



Village Planning Committee Meeting Summary
Z-179-25-4

Date of VPC Meeting	January 14, 2026
Request From	C-2 and C-3
Request To	WU Code T5:5
Proposal	Multifamily development/mixed use
Location	Northwest corner of 35th Avenue and McDowell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

Committee Members Jeff Ewing and Lupita Galaviz joined the meeting during this item, bringing quorum to 12 members.

One member of the public registered to speak on this item.

Staff Presentation

Nayeli Sanchez Luna, staff, displayed the subject site and identified the location, General Plan Land Use Map designation, and current zoning designation. Ms. Sanchez Luna noted that current request was for a multifamily and mixed use development but added that there weren't any proposed site plans or elevations. Ms. Sanchez Luna summarized community correspondence, including the one letter received by staff, and concluded the presentation by providing the staff findings and reviewing the stipulations.

Applicant Presentation

Chase Hales, with the City of Phoenix Planning and Development Department, summarized the Phoenix Housing Plan and the initiative to rezone City-owned properties to allow for multifamily development. Mr. Hales noted that the Walkable Urban Code would reduce building setbacks, allowing for more units close to the proposed light rail and the Bus Rapid Transit (BRT) route. Mr. Hales concluded the presentation by displaying the proposed Planning Commission and City Council timeline.

Questions from the Committee

Christopher Demarest asked for the acreage of the site. **Ms. Sanchez Luna** stated that the site was 1.43 acres. **Mr. Hales** reiterated that with the WU Code designation of T5:5 the building setbacks would be reduced, and buildings could be oriented in such a way to allow for more units.

Andrea Ramirez asked how many units are proposed. **Mr. Hales** noted that the number of units was not determined but that the first step would be to rezone the property. Mr. Hales added that the rezoning would pave the way and open options for developers.

Sandra Cole noted the traffic and transit routes located north and south of the site and asked if there would be a safe way to cross the street to catch the light rail or bus. **Mr. Hales** added that it would depend on the location of the station. Mr. Hales stated that if the future light rail station is in the middle of the street, then enhanced pedestrian crosswalks would likely be built.

Ken DuBose requested more information on the community outreach and those that would be impacted by the rezoning request. **Mr. Hales** stated that even though the City was the applicant, they were still required to send out notification letters and host a public meeting. Mr. Hales summarized the public meeting and noted that the few members of the public who attended were in contact with the Neighborhood Services Department (NSD). Mr. Hales noted that the review and comment stipulations would allow the community to have further input in design and on the proposal. **Mr. DuBose** asked for an explanation regarding the affordable housing component of the project. **Kevin Jin**, with the Neighborhood Services Department, stated that they follow the guidelines found in the U.S. Department of Housing and Urban Development who implement the income limit and use that to monitor renters of developed affordable housing projects.

Chair Gene Derie noted the BRT route and the bus route on McDowell Road. **Mr. Hales** noted that the light rail would only be a five-to-ten-minute walk. **Chair Derie** noted that everything was not all in one area. **Mr. Hales** stated that he could not speak to all the concerns or location of the light rail station but that he was sure that the proposal would be close. **Chair Derie** asked if any members of the public voiced any opposition. **Mr. Hales** added that a member of the public was present at this Village Planning Committee meeting. **Chair Derie** asked the individual if he would like to speak.

Public Comments

Miguel Flores noted that he owned property within close proximity to the rezoning location. Mr. Flores added that he was there to gain more information on how this would impact the community. Mr. Flores stated that he wanted to develop the property he owned and wanted to see how this request would affect his project.

Applicant Response

None.

Floor/Public Discussion Closed: Motion, Discussion, and Vote

Mike Weber asked when the light rail would be expected.

Daniel Baraja asked if anyone pushed back on the rezoning request during the neighborhood meeting. **Mr. Hales** noted that he did not recall any comments in opposition or support.

Mr. Demarest asked if the alley at this location was open or closed. **Mr. Hales** stated that it was open and to close an alley would take numerous steps. **Mr. Demarest** noted that he could imagine a developer grouping numerous properties and blocking the alley. **Mr. Hales** added that to close an alley, that would require working with NSD and the agreement of numerous property owners.

Motion

Ken DuBose motioned to recommend approval of Z-179-25-4, per the staff recommendation. **Mike Weber** seconded the motion.

Vote

12-0, Motion to recommend approval of Z-179-25-4, per the staff recommendation, passes, with Committee Members Alonzo, Barajas, Cole, Demarest, DuBose, Ewing, Galaviz, Ramirez, Stahl, Weber, Norgaard, and Derie in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.