



Village Planning Committee Meeting Summary

Z-24-22-8

Date of VPC Meeting	August 2, 2022
Request From	C-2 and R-5
Request To	R-5
Proposed Use	Multifamily residential
Location	Approximately 370 feet west of the southwest corner of 48th Street and McDowell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	15-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

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

Committee Member George Garcia joined the meeting during this item, bringing the quorum to 15 members.

STAFF PRESENTATION:

Sarah Stockham, staff, provided an overview of the rezoning request, describing the location of the request, land use designation, surrounding zoning and uses, and the existing and proposed zoning districts. **Ms. Stockham** provided background on the current multifamily use including its precedent zoning conformance and shared photos of the existing buildings. **Ms. Stockham** reviewed the proposed site improvements and stated that staff recommends approval subject to stipulations as presented, including stipulations addressing improved landscaping and future redevelopment.

APPLICANT PRESENTATION:

Ben Graff, representing the applicant with Quarles & Brady LLP introduced himself on behalf of the applicant, Kairos Investment Management Company. **Mr. Graff** introduced the project as an opportunity to protect affordable housing after a change in ownership of the subject property prompted the rezoning request. **Mr. Graff** clarified that there would not be any new construction and that the applicant is in full agreement with the proposed stipulations, including those that apply to the potential redevelopment of the

site. **Mr. Graff** shared details of the request's neighborhood outreach, zoning history, and required variances.

QUESTIONS FROM THE COMMITTEE:

Christina Eichelkraut stated that she is a member of the Balsz School District governing board, which represents Brunson Lee Elementary, a neighboring elementary school. **Ms. Eichelkraut** relayed that the school district is in support of this proposal as a creative solution to preserve affordable housing.

Chair Swart expressed his gratitude to Mr. Graff for his diligent work on the case. **Mr. Graff** thanked the Chair and City of Phoenix staff.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Barry Paceley expressed his support of the project as a community investment in a challenged neighborhood.

Chair Swart wished the applicant luck in their variance process.

MOTION:

Barry Paceley motioned to recommend approval of Z-24-22-8 per staff recommendation. **Daniel Sharaby** seconded.

VOTE:

15-0; motion to recommend of approval Z-24-22-8 per the staff recommendation passed with Committee Members Abbot, Bayless, Beckerleg Thraen, Crawford, Eichelkraut, Garcia, Jurayeva, Miller, O'Malley, Paceley, Rush, Sharaby, Wilenchik, Fischbach, and Swart in support.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.