

# Encanto

VILLAGE PLANNING COMMITTEE



## Village Planning Committee Meeting Summary Z-71-19-7

<b>Date of VPC Meeting</b>	August 3, 2020
<b>Request From</b>	C-3
<b>Request To</b>	C-3 DNS / WVR
<b>Proposed Use</b>	Multifamily Residential
<b>Location</b>	Approximately 250 feet east of the southeast corner of Grand Avenue and Encanto Boulevard
<b>VPC Recommendation</b>	Approve per staff recommendation
<b>VPC Vote</b>	<b>11-0</b> ; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention.

### VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*No members of the public indicated a desire to speak in support or opposition to this item per the emergency policy.*

**Z-71-19-7:** Presentation, discussion and possible recommendation regarding a request to rezone 1.74 acres located approximately 250 feet east of the southeast corner of Grand Avenue and Encanto Boulevard **from** C-3 (General Commercial District) **to** C-3 DNS / WVR (General Commercial District, Density Waiver) to allow for multifamily residential.

### STAFF PRESENTATION:

**Nick Klimek**, staff, provided an overview of the request noting that Z-22-20-7 is a companion case to place a historic preservation overlay. The request to for a density waiver to allow for the development of additional multifamily units on the site of an existing multifamily complex. The site is approximately 250 feet east of the intersection of Grand Avenue and Encanto Boulevard. The proposed use is consistent with the Phoenix General Plan Land Use Map designation of Commercial. Staff has found that the proposal is appropriate due to its compatibility with the surrounding land uses and consistency with the Phoenix General Plan and is therefore recommending approval subject to 12 stipulations.

The proposed stipulations pertain to the development standards that will govern the site and landscaping, a detached and shaded sidewalk along Encanto Boulevard, the parking lot shaded to 25 by trees, clearly defined pedestrian pathways on the site and connecting to each of the public sidewalks, a restriction of solid walls oriented to Encanto Boulevard to a maximum height of 36 inches, enhanced bicycle parking, and the new units being oriented to Encanto Boulevard. Additional stipulations pertain to aviation disclosures, site improvements, and archaeology.

#### APPLICANT PRESENTATION:

**Mario Mangiamele**, of iPlan Consulting and representing the applicant, provided an overview of the proposal and the property. The owners purchased the site a few years ago and made a significant investments into the site and structures; they have committed to renovating the existing units between tenants but that turn-over has proven to be infrequent.

The request is for an additional 18 units which would bring the total unit count on the 1.74 acre parcel to 35 total units. The request would preserve the historic motel buildings on the site and new buildings would be designed in a manner to complement the overall site plan. He concluded his presentation by summarizing the following: the request is consistent with the General Plan and many of its Core Values; the proposal, coupled with the companion case, will maintain the historic integrity of the site and enhance the long term livability of the area; and the owner is in agreement with the proposed staff stipulations.

#### QUESTIONS FROM THE COMMITTEE:

**Matthew Jewett** stated that he is impressed by the proposal and noted that this appears to be affordable housing in a truly mixed use corridor. He asked about the unit mix and the price-points. **Mario Mangiamele** responded that the units will be small one-bedroom units between 350 and 400 square feet which is consistent with the current units on the site. Regarding price-points, he stated that the units will not be income restricted but noted that the market will likely position these units as workforce housing. He further noted that there is a wait list for the existing units on the site and that most units are occupied by long-term tenants.

**G.G. George** noted that she attended the neighborhood meeting and that she supports the project which will preserve several notable historic buildings. She asked Chairman Adams for permission to provide a written account of the Grand Avenue corridor during the Great Depression (Chairman Adams agreed). The account was the story of Mr. Noble Ewing who, due to respiratory illness, was looking to relocate his family from Texas for a healthier climate and, of the communities he contacted, received only one optimistic response – from the Phoenix Chamber of Commerce. Mr. Ewing and his family relocated to The Ideal

Court on Grand (similar to the subject property), set up a mattress renovating factory in the area and became part of the community on Grant Avenue consisting of small businesses, gas stations, bars, and a church.

**Steve Procaccini** noted that he agrees with George and Jewett in his belief that this is a good project. He asked staff whether the applicant will be required to shade the Grand Avenue sidewalk. **Nick Klimek** responded that while staff is not stipulating a detached sidewalk at this location due to the location of the existing historic buildings, Stipulation No. 1 requires trees be placed in proximity to the sidewalk to provide shade over the public walk.

**PUBLIC COMMENTS: NONE**

**APPLICANT RESPONSE: NONE**

**MOTION:**

**Motion**

**G.G. George** motioned to approve the request per the staff recommendation and **Matthew Jewett** seconded.

**Vote**

**11-0**; motion passed with members Benjamin, Kleinman, George, Matthews, Procaccini, Searles, Rodriguez, Coates, Jewett, Cothron, and Adams in favor; none in dissent or abstention.

**VPC RECOMMENDED STIPULATIONS & STAFF COMMENTS**

None.