



Village Planning Committee Meeting Summary

Z-78-22-6

Date of VPC Meeting	February 7, 2023
Request From	R1-6
Request To	R-3
Proposed Use	Multifamily residential
Location	Approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue
VPC Recommendation	Approval, per the staff recommendation with a modification and additional stipulations
VPC Vote	18-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee member Dawn Augusta declared a conflict of interest and left the meeting, bringing quorum to 18 members.

Three members of the public registered to speak on this item, in support. Two members of the public registered in support, not wishing to speak. Two members of the public registered in opposition, not wishing to speak.

STAFF PRESENTATION:

Ms. Sarah Stockham, staff, provided an overview of the of the request including the location of the request, existing and proposed zoning and districts and surrounding land uses. Ms. Stockham displayed the site plan and elevations for the multifamily project and shared the proposal has received twelve letters of support and two letters of concern to date. Ms. Stockham shared the staff findings and stated that staff recommends approval subject to stipulations with an additional stipulation regarding archeology.

APPLICANT PRESENTATION:

Mr. Bill Allison, representing committee member Dawn Augusta who recused herself from this case, with Withey Morris, PLC, introduced himself. Mr. Allison presented aerial images, project details, elevation renderings, and amenities. Mr. Allison shared public outreach efforts of two virtual meetings and additional one-on-one meetings to address

specific concerns. Mr. Allison shared that changes have been made from the initial plan following community concerns and displayed proposed additions to the stipulations.

QUESTIONS FROM THE COMMITTEE:

None.

PUBLIC COMMENTS:

Ms. Alexis Magness introduced herself as a neighbor in support of Z-78-22-6. Ms. Magness commended the property owner for listening to feedback from the nearby residents and revising the proposal and shared that she and her husband are excited for this development

Mr. Brian Krizek introduced himself as a nearby property owner in support of Z-78-22-6. Mr. Krizek stated the site needs to be developed and is in favor of this project after seeing a neighborhood presentation.

Mr. William Brooks introduced himself as a longtime resident of the neighborhood in support of Z-78-22-6. Mr. Brooks appreciated the community outreach efforts by the property owner.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

MOTION:

Committee member Barry Paceley motioned to recommend approval of Z-78-22-6 per the staff recommendation with a modification and additional stipulations. **Committee member Greg Abbott** seconded the motion.

VOTE:

18-0; motion to recommend approval of Z-78-22-6 per the staff recommendation with a modification and additional stipulations passes with Committee Members Abbott, Baumer, Bayless, Beckerleg Thraen, Czerwinski, Eichelkraut, Garcia, Grace, Jurayeva, Langmade, Miller, O'Malley, Paceley, Rush, Schmieder, Wilenchik, Fischbach, and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.

VPC Proposed Stipulations:

1. The development shall be in general conformance with the elevations date stamped ~~October 19,~~ **JANUARY 31, 2022** as approved by the Planning and Development Department.
2. The landscape setback along the east and south property lines shall be planted with minimum 2-inch caliper trees, as approved by the Planning and Development Department.
3. **THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE LANDSCAPE PLAN DATED FEBRUARY 7, 2023, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
4. **THERE SHALL BE NO SKYDECK ON UNIT 10.**
5. **VISION OBSCURING GLASS SHALL BE USED FOR THE SECOND STORY OF THE SOUTH FAÇADE OF UNIT 15.**
6. **SKYDECK CONFIGURATION SHALL CONFORM TO THE SIGHT-LINE DRAWINGS DATED FEBRUARY 2, 2023.**
- ~~3.~~ The developer shall construct a minimum 5-foot-wide sidewalk along the east side of
7. 38th Street, as approved by the Planning and Development Department.
- ~~4.~~ The developer shall construct all streets within and adjacent to the development with
8. paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~5.~~ Prior to preliminary site plan approval, the landowner shall execute a Proposition 207
9. waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
10. **IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.**