



Village Planning Committee Meeting Summary
Z-3-B-15-1
INFORMATION ONLY

Date of VPC Meeting	April 14, 2022
Request From	PUD
Request To	PUD
Proposed Use	Major Amendment to Norterra PUD to allow additional dwelling units and a parking reduction
Location	Northwest corner of 19th Avenue and Happy Valley Road

VPC DISCUSSION:

APPLICANT PRESENTATION:

Jason Morris, representing the applicant with Withey Morris, introduced himself and reviewed the site history, highlighting the minor and major amendments that have been processed to date for the PUD. Mr. Morris displayed the existing land use plan, highlighting the proposed changes are for Zones 1, 2, 3, and 6, to increase the multifamily unit maximum to add 1,400 units on zones that already allowed multifamily uses, and to add the density and height limit to Zone 6 that already exists for Zones 1, 2, and 3. Mr. Morris showed the results of a shared parking analysis for one of the proposed multifamily residential developments, which showed at peak times only 1,802 spaces are occupied which is less than the 2,418 spaced required by the City of Phoenix Zoning Ordinance, so they are requesting a 25% parking reduction. Mr. Morris concluded by showing where they are at in the rezoning process and next steps for the case.

QUESTIONS FROM THE COMMITTEE:

Chair Joseph Grossman asked if USAA, the property owner, will contribute to the Deer Valley Unified School District, citing that the Toll Brothers project on 19th Avenue paid \$1,000 a unit. Mr. Morris replied that an agreement has been executed with the Deer Valley Unified School District, which went above and beyond what others have given and that USAA felt very strongly about contributing to the school district.

Keith Greenberg asked how this project fits into the City's affordable housing goal. Mr. Morris replied that the builder, in conjunction with the Council office, is working on a series of demographics to serve and different rental rates for their units.