



Village Planning Committee Meeting Summary Z-73-18-4

Date of VPC Meeting	April 8, 2019
Request From	R1-6
Request To	R-3A
Proposed Use	Multifamily residential
Location	Approximately 76 feet south of the southwest corner of 24th Avenue and Avalon Drive
VPC Recommendation	Approval, per staff stipulations.
VPC Vote	8-4

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

*3 cards were submitted in opposition, wishing to speak.
1 card was submitted not identifying support or opposition, wishing to speak*

Ms. Maja Brkovic provided an overview of the request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff's findings, stipulations and recommendation.

Reese Anderson, Pew & Lake, P.L.C., representing the applicant, provided an overview of the request. He provided an overview of the request, the neighborhood meeting and the site plan. He noted that the site plan had changed significantly after the initial submittal after receiving staff comments.

Ms. George asked if the applicant had purchased the property. **Mr. Anderson** noted that the property had been purchased by the applicant.

Ms. Ann Cothron asked for clarification regarding the development type, cost and access to the site. **Mr. Anderson** noted that the development was for 2 to 3-bedroom market rate condos with gated entrances and exits along 24th Avenue.

Mr. Matt Jewett expressed concern with the lack of amenities.

Mr. Abraham James asked for clarification regarding sustainable design for the site. **Mr. Anderson** noted that he did not have information related to sustainable features for the project. He indicated that the modern design roofs may not be suitable for solar panels.

Mr. Procaccini noted that the trash was located along the eastern side of the property and asked if they would be hidden from the public right-of way. **Mr. Anderson** noted that the trash would be screened and that they were turned away from 24th Avenue. **Mr. Procaccini** asked if the properties to the east were constructed with block or brick. **Mr. Anderson** noted that most of the homes were black construction.

Ms. George noted that information related to guest parking was not provide on the site plan.

Christine Deal, Westwood Village Estate, in opposition of the request noted the following concerns:

- Identified that the development was not compatible with the homes to the east that were built between 1948 and 1956.
- Noted that many homes in the neighborhood consisted of red brick.
- Noted that there were plans for a new veteran living center adjacent to the site.
- Noted that she was at an ADOT meeting where she was informed that I-17 would be expanding. She expressed concern regarding individuals buying condos that would later be demolished as part of the expansion.
- She expressed concern regarding cut-through traffic into the neighborhood.

Rob Silver, resident in the area, in opposition of the request noted the following concerns:

- Identified concern with traffic and speeding through the neighborhood.
- Noted that a wall should be built on the western end of Avalon to avoid cut-through traffic.
- Noted that the development was not compatible with the neighborhood.
- Identified that those who did decide to purchase a condo for the project would move after freeway expansion due to noise.

Peter Marshall, resident in the area, in opposition of the request noted the following concerns:

- Wanted to know if the development would be for sale or rentals.
- Identified concern that the development would end up being Section 8 housing.
- Noted concern with added traffic on Avalon and 24th Avenue.

Ms. George noted that she drove past the site and asked for clarification regarding the use of the property to the south. **Mr. Anderson** noted that the property to the south was an office complex. **Ms. George** asked that the applicant provide detail regarding the I-17 expansion. **Mr. Anderson** noted that he first heard of the expansion at the neighborhood meeting that they held. He indicated that he looked for more information with ADOT but was not able to find anything regarding the matter.

Ms. George brought up concerns regarding guest parking. **Ms. Brkovic** noted that the applicant would be required to follow the zoning ordinance standards regarding guest parking.

Mr. Procaccini asked if the residents could get speed humps in their neighborhood. **Ms. Brkovic** indicated that there was a mechanism set in place through the Street Transportation Department that the neighbors could pursue if they choose to do so.

Ms. Nicole Rodriguez asked that the applicant expand on the concerns brought up at the neighborhood meeting. **Mr. Anderson** noted that there were 4 neighbors in attendance at the meeting and that they were generally in support of the project. He expressed that neighbors brought up concerns regarding transients living on the site.

Motion:

Brent Kleinman made a motion to approve Z-73-18-4 per staff stipulations.

Layla Ressler seconded the motion.

Vote:

The motion was approved, Vote: 8-4

Roll Call:

Yes - Jake Adams, Drew Bryck, Andrea del Galdo, Matthew Jewett,
Brent Kleinman, Jayson Matthews, Steve Procaccini and Layal Ressler

No – Ann Cothron, G.G. George, Abraham James and Nicole Rodriguez

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.