



Village Planning Committee Meeting Summary GPA-DV-2-21-1

Date of VPC Meeting	December 9, 2021
Request	To amend the General Plan Land Use Designation from Residential 3.5 to 5 dwelling units per acre (4.41 acres), Commercial (4.97 acres), Mixed Use (Commercial / Commerce Park) (4.10 acres) to Residential 15+ dwelling units per acre (13.48 acres)
Location	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road
Recommendation	Approval
Vote	10-0-1; motion to approve passed, with Committee Members Grossman, DiLeo, Davenport, Fergis, Gardner, Greenberg, Kenney, Levy, Lewis, Shipman and Virgil in favor. Mr. Kimball abstained from the vote.

VPC DISCUSSION:

Cases GPA-DV-2-21-1 and Z-48-21-1 were heard concurrently.

Mr. David Simmons, staff, provided an overview of the request to include background of how the area developed overtime. He went over the GPA and Rezoning requests concurrently as they are companion cases and reminded the Committee that the GPA case will require a motion prior to the rezoning request. Mr. Simmons shared how the GPA request is consistent with several core values of the General Plan. He explained that the rezoning request supports several policy plans to include the Maricopa Association of Governments (MAG) Deer Valley and North Black Canyon Employment Centers, Comprehensive Bicycle Master plan, Tree and Shade Master Plan, Complete Streets Guiding Principles, Zero Waste Phoenix as well as helps to meet the goals of The Housing Phoenix Plan. Mr. Simmons also shared the reasoning behind several of the proposed stipulations for the case. He also shared that an annexation request for the eastern portion of the site is running concurrently with the GPA and rezoning request.

Mr. Nick Wood, representing the applicant, provided a greatly detailed presentation to include how this proposal is consistent with development trends in the surrounding area, the General Plan Land Use Map designation change, vehicular and pedestrian circulation plans for the site, enhanced landscaping standards proposed, and an explanation of the approved traffic study showing how the proposed use will not adversely affect traffic flows in the area. Further, Mr. Wood elaborated on the high quality architectural embellishment proposed

for the façade, the view fencing, and the proximity to residential as well as the building height in relation to residential and the more intense Norterra to the west.

VPC Discussion:

Mr. Keith Greenberg asked staff is the annexation request just included this site or more land area surrounding the site.

Mr. Simmons, staff, hared that the annexation request is for the four residential lots that make up the easter portion of the subject site. No other land area surrounding the site is included int eh annexation request.

Mr. Greenberg inquired as to where ingress and egress was gong to occur on the site.

Mr. Wood shared that the site plan configuration was updated due to Street comments that Desert Hollow Drive was going to be improved, resulting in an ingress/egress point there as well as an ingress/egress point off of 19th Avenue. Further, he shared that queuing could occur on Desert Hollow Drive during peak hours and a median will be installed along 19th Avenue, which will act as a traffic calming feature.

Mr. Greenberg asked how many living units are currently proposed.

Mr. Wood shared that a maximum of 470 units are proposed.

Vicechair Trilese DiLeo shared that there are many other apartment complexes int eh area and their traffic flows do not have an adverse effect on local traffic patterns. She shared that a commercial use on this site would generate much higher traffic volumes.

Mr. Mark Lewis asked if 19th Avenue was going to improved.

Mr. Simmons shared that 19th Avenue will be improved in accordance with the Cross section A requirements of the Street Classification map.

Ms. Dawn Cartier, with CivTech, explained the traffic study and went into detail about traffic patters resulting from specific uses.

Mr. Ozzie Virgil asked what the rental rates were and what is the current proposed density.

Mr. Wood shared that the density proposed is 34 dwelling units per acre, which is much lower than a typical multifamily request he represents. Further, he shared the rental rates will be \$1.76 a square foot which translates to \$1200.00 for a one bedroom.

Chairman Joseph Grossman asked what the original proposed number of units were prior to making modifications to the site plan as a result of the improvement requirements for Desert Hollow Lane.

Mr. Wood shared that the original proposed number of units was 500.

Mr. Stuart Kimball applauded the applicant on such a detailed presentation and their public outreach efforts. He also stated that with the required 19th Avenue improvement, traffic concerns should be eliminated as lanes will be added.

Public Comment:

Ms. Laura Bates, residing at 1744 W. Parsons Rd, shared concerns about increased traffic volumes and requested a secondary traffic study be conducted.

Mr. Brian Bates, residing at 1744 W Parsons Rd, shared that he too has traffic concerns as there are equestrians in the areas well as livestock. He also shared concerns in regard to loss of property values as a result of this development and drainage concerns.

Mr. Nick Wood explained that grading and drainage goes through a rigorous plan review process to include on-site retention. He shared that, if needed, large retention compartments will be installed underground on the subject site.

Ms. Melissa Crawford, residing at 1736 W. Parsons Rd, shared concerns about equestrians in the area, the character of the area changing and devaluations of properties.

Mr. Ozzie Virgil asked how many people showed up for the public meetings.

Ms. Crawford stated she believes the numbers were skewed due to COVID and the meetings taking place over the holiday season.

Ms. Julie Burns, residing at 1717 W. Yearling Rd, shared concerns about livestock in the area needing large dirt lot, which will create dust and other nuisances for future residents. Further, she shared concerns about the character of the area changing.

Ms. Marjorie McCaw, residing at 1647 W. Riles, shared concerns about the character of the area changing.

Mr. Stephen Baker-Murphy, residing at 1647 W. Riles, shared concerns about buffers, transitions between uses in the area, character of area changing and devaluation of existing large lot residential properties due to proposed development.

Chairman Joseph Grossman asked Mr. Baker-Murphy how long he has lived in his home.

Mr. Baker-Murphy shared that he has resided in his home for four years.

Ms. Kim Cocuzza, residing on 17th Ave, shared concerns about the character of the area changing and increased traffic.

Ms. Alison McKee, residing at 1219 W. Parsons Rd, shared concerns about the character of the area changing, livestock in the area and traffic volume increasing.

Mr. Cliff Freedman, residing at 1716 W. Buckhorn Trail, spoke in support of the proposal. He highlighted that more housing options are needed in this area and the City of Phoenix is growing rapidly and housing demand cannot keep up.

Applicants Response:

Mr. Nick Wood stated that housing needs are a result of supply and demand. He shared that the City of Phoenix is currently the fastest growing city in the nation attracting over 90k new residents per year. He asked for a recommendation for approval.

VPC Discussion:

Mr. Ozzie Virgil asked is this site lies within the boundaries of the Deer Valley Airport Overlay (DVAO).

Mr. David Simmons, staff, shared that it does not lie within the DVAO.

Mr. Mark Lewis asked staff to share details about the proposed bungalow project taking place just to the north of the subject site.

Mr. Simmons shared that the bungalow project is located within the boundaries of Maricopa County. Therefore, staff does not have purview over that project and cannot speak to it.

Vicechair Trilese DiLeo stated that she is sympathetic and understanding of the publics concerns. However, growth is inevitable for this area considering the incredible investments going in all around. She also stated that traffic is not going to be of grave concern considering the use. Further, she stated that more housing options are critically needed in this area.

Mr. Mark Davenport left the meeting bringing quorum down to 11.

MOTION:

Vicechair Trilese DiLeo motioned to approve GPA-DV-2-21-1, per the staff recommendation.

Mr. Mark Lewis seconded the motion.

VOTE: 10-0-1, motion to approve passed, with Committee Members Grossman, DiLeo, Davenport, Fergis, Gardner, Greenberg, Kenney, Levy, Lewis, Shipman and Virgil in favor. Mr. Kimball abstained from the vote.