



Village Planning Committee Meeting Summary

Z-50-23-4

Date of VPC Meeting	November 6, 2023
Request From	R1-6 and R-5
Request To	WU T4:3 MT
Proposal	Townhomes
Location	Northeast corner of 3rd Street and Cheery Lynn Road
VPC Recommendation	Denial
VPC Vote	7-4

VPC DISCUSSION:

One member of the public registered in opposition, wishing to speak.

STAFF PRESENTATION:

John Roanhorse, staff provided an overview of the proposal including the history, context, location, size, applicable policy areas, existing and the proposed zoning and General Plan designation and the surrounding land uses. Mr. Roanhorse displayed the site plan, building elevations, conceptual plans and anticipated streetscape improvements. Mr. Roanhorse presented the staff analysis and findings. Mr. Roanhorse noted that staff recommended approval of the proposal with stipulations.

APPLICANT PRESENTATION:

Kristjan Sigurdsson with K&I Homes, LLC introduced himself and provided background information on the multifamily development. Mr. Sigurdsson discussed the rezoning request noting the existing location and context of the area. Mr. Sigurdsson noted the existing residences and streetscape characteristics of the area and provided details on the proposals design, square footage and architectural style. Mr. Sigurdsson displayed conceptual drawings to show existing building colors, landscaping, driveways, and garage parking from various views. Mr. Sigurdsson stated the development would include three buildings each with five units at with a height of two stories. Mr. Sigurdsson said that each unit would have a two-car garage and guest parking would be accommodated on the street. Mr. Sigurdsson stated that the buildings have a farmhouse with a midcentury influence and draws on some features from the surrounding buildings. Mr. Sigurdsson stated that open space would be provided in a landscaped courtyard area off Cherry Lynn Road which will also be an entry feature to two of the buildings.

QUESTIONS FROM THE COMMITTEE:

Committee Member George asked about the price point for the residential units. **Mr. Sigurdsson** responded that the units would be rental units and would not be for sale.

Committee Member Jewett asked about existing homes on the proposed development site and if the applicant was aware of the residential price point. **Mr. Sigurdsson** responded that he was not certain but could consider the land value for the location and the homes were older and deteriorating.

Committee Member Jewett asked about bicycle parking in the development and noted there are individual unit patios. **Mr. Sigurdsson** responded that each unit does have a garage to store bicycles and there will be guest bicycle parking on 3rd Street and near the entry on Cherry Lynn Road which is more than is required. Mr. Sigurdsson stated that development will also include electric vehicle available parking in the garages as stipulated. Committee Member Jewett asked if the development would include recycling service for the residents. Mr. Sigurdsson responded that recycling service will be available, and pickup will be provided from the alley.

Committee Member Perez asked the applicant how they will respond to the stipulations and how the site will be accessed and where curb cuts will be made. **Mr. Sigurdsson** responded that there are curb cuts for every lot along 3rd Street which will be reduced to two. Committee Member Perez asked about access from the alley along the north side of the property. Mr. Sigurdsson responded there will be a wall along the alley which will be paved as part of the development which will allow automobile access from the alley to 3rd Street. Committee Member Perez asked about stormwater management and if there will be underground retention on the site. Mr. Sigurdsson responded that the site would accommodate first flush requirements and a 20-foot-wide retention is included on the east side of the development. Mr. Sigurdsson stated that the retention area will include shade coverage which is stipulated and addressed each of the stipulations. Committee Member Perez asked about the utility connections for the existing single-family residences. Mr. Sigurdsson responded that each existing home has utility access from the street.

Committee Member Schiller asked about the proposal's unit price and what the anticipated rental rates may be. **Mr. Sigurdsson** responded that this is not known considering how long construction may take and possible market changes. Committee Member Schiller asked if the proposal was a fully gated community. Mr. Sigurdsson responded that there are gates for access to the two buildings from the street and alley and there are security concerns in the neighborhood.

Acting Chair Kleinman noted that the development would be available as rental units and was that a consideration in determining the density. **Mr. Sigurdsson** responded that the intent was to build townhomes with garaged parking and the proposed design was the most responsive for the area.

Committee Member Schiller asked if the units were three bedrooms and if a family had more than two cars where would they be expected to park. **Mr. Sigurdsson** responded that it is unlikely that rental residents would have more than two cars.

PUBLIC COMMENTS:

Dale Barr introduced himself and noted he has been a resident of Midtown for 30 years. Mr. Barr stated that he has seen various townhomes developed in the area with increased street parking that is not being counted and it is assumed that residents will park in their dedicated spaces. Mr. Barr stated this is typically not what happens and residents park on the street and new developments should include driveways. Mr. Barr said that a new townhouse in the area was constructed with garages and the residents do park on the street. **Mr. Sigurdsson** responded that each unit has garage parking for residents. **Acting Chair Kleinman** stated that with developments that include garages they are frequently used for storage and residents end up parking on the street and asked if they were considering how parking would be accommodated. **Mr. Sigurdsson** responded the residents will park in their designated garages which are about 500 square feet that can accommodate storage and parking.

APPLICANT RESPONSE:

Mr. Sigurdsson stated he had no additional comments in response to the public comments.

COMMITTEE DISCUSSION:

Committee Member Perez respectfully stated that she was concerned with the applicants' response to the public's concern about who lives in the community, and which may not be responsive to future residents. Committee Member Perez asked the applicant how much experience they have because there is some concern with the aesthetics of the development, and it does not fit into the neighborhood and does not accommodate the housing group and the proposal will not do much for the local community. **Mr. Sigurdsson** expressed an apology for any unintended information and stated his experience with a development on 12th Street and Highland Avenue, a 34-unit development and several multifamily projects in other parts of the city and in Tempe, Scottsdale, and Gilbert. Committee Member Perez asked about the aesthetic of the development and how they came up with the design for the area. Mr. Sigurdsson stated the development did respond to the area and design can be a matter of opinion and the area does have various architectural styles. Committee Member Perez asked if the applicant conducted any outreach to the community. Mr. Sigurdsson responded that they did conduct an outreach meeting but only one person attended who was in favor of the proposal. Committee Member Perez asked if any variances would be required for the design. Mr. Sigurdsson responded that no variances would be required.

Committee Member Procaccini asked if the developer owns the existing single-family homes where the new units will be developed and do the current tenants have leases. **Mr. Kristopher Rigsby**, the project owner and developer, responded that the residents are on a month-to-month basis. Committee Member Procaccini noted that with the housing shortage is there a schedule for moving forward. Mr. Rigsby responded that with all the drawings and requirements activity would not begin until late 2024. **Mr. Sigurdsson** stated that residents would not be forced to move, and they are aware of the proposed development.

Acting Chair Kleinman asked if the Committee was ready to proceed with a motion on the proposed case and no other questions were stated.

Motion

Committee Member Jayson Matthews motioned to recommend denial of Z-50-23-4 stating there were two issues: first, that the development is intended to be a rental property not owner-occupied property which is a concern, and second, parking will impact the local neighborhood. **Committee Member G. G. George** seconded the motion.

Vote

7-4; motion to recommend denial of Z-50-23-4 passes with Committee Members Doescher, George, Jewett, Matthews, Perez, Schiller, and Montaña Searles in favor; with Committee Members Cardenas, Procaccini, Tedhams and Kleinman opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATIONS:

None.