



Village Planning Committee Meeting Summary Z-54-18-7

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| Date of Meeting: | October 10, 2018 |
| Request From: | PSC (Planned Shopping Center District) (6.18 acres) |
| Request To: | C-1 (Neighborhood Retail) (6.18 acres) |
| Proposed Use: | Multifamily Residential |
| Location: | Approximately 500 feet west of the northwest corner of 67th Avenue and Thomas Road |
| VPC Recommendation: | Approval, As Recommended by Staff |
| VPC Vote: | 8-1 |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Hannah Bleam, staff, provided an overview of the request including aerial photographs, General Plan Land Use maps, and zoning maps.

Mr. Shawn Kaffer, representative with MAK Construction, provided an overview of the rezoning request. He explained that the site is currently vacant land and this request would provide a good buffer between the residential to the north and west as well as the commercial to the east. He explained that the subject site is one of the only infill opportunities in the area and that this multifamily product type would enhance the surrounding area. He also mentioned there was no public opposition at the neighborhood meetings.

Committee members had no questions for staff.

Committee Member Demarest inquires as to what the rental rates were to be set at.

Mr. Kaffer, explained that rents have not been set yet, but would be set at market value for the area and product type. He said they would most likely be set at around \$1,500.00 per month per unit.

Vice Chair Shapiro asked if there was an adequate amount of commercial in the area.

Mr. Kaffer asked staff to pull up the context aerial map to show where the existing commercial was nearest to the site.

Committee Member Demarest asked if the units will have their own private garages.

Mr. Kaffer asked staff to pull up the elevations on the screen and showed the committee the perspective drawings reflecting the garage elevations and explained that each unit will have their own private garage with a shared driveway.

Committee Member DuBose spoke in support of the project and exclaimed that this project would vastly improve the area.

Chairman Derie expressed that this project would be good for the area. He asked if the units would ever be for sale or if this was going to remain a rental property.

Mr. Kaffer responded by stating that the units will be up for sale down the road, but was not certain on a specific time line for this to occur.

Committee Member Webber asked if there has been any neighborhood opposition on this case.

Mr. Kaffer reiterated that there has been no neighborhood opposition to date, but did mention that there have been a few site plan alterations due to neighborhood concerns. The windows were raised on the elevations abutting the neighborhood to the south so the future occupants of this proposal will not be able to look down on the single family home below.

Committee Member Ellis iterated that this product type falls in line with Maryvale's redevelopment goals.

Committee Member DuBose believes this project will help to clean up this blighted area. He believes this development will spur the redevelopment of the commercial site to the south of the project.

Committee Member Battle likes the style, architectural diversity and the project price point and believes this project will help spur redevelopment in the area.

Chairman Derie Opened the Meeting to Public Comment:

Mr. Andy Martin, partner with Sonic Drive-in, spoke in support of the project.

MOTION:

Committee Member Ellis made a motion to approve Z-54-18-7 as recommended by staff.

Committee Member Battle seconded the motion.

VOTE:

8-1, motion passed, with Committee Members Derie, Shapiro, Battle, Demarest, DuBose, Ellis, Sirochman and Valenzuela in favor. Committee Member Mr. Mike Weber not in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.