



## Village Planning Committee Meeting Summary

### Z-59-A-13-1

<b>Date of VPC Meeting</b>	September 21, 2022
<b>Request From</b>	PUD, RSC
<b>Request To</b>	PUD
<b>Proposed Use</b>	Major amendment to the Metrocenter Planned Unit Development allow commercial and residential uses
<b>Location</b>	Approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue
<b>VPC Recommendation</b>	Approval, per staff recommendation
<b>VPC Vote</b>	11-1-1

#### **VPC DISCUSSION:**

*No virtual speaker cards were received on this item.*

#### **STAFF PRESENTATION**

**Mr. Klimek**, staff, provided an overview of the site including its physical and policy contexts, the applicant's proposal, and the staff recommendation. Staff is recommending approval to several stipulations. One stipulation of note requires the shaded and segregated pedestrian circulation plan be added to the PUD as an exhibit and that it may be changed through a Minor Amendment which is an administrative process.

#### **APPLICANT PRESENTATION**

**Mr. Paul Gilbert** introduced himself as the applicant's representative and provided the committee with a summary of the projects background and the proposed amendment. The Metrocenter PUD was approved in 2016 and established the necessary zoning entitlements to allow Metrocenter Mall to redevelop as a transit oriented urban core, as envisioned by both the City of Phoenix and the development group. Much of the property is now owned by a new entity, Concord Wilshire, which intends to redevelop the mall but two changes to the PUD are needed; first, to add the Dillards parcel and, second, to replace the rigid minimum density requirement of 40 dwelling units per acre with a flexible density target.

The density minimum of 40 dwelling units per gross acre would produce nearly 5,000 dwelling units on the site, would create a prevalence of small dwelling units, would limit the types of housing products that could develop, and would limit the potential for vertical mixed-use. The proposed amendment removes the minimum density

requirement, adds a target of 2,800 dwelling units across the PUD at full build-out, and requires that the number of units be tracked at each phase of development. There are no other changes to the PUD Development Narrative proposed, they are in full agreement with the staff stipulations, and there is no known opposition at this time.

#### QUESTIONS FROM COMMITTEE

**Committee Member Perez** asked for clarity regarding the total density proposed. Mr. Gilbert responded that the current requirement that multifamily be permitted only at a minimum density of 40 dwelling units per acre which would equate to approximately 5,000 units if the full PUD developed as multifamily. The proposal removes the minimum density with a density target of 2,800 dwelling units.

**Committee Member Argiro** stated that the proposed 2,800 dwelling units equals approximately 20 dwelling units per acre. He asked why not change the standard to 20 dwelling units per acre. **Mr. Gilbert** shared that a popular housing product in the region is “build-to-rent” communities which typically have a density of between 8 and 12 dwelling units per acre and that a minimum of 40 or 20 dwelling units per acre would not permit this type of product. The proposed amendment provides the developer with flexibility to provide a variety of densities across the site.

**Committee Member Steinmetz** asked how many acres would be set aside for a public recreation area and if land would be provided for a new police precinct. **Mr. Gilbert** responded that the development team does not yet have a site plan for exactly how the site will develop and stated that he was unable to provide an accurate acreage at this time. Regarding the police precinct, he stated that the development team is currently considering the request but has not rendered a decision at this time.

#### PUBLIC COMMENTS

None.

#### APPLICANT RESPONSE

None.

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

##### MOTION

**Committee Member Perez** made a motion to approve the request per the staff recommendation. **Committee Member Carrell** seconded.

##### DISCUSSION

**Committee Member Argiro** stated that he is not comfortable with the open-endedness regarding density.

**Committee Member Matthews** stated that the redevelopment of Metrocenter Mall is necessary for the North Mountain Village.

**Committee Member Perez** stated that Metrocenter Mall is important to her and many others in Phoenix and that the community is trusting the developer to bring a good project and second life to Metrocenter.

**VOTE**

**11-1-1**; motion passed with Committee Members Barraza, Carrell, Fogelson, Matthews, McBride, Perez, Steinmetz, Sommacampagna, Veidmark, Vice Chair Jaramillo, and Chair Krentz, in support, Argiro in dissent, and Larson in abstention.