



Village Planning Committee Meeting Summary

PHO-5-25-Z-47-19-7

Date of VPC Meeting	November 17, 2025
Date of Planning Hearing Officer Hearing	November 19, 2025
Request	1) Modification of Stipulation 34 regarding general conformance to the site plan, landscape plan, and elevations date stamped October 1, 2021.
Location	Approximately 1,900 feet south of the southwest corner of 59th Avenue and Baseline Road
VPC Recommendation	Approval
VPC Vote	11-0

VPC DISCUSSION:

Two members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Mrs. Sanchez Luna summarized the original rezoning request and noted the proposed modification presented on the Planning Hearing Officer (PHO) application.

Applicant Presentation:

George Pasquel, representing the applicant with Withey Morris Baugh, began the presentation by displaying the location of the multifamily project and the displaying the 2021 approved site plan. Mr. Pasquel noted that the 2021 approved site plan included over 500 units, four stories, and over 1,000 parking spaces. Mr. Pasquel added that the updated site plan will include less units, less stories, and less parking spaces. Mr. Pasquel displayed some of the proposed amenities including a sports court, dog park, picnic area, and pickleball courts. Mr. Pasquel displayed the proposed stipulation modification and requested a recommendation of approval.

Questions From the Committee:

Kristi McCann noticed the difference in the elevations and added that she liked the elevations from 2021 that had the garage. Ms. McCann asked if that was what

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contributed to the height change. **Mr. Pasquel** confirmed but noted that there would still be covered parking available for tenants. **Ms. McCann** asked if some of the units would be affordable. **Mr. Pasquel** stated that the development would be market rate. **Ms. McCann** added that she had concerns about the lack of affordability and the lack of one-bedroom apartments. **Mr. Pasquel** noted that the number of three-bedroom units increased in order to accommodate more families.

Carlos Ortega stated that if more units accommodated families, then that would mean that there would be more children attending local schools. Mr. Ortega asked if the applicant had reached out to the schools regarding the possible increase in students. **Mr. Pasquel** added that when the site was rezoned to R-4, the schools were contacted to ensure that they had the capacity for an increase of students. **Mr. Ortega** voiced his concerns regarding the increase in traffic and asked if a HAWK could be installed. **Mr. Pasquel** added that an updated traffic study was being conducted to address the project change.

Rebecca Perrera added that a HAWK was going to be placed at 59th Avenue and the Laveen Conveyance Channel and that a signal was planned for 59th Avenue and South Mountain Avenue.

Michael Doromal asked if EV charging was going to be available. **Mr. Pasquel** stated that a small percentage of the units will have EV charging.

Andre Serrette added that he appreciated the increase in number of three-bedroom units and that the height will be lowered.

Patrick Nasser-Taylor voiced his agreement with Committee Member Andre Serrette's comments and asked if the site plan that was displayed was only the north portion of the site. **Mr. Pasquel** displayed the site plan and noted that that would be the entire project but that they would possibly build a north phase and then the south phase.

Mixen Rubio-Raffin asked if this was a rental or ownership project. **Mr. Pasquel** stated that it was a rental. **Ms. Rubio-Raffin** asked why there was a reduction in the number of units. **Mr. Pasquel** stated that that occurred when the project was reevaluated and in order to reduce costs. **Ms. Rubio-Raffin** asked if there were any amenities for bicyclists. **Mr. Pasquel** noted that there would be a bicycle repair station and storage at the clubhouse. **Ms. Rubio-Raffin** asked if 59th Avenue had a bicycle lane. **Mr. Penton** confirmed.

Ms. McCann asked if the community would be gated. **Mr. Pasquel** confirmed.

Jennifer Rouse appreciated the reduction but had a small concern regarding the number of students at schools.

Co-Vice Chair Francisco Barraza asked if all the buildings were the same height. **Mr. Paquel** confirmed and noted that everything was the same height except the clubhouse.

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Chair Stephanie Hurd noted that she loved the 2021 approved elevations. **Mr. Pasquel** noted that the proposed elevations have the same materials as the ones from 2021 but the main difference was the elimination of the garage. **Chair Hurd** added that these were one of the few projects that needed to be built and that she was disappointed that nothing could be done about affordability.

Public Comment:

Phil Hertel voiced his support.

Dan Penton stated that he was in favor but requested that the buildings adjacent to 59th Avenue to be reduced to two stories. Mr. Penton added that the original proposal had two story buildings along 59th Avenue. **Mr. Pasquel** noted that the proposed elevations from 2021 were all the same four-story height. Mr. Pasquel added that three stories would be a reduction in height.

Committee Motion, Discussion, and Vote:

Chair Hurd encouraged the developers to review the 2021 elevations.

Motion:

Carlos Ortega motioned to recommend approval of PHO-1-25--Z-47-19-7. **Patrick Nasser-Taylor** seconded the motion.

Vote:

11-0, motion to recommend approval of PHO-1-25--Z-47-19-7 with Committee Members Darby, Doromal, McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen and Hurd in favor.

Staff comments regarding VPC Recommendation:

None.