



Village Planning Committee Meeting Summary

Z-58-19-7

RECOMMENDATION

Date of VPC Meeting	May 12, 2020
Request From	R1-6 and R-5
Request To	PUD (10.90 acres)
Proposed Use	Multifamily Residence District
Location	Northeast corner of 6th Avenue and Broadway Road
VPC Recommendation	Deny
VPC Vote	9-3-1 Motion passes; with members Aguilar, Brooks, Brownell, Daniels, Holmerud, Kotake, Larios, M. Smith, S. Smith in favor; Trites, Busching, and Shepard in dissent; and Alvarez in abstention. Member Said had left the meeting at the time of the vote.

VPC DISCUSSION:

During the virtual meeting staff received information from an individual wishing to speak in regards to the case.

Member Said left the meeting, thus bringing the quorum to 13 members.

Mr. Enrique Bojorquez, staff, provided a presentation on the proposed rezoning case. Staff recommends approval, subject to stipulations. Furthermore, staff went over proposed amendments by the applicant affecting two stipulations, as these changes pertain to a Paseo that crosses the property north to south and access along Pueblo Avenue. He then invited the applicant to present their information presentation with the committee.

Ms. Ashley Zimmerman Marsh, of Tiffany and Bosco, introduced herself and the Chicanos Por La Causa team.

Mr. German Reyes, of Chicanos Por La Causa, went over the history of the organization and how this organization has established roots in South Phoenix. He then presented on the impact, both monetary and social, of this organization on the communities they serve across the Southwestern United States and northern Mexico. An explanation on the community services offered, including housing, was provided in addition to going over the social returns of the programs offered.

Ms. Zimmerman then provided an overview of the project site. An overview of the neighborhood outreach was provided, in addition to the request for modifications to two stipulations relating to a Paseo and access along the north of the property. Further explanation was provided on the site layout and building elevations, ending with a summary of the project.

Chairwoman Trittes asked for comments from the committee.

Mr. Aguilar expressed concerns with the level of outreach conducted and asked whether the previous concerns from groups in the community had been addressed.

Ms. Zimmerman responded that there were ongoing dialogues with those groups to address any concerns.

Mr. Aguilar expressed disappointment with this.

Ms. Daniels mentioned that she was not in support of the project with the stipulation modifications.

Ms. Alvarez shared that she did not see the changes that the committee had asked from the applicant previously.

Mr. Brooks seconds the concerns shared by Mr. Aguilar previously.

Mr. Brownell shared that he is part of the SoPho and Light Rail Steering Committee, but opposes this project due to other's concerns and the lack of affordability proposed.

Ms. Daniels agreed with everyone else that the project does not address previous concerns expressed by the committee.

Ms. Shepard expressed that she cannot support this project.

Ms. Muriel Smith mentioned that she cannot support this project due to previous concerns.

Mr. Shelly Smith expressed concerns with the location of apartments in this "high blight" area.

Ms. Busching shared that she is in favor of the project as it furthers the goals for this area.

Chairwoman Trittes repeated her previous comment that there is a need for thousands of housing units in the City of Phoenix. She felt that lots of outreach was done by the applicant.

Ms. Zimmerman went over the public notification process that was conducted, including the early outreach and resources that Chicanos Por La Causa will offer to future tenants or home owners.

Mr. Reyes then went over the benefits of this project, including being a mixed income community.

Chairwoman Trites opened the public comment portion of the meeting.

Mr. Victor Vidales, member of the public, described the project's affordability being offered and supports mixed income communities. He then expressed that the applicant did not took an offer to meet with an organization, Community Development Corporation in the community. He would like for the applicant to meet with this stakeholder.

Chairwoman Trites asked for other comments from the committee.

Mr. Aguilar expressed concern with the applicant not meeting with other groups in the community.

Mr. Brownell mentioned that he fears this project will lead to the future displacement of residents in the area.

Mr. Brooks shared that he was in favor of continuing the case.

Mr. Nic Smith, of Chicanos Por La Causa, requested for clarification on the direction from the Committee. He added being in support of reaching out to other organizations.

Mr. Brownell made a motion to continue the case.

Mr. Brooks seconded the motion to continue the case.

Ms. Daniels suggested continuing the case.

Chairwoman Trites requested clarification on the motion that was presented.

Mr. Joel Carrasco, staff with the City of Phoenix, provided clarification on what the motion to continue would do as the case moves to the Planning Commission.

Ms. Zimmerman shared that her client is unable to support a motion to continue the case.

Mr. Aguilar suggested a consideration to withdraw the motion to continue the case and instead consider a motion to deny.

Mr. Brownell and **Mr. Brooks** withdrew their motions to continue the case.

MOTION

Mr. Aguilar made a motion to deny this item. **Ms. Daniels** seconded the motion.

VOTE:

Matthew Aguilar motioned to deny the request. Tamala Daniels seconded the motion. Members Aguilar, Brooks, Brownell, Daniels, Holmerud, Monge, Larios, M. Smith, and S. Smith in favor; Members Shepard, Busching and Trites voted in dissent; Member Alvarez abstained.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The applicant made two requests for adjustments to the stipulations contained in the staff report. The adjustments initiated by the applicant follow including background.

Adjustment to Stipulation No. 2 provided by the Street Transportation Department. The stipulation restricts ingress / egress from Pueblo Avenue in the case that the applicant is not able to complete street dedications and improvements for the length of the north property, including the out-parcel not included in the request.

The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for ONE COMBINED ACCESS POINT FOR emergency AND REFUSE COLLECTION ONLY AT THE EASTERN LIMITS OF THE PROPERTY, ~~access only~~ as determined by Planning and Development and Street Transportation Departments.

Additional sub-point to Stipulation No. 1 regarding the westernmost pedestrian accessway (paseo) located generally with the 3rd Avenue road alignment through the site. The request for the modification rose from the heightened cost of insurance for routing a public trail / pathway through an amenity area. Staff does not have an objection to this request.

Add a sub-point to Stipulation No. 1 to allow the westernmost paseo to deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southernmost connection to Broadway Road shall be constructed after the SRP facility is buried and easements issues are resolved, no later than the development of the townhomes depicted on Exhibit E. Further that Exhibit E be updated to reflect the revised alignment.