



Village Planning Committee Meeting Summary Z-138-F-83-5

Date of VPC Meeting	May 11, 2022
Request From:	PUD PCD
Request To:	PUD PCD
Proposed Use:	Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow multifamily residential
Location	Northwest corner of 99th Avenue and Missouri Avenue
VPC Recommendation	Denial
VPC Vote	6-1

VPC DISCUSSION:

This item was heard out of order and was heard after Agenda Item No. 6.

There were 3 members of the public who registered to speak for this item, in opposition.

Nayeli Sanchez Luna, staff, presented an overview for rezoning case Z-138-F-83-5. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the General Plan Land Use Map designation of Mixed Use. Ms. Sanchez Luna summarized previous amendments and displayed the proposed site plan noting the proposed pedestrian pathways. Ms. Sanchez Luna informed the committee that one letter of opposition had been received from the community and that the major concerns included the proposed density, commercial development adjacent to the school, and the increase in traffic congestion. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation of approval, and describing the proposed stipulations for rezoning case Z-138-F-83-5.

Brian Greathouse, representing the applicant with Burch and Cracchiolo, provided an overview of the proposed rezoning application Z-138-F-83-5. Mr. Greathouse stated that the proposed multifamily development would serve the large employment opportunities and retail locations in the area and allow residents to live, play, and work within the same neighborhood. Mr. Greathouse added that the DC Ranch PCD has evolved over time to accommodate the changing character and the demands of the economy and housing market, and that multifamily development would be the most appropriate development for this location. Mr. Greathouse displayed the site plan and elevations

and discussed the high-quality interiors, architectural features, amenities, and pedestrian pathways connecting to the canal. Mr. Greathouse concluded his presentation by explaining their outreach procedure, summarizing the neighborhood meetings, and stating that this multifamily development would offer additional housing choices to the community.

Questions from the committee:

Chair Derie asked for clarification regarding the request for the number of residential units in the DC Ranch PCD. **Ms. Sanchez Luna**, staff, stated that the multifamily development would be proposing 537 units and, as a result, the request is to increase the number of residential units in the DC Ranch PCD to 2,407.

Ms. Oviedo asked for clarification on the allowed uses in the Aldea Centre PUD. **Mr. Greathouse** stated that the Aldea Centre PUD allows for a mix of uses including residential, office, commercial, and warehousing, and stated that the multifamily development would contribute to the mix of uses. **Ms. Oviedo** asked if the development would match the proposal in the Aldea Centre PUD narrative, if the applicant had considered any sort of freeway safety, and if there were any facilities to accommodate the disabled. **Mr. Greathouse** stated that the Aldea Centre PUD narrative would be the governing document with all the regulations, the proposed multifamily development would be buffered from the freeway by 99th Avenue, and the development would meet all ADA requirements. **Ms. Oviedo** asked the applicant to describe the proposed bus routes, the landscaping, and the proposed parking. **Mr. Greathouse** stated that this development will build a bus pad along 99th Avenue to serve the community, the landscaping would include a variety of trees and shrubs, and the development would offer surface parking with landscaping. **Ms. Oviedo** asked if the proposed multifamily development would have electric vehicle charging stations. **Mr. Greathouse** stated that five percent of the proposed parking would be utilized for electric vehicle charging stations.

Vice Chair O'Toole asked if multifamily residential was already a permitted use within the Aldea Centre PUD and if the proposal would increase the density rather than allow the use. **Mr. Greathouse** confirmed that multifamily residential uses were already permitted in the Aldea Centre PUD and that the proposed density would be capped with their proposed multifamily development.

Chair Derie stated that there have been a lot of changes within the Maryvale Village within the past six months. Chair Derie stated that there has been a housing shortage within the City of Phoenix and that Maryvale has contributed with over 6,000 housing units currently under construction.

Ms. Oviedo asked if 101st Street would be removed from the development. **Mr. Greathouse** stated that the original Aldea Centre PUD was drafted in 2009 and that today 101st Street has been constructed and that it would not be removed.

Public Comment:

Erik Espinoza stated that there had been a huge influx of multifamily development within the Maryvale Village and he would rather have a single-family residential development or commercial development at this proposed location. Mr. Espinoza added that the additional housing units would put a strain on the school and that he had concerns with the school busing system with the additional number of students. Mr.

Espinoza noted the existing warehousing traffic and the impact that multifamily residential would have on the overall traffic congestion in the area. Mr. Espinoza ended his comment by stating that after the housing market stabilizes, there would be hundreds of empty multifamily units.

Bonnie Conrad stated that she was opposed to increasing the number of units within the DC Ranch PCD because it would increase the traffic on 99th Avenue. Ms. Conrad noted that there were no restaurants or commercial stores in the surrounding area to serve the multifamily development and stated that a commercial use would be more appropriate in this location. Ms. Conrad ended her comment by opposing the number of units and the concept of small luxury residential units.

Rafael Rascon stated that his main concern was safety because the residents in the multifamily residential development would be lower-income residents and that he would prefer the site to develop as single-family residential. Mr. Rascon ended his comment by stating that the proposed multifamily residential development would increase traffic accidents and traffic congestion on 99th Avenue.

Mr. Greathouse stated that his team has contacted the surrounding school districts and that they confirmed that they have the capacity to serve the additional students in the area. Mr. Greathouse added that they would work with the school in order to serve the new multifamily development. Mr. Greathouse explained that the surrounding land uses included warehousing, and a RV dealership and that multifamily would be consistent with the mix of uses permitted in the Aldea Centre PUD, and that there were numerous employment centers and restaurants along Bethany Home Road. Mr. Greathouse clarified that this would be attainable housing that would serve essential workers and added that the proposed development would be gated to prevent crime.

Committee Discussion:

Vice Chair O'Toole expressed that the public had made a valid point regarding the housing market and the concerns about when the housing market stabilizes and that the Committee must consider the approved 6,000 housing units that are currently being developed. Vice Chair O'Toole stated that the multifamily use was already permitted in the Aldea Centre PUD, and the request is just to allow a higher density.

Ms. Oviedo stated that the concern was sprawling housing rather than high-density housing.

Chair Derie stated that within the Aldea Centre PUD and within the DC Ranch PCD there have already been numerous developments that contribute to the mix use designation. Chair Derie added that the Aldea Centre PUD has a RV dealership, industrial and warehousing development, townhomes, other multifamily development, and single-family residential development.

Alvin Battle stated that he would prefer single-family houses available for sale rather than rental properties.

Motion:

Vice Chair Jeff O'Toole motioned to recommend denial of Z-138-F-83-5. **Alvin Battle** seconded the motion.

Vote:

6-1, Motion to deny passed with Committee Members Battle, DuBose, Garcia, Valenzuela, O'Toole, and Derie in favor and Committee Member Oviedo in opposition.

Staff comments regarding VPC Recommendation:

None.