



## Village Planning Committee Meeting Summary

### Z-172-24-4

<b>Date of VPC Meeting</b>	January 14, 2026
<b>Request From</b>	R-4 and PSC
<b>Request To</b>	PUD
<b>Proposal</b>	Multifamily residential for seniors
<b>Location</b>	Approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	12-0

#### **VPC DISCUSSION:**

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

#### **Staff Presentation**

**Nayeli Sanchez Luna**, staff, displayed the subject site and identified the location, General Plan Land Use Map designation, and current zoning designation. Ms. Sanchez Luna displayed the proposed site plan and elevations and noted that the proposal was for an affordable multifamily development with a maximum height of three stories. Ms. Sanchez Luna added that staff had not received any community correspondence and concluded the presentation by summarizing the staff findings and stipulations.

#### **Applicant Presentation**

**Benjamin Graff**, representing the applicant with Quarles & Brady, LLP, began the presentation by thanking the committee for their input and stating that this would be a true affordable housing project. Mr. Graff noted that 100 percent of the units must meet the 60 percent income level for a minimum of 30 years. Mr. Graff added that there were deed restrictions on the property preventing the development from being converted to market value rental apartments. Mr. Graff displayed the site plan and noted the location, the age restriction and cross access to the senior center located north of the subject site. Mr. Graff summarized the PUD approach noting that the PSC zoning would not allow for multifamily. Mr. Graff displayed the project amenities including pickle ball, dog park, and pool. Mr. Graff noted that the PUD would also allow for a reduction in parking. Mr. Graff concluded the presentation by summarizing

community outreach in English and Spanish, hearing timeline, and reassuring that this would be affordable housing for seniors.

### **Questions from the Committee**

**Christopher Demarest** asked if this project was associated with Phoenix Manor, the property to the south. **Mr. Graff** noted that it was not. **Mr. Demarest** noted that it was a property that also served senior citizens.

**Ken DuBose** stated that in the past couple years, there had only been a few proposed senior affordable housing projects. Mr. DuBose noted the proposal on 75th Avenue and Thomas and 65th Avenue and Camelback. Mr. DuBose added that the one located on 65th Avenue did not follow through. Mr. DuBose voiced his agreement regarding adding more affordable housing for seniors.

**Sandra Cole** asked if the proposal would have enough lighting in the evenings for residents to see clearly. Ms. Cole noted that some elevations displayed three story buildings and asked if elevators would be available for tenants. **Mr. Graff** confirmed that elevators would be provided on site and that all lighting would meet City standards. Mr. Graff added that all amenity areas would include sufficient lighting. **Ms. Cole** asked if the development would include handicap features such as bathtubs. **Mr. Graff** confirmed and added that they would also have standard handicap features such as ramps and parking designations for individuals with a handicap.

**Mr. Demarest** asked for the width dimension of the pickleball amenity area. **Mr. Graff** noted that it was approximately 35 feet. **Mr. Demarest** added that it looked small and that he wanted to know because of the development to the right. Mr. Demarest asked for the total acreage of the site. **Mr. Graff** noted that the site was 3.4 acres. **Mr. Demarest** stated that the acreage would limit where amenities could be located. **Mr. Graff** added that the City had been great to work with because if access was required on that portion of the site, then amenities would have had to be removed.

**Chair Gene Derie** asked if there would be any putting green areas available. **Mr. Graff** stated that his client has confirmed that a putting green area is available. **Chair Derie** voiced his approval.

**Mike Weber** asked how this development would affect the transient camps located near the area. **Mr. Graff** noted that the development would allow for more eyes on the street and noted that the senior community is very involved in their community.

**Mr. Demarest** asked if there would be access gates located on the west and east sides of the amenity area. **Mr. Graff** noted that no access gates would be provided for safety reasons.

**Mr. Weber** asked if there was enough water for this development. **Mr. Graff** confirmed. Mr. Graff added that they would not be presenting their proposal if there was not enough water to sustain it.

**Ms. Cole** asked for the square footage of the units. **Alex Popovic**, with the applicant's team, noted that the project consisted of 100 one-bedroom units that will be 600 square feet and 10 two-bedroom units ranging between 700 to 750 square feet.

**Mr. Weber** asked if only 10 units would have two bedrooms. **Mr. Popovic** confirmed.

### **Public Comments**

None.

### **Applicant Response**

None.

### **Floor/Public Discussion Closed: Motion, Discussion, and Vote**

#### **Motion**

**Mike Weber** motioned to recommend approval of Z-172-24-4, per the staff recommendation. **Ken DuBose** seconded the motion.

#### **Vote**

**12-0**, Motion to recommend approval of Z-172-24-4, per the staff recommendation, passes, with Committee Members Alonzo, Barajas, Cole, Demarest, DuBose, Ewing, Galaviz, Ramirez, Stahl, Weber, Norgaard, and Derie in favor.

### **STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.



## Village Planning Committee Meeting Summary

### Z-172-24-4

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	July 9, 2025
<b>Request From</b>	R-4 and PSC
<b>Request To</b>	PUD
<b>Proposal</b>	To allow multifamily residential for seniors
<b>Location</b>	Approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road

#### **VPC DISCUSSION:**

*Committee Member Victoria Stahl arrived during this item bringing the quorum eleven.*

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

#### **Staff Presentation**

**Matteo Moric**, staff, indicated since this was a Planned Unit Development (PUD) rezoning case the first Village Planning Committee (VPC) meeting is for informational purposes only. Mr. Moric noted in the future the applicant would need to come in front of the Maryvale VPC for a recommendation which would get forwarded onto Planning Commission and City Council. Mr. Moric then read into the record the request and introduced the applicant.

#### **Applicant Presentation**

**Peter Furlow** with Quarles & Brady LLP, introduced himself and the two other members of the development team who were in attendance, Vince Scarano (architect) and Crissy Jung (paralegal). Mr. Furlow explained the proposal was for an age restricted, 55 and older, affordable housing project and to rezone from Planned Shopping Center (PSC) and Multifamily Residence District (R-4) to PUD zoning. Mr. Furlow explained the reason for the PUD was the site's interesting or unusual shape describing as an "upside down flag", and he felt the way to create the best product for the site was to rezone it to a PUD. Mr. Furlow said the Adam Diaz Senior Center is located to the north and there would be a walking path between the project and the Senior Center sites. Mr. Furlow then identified some of the other surrounding uses. **Warren Norgaard** asked for clarification about the different parcels and options.

**Mr. Furlow** stated the General Plan Land Use Map designation for the site is Residential 15 plus dwelling units per acre and the site is intended for higher density residential housing. Mr. Furlow then described the two options the applicant was looking into. Mr. Furlow said Option A is for 86 units on four stories on two parcels and option B is 110 units on three stories across three parcels. Mr. Furlow said they had their first neighborhood meeting in January and there was one person in attendance at the meeting. Mr. Furlow said the resident in attendance was concerned that the meeting was about a potential violation on her property where the applicant explained the development did not affect her home. Mr. Furlow stated the next neighborhood meeting is scheduled for July 17th.

Mr. Furlow noted regardless of Option A or B, the applicant will still request a rezone from PSC and R-4 to Planned Unit Development ("PUD") allow for an affordable housing multifamily complex for the senior population. Mr. Furlow added the overall proposed density will either stay at 49 dwelling units per acre or be reduced. Mr. Furlow stated the R-4 property to the east in consideration as part of Option B allows multifamily development by-right and was always intended to be part of the overall complex. Mr. Furlow shared a conceptual landscape plan and described the amenities and said with the PUD they provided four times the amount of open space required in Option A and two-and-one-half times in Option B. Mr. Furlow explained the next steps of each option. Mr. Furlow said Option A already received City staff comments, but Option B had not.

#### **Questions from the Committee**

**Al DePascal** asked if the applicant was trying to get 110 units and four stories. **Mr. Furlow** said the ultimate decision of which option gets selected is based on financing since it's an affordable project not selected as 9% tax credit and is now seeking the 4% bond route for financing. Mr. Furlow showed the elevations of Option A and said he was guessing the elevations for Option B would be very similar in terms of materials and colors.

Mr. Furlow highlighted the development standards with the largest adjustments on the north setback, with the distance measured from Thomas Road; and added they were well under lot coverage and provided an abundance of open space. Mr. Furlow also noted they would be providing electric vehicle infrastructure and many amenities for future residents.

Mr. Furlow then highlighted some elements of the Maryvale Village Character Plan and reminded the VPC that historically the largest residential developer in the area was developing affordable housing and this project would promote infill development and would offer a mix of housing types with different price points.

**Jeffrey Ewing** asked if the project would bring more jobs to the area. **Mr. Furlow** said it would operate more like an apartment complex and was not proposed as assisted living with caretakers, but would bring in management, maintenance and other similar types of jobs. Mr. Ewing expressed a desire for local people being hired. Mr. Furlow

responded that he was not sure about the hiring, however, believed the preference would be for shorter commutes.

**Al DePascal** asked where the next neighborhood meeting is. Mr. Furlow said it would be at the Maryvale Community Center and Crissy Jung said the Adam Senior Center does not hold community meetings at its location.

**Ken DuBose** asked what is affordable. **Mr. Furlow** said it was based on median income of the surrounding area.

**Sandra Cole** asked if it is affordable or low income. **Mr. Furlow** said it is affordable and LIHTC funded. Ms. Cole asked if there'd be EV parking and Mr. Furlow said yes. Ms. Cole asked if there were elevators, because the residents would be 55 and older. Mr. Furlow replied yes.

**Warren Norgaard** asked about the entry and exits. Mr. Furlow said the entrance and exit would be the same for either option, and Option A has the eastern portion which has by-right zoning.

**Vice Chair Derie** asked if fire and emergency vehicle access would be off 41st Avenue. **Vince Scarano** said yes, but the Fire Department requires standpipes and due to the distance and property configuration there would be a required turn-around on-site for these emergency vehicles. Vice Chair Derie liked the applicant taking into consideration the property to the south and providing spacing between the older development and the proposal. Vice Chair Derie acknowledged his awareness that some residents would be concerned with the height of the building close to their living space. Vice Chair asked about the amenities such as the pickleball courts and pool.

**Ken DuBose** said the area needed to be cleaned up and improved for a long time and wanted to pass this message along when it comes time for a recommendation.