



Village Planning Committee Meeting Summary

Z-70-21-5

Date of VPC Meeting	January 12, 2022
Request From	R1-6
Request To	R-3A
Proposed Use	Multifamily residential
Location	Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road
VPC Recommendation	Approval per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee member Chris Demarest left during this item, bringing quorum to 9.

Sarah Stockham, staff, reviewed the surrounding land use and zoning around the subject site, showed aerial images and renderings and reviewed the proposal. Ms. Stockham concluded her presentation by noting staff's findings, recommendation, and stipulations.

Rod Jarvis, representing the applicant with Earl & Curley, introduced himself, displayed an aerial image of the site, shared that it is currently vacant, the addition of housing will help implement the Housing Phoenix Plan, and this plan provides buffering along the south property line and a large building setback to be considerate of the neighbors to the south. Mr. Jarvis added that the units are going to be 2 and 3 bedrooms, oriented towards families, and the site will have a large central open space area. Mr. Jarvis added that while it was not required, they did conduct a traffic study which shows that while the multifamily use would generate more traffic than single-family residences, it will generate less traffic than a commercial use such as a shopping center. Mr. Jarvis reviewed the proposed development and showed a conceptual site plan and elevations. Mr. Jarvis concluded with an overview of the community outreach conducted to date.

Questions from the Committee:

Chris Demarest shared that he knew the previous owner of the site and that the proposal is a good use of the site.

Sandra Cole asked if the proposal has adequate parking, who will maintain the property and what are the proposed unit prices. Mr. Jarvis replied that they are meeting

the parking standards as listed in the Zoning Ordinance, the developer (Commonwealth Companies) takes good care of their projects and that the rent prices are set by HUD which is based on census data.

Jeff O'Toole asked the applicant to provide a more direct answer regarding the projected rents and if they are receiving a subsidy from the city. Mr. Jarvis replied that rents will be around \$1,600 for a 2-bedroom, and \$1,200 for a 3-bedroom unit, and they are not in a partnership with the city.

Sandra Oviedo shared that she wanted to see a self-sufficient community with multimodal options such as electric charging stations, asked how many bicycles and vehicular parking spaces will be provided on site, commented that 30 bicycle parking spaces is insufficient for 120 units and if they would consider providing secure bicycle storage, asked about how disability access is provided within the community and to the canal, and where the school bus pick up will be. Mr. Jarvis replied that they are looking into electric vehicle parking stations, they are providing bicycle parking and they are stipulated to provide it, most people will store their bikes inside their units, the bus pick up location will be determined by the school district, but the buses could pull into the site and exit out one of the driveways.

Ken DuBose shared that this is the second developer who has proposed affordable housing in Maryvale recently, there is not a lot of available land for affordable housing, this is a blue collar area, the developer did their work on this request and he would like to see more projects like this.

Sandra Oviedo asked if Stipulation No. 10 applies to the site and how the project meets the Complete Streets Guidelines, and what the traffic study says. Ms. Stockham, staff, replied that the Street Transportation Department has technical requirements for street improvements and that those improvements will be built to city and ADA requirements. Mr. Jarvis responded that the proposed development would generate 845 trips per day, if it was developed as a commercial center, it would generate 3,376 trips per day.

Public Comment

Timothy Logue shared that he lives on the west side of 75th Avenue, shared a concern for the increased traffic that this proposal will generate and that commercial properties are on a wide spectrum of intensity which can generate fewer trips per day, this is not a good location for apartments, and that the right lane on 75th Avenue gets very backed up when people are accessing the nearby Dairy Queen and that this request will exacerbate the traffic issues in the area and at the intersection of 75th Avenue and Camelback Road.

Response to Public Comment:

Mr. Jarvis replied that the traffic engineer applied ITE standards which is used throughout the country to generate traffic counts and that they are conservative numbers.

Sandra Oviedo asked about the Complete Streets Guidelines and how they are applied to this site. Ms. Stockham, staff, replied that the Complete Streets Guidelines is a policy document and that this proposal will provide bicycle parking and replenish the

landscaping within the right-of-way with enhanced planting standards to shade the sidewalk.

Sandra Oviedo added that she wanted to provide direction for better safety for pedestrian and bicyclists.

Motion:

Ken DuBose motioned to recommend approval of Z-70-21-5 per the staff recommendation. **Mike Weber** seconded the motion.

Vote:

9-0, Motion to approve passed, with Committee Members Barba, Battle, Cole, DuBose, O'Toole, Oviedo, Valenzuela, Weber, and Derie in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.