



## Village Planning Committee Meeting Summary

### GPA-LV-3-21-7

<b>Date of VPC Meeting</b>	January 9, 2023
<b>Request From</b>	Mixed Use (Commercial/Commerce/Business Park) and Commercial
<b>Request To</b>	Mixed Use (Commercial/Commerce/Business Park)
<b>Proposed Use</b>	Single-family, multifamily residential, retail, office, and commerce park uses
<b>Location</b>	Northeast corner of 63rd Avenue and Dobbins Road
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	7-1

#### **VPC DISCUSSION:**

*Item No. 6 (GPA-LV-3-21-7) and Item No. 7 (Z-35-21-7) are companion cases and were heard together.*

*Four members of the public registered to speak on this item. Two of the members donated their time.*

#### **STAFF PRESENTATION:**

**Enrique Bojórquez**, staff, provided an overview of the rezoning proposal, including the companion minor General Plan Amendment case GPA-LV-3-21-7, describing the location of the requests, the existing and proposed zoning districts and land use designations and the proposed use. Mr. Bojórquez reviewed the surrounding zoning districts and land uses and described the proposed development units. Mr. Bojórquez listed several policy plans and described how these are furthered by this proposal. Mr. Bojórquez stated that staff did not receive any letters from the public regarding these requests. Mr. Bojórquez provided staff findings, followed by the staff recommendation of approval on each case, and discussed the stipulations as presented in the staff report for case Z-35-21-7.

#### **APPLICANT PRESENTATION:**

**Wendy Riddell**, representing the applicant with Berry Riddell LLC., introduced herself and the proposed project. Ms. Riddell described the existing zoning entitlement on the property, which allows for significantly more dwelling units at a height of up to 90 feet. Ms. Riddell described the site's location in regard to the Loop 202 freeway and

described approved plus proposed surrounding development. Ms. Riddell described the public outreach conducted and concerns addressed on this project since the summer of 2021. Ms. Riddell described three options for development plans within Development Unit 1 (Village Core). Ms. Riddell explained that these are examples of what could be developed on the site. Ms. Riddell described amenities proposed in this portion of the site, including public art, electric vehicle parking, a sit-down restaurant, among other elements. Ms. Riddell described both allowed and prohibited uses, height step-back standards, and density standards. Ms. Riddell stated that a successful technology corridor is in the City of Chandler and discussed the variety of land uses located in this other corridor. Ms. Riddell described the streetscape standards proposed along Dobbins Road, Village Core design elements and materials, plus branding elements. Ms. Riddell described the commitments by Clear Channel regarding off-site signage (billboards) and funding for Laveen area parks. Ms. Riddell described additional stipulations for case Z-35-21-7 that were agreed upon after the staff report was published. Ms. Riddell requested a recommendation of approval on both cases.

#### QUESTIONS FROM COMMITTEE:

**Dean Chiarelli** asked for clarification on the proposed building height. **Ms. Riddell** discussed the height standards proposed, in addition to the new proposed stipulation which would allow flexibility for employment uses. **Mr. Chiarelli** asked for clarification on the definition of employment to ensure that high-wage jobs locate here. Mr. Chiarelli opposes additional height along the Loop 202 freeway. **Ms. Riddell** explained that only high-wage employers would pay to build up to the height proposed.

**Chair Abegg** stated that this is a prime area for retail and employment uses. Chair Abegg explained that the applicant has existing entitlements but is seeking a PUD to allow billboards. Chair Abegg stated that employment and retail uses are needed in Laveen and would like for more acreage within this site to be part of the Village Core area for employment uses, for a total of 30 acres within Development Unit 1. Chair Abegg supports the added height to attract a major employer and supports the funding for parks in the Laveen area.

**Rebecca Perrera** agrees with Chair Abegg and would like to hear more about Development Unit 2. Ms. Perrera would like for future site plans and elevations in Development Unit 2 to be reviewed by the VPC and asked for clarification on Olney Park and the donation structure proposed. **Chair Abegg** explained that a local school and the City of Phoenix Parks and Recreation Department underwent a land swap and described park funding. Chair Abegg explained that the proposed donation by the applicant is for operations of parks within Laveen. **Ms. Riddell** explained that nearly \$1 Million on impact fees went to the Parks and Recreation Department and would prefer to leave the current stipulation on case Z-35-21-7 regarding the monetary donation for parks as this is flexible. Ms. Riddell would oppose a stipulation requiring the review and comment of plans by the VPC for Development Unit 2 and increasing the size of Development Unit 1.

#### PUBLIC COMMENTS:

**Phil Hertel** stated that the conceptual plans described by the applicant are not guaranteed and there needs to be other stipulations added to case Z-35-21-7 which require the review and comment by the Laveen VPC on future site plans, elevations,

sign plans, and landscape plans. Mr. Hertel also wants to ensure that this development addresses school contributions in lieu of impacts to schools in Laveen.

**Dan Penton** generally likes elements of case Z-35-21-7, including the electric vehicle charging, but would like to see a bikeway along the east connecting the site to the Laveen Conveyance Channel, a protected bicycle lane along all adjacent streets, bicycle lockers, a bicycle fix-it station near trails or pathways, and procure local artists to develop art in the development. Mr. Penton discussed the Dobbins Road streetscape and added that an entry feature could be incorporated at the intersection with 63rd Avenue. Mr. Penton would like to see a stipulation that requires the review and comment for at least the signage and elevations in the future, to ensure that these will get built as proposed.

#### APPLICANT RESPONSE:

None.

#### FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

**Jennifer Rouse** thanked the applicant for their work on these cases. Ms. Rouse proposed to approve both cases but add and modify stipulations for case Z-35-21-7.

**Chair Abegg** and **Wendy Riddell** discussed the stipulations proposed on case Z-35-21-7.

**Ms. Perrera** asked for clarification on the stipulations.

**Chair Abegg** explained her preference on the additional stipulations.

#### MOTION (GPA-LV-3-21-7):

**Jennifer Rouse** motioned to approve GPA-LV-3-21-7 per the staff recommendation. **Carlos Ortega** seconded the motion.

#### VOTE (GPA-LV-3-21-7):

**7-1**; motion to recommend approval of GPA-LV-3-21-7 per the staff recommendation passes with Committee Members Barraza, Chiarelli, Ortega, Perrera, Rouse, Hurd and Abegg in favor. Committee Member JoAnne Jensen dissented. Ms. Jensen explained that she does not support the additional stipulations proposed as these differed from some of the stipulations discussed with the applicant on companion case Z-35-21-7.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION

None.

## Village Planning Committee Meeting Summary GPA-LV-3-21-7

<b>Date of VPC Meeting</b>	December 12, 2022
<b>Request From</b>	Mixed Use (Commercial/Commerce/Business Park) and Commercial
<b>Request To</b>	Mixed Use (Commercial/Commerce/Business Park)
<b>Proposed Use</b>	Single-family, multifamily residential, retail, office, and commerce park uses
<b>Location</b>	Northeast corner of 63rd Avenue and Dobbins Road
<b>VPC Recommendation</b>	Continued to January 9, 2023
<b>VPC Vote</b>	10-0

### **VPC DISCUSSION:**

*Item No. 9 (GPA-LV-3-21-7) and Item No. 10 (Z-35-21-7) are companion cases and were heard together.*

### **STAFF PRESENTATION:**

None.

### **APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, introduced herself and The Crossings at Dobbins PUD project. Ms. Riddell explained that due to a notification deficiency, she is requesting that both cases be continued to the next Laveen Village Planning Committee meeting for recommendation.

### **PUBLIC COMMENTS:**

None.

### **APPLICANT RESPONSE:**

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

GPA-LV-3-21-7 MOTION:

**Jennifer Rouse** motioned to continue GPA-LV-3-21-7 to the January 9, 2023 Laveen Village Planning Committee meeting. **Stephanie Hurd** seconded the motion.

GPA-LV-3-21-7 VOTE:

**10-0;** motion to recommend a continuance of GPA-LV-3-21-7 passes with Committee Members Barraza, Chiarelli, Hurd, Jensen, Ortega, Perrera, Rouse, Senters, Abegg and Glass in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION**

None.

## Village Planning Committee Meeting Summary

### GPA-LV-3-21-7 NFORMATION ONLY

<b>Date of VPC Meeting</b>	December 13, 2021
<b>Request From</b>	Commercial and Mixed Use (Commercial / Commerce Park)
<b>Request To</b>	Mixed Use (Commercial/Commerce/Business Park)
<b>Proposed Use</b>	Single-family, multifamily residential, retail, office, and commerce park uses
<b>Location</b>	Northeast corner of 63rd Avenue and Dobbins Road

#### **VPC DISCUSSION:**

*This item was heard concurrently with Item No. 7 (Z-35-21-7)*

**Wendy Riddell**, representative with Berry Riddell, explained that the site is currently approved as Commercial and Commerce Park-General Commerce Park, as well as a High Rise designation and a Special Permit. The site was originally envisioned to be a hospital. She explained that they are requesting to amend the General Plan to extend the Mixed Use (Commercial and Commerce Park) designation so that the entire site can allow for a mix of uses, and that they are also creating a Village Core plan. He noted that the site is also located along the South Mountain Freeway Technology Corridor. She stated that the site would currently allow for 2,176 residential units, and that the proposal is to reduce this to 1,250 units. She added that there was some land that was condemned in 2019 when the freeway was constructed, which took up a lot of the original land area. She presented an exhibit that shows the nearby development proposals in context to the subject site. She then provided an overview of the proposed land uses in the PUD, which include restaurants, retail, offices, corporate campuses, and medical offices within the Village Core. Multifamily residential and single-family attached uses will also be permitted, but they will be townhomes developed for property ownership, and not rentals. She added that hotels and vertiports will also be permitted in the core. She stated that, through engagement with key stakeholders in the area, the applicant had agreed to prohibit self-storage uses to promote a walkable urban core environment. She noted that there are additional land use prohibitions in the development narrative, as well as restrictions on residential uses. **Ms. Riddell** explained that one of the goals of this proposal is to attract high tech employers, which requires some flexibility. As such, they are proposing a maximum height of 120 feet within the village core, with some height step-back requirements along 63rd Avenue and Dobbins Road. She then outlined the design guidelines for the development, which are intended

to promote the unique character of Laveen, as well as the open space requirements for the core area. She then explained the applicant's vision towards the future, and the proposal to allow urban air mobility transportation, subject to a use permit, which will promote the envisioned high technology environment. She added that the design requirements also include elements from the Dobbins Road Scenic Corridor Study, which will help further promote the unique character of Laveen along the street. She then summarized the permitted land uses in both Development Units, as well as some of the specific design guidelines for commercial and multifamily buildings, which include the incorporation of historically appropriate building materials. She also shared the design regulations for billboards, which will include these materials as well.

**Chair Tonya Glass** expressed appreciation for the proposal within the Village Core but also concern with the residential unit cap of 1,250 units. She stated that she will need to take a deeper dive into this matter. She also expressed concern that the stakeholder who have participated in this process may have been siloed and that the caveats for multifamily should be looked at carefully as it will impact the community. She stated that 1,200 units is still a significant amount.

**Vice Chair Linda Abegg** stated that there has been a lot of good work done on the development and design standards for the area within the Village Core, but that the rest of the development area has not been discussed. She expressed concern with the way the requirements for multifamily were written in and the lack of limits placed on how much of the land area can be developed as multifamily. She emphasized that this part of Laveen should be reserved for employment uses to ensure that a tech corridor is created. She also stated that, since this a new rezoning request, and not modifications of stipulations of existing entitlements, the applicant does not automatically have the rights to what was already approved on the site. She stated that the core looks nice, and so do the designs for the billboards, but that more work needs to be done to ensure that this development allows for a true employment corridor.

**Stephanie Hurd** expressed her wish for this to be 100 percent retail and employment, but that she realizes that this likely won't happen. She pointed out that there are many new multifamily projects already approved in the area, include a project with 500 units on the other side of the freeway, so she is concerned with the lack of specificity regarding the amount and height of the proposed residential. She then stated that the Laveen branding on the billboard is a great idea, as the area is lacking in this regard. She also praised the inclusion of the Dobbins Road Scenic Corridor elements. She added that, as much as she dislikes multifamily, she understands the need for it especially if large employers come to Laveen. She said that, if they have to be built, they should look nice and have good amenity packages.

**Vice Chair Abegg** stated that committee member Hurd and other members of the community have work diligently with this applicant to ensure that the design guidelines meet the intent of what they would like to see in Laveen. She encouraged all community members to reach out ahead of these meetings to work out concerns and modifications, as it has proven to be very effective.

## **PUBLIC COMMENT**

**Phil Hertel** expressed his support for this project, stating that it will be a good addition to the Village Core and a better proposal for the area than the previously envisioned hospital.

**Dan Penton** expressed his support for the urban air mobility uses being proposed, stating that it will help reduce congestion and pollution, and will elevate Laveen as the first area in the city to allow this type of high-tech use, which is the exact intent of the tech corridor. He then expressed concern with the density, noting the hundreds of units already approved in the immediate vicinity.

**Stephanie Hurd** stated that the height of 120 feet will provide the flexibility for tech companies to at least look at this site as an option for them and will hopefully encourage them to come and build offices there. **Vice Chair Abegg** added that this is why the applicant had agreed to write in a requirement that the first tall building has to be an employment use, so that they don't end up with a hotel or senior living right away.