



Village Planning Committee Meeting Summary

Z-40-20-7

INFORMATION ONLY

Date of VPC Meeting	September 9, 2020
Request From	C-2 (17.32 acres), RSC (10.01 acres)
Request To	PUD (27.33 acres)
Proposed Use	To allow multifamily residential and senior living community.
Location	Northeast corner of 79th Avenue and Encanto Boulevard.

VPC DISCUSSION:

Committee members Joe Barba and Brandon Sirochman left during this item, bringing quorum to 9.

Susan Demmitt, representing the applicant with Gammage and Burnham PLC, introduced herself, Russ Condas with Dominion Inc., and Gary Todd with Todd & Associates. Ms. Demmitt showed a context map of the subject site and surrounding area, reviewed the current and proposed zoning, and reviewed the PUD process. **Russ Condas** explained that Dominion is a national owner/operator of affordable housing with ownership periods of 15-30 years, the company owns and manages 7 properties in Arizona, and explained that the units will be restricted to 60% of the Area Median Income level for Maricopa County and showed household income limits and maximum rents. **Gary Todd** reviewed the proposed project site plan, elevations, proposed public gathering plaza and pedestrian nodes and conformance with the Maryvale Village Core Plan. Ms. Demmitt ended the presentation by reviewing the projected project schedule.

Mike Weber asked how this project will impact traffic and parking with the event venue across the street. Ms. Demmitt replied that the current venue has parking on site, and the project will help bring people to the area and will help fulfill the needs of the community.

Chair Jeff Armor responded that this project scratches the surface of the affordable housing needs of the community and asked the developer to elaborate on why they chose this site and if tenant income levels need to be requalified. Mr. Condas replied that they were first attracted to the site because of the need and demand for high-quality affordable housing for people who want to live/work/play in Maryvale. Mr. Condas added that the initial income qualification is in-depth, and the tenant self-certifies their

income annually. He continued that tenants are not penalized in they save their money and earn more than the income limit; they can stay in the unit as long as they initially qualified.