



Village Planning Committee Meeting Summary Z-55-20-7

Date of VPC Meeting	February 9, 2021
Request From	S-1
Request To	R1-8
Proposed Use	Single-family residential
Location	Approximately 200 feet north of the northwest corner of 9th Avenue and Minton Street
VPC Recommendation	Approval, per the staff recommendation per the staff report
VPC Vote	15-0; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No requests to speak from members of the public were received.

Mr. Enrique Bojorquez, staff, introduced himself and discussed the location of the property plus requested zoning. He described the location of services, schools, parks and other features found in the surrounding community. An overview of the general plan land use map was provided, in addition to the 2015 Phoenix General Plan and Rio Montana Area Plan policies. He discussed the conceptual site plan proposed and the staff recommendation, including the stipulations presented in the staff report.

Ms. Maria Pina, applicant and landowner, introduced herself and discussed the proposed 3-lot subdivision where she plans to live with her family. She discussed her connection to the South Phoenix area and community engagement done so far, including a letter she received from the adjacent HOA to the west. She ended her presentation by requesting a recommendation of approval.

Matthew Aguilar stated that the applicant deserves credit for her work, and he loves to see families stay in South Phoenix. He asked the applicant how long she plans to stay in this community.

Ms. Pina stated that she now lives within walking distance to the site and wants to stay in this area long-term.

Kassandra Alvarez and **George Brooks** support the project.

Greg Brownell asked why the subject site was left out from the adjacent subdivision when this was developed. He suggested that the applicant check with the state regarding this land to ensure that she can split the lot.

Marcia Busching and **Twanna Brunson** support this project.

Amelia Garcia and Joseph Larios left the meeting at 8:15pm, bringing the quorum to 15 members.

Lee Coleman asked for clarification on the existing cul-de-sac, Carter Road, to the west of the site.

Tamala Daniels supports this project.

Gene Holmerud stated that it is refreshing to see an individual from South Phoenix appear in front of the committee with a project.

Fatima Said, Muriel Smith and **Shelly Smith** support this project.

Chairwoman Trites asked for discussion or a motion.

MOTION

Ms. Shepard made a motion to approve case Z-55-20-7 with the stipulations presented in the staff report. **Mr. Aguilar** seconded the motion.

VOTE:

15-0 Motion passes; None in dissent.

DISCUSSION:

Ms. Busching asked if the motion could be reconsidered to delete Stipulation Nos. 3 and 4 presented in the staff report, regarding street improvements, as these appear too restrictive for the scale of the project.

Discussion amongst committee members.

Mr. Brownell stated that the stipulated street improvements if removed by the committee, would still not prevent the applicant from having to complete these improvements as part of a city requirements.

Chairwoman Trites suggested that this recommendation be presented or requested at Planning Commission.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No reconsideration of the motion to approve case Z-55-20-7, subject to the stipulations presented in the staff report, was conducted during the February 9, 2021 South Mountain Village Planning Committee meeting.