



Village Planning Committee Meeting Summary

Z-87-22-6

INFORMATION ONLY

Date of VPC Meeting	November 14, 2023
Request From	C-3
Request To	PUD
Proposal	Multifamily residential and commercial uses
Location	Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street

VPC DISCUSSION:

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

APPLICANT PRESENTATION:

George Pasquel, representing the applicant with Withey Morris Baugh, PLC, introduced himself and discussed the location of the proposal noting the adjacent streets, parks and light rail stations. Mr. Pasquel stated the history of the areas noting the local industrial and commercial uses in the area. Mr. Pasquel displayed maps showing adjacent multifamily developments and the industrial areas that include outdoor storage. Mr. Pasquel discussed the development of the site which include five parcels and a current development to the north by the Arizona Humane Society. Mr. Pasquel displayed pictures of the existing site and conceptual drawings of the site. Mr. Pasquel discussed the development density noting that no General Plan amendment would be needed. Mr. Pasquel stated the existing and adjacent zoning and the proposed site plan which was uniquely oriented which required design adjustments which feature a podium style with parking below the residential units which allows the amenity deck to be elevated. Mr. Pasquel stated that the primary access for the development is off 56th Street. Mr. Pasquel said that the street frontage includes bicycle amenities and prevents direct view of the garage units and on the west side of the site the buildings are organized to accommodate lower building heights. Mr. Pasquel stated the shape of the site required a unique design for the different units and the inclusion of landscaping areas. Mr. Pasquel stated that Alliance, the development company, was located in Phoenix and have experience in multifamily development with extensive amenities. Mr. Pasquel stated that a PUD was best suited because of the shape of the site to adjust the setback and customize the units. Mr. Pasquel stated that the site allowed the development to use the Walkable Urban Code which would be suited to the site because of the proximity to the light rail stations and provide some flexibility for height.

and lot coverage. Mr. Pasquel described their outreach process and submittal, and some issues arose with utility placement which caused a delay.

QUESTIONS FROM THE COMMITTEE:

Committee Member Augusta asked about the availability of electric vehicle charging infrastructure. **Mr. Pasquel** responded that there will be electric vehicle available parking that will be wired and ready which is a common development feature.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff have no comments.

Village Planning Committee Meeting Summary Z-87-22-6

Date of VPC Meeting	January 9, 2024
Request From	C-3
Request To	PUD
Proposal	Multifamily residential and commercial uses per the Walkable Urban Code, Transect 5:6
Location	Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street
VPC Recommendation	Approval per the staff recommendation
VPC Vote	16-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

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

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the rezoning request, describing the location, general plan designation, existing and proposed zoning district, and the surrounding uses. Mr. Roanhorse stated the proposal will apply the Walkable Urban Code.

APPLICANT PRESENTATION:

George Pasquel, representing the applicant with Withey Morris Baugh, PLC, introduced himself and noted the developer as Alliance Residential. Mr. Pasquel noted that the presentation has been provided to the Committee at a previous meeting and some details have been added in consultation with the design team. Mr. Pasquel provide background on the location of the proposal and some of the adjacent amenities, landmarks and accessibility to the light rail. Mr. Pasquel described the current site that has heavy commercial, outdoor storage and industrial type uses. Mr. Pasquel stated that with the light rail nearby the area has been changing and there will be continued improvements to elevate the area and with the PUD redevelopment that area will have high quality residential units. Mr. Pasquel described the current aesthetics of the area and the opportunity to create a responsive streetscape along 56th Street which will include some landscaping and promote pedestrian movement. Mr. Pasquel stated that the proposal meets the intent General Plan which encourages higher density residential

development. Mr. Pasquel displayed the zoning map and noted surrounding zones which is one reason that a PUD was the best option for this proposal. Mr. Pasquel expressed the design process for Alliance Residential and the custom development for the location which focused on a two-building concept. Mr. Pasquel noted that building one features podium parking will surrounding residential units and building two is a 4-story townhouse design with individual tuck under parking garages. Mr. Pasquel stated that this design provides an improved response to the existing townhomes to the west of the site. Mr. Pasquel stated that the primary entrance along 56th Street will also provide pedestrian level activation and the garage parking for building one will be entirely screened. Mr. Pasquel noted that in the center podium area of building one there will be a pool and cabana area. Mr. Pasquel displayed streetscape renderings of the proposal noting the landscaping, detached sidewalks, and entry features. Mr. Pasquel stated the development Alliance Residential is a Phoenix based company that builds high quality projects that are highly amenitized. Mr. Pasquel described the unique shape off the site which is larger on the east side and has three road frontages that require differing setbacks and streetscape conditions, and a PUD was the best approach. Mr. Pasquel stated that the proposal is located close to the light rail station which is in Tempe. Mr. Pasquel stated that the site is not within the Walk Urban Code District, but it is close to the light rail and incorporates high density and does allow customized design standards. Mr. Pasquel noted the building height of 80 feet is allowed in the Walkable Urban Code T5:6 which provides variation for the proposed design. Mr. Pasquel stated in the development review process outreach was very important and two public meetings were conducted and no negative comments were received. Mr. Pasquel also note that the Humane Society has completed a development to the north of the project, and this represents a big investment in the area.

QUESTIONS FROM THE COMMITTEE:

Committee Member Schmieder asked if the project is in the Sky Harbor flight path. **Mr. Pasquel** responded that for the project they do have to submit a FAA clearance form in order to build. Committee Member Schmieder asked if noise would impact the residence. Mr. Pasquel responded that construction will include wall thickness and other measures to reduce sound.

Committee Member Whitesell asked about the rental unit price range. **Mr. Pasquel** responded that price is hard to predict because they are far out of when construction would begin but at the last analysis it would estimate a studio would be about \$1500 for a studio and \$2700 for a two bedroom unit and there are 299 units. Mr. Pasquel stated they typically are above market rates. Committee Member Whitesell asked about comparative rental rates to existing multifamily developments in the area. Mr. Pasquel responded that the developments in the area were constructed approximately 12 years ago, and some were apartments that were converted to condominiums. Committee Member Whitesell asked if any of the adjacent developments were in the market rate category or rental fees. Mr. Pasquel responded, yes, the adjacent developments were built at market rate. Committee Member Whitesell asked where residents would go to a grocery store and if there could be something incorporated into the project. Mr. Pasquel

responded that in some Alliance projects a bodega has been added to the ground floor of other projects and this could be a possibility if the demand was there and there could be space made available.

PUBLIC COMMENT:

Rich Barber a resident in the Camelback East Village stated he supports this project.

APPLICANT RESPONSE:

None.

QUESTIONS FROM THE COMMITTEE:

None.

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

MOTION:

Committee Member Barry Paceley motioned to recommend approval of Z-87-22-6 per the staff recommendation. **Committee Member Sharon Schmieder** seconded the motion.

VOTE:

16-0; motion to recommend approval of Z-87-22-6 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Grace, Jurayeva, Langmade, O'Malley, Paceley, Schmieder, Sharaby, Whitesell, Fischbach, and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.