



Village Planning Committee Meeting Summary

Z-40-22-2

INFORMATION ONLY

Date of VPC Meeting	August 1, 2022
Request From	C-2, C-2 SP, and PSC
Request To	PUD
Location	Approximately 800 feet north of the northwest corner of Scottsdale Road and Thunderbird Road

VPC DISCUSSION:

Four members of the public registered to speak on this item.

Jason Morris, representing the applicant with Withey Morris PLC, introduced himself and provided an overview of Woodbury Corporation who has owned this property for five years and intends to hold it. Mr. Morris discussed the location of the property, surrounding developments, and existing tenants in the property. Mr. Morris stated that the site was developed originally for a grocery store, but the area has changed considerably since. Mr. Morris showed photos depicting site conditions and discussed the proposed site plan. Mr. Morris stated that this proposal would remove 25,000 square feet of retail space to right size it and redevelop a mix of uses. Mr. Morris met with neighbors in the area, including the Kierland Community Alliance, and will review the feedback provided recently on the project.

Jeff Brand, with Nelsen Partners, introduced himself and provided an overview of the changes proposed for a portion of the existing shopping center. The northern portion of the center is intended to be redeveloped with buildings located closer to Scottsdale Road. Mr. Brand stated that open space is proposed along 71st Street, in addition to a gated pedestrian connection. Mr. Brand discussed various conceptual renderings and compared the street cross-sections to that of the Manor Scottsdale project. Mr. Brand stated that this proposed development would not have windows facing the adjacent single-family neighborhood much like the Manor Scottsdale project. Mr. Brand discussed proposed open space improvements and renderings of these along 71st Street. Mr. Brand added that a local artist was engaged to create these art pieces.

Questions from the Committee:

Jennifer Hall asked if the maximum building height proposed was 78 feet and if the Scottsdale Municipal Airport was contacted. **Ms. Brand** responded that the PUD

Narrative as written now would allow for a maximum height of 78 feet and that the project had received approval from the FAA on the building location.

Alex Popovic asked if the current proposal is to have four stories of residential units over two stories of non-residential space. **Mr. Brand** responded that the proposal is for five stories of residential over one story of non-residential space. **Mr. Popovic** asked if 250 residential units are proposed and if these are rental or ownership type. **Mr. Brand** responded that the 250 units proposed would be for rent. **Mr. Popovic** asked for clarification on the proposed building height and if there could be increased building setbacks provided along the west. **Mr. Morris** responded that his team is evaluating the proposed height and have located buildings closer to Scottsdale Road.

Marc Soronson asked if the southern portion of the shopping center is also owned by the same company and what will happen to this property in the future. **Mr. Morris** responded that the property to the south is also under the same ownership and will be consistent with this proposed development when it redevelops in the future. **Mr. Soronson** asked for clarification on the pocket park and stated that there might be concerns with others accessing this space along the neighborhood. **Mr. Morrison** stated that this topic is a point of discussion with the neighborhood. **Mr. Soronson** asked for clarification about the maintenance of the pocket park and added that the emphasis of the site should be Scottsdale Road.

Robert Goodhue asked if the parking garage is proposed to be screened along the western property line. **Mr. Brand** responded that the parking will be screened but will be open at the top of the garage. Mr. Brand added that the distance of the building, proposed over height wall, and vegetation will help mitigate any noise. **Mr. Goodhue** stated that he wants to ensure that noise will be mitigated. **Mr. Morris** stated that he anticipates any noise to be lower than what exists on site today due to the back-of-house uses there.

Regina Schmidt asked for clarification on the size of the pocket park and if trees will be planted in the parking areas. **Mr. Morris** stated that the park is more of a linear park and trees will be provided on parking within the retail portion of the site, but not along the parking garage. Mr. Morris added that covered parking might be considered here.

Chair Robert Gubser asked for clarification on the central pedestrian connection proposed. **Mr. Brand** responded that this is an enhanced pedestrian pathway that will create a transition with the southern portion of the site. **Mr. Morris** added that this pathway is intended to also allow existing residents along 71st Avenue a more direct connection to the retail uses proposed on this site. **Chair Gubser** asked how residents would get access along this pathway if this will be gated. **Mr. Morris** stated that there is an existing agreement that allows those residents to have access through this gate.

Public Comment:

Amy Satterfield, Vice Chair of the Kierland Community Alliance (KCA), stated that KCA has met with the applicants. The building height is of primary concern at 78 feet, while other projects in the area do not exceed 70 feet. Ms. Satterfield stated that the privacy of residents along the west is also of concern in addition to open parking garages due to emanating noise from vehicle alarms and other noises. Ms. Satterfield stated that that

Scottsdale Manor project is 50 feet in height with no balconies facing single-family uses and a wrapped parking garage. Ms. Satterfield added that site access and increased traffic are of concern and ensuring that vehicular parking along 71st Street is not an issue like in the past. Ms. Satterfield stated that the gate code along the proposed pathway is changed quarterly and provided to all residents who live along the west. Ms. Satterfield concluded by stating that the discussions with the applicants are encouraging.

Lani Harrison, resident of the area, lives along 71st Street near Impact Church which has loud music and whose patrons often park along 71st Street on Sundays. Ms. Harrison stated that she wants to like this project but has various concerns. Ms. Harrison stated that the line of sight into the residents' yards is important to protect, in addition to the access code for the pedestrian gate. Ms. Harrison has concerns with vehicular parking and unrestricted pedestrian access along 71st Street. Ms. Harrison stated that density is of concern and encourages a reduction in the number of dwelling units.

Alison Howard asked if the linear park along 71st Street was going to be a dog park and if there is a limit on the density for the project.

Mervin Giles, resident of the area, stated that the density of 350 dwelling units is an issue for him, causing increased traffic in the area, adding that 700 people would be living there. Mr. Giles stated that gate access is often used by others who are not authorized to use it.

Applicant Response to Public Comment:

Mr. Morris thanked everyone for the feedback provided and stated that a neighborhood meeting would be held in September. Mr. Morris stated that this case could return to the Village Planning Committee on October 3rd for recommendation.

Discussion:

None.