project. He asked what would occur with the vacant lot to the north of the site. **Mr. Baxter** noted that the site was owned by Bank of America and that they were not interested in selling it to him.

#### **Motion:**

**Matt Jewett** made a motion to approve PHO-2-19-Z-102-84-5(4) as requested by the applicant.

**Jame Adams** seconded the motion.

#### **Vote:**

The motion was approved, Vote: 9-1

#### **Roll Call:**

**Yes** - Jake Adams, Drew Bryck, Katie Coates, Matthew Jewett, Brent Kleinman, Jayson Matthews, Steve Procaccini, Aaron Searles and Rebecca Wininger.

**No** – G.G. George

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

No comments.