



Village Planning Committee Meeting Summary

PHO-1-25--Z-257-84-5(4)

Date of VPC Meeting	February 24, 2026
Date of Planning Hearing Officer Hearing	March 18, 2026
Request	<ol style="list-style-type: none"> 1) Modification of Stipulation No. 1 regarding substantial conformance to the site plan and elevations 2) Deletion of Stipulation Nos. 2 and 3 regarding maximum density and time condition
Location	Southeast corner of 24th Avenue and Coolidge Street
VPC Recommendation	Approval
VPC Vote	10-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided an overview of the proposal including the history, context, location, size, applicable policy areas, existing zoning and General Plan designation and the surrounding land uses. Mr. Roanhorse stated the presentation provided provide background for the proposal and the actions the committee may proceed with regarding the review and discussion. Mr. Roanhorse displayed the zoning map, aerial photographs and the site plan. Mr. Roanhorse noted the adjacent land uses and varying density residences. Mr. Roanhorse stated that the proposal includes a small portion of the overall site. Mr. Roanhorse presented the original proposal, staff analysis and stipulations. Mr. Roanhorse discussed the PHO (Planning Hearing Officer) Hearing process noting the method to adjust previously approved stipulations for a project. Mr. Roanhorse stated interested parties may participate virtually in the hearing and the agenda is posted prior to the meeting date. Mr. Roanhorse said that multiple cases are typically scheduled on the agenda, and individuals wishing to speak must sign in and register.

Committee Member Jak Kayser commented that with PHO cases it is the committee's option to hear the case. **Mr. Roanhorse** responded that with PHO's it is the discretion of the Committee Chair or Vice Chair to hear the case at the VPC (Village Planning Committee) meeting and the Chair had requested to hear this case. Mr. Roanhorse stated the case presented will be heard at the PHO Hearing on March 18, 2026.

APPLICANT PRESENTATION

Kris Ontiveros, with SOKO Designs representing the applicant, introduced himself and stated that the existing development is a six-plex residence and the underlying zoning would permit up to seven dwelling units. Mr. Ontiveros stated that in the early 1980s, a stipulation had been approved to allow a specific number of residential units on the property and since that time, zoning regulations have changed. Mr. Ontiveros stated that under current zoning standards, the property would now permit additional density based on lot size and applicable development standards and the request before the committee is to amend the original stipulation to allow an increase in the permitted number of units from six to seven, consistent with what is allowed under the current zoning designation. Mr. Ontiveros stated the purpose of the request is to align the project with present-day code requirements while maintaining consistency with the underlying zoning district and emphasized that no additional entitlements beyond what is permitted under current zoning are being requested. Mr. Ontiveros said the building is currently occupied and in use and there is existing space at the rear of the building that is being utilized and the request does not involve expanding the building footprint upward or outward. Mr. Ontiveros stated there are no proposed structural expansions or changes to the building's height and the request is limited to aligning the property's entitlements with current zoning standards. Mr. Ontiveros stated the request would allow one additional residential unit which is permitted under the existing zoning district based on lot size and development standards. Mr. Ontiveros said the proposal remains consistent with the General Plan Land Use designation and the Black Canyon and Maricopa Freeway Specific Plan requirements and with the proposed change the building will maintain compatibility with surrounding developments and does not alter the architectural style or overall character of the building. Mr. Ontiveros requested the committee's approval of the PHO request.

QUESTIONS FROM THE COMMITTEE

Committee Member Alexander Malkoon asked if they have received or heard any objections or comments from the surrounding neighborhoods. **Mr. Ontiveros** responded that notifications were sent out twice, the first distribution had an error which resulted in extending the presentation time to the committee and no objections or concerns have been received. Committee Member Malkoon asked the square footage of the parcel, which was estimated to be about half an acre, then asked the square footage of the building. Committee Member Malkoon commented that adjusting the density may make sense but profitability and livable

space, well-being and amenities are also important for residents. Committee Member Malkoon asked if there would be access to laundry facilities and open space. Mr. Ontiveros responded that amenities and laundry facilities would remain accessible for residents and that lot coverage and underroof space would not change. Mr. Ontiveros stated with the R-3 zoning district standards, density is calculated based on lot size, and the proposed total of seven units is consistent with the allowable density per acre. Committee Member Malkoon asked if there would be sufficient parking spaces for the addition. Mr. Ontiveros responded that with the addition, parking would be added as part of the approved development.

Chair Elizabeth Sanchez asked about the existing laundry facilities and electrical room as displayed on the floor plan and if they will remain in place and it appears that an existing storage area will become a unit. **Mr. Ontiveros** responded the laundry area would remain in place and accessible to residents and a hallway would provide access to the new two-bedroom unit. Chair Sanchez asked about the square footage of the added unit. Mr. Ontiveros responded that it would be approximately 700 square feet.

Committee Member Susie Smith commented that the addition would be a very small unit for two bedrooms. **Mr. Ontiveros** responded that yes it would be small but that is not uncommon.

Committee Member Jak Keyser commented on the size of the unit and asked when the building was constructed because during certain periods storage space varied as associated to the living area. **Mr. Ontiveros** responded that some storage space would remain, but they would provide as much space allowable for the living and interior area.

Committee Jim DeGraffenreid commented that one of the stipulations had a year time frame and with the proposal what would be the expected time frame for construction on this proposal. **Mr. Ontiveros** responded that typically projects are scheduled on an 18-24-month cycle, but the client expects to start as soon as possible.

Committee Member S. Smith asked what the square footage of the existing six units is. **Mr. Ontiveros** responded that the average size is 632 square feet and it was constructed in 1985, the appearance included a shingle asphalt roof, T-111 wood paneling all were common features at the time.

Committee Member John Owens asked where the additional parking would be located. **Mr. Ontiveros** responded that additional parking would be added with access to 24th Avenue and would be within the required setbacks also an ADA (American Disability Act) space would be added to comply with city standards.

PUBLIC COMMENT

None.

APPLICANT RESPONSE

None:

FLOOR/PUBLIC COMMENTS CLOSED; MOTION, DISCUSSION AND VOTE:

MOTION

Committee Member Malkoon motioned to recommend approval of PHO-1-25--Z-257-84-5(4). **Committee Member Owens** seconded the motion.

VOTE

10-0; motion to recommend approval of PHO-1-25—Z-257-84-5(4) passes with Committee Members DeGraffenreid, Gamiño Guerrero, Harris, Keyser, Malkoon, Owens, Pimentel, D. Smith, S. Smith and Sanchez in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.