



## Village Planning Committee Meeting Summary

### Z-89-18-2

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|----------------------------|---|
| <b>Date of VPC Meeting</b> | March 4, 2019   |
| <b>Request From</b>        | C-1 SP (Neighborhood Retail, Special Permit) (7.18 acres)   |
| <b>Request To</b>          | PUD (Planned Unit Development) (7.18 acres)   |
| <b>Proposed Use</b>        | Multifamily and/or C-1 commercial uses  |
| <b>Location</b>            | Approximately 275 feet south and 240 feet west of the southwest corner of Scottsdale Road and Joan De Arc Avenue. |
| <b>VPC Recommendation</b>  | Information Only  |
| <b>VPC Vote</b>            | N/A   |

#### **VPC DISCUSSION & RECOMMENDATION:**

**Mr. Nick Wood**, with Snell and Wilmer Law Firm, provided an overview of the project and history of the site. He went over what is currently development on the site and shared how the proposed development would be less of an impact on the surrounding area. Mr. Wood talked about the proposed multifamily use and explained the step-back in height, increased setbacks, landscape buffers to help soften the impact as well as privacy features protecting the single-family homes to the west and south to include translucent windows adjacent to west and south property lines, and inward courtyard facing balconies abutting existing single-family residential. Mr. Wood also went over the traffic study findings and shared that this proposed multifamily use will only generate 47 more trips during the morning rush hour and 27 more trips during the evening rush hour. Mr. Wood also shared the FAA determination forms with the committee. The forms reveal that the proposed project height does not interfere with existing take-off and landing paths associated with Scottsdale Municipal Airport.

**Ms. Toby Gerst** asked the applicant what types of activity areas there are throughout the project like pools and sports courts that could be a potential noise nuisance to the surrounding neighborhoods.

**Mr. Wood** explained that the pool area is the only outside amenity and it is placed on a portion of the site that is not near residential uses and is surrounded by the structure in a courtyard. This will help to mitigate sound resonating from the pool area.

**Ms. Gerst** asked where the guest parking will be located on the site and how many entrances there are. Ms. Gerst also asked if any parking could be located underground in an effort to bring the overall building height down.

**Mr. Wood** stated that the project includes 2 parking spaces per unit. As a result of this there will be more than enough guest parking within the parking garage. Mr. Wood explained that there will be two points of ingress and egress to the site. One will be for residents and the other for guests and residents. Mr. Wood explained that there will be no underground parking, but the proposed parking garage will be completely wrapped with units and not visible from any angle.

**Mr. Mathew Avrami** asked the applicant what the neighborhood outreach has been like to date and what was the outcome.

**Mr. Wood** stated that there have been two open houses to date. A total of 60 people came to the first and several more to the second. Mr. Wood also shared that they have had several individual meetings with surrounding property owners and have been proactive by changing various design features of the proposal.

**Mr. Jay Cantor** Asked what the current maximum height is in the C-1 zoning district.

**Mr. Wood** stated that the maximum height in C-1 for a multifamily product (R-3 option) is 48 feet.

**Mr. Eric Cashman** asked what the proximity is to the Scottsdale Airport.

**Mr. Wood** stated that he will provide that information in the future as he was unsure of the exact measurement.

**Mr. Roy Wise** requested to see a perspective of the western elevation.

**Mr. Wood** stated that he will bring one to the next meeting.

**Ms. Gerst** asked where the garbage pick-up will be located on the site.

**Mr. Wood** explained that the garbage pick-up will be located within the parking structure away from any surrounding existing uses.

#### **Public Comment:**

**Ms. Denise Finell** has concerns about height, increase in traffic, noise, and stated that the massing is out of character with surrounding area.

**Mr. Raymond Busby** has concerns about height particularly related to the parapet. He also voiced concerns about increased traffic generation.

**Ms. Paula Page** asked if this zoning case were to be approved and the developer pulled out after approval if a new developer could come in and use the same standards.

**Mr. David Simmons**, Village Planner, explained that once the property is rezoned the new zoning standards apply to the site. Mr. Simmons also explained that any stipulations associated with the proposed case would also apply.

**Ms. Pollie Carter** has concerns about this multifamily proposal being in such close proximity to the Scottsdale Municipal Airport runway. She stated that from the airplanes flying so low over this project would be horrible for the tenants living there. She also has concerns about the heavy air and car traffic in the area.

**Ms. Carolyn Curcuru** has traffic concerns, the quality of tenants in the complex, height concerns and property value concerns.

**Mr. Bill Zeleny** stated that he is not against the project overall, but has concerns about increased traffic. He asked if the developer could install speed bumps down neighborhood streets for traffic calming.

**Ms. Ris Zeleny** has concerns about increased traffic generation in the area, over saturation of rental inventory in the area and stated that this developer was just trying to make money and is not truly vested in the area.

**Mr. Stephin Mott** has concerns about decreased property values in the area.

**Ms. Diane Bucci** has concerns about parking, traffic, road conditions, drain on utilities, school impact, city services impact and the massing of the building.

**Mr. James A Moye** has concerns about increased traffic in the area and the lack of sidewalks in the surrounding neighborhoods.

**Ms. Denny Pigneri** has concerns about traffic and the number of units proposed. She stated that there will be an increase in crime rates due to the rental community moving in.

**Mr. Bernie Hawes** has traffic concerns.

**Ms. Lori Sneed** asked why studios are being considered in the project and if this was intended for low income people. Concerns about insufficient parking as well.

**Mr. Dan Wohleen** has concerns about traffic, noise and wants to ensure the street block stays put on Joan de Arc.

**Mr. Wood** responded to the public comment and went over the traffic study results again. He also addressed the noise concerns and explained that noise mitigating construction features are to be implemented into the project. Mr. Wood also stated that the building would be capped at 50 feet, which is only two feet over what is currently permitted by right.

**Ms. Gerst** asked the applicant how this project will improve the area.

**Mr. Wood** stated that multifamily is the least impactful use in terms of traffic and stated that this project is a high end development that would set the standard for future developments in the area.

**STAFF COMMENTS:**

N/A