



Village Planning Committee Meeting Summary

GPA-EST-2-22-7

Date of VPC Meeting	August 16, 2022
Request From:	Commerce/Business Park (12.58 acres) Residential 3.5 to 5 dwelling units per acre (0.93 acres)
Request To:	Residential 15+ dwelling units per acre
Proposed Use:	Amend the General Plan Land Use Map to allow multifamily residential
Location	Southeast corner of 107th Avenue and Buckeye Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-1

VPC DISCUSSION:

Cases EST-2-22-7 and Z-42-22-7 are companion cases and were heard together.

One member of the public registered to speak on this item, in opposition.

Nayeli Sanchez Luna, staff, presented an overview of the general plan amendment and rezoning requests. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Ms. Sanchez Luna displayed the site plan and elevations and described the proposed number of units, access into the development, number of amenities, and the variations in color and texture. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation, and describing the proposed stipulations

Jonathan Schwerd, representing the applicant with RK Design & Professional Services, LLC, provided an overview of the proposed general plan amendment, rezoning request, and surrounding land uses. Mr. Schwerd displayed the site plan and described the number of units, the height, enhanced landscaping, and detached sidewalks. Mr. Schwerd added that the proposed development would have access to Buckeye Road and 107th Avenue. Mr. Schwerd noted that they have worked with the adjacent school district to address south access into 107th Avenue. Mr. Schwerd concluded his presentation by stating that a building setback of 120 feet would help act as a buffer to the single-family residential subdivision to the south.

Questions from the committee:

Committee member Beth Cartwright stated that she lived in the vicinity of the proposed development and that this area would benefit from a multifamily development.

Vice Chair Parris Wallace asked if this proposal was going to be accessible to all income ranges and asked what the income was in this area. **Ms. Cartwright** stated that the surrounding houses were all new subdivisions with average incomes.

Committee member Lisa Perez asked if the proposed development would be gated and thanked the applicant for working on the south access. Ms. Perez then asked if there were any concerns with the bar across the school. **Mr. Schwerd** stated that they do not anticipate any issues with the established bar. **Ms. Perez** asked how the development would handle access to the school from the south. **Mr. Schwerd** stated that the school has access to the south easement but that the applicant was the owner. **Ms. Perez** asked if the proposed development would have any bicycle parking, electric vehicle charging stations and amenities. **Vice Chair Wallace** stated that there had to be a minimum of eight amenities and asked for confirmation if it was a stipulation. **Ms. Sanchez Luna** confirmed that the development was stipulated to have a minimum of eight amenities. **Ms. Perez** asked if the applicant could explain the relationship between the open space and the proposed amenities. **Mr. Schwerd** stated that the development would have ramadas, barbeque areas, other amenities, and bicycle parking located throughout the entire development.

Committee member Dan Rush asked if the development would have electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Ms. Perez** noted that the City of Phoenix has passed an electric transportation plan and wanted the applicant to address electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Mr. Rush** asked how many charging stations would be installed. **Ms. Cartwright** stated that one percent of 288 units would be three parking stations. **Mr. Rush** stated that two charging stations would be sufficient.

Ms. Perez stated that she didn't have the opportunity to discuss the project with the superintendent and that there weren't any comments from the City of Avondale or the City of Tolleson. Ms. Perez added that the Committee was not given enough time to review the staff reports and make a reasonable decision. **Mr. Rush** stated that the proposed development and density is compatible with the surrounding land uses. **Vice Chair Wallace** stated that this project could also be continued. **Mr. Rush** asked if there was a list of questions that need to be answered and that he did not agree with continuing the cases. Mr. Rush noted that that the developer did reach out to the community. **Ms. Perez** stated she wanted to know the number of bicycle parking spaces, the amenities, street improvements, and other items. **Mr. Schwerd** stated that they had reached out to the two adjacent cities, but they did not provide comments. Mr. Schwerd added that they were willing to add as many charging stations as the Village Planning Committee requested. **Ms. Perez** asked where the gates would be located along the south accessway. **Mr. Schwerd** explained that the south accessway would have two gated exits along the south accessway. **Ms. Perez** asked for clarification if the south accessway would be exit right-turn-only and if ingress would be located on Buckeye Road. **Mr. Schwerd** confirmed that the south accessway would be exit-only

and that ingress would occur on Buckeye Road. **Ms. Perez** stated she would prefer to have more time to analyze the proposed development to ensure that it doesn't have any adverse effects on the Estrella Village.

Public Comment:

Ms. Tracy Hornketh stated that her property is located on the south side of the proposed development and noted that she agreed with Committee member Perez's concerns. Ms. Hornketh stated that there is a lot of traffic congestion located along 107th Avenue and Buckeye Road and that she was opposed to the proposed height. Ms. Hornketh noted that 107th avenue also has a lot of safety issues regarding speed and road damage. Ms. Hornketh concluded her public comment by requesting that the Committee recommend denial to the proposed development.

Applicant Response:

Mr. Schwerd thanked Tracy Hornketh for her comment and stated that they would work towards further addressing the concerns that the community has presented.

Committee Discussion:

Committee member Dafa Joel Sanou stated that he lived in the area and if the applicant could address traffic congestion it would help the proposed development. **Mr. Schwerd** stated in the year 2026 the Maricopa Department of Transportation (MCDOT) would start to widen Buckeye Road and 107th Avenue.

Motion:

Beth Cartwright motioned to recommend approval of GPA-EST-2-22-7 per the staff recommendation. **Dan Rush** seconded the motion.

Vote:

6-1, Motion to recommend approval passed, with Committee Members Barquin, Cartwright, Burd, Rush, Sanou, and Wallace, in favor and Perez in opposition.

Staff comments regarding VPC Recommendation:

None.