



Village Planning Committee Meeting Summary
PHO-4-20—Z-273-79-5(7)

Date of VPC Meeting	January 13, 20201
Planning Hearing Officer	January 20, 2021
Hearing Date	
Request	<ol style="list-style-type: none">1) Deletion of Stipulation 1 regarding an overall development plan.2) Deletion of Stipulation 2 requiring site plan approval.3) Deletion of Stipulation 3 regarding a landscaping and open space plan, schedule of intensity, and development schedule.4) Deletion of Stipulation 4 regarding access to major and collector streets.5) Deletion of Stipulation 5 regarding a master drainage plan.6) Deletion of Stipulation 6 regarding improvement costs for Encanto Boulevard.7) Deletion of Stipulation 1 (ROW) regarding a 55 foot half street for 83rd Avenue.8) Deletion of Stipulation 2 (ROW) regarding right-of-way for Thomas Road.9) Deletion of Stipulation 3 (ROW) regarding a 33 foot half street for Encanto Boulevard and 79th Avenue.10) Deletion of Stipulation 4 (ROW) regarding triangles at intersections.11) Deletion of Stipulation 5 (ROW) regarding additional right-of-way and a traffic study.
Location	Approximately 670 feet south of the southeast corner of 83rd Avenue and Thomas Road
VPC Recommendation	Approval with three additional stipulations
VPC Vote	8-1-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee members Ken DuBose and Viri Hernandez joined the meeting during this item, bringing the quorum to 10.

Sarah Stockham, staff, displayed an aerial map and reviewed the surrounding zoning, land uses, Maryvale Village Core Plan and the site history. Ms. Stockham reviewed the request to delete existing stipulations of entitlement and the proposal for multifamily residential townhomes on the site.

Chris Demarest commented that the charter school staff mentioned was under construction west of the site is now completed.

Adam Baugh, representing the applicant with Withey Morris, PLC, introduced himself and reviewed the surrounding zoning and land uses, sharing that there is a lot of commercial inventory in the area. Mr. Baugh continued that the Maryvale Village Core Plan calls for higher density residential in the area such as townhomes, which the proposal will provide. Mr. Baugh added that this proposal meets the infill development policies of the General Plan and the Housing Phoenix Plan goal to provide 50,000 homes by 2030. Mr. Baugh showed the proposed site plan and renderings, and the proposed Street Transportation Department stipulations:

1. The developer shall conduct a traffic signal warrant analysis to identify the potential need for signalization of 83rd Avenue and Virginia Avenue. Contact chris.kowalsky@phoenix.gov with the Street Transportation Department for more information. If a future signal is identified, the development will be required to contribute 25% of the future estimated cost to install conduit and junction boxes with any associated off-site improvements. A signal conduit would be required.
2. The developer shall dedicate a 10-foot sidewalk easement along 83rd Avenue.
3. The developer shall replenish the median islands with minimum 2-inch caliper trees spaced 20-feet on center and shrubs to provide a minimum of 75 percent live coverage at maturity for the length of the project, as approved by the Planning and Development Department.
4. The developer shall provide an enhanced and shaded pedestrian connection on the eastern side of the property constructed of brick pavers and or stamped or colored concrete from the northern boundary of the subject site to Virginia Avenue, as approved by the Planning and Development Department.

Mr. Baugh shared that they have concerns with proposed Stipulation No. 4, as it would effectively create an alley on the east side of the property and poses security and maintenance concerns for the applicant. Mr. Baugh shared a proposed revision to Stipulation No. 4:

4. The developer shall provide an enhanced and shaded pedestrian connection on the eastern side of the property constructed of brick pavers and or stamped or colored concrete from the northern boundary of the subject site to Virginia Avenue AND INSTALL PEDESTRIAN GATES ON BOTH THE NORTHERN AND SOUTHERN BOUNDARY OF THE SUBJECT SITE, as approved by the Planning and Development Department.

Vice Chair Gene Derie appreciated the applicant mentioning the Core Plan and liked the conceptual drawings and would have liked the garages to be oriented to the rear of the units instead of in the front.

Chair Jeff Armor commented that his is concerned with the public alley to the east and would like to see the pathway contained within the project.

Chris Demarest asked if the townhomes would be rentals or for purchase. **Mr. Baugh** answered that they would be for rent.

Vice Chair Gene Derie asked if they will be low-income units. **Mr. Baugh** replied that they will not be low-income units, they will be priced for the Maryvale market and residents in the area.

Alvin Battle asked how much the rent would be for the units. **Mr. Baugh** replied that they do not have the rent amount pinned down as they do not know how much the construction costs would be.

Chair Jeff Armor asked if they target for tenants is for people who already live in the area. **Mr. Baugh** replied affirmatively, and that the goal is for the project to serve the workforce in the area.

Jeff O'Toole asked if the applicant had engaged the neighborhood, what feedback had they received, and what is the rent range they discovered during their market research for a two-bedroom unit. **Mr. Baugh** replied that they sent out the required notices and that since the surrounding area has multifamily, those notices go to the owners of the site; they have not received any feedback nor were there any members of the public in attendance; and that the market rate for a two-bedroom units is around \$1,100- \$1,500 and the townhomes will be three-bedrooms.

Public Comment:

None.

Motion:

Jeff O'Toole motioned to recommend approval with three additional stipulations as follows:

1. The developer shall conduct a traffic signal warrant analysis to identify the potential need for signalization of 83rd Avenue and Virginia Avenue. Contact chris.kowalsky@phoenix.gov with the Street Transportation Department for more information. If a future signal is identified, the development will be required to contribute 25% of the future estimated cost to install conduit and junction boxes with any associated off-site improvements. A signal conduit would be required.
2. The developer shall dedicate a 10-foot sidewalk easement along 83rd Avenue.
3. The developer shall replenish the median islands with minimum 2-inch caliper trees spaced 20-feet on center and shrubs to provide a minimum of 75 percent live coverage at maturity for the length of the project, as approved by the Planning and Development Department.

Zeke Valenzuela seconded the motion.

Discussion:

Chair Jeff Armor shared he is not in favor of having an alley along the east side of the property, and that alleys are a sensitive subject in Maryvale.

Vice Chair Gene Derie concurred that an alley would cause problems at the site.

Viri Hernandez asked for clarification on the request and how the request related to the Maryvale Village Core Plan. **Sarah Stockham** replied that existing stipulations on the site are from a rezoning case from 1979, the site will remain in the Maryvale Village Core Plan, and there are no additional stipulations on the site from the implementation of the 2011 Maryvale Village Core Plan.

Vote:

8-1-1, motion to approve passes with Committee Members Armor, Derie, Barba, Battle, Demarest, O'Toole, Sirochman and Valenzuela in favor and Committee member Hernandez opposed and DuBose abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.