



Village Planning Committee Meeting Summary

Z-32-21-3

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| Date of VPC Meeting | November 1, 2021 |
| Request From | C-2 (Intermediate Commercial District) and R1-14 (One-Family Residence District) |
| Request To | R-2 DNS/WVR (Multifamily Residence District, Density Waiver) |
| Proposed Use | Multifamily residential with a hillside density waiver |
| Location | Southeast corner of 23rd Street and Cave Creek Road |
| VPC Recommendation | Approval, per the staff recommendation |
| VPC Vote | 15-0 with committee members Balderrama, Bowman, Cashman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mazza, Mortensen, Petersen, Popovic, Wise, Leshner and Gubser in favor. |

VPC DISCUSSION:

Mr. David Simmons, staff, went over the request in detail to include the character of the surrounding area, the General Plan Land Use designations in the surrounding area, the Hillside standards required, the slopes on the site, and the configuration of the proposed site plan. Mr. Simmons also shared that the proposal is consistent with several City of Phoenix policy plans. Further, Mr. Simmons went over a series of staff's proposed stipulations and stated that these stipulations will help ensure the site develops as proposed.

Mr. David Cisiewski, Law Office of David Cisiewski, PLLC, representing the applicant, introduced himself and gave an overview of the rezoning requests. He went over a slide depicting a context aerial showing how this request will be consistent with character in the surrounding area. He highlighted the hillside requirements on the site as well. He went over a setback exhibit reflecting consistencies with recently approved projects to the south of the subject site. Mr. Cisiewski highlighted the proposed landscape plan which reflects enhanced landscaping on the street frontage as well as preserve edge. He also went over the amenity areas for residents as well as enhanced architectural embellishments on all building elevations.

VPC Discussion:

Chairman Robert Gubser asked if the lot was previously graded.

Mr. Cisiewski, shared that the lot was previously graded in 2005 and a slope analysis was approved in 2004.

Ms. Cynthis DiMassa asked if the lot was illegally graded.

Mr. Cisiewski shared that he was not representing his client at the time so is unable to speak to any prior legalities that happened on the site.

Mr. Alex Popovic asked if the lots are to be sold or rented.

Mr. Cisiewski shared that these will be rentals.

Ms. Toby Gerst asked about drainage issues on the site. She asked if there were citations issued and if so, how to the drainage issues on the site affect the violations.

Mr. Cisiewski stated that a grading and drainage review will be required at time of plan submittal to the City of Phoenix. The grading and drainage review will ensure channel water issues do not continue to affect anyone downstream.

Mr. Robert Goodhue shared that there are stringent requirements for drainage. He explained the constraints of the site plan. He also shared that this will be determined through the plan review process.

Ms. Larisa Balderrama asked if these were to be short or long term rentals.

Mr. Cisiewski stated that these were going to be traditional multifamily rentals.

Mr. Popovic further explained the review process to Ms. Gerst. He also shared that the site is not encroaching into the preserve area.

Mr. Cisiewski reiterated that this site is not encroaching into the preserve boundaries. Further, he emphasized that this request would alleviate drainage issues on the site moving forward.

Mr. Goodhue stated that he drives by this site regularly and it has had a scar on it from the grading for many years now. This proposal is a welcome improvement to the area. He also stated that the use proposed would generate less traffic in and out of the site than a commercial use, which is beneficial considering the curve in Cave Creek Road at this location.

MOTION:

Ms. Jennifer Hall made a motion to recommend approval of Rezoning Case No. Z-32-21-3, per the staff recommendation.

Mr. Robert Goodhue seconded the motion.

VOTE:

15-0 with committee members Balderrama, Bowman, Cashman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mazza, Mortensen, Petersen, Popovic, Wise, Leshner and Gubser in favor.

Staff Comments:

None