



Village Planning Committee Meeting Summary Z-85-25-4

Date of VPC Meeting	August 13, 2025
Request From	R1-6
Request To	WU Code T3:2, WU Code T4:3, WU Code T5:3
Proposal	Single-family and multifamily residential
Location	Generally located between 31st Avenue to 35th Avenue, and Holly Street to the I-10 Freeway
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No member of the public registered to speak on this item.

Committee Member Cole left during this item bringing the quorum to 10.

Committee Member Alonzo also left during this item resulting in the loss of quorum.

Staff Presentation

Matteo Moric, staff, provided an overview of the request. Mr. Moric noted the applicant was the City of Phoenix and described the location of the sites. Mr. Moric stated it included 33 City-owned parcels to allow for single-family and multifamily residential. Mr. Moric identified the location of the sites, the rezone request, and the proposal. Mr. Moric explained the General Plan Land Use Map designations of the sites. Mr. Moric stated the subject sites are in close proximity to the planned light rail station at 35th Avenue and the I-10 Freeway and is designated as a Neighborhood Center within the Transit Oriented Development Strategic Policy Framework. Mr. Moric noted the place type provides policy support for two to four-story buildings with allowances up to five stories when certain incentives are met. Mr. Moric indicated the scale of the proposed zoning districts is consistent with the Neighborhood Center Place Type.

Mr. Moric stated development plans have not been prepared for these sites and added that once the rezoning is approved, the City of Phoenix will release an RFP which will outline the City's requirements for the redevelopment of the sites. Mr. Moric emphasized to the Committee that once a successful candidate has been selected and the preliminary site plan and elevations have been created, there is a stipulation which would require future plans to be presented to the Maryvale Village Planning

Committee for review and comment prior to preliminary site plan approval for the sites zoned T4:3 and T5:3.

Mr. Moric then noted in 2021 the City of Phoenix was awarded a grant to develop a land use policy plan for the surrounding areas along the planned I-10 West light rail extension. Mr. Moric noted while the land use policy has not been approved by City Council, community members have created a vision for the area surrounding the future light rail and proposed bus rapid transit station(s) at 35th Avenue and the I-10 Freeway. Mr. Moric stated the community envisions a neighborhood in 2025 that is safe, connected, and easy to get around. Mr. Moric stated to realize this vision, the Walkable Urban Code zoning would achieve the vision by establishing form-based code that creates connected places and increases mobility by making walking and biking safe, comfortable, and convenient.

Mr. Moric said almost all the sites fall within the Isaac Redevelopment Area Plan which calls for ways to preserve the existing character and create an environment which will contribute to the health, safety, and general welfare of the City and preserve the value of the properties remaining. Mr. Moric said the proposed zoning will reduce hurdles for redevelopment of vacant parcels, supporting property values.

Mr. Moric summarized the staff findings, the staff recommendation of approval and the proposed stipulations, and concluded by noting the next steps.

Applicant Presentation

Chase Hales with the City of Phoenix Planning and Development Department, introduced himself as representing the City as the applicant. Mr. Hales explained the City had taken possession of these 33 parcels many years ago when they were blighted parcels and did not create any value, bringing down property values of the neighborhood and were demolished. Mr. Hales stated the parcels were sitting vacant for many years and now the City wants to redevelop them. Mr. Hales added the main reasons to redevelop the sites are to help the neighborhood but also need to help with the housing shortage.

Mr. Hales said the Housing Phoenix Plan found Phoenix is short over 163,000 housing units and the City established a goal to create or preserve 50,000 homes by 2030. Mr. Chase added one of the initiatives outlined in the plan for creating affordable housing is through the redevelopment of city owned land.

Mr. Hales introduced two staff members, Jesse Garcia and Kevin Jin, from the Neighborhood Services Department. **Mr. Jin** explained that he was a Project Manager in charge of the solicitation process for the City-owned vacant parcels. Mr. Jin said they had acquired many blighted lots over the past several decades and these parcels in particular were acquired and demolished using federal funds. Mr. Jin said now in support of the Housing Phoenix Plan the City is hoping to sell land to a developer and convert the vacant lots into affordable housing. Mr. Jin then described the Request for Proposals (RFP) solicitation process. Mr. Jin said it was an open and competitive

process which creates a level playing field for all proposers, and protects the integrity of the selection process, as everything is done through a public process and approved through City Council.

Mr. Jin noted in addition to the stipulations, in the proposal they will work on requesting single-family and/or multifamily (with an affordability component). Mr. Jin also said they wanted the development to be compatible with the Isaac neighborhood and redevelopment plan, capitalizing on its urban location while preserving Isaac's unique identity. Mr. Jin emphasized the importance of the project to be completed within a reasonable time frame to see vertical building, improvements, and housing.

Vice Chair Demarest asked when the City envisions multifamily housing do they see one or two units per property or a two to three story apartment complex.

Mr. Jin said rezoning would allow an opportunity to build multifamily housing. Mr. Jin shared an RFP schedule for the disposition of city-owned sites.

Mr. Jin said it included 33 lots and the City hoped to redevelop the lots into affordable housing. Mr. Jin noted 6 of the lots were individual parcels and the City assumes those would be developed into single family houses perhaps with accessory dwelling units or duplexes. Mr. Jin added the City desired it to be for single family home ownership then he explained the two clusters of lots which were on the east and southeast of the area which are zoned R1-6 and currently could only develop into single family homes. Mr. Jin noted the WU Code would allow multifamily redevelopment which could provide a little higher density such as apartments or condos. Mr. Jin said under the Housing Phoenix Plan at least 50% of units will have to be allocated for affordable housing which would be under 80% median income or below.

Mr. Hales said the Planning and Development Department is working on the rezoning process prior to Neighborhood Services putting out the RFP. Mr. Hales said WU Code was partially selected as the target zoning classification because Bus Rapid Transit and light rail are proposed to come in the area. Mr. Hales said this will be the only place outside of downtown where you have two high-capacity transit lines intersecting. Mr. Hales said a majority of the properties in the rezone case are within one-half mile to the future stations. Mr. Hales said the one-half mile radius is usually an indicator of how far people are willing to walk to transit. Mr. Hales said there have been many community events to discuss transit oriented communities and the key feedback for housing was people wanted a diversity of housing options, variety of homes for different family sizes and incomes and people want higher density along the transit routes, and they want to preserve the look, feel, and character of these existing neighborhoods.

Mr. Hales said as of recent times prior to the implementation of the Walkable Urban Code the zoning categories would only allow people to build single family homes or

mid-rise multifamily housing. Ms. Hales then talked about the missing middle housing and provided examples of what it looked like.

Mr. Hales shared some personal examples of middle housing he had lived in and explained how the transition of housing ownership changed over time. Mr. Hales said how this housing type could meet the variety of housing gaps. Mr. Hales showed some other missing middle housing types in the Phoenix area such as cottage court or bungalow court housing. Mr. Hales said zoning did not allow for this housing type for a long time in Phoenix. Mr. Hales added that WU Code requires parking to be in the back and having active streetscapes with eyes on the streets for this type of housing.

Mr. Hales said current zoning would only allow single family houses with two ADU's and he said there is a large percentage of households per the census which own one car or less. Mr. Hales said WU Code standards allow lower parking minimums and more lot coverage to enable more density without compromising the fabric of the neighborhood. Mr. Hales said the height for WU Code Transect 3:2 is two stories, and 4:3 and T5:3 is 3 stories. Mr. Hales does not expect it to be a dramatic change in the neighborhood.

Mr. Hales provided a conceptual rendering of how one of the clustered lot sites could be designed and explained how the proposal required coming through the public hearing process even though the City is the applicant.

Questions from Committee

Vice Chair Demarest said his family owned a house in the area and that the new homes should be limited to one-story versus two or three stories. Mr. Demarest said he could see if the property was right along McDowell Road or 35th Avenue and that these sites are in the middle of a single-family residential area.

Mr. Hales said the property already has zoning which allows for two stories. Mr. Demarest said he does not want to see apartment complexes coming in.

Vice Chair Demarest said he could see single-family homes, duplexes or triplexes as long as they fit in with the character of the neighborhood. Vice Chair Demarest said a recent U-MOM project was not deeper within the middle of a neighborhood.

Mr. Hales asked if there were certain facets to keep within the design of neighborhood. **Vice Chair Demarest** said if duplexes or triplexes in the scale of the neighborhood. Mr. Hales said maybe design can be included in the RFP. Vice Chair Demarest said three stories is too high for the area. Mr. Hales reminded the Committee that housing is needed and if developers want affordable price points, perhaps the Neighborhood Services Department can include in RFP process units which are smaller scale.

Chair Derie asked about the clustered lots defined as G and H and asked if A through F are limited to two stories and Chair Derie said anyone can buy a house and add a second story. Chair Derie asked for the lots clustered and identified as G and H if they were bordering McDowell Road. Mr. Hales said it borders the commercially designated parcels along McDowell Road and the other is next to the freeway corridor. Chair Derie asked if the clustered site could build a large apartment complex.

At 7:30 pm quorum was lost and the discussion ended.

Public Comments

No quorum.

Applicant Response

No quorum.

Floor/Public Discussion Closed: Committee Discussion

No quorum.