



Village Planning Committee Meeting Summary Z-67-19-8

Date of VPC Meeting	April 14, 2020 (Canceled) May 12, 2020 (Recommendation)
Request From	R1-14 BAOD
Request To	R-3 BAOD
Proposed Use	Multifamily
Location	Approximately 900 feet east of the northeast corner of 16th Street and Baseline Road
VPC Recommendation	Approve per staff recommendation
VPC Vote	14-0-0 Motion passes; with members Aguilar, Alvarez, Brooks, Brownell, Daniels, Holmerud, Kotake, Larios, Said, Shepard, M. Smith, S. Smith, Busching, and Trites in favor; none in dissent or abstention.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Two email messages were received, both from individuals supportive of the case, and wishing to speak.

Mr. Enrique Bojorquez, staff, provided a presentation on the proposed rezoning case. Staff recommends approval, subject to stipulations. He then invited the applicant to present their information presentation with the committee.

Mr. Adam Baugh, of Withey Morris PLC, introduced himself and provided a brief overview of the proposed multifamily project and site location east of 16th Street and north of Baseline Road. He then went over the community outreach that was done after the case was continued following the March 10, 2020 meeting. He then went over education on topics related to affordability, accessibility to formerly incarcerated and health plus prosperity. It was then mentioned that additional support letters have been received from the Phoenix Rescue Mission and Tiger Mountain Foundation, in addition to other letters of support. A summary of the project benefits was provided and the applicant concluded the presentation.

Chair Trittes asked for comments from the committee.

Mr. Matthew Aguilar expressed that he was pleased on the outreach and public engagement that was done by the applicant. Furthermore, he added that this project could be used as a model for other cases.

Ms. Kassandra Alvarez seconded Mr. Aguilar's comments and looks forward to South Mountain Community College working with the applicant on this project.

Mr. George Brooks mentioned that he was pleased with the partnership with Tiger Mountain Foundation.

Mr. Greg Brownell expressed that he is in support of the project.

Ms. Tamala Daniels mentioned that the applicant had done a great job.

Mr. Gene Holmerud mentioned that he had observed numerous locked fences in that area recently.

Mr. Baugh mentioned that the project intends to leave pedestrian gates unlocked to allow for pedestrian connections.

Mr. Martin Monge asked the applicant to explain their compliance with vehicular parking.

Mr. Baugh stated that the project is providing more parking than is required, in addition to covered bicycle parking facilities.

Mr. Joseph Larios expressed being pleased with the applicant going above and beyond with their public outreach due to the importance of public engagement in this process.

Ms. Fatima Said asked the applicant if there would be a limit on the number of Section 8 housing vouchers for this project?

Mr. Baugh responded that there would be no limit of vouchers accepted in this project.

Ms. Kay Shepard asked the applicant to go over the size of their units.

Mr. Baugh provided an overview on the size of units proposed.

Ms. Muriel Smith asked the applicant who was to provide property management services.

Mr. Baugh responded that this property will have a property manager, but that this operator had not yet been selected.

Chairwoman Trites mentioned that there is a need for thousands of housing units in the City of Phoenix.

Ms. Marcia Busching asked the applicant whether pedestrian gates will be locked.

Mr. Baugh responded that pedestrian gates are intended to be unlocked.

Chairwoman Trites opened the public comment portion of the meeting.

Mr. Darren Chapman with the Tiger Mountain Foundation expressed support for the project and appreciates the consideration from the developer to partner with their organization.

Ms. Dolores “Lola” Levesque expressed support for the project as a community member given the applicant’s comments.

MOTION

Ms. Shepard made a motion to approve the item with the recommended stipulations per the Addendum A staff report. **Ms. Busching** seconded the motion.

VOTE:

Kay Shepard motioned to approve the request per the staff recommendation. Marcia Busching seconded the motion. Members Aguilar, Alvarez, Brooks, Brownell, Daniels, Holmerud, Kotake, Larios, Said, Shepard, M. Smith, S. Smith, Busching, and Trites in favor; none in dissent or abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Applicant stated during the presentation that all pedestrian gates would remain unlocked to permit public access to the site which has been desirable with regard to this and other projects by the South Mountain Village Planning Committee. This offer by the applicant is not reflected in the current stipulation language.