



Village Planning Committee Meeting Summary

Z-131-24-8

Date of VPC Meeting	November 18, 2024
Request From	WU Code T4:3 EG
Request To	WU Code T5:5 EG
Proposal	Community commercial uses
Location	Northeast corner of 18th Street and Villa Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

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

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

APPLICANT PRESENTATION

Manjula Vaz, representing the applicant with Gammage & Burnham, PLC, provided a presentation regarding the proposal, reviewing the background of the site and history concerning the overall development, the proposal to reuse the existing buildings, and the outreach conducted.

QUESTIONS FROM COMMITTEE

Committee Member Martinez asked for clarification on the affordability of the proposed units. **Brad Puffer** with the City of Phoenix Housing Department replied with a description of the affordability programs, noting that it is a mixed-income project.

Committee Member Sonoskey asked for clarification on the need to rezone the property since the TOD Policy Plan calls for mixed-use. **Mr. Grande** replied that the zoning needs to be changed to match the plan since the plan is not regulatory and the zoning does not allow the proposed uses.

Committee Member Panetta asked about any protections against something more intense being developed in the future under the proposed zoning. **Mr. Grande** replied that the City owns the property and will have control over what happens at the site. **Ms. Vaz** discussed the context of the site and the remainder of the development.

Ms. Martinez noted that the new development is improving the neighborhood.

Committee Member Vargas asked about the statement about lowering the trip count. **Ms. Vaz** replied that it is based on the walkability of the proposed development and the likelihood that people will walk to the site.

Ms. Starks asked for a breakdown of the affordability, asked about displacement, and asked if the development team had identified a user for the dental office space. **Mr. Puffer** replied with a breakdown of units by affordability category, stated that all former residents had been relocated and will have first right to return to the site, and noted that a dental provider has been identified.

PUBLIC COMMENTS

None.

MOTION

Nate Sonoskey made a motion to recommend approval of Z-131-24-8, per the staff recommendation. **Darlene Martinez** seconded the motion.

VOTE

9-0; Motion to recommend approval of Z-131-24-8, per the staff recommendation, passed; Committee Members Ban, Burns, Burton, Martinez, Panetta, Sonoskey, Starks, Vargas, and O'Grady in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.