



Village Planning Committee Meeting Summary

Z-27-22-6

INFORMATION ONLY

Date of VPC Meeting	June 7, 2022
Request From	C-2
Request To	PUD
Proposed Use	Multifamily residential
Location	Northeast corner of 7th Street and Colter Street

VPC DISCUSSION:

Committee Members Jerryd Bayless, Greg Abbott, and Craig Tribken joined the meeting during this item, bringing the quorum to 15 members.

Chair Jay Swart shared that he met with a neighborhood group regarding this request for over two hours, it was a productive meeting, and that he formally requested a copy of the traffic study from Mr. Wood. Chair Swart added that the item would return for recommendation no earlier than September and requested from staff that this item be the only item on the agenda to allow sufficient time for public speakers. Chair Swart also asked Mr. Wood to meet with concerned neighborhood groups often and if possible, in person. Chair Swart also asked staff to get more information on when Village Planning Committee meeting will be held in person. Chair Swart reiterated that this item is being heard for information only, the committee will not be voting on the item at this time and introduced the case.

APPLICANT PRESENTATION:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself on behalf of the developer, ZOM. Mr. Wood confirmed that this item was set to be presented for action no earlier than the September meeting and that there would be several neighborhood meetings before then, per a conversation with Chair Swart. Mr. Wood displayed an aerial image of the site and discussed its surrounding context and uses, including a unique traffic barrier on Colter Street and photos of the site. Mr. Wood then shared the project's conceptual site plan, development standards table, and conceptual landscape plan, which included a discussion of proposed parking as it relates to the unit mix. Mr. Wood next displayed renderings to discuss landscaping, architectural features, and amenities.

QUESTIONS FROM THE COMMITTEE:

Craig Tribken shared that he was familiar with the site and its current use and that the unique traffic blocking measures on Colter Street minimizes cut-through traffic in Windsor Square.

PUBLIC COMMENTS:

Mike Freret introduced himself as the Vice President of the Windsor Square Historic District. Mr. Freret shared the boundaries of the district, which is directly to west of the subject site, across 7th Street. Mr. Freret gave a brief history of the historic district. Mr. Freret stated that the project is inappropriately dense given its proximity to the historic district, citing concerns for traffic on 7th Street. Mr. Freret stated that Windsor Square is not anti-development, adding that they have worked with developers in the past to design projects that exist in balance with the surrounding neighborhood.

Susan Rhoads introduced herself as a resident of Windsor Square since 2014 whose home backs up to 7th Street south of Colter Street. Ms. Rhoads shared concerns about the proposed development blocking views of Piestewa Peak, increased traffic and cut-through traffic in the neighborhood, privacy concerns with patios facing 7th Street and concluded that she believes the site's current zoning designation of C-2 to be appropriate.

Larry Whitesell introduced himself as a nearby resident, residing on 20th Street. Mr. Whitesell shared that he does not agree with the project's development standards as it relates to the Walkable Urban Code, as Walkable Urban Code applicability is only along existing and proposed light rail lines. Mr. Whitesell also shared concerns about adequate guest parking and parking along Colter Street.

Mary Crozier introduced herself as the President of the North Central Phoenix Homeowners' Association. Ms. Crozier asserted that communication from the developer has not been timely, citing a recent project on 7th Street and Marlette where neighbors were excluded from the conversation, and on the other end of the spectrum, the project at 5727 N. 7th Street where the applicant began their community engagement two years before filing their rezoning application. Ms. Crozier added that the project as proposed does not create a superior product, and that they look forward to continuing to work with the applicant collaboratively on this proposal.

Sandy Grunow shared that Mary Crozier's statement covered her comments.

APPLICANT RESPONSE:

Mr. Wood prefaced his rebuttal with a discussion of the current housing shortage due to an influx of population to the Phoenix metro area. Mr. Wood stated that it is important to provide new residents with housing closer to the amenities of the city center rather than responding to this crisis by furthering urban sprawl. Mr. Wood claimed that this project's location is appropriate being adjacent to a major arterial. Mr. Wood addressed the prior comments stating that a PUD was necessary given the desired height and density, the project will generate significantly less traffic than nearby projects due to its relatively lower density, and the agreement to push the action item to September will give

community members and the applicant additional time to collaborate. Mr. Wood concluded his response by comparing the proposal with the densities and intensities of several recent developments in the project's vicinity.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.