



**Village Planning Committee Meeting Summary  
Z-13-19-4**

<b>Date of VPC Meeting</b>	April 8, 2019
<b>Request From</b>	C-2 H-R TOD-1
<b>Request To</b>	WU Code T6:HWR MT
<b>Proposed Use</b>	Mixed-use
<b>Location</b>	Northwest corner of Central Avenue and Catalina Drive
<b>VPC Recommendation</b>	Approval, per staff stipulations with an additional stipulation.
<b>VPC Vote</b>	12-0

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*1 card was submitted in support, wishing to speak.*

**Ms. Maja Brkovic** provided an overview of the request noting the surrounding uses, surrounding zoning, general plan land use designation, description of the proposed site plan and elevations, staff’s findings, stipulations and recommendation.

**Mr. William Allison**, Withey Morris, PLC, representing the applicant provided an overview of the project. He indicated that the request was in partnership with the City of Phoenix who wanted to see the site rezoned to WU-Code to eliminate the confusing entitlement previously placed on the site. He provided an overview of the Midtown Policy Plan noting that the site was identified for redevelopment. He provided an overview of the current projects on the site which include a new multifamily project, parking garage and university be built on the site. He noted the height map stipulated for the project reflected the heights approved in 2009. He indicated that the applicant was offering 10% open space for the project and offered an additional stipulation for the committee. He indicated that the stipulation would read as follows:

THE DEVELOPMENT SHALL PROVIDE A MINIMUM TEN (10) PERCENT PUBLIC OPEN SPACE ON THE OVERALL 41 ACRE PROJECT SITE, WHICH MAY INCLUDE PASEOS, PEDESTRIAN PATHWAYS, PLAZAS AND GATHERING AREAS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE OPEN SPACE SHALL BE SHOWN AND UPDATED ON THE MASTER SITE PLAN FOR THE PROPERTY AS THE PROPERTY DEVELOPS.

**Ms. G.G George** asked how replacing parking lots with building would reduce the heat island effect. **Mr. Allison** noted that replacing asphalt with structures that are surrounded by landscaping would help to reduce the heat and will be the addition of new green space that is currently absent on the site.

**Ms. Ann Cothron** noted that she recently visited the site and saw that there was a large amount of xeriscaping and a lack of trees. She suggested that the applicant add trees to the site to provide shade in the xeriscape area.

**Mr. Abraham James** asked about the sustainability features. **Mr. Allison** noted that each individual project would determine whether they would be LEED certified and noted that the current development on the site would be seeking LEED certification. He noted that Creighton would meet the Silver standards while the apartments had their own separate category.

**Ms. Nicole Rodriguez** asked if the applicant knew the kelvin level of the LED lights. **Mr. Allison** noted that he did not know the kelvin level but noted that the development shall follow the dark sky ordinance. **Ms. Rodriguez** noted that the development should utilize 2,700 kelvin level for lighting on the streets.

**Ms. Margaret Dietrich**, resident in the area and in favor of the project and noted that the project was great for the area.

**Motion:**

**G.G. George** made a motion to approve Z-13-19-4 per staff stipulations with an additional stipulation to require a minimum 10% open space.

**Abraham James** seconded the motion.

**Vote:**

The motion was approved, Vote: 12-0

**Roll Call:**

**Yes** - Jake Adams, Ann Cothron, Drew Bryck, Andrea del Galdo, G.G. George, Abraham James, Matthew Jewett, Brent Kleinman, Jayson Matthews, Steve Procaccini, Layal Ressler and Nicole Rodriguez

**No** – None

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Revised Stipulations:

1. Building height shall be limited to the maximum heights identified on the Park Central Conceptual Land Use Exhibit date stamped March 28, 2019. The remainder of the site shall be limited to a maximum height of 250 feet.

2. The Earll Drive alignment between 1st Avenue and 3rd Avenue shall be treated as a secondary frontage and comply with the secondary frontage standards of the T6 District of the City of Phoenix Walkable Urban Code.
3. The development shall provide uninterrupted pedestrian pathways (driveways, loading and service berths excluded) at the following locations:
  - a. Central Avenue and 3rd Avenue via the Earll Drive alignment and Catalina Drive.
  - b. Catalina Drive and Monterey Way via the 1st Avenue alignment.
  - c. Osborn Road and Earl Drive via 2nd Avenue.
4. **THE DEVELOPMENT SHALL PROVIDE A MINIMUM TEN (10) PERCENT PUBLIC OPEN SPACE ON THE OVERALL 41 ACRE PROJECT SITE, WHICH MAY INCLUDE PASEOS, PEDESTRIAN PATHWAYS, PLAZAS AND GATHERING AREAS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE OPEN SPACE SHALL BE SHOWN AND UPDATED ON THE MASTER SITE PLAN FOR THE PROPERTY AS THE PROPERTY DEVELOPS.**
- 4.5. Open space areas shall conform to Section 1310 of the Phoenix Zoning Ordinance. The open space areas shall provide at a minimum decorative paving, landscaping, shade elements, trash receptacles, art and artistic elements and seating areas and shall be located at the following locations:
  - a. Central Avenue and the Earll Drive alignment.
  - b. 2nd Place and the Earll Drive alignment.
  - c. 3rd Avenue and the Earll Drive alignment.
- 5.6. Building elevations shall have a cohesive design theme throughout the development, as approved by the Planning and Development Department.
- 6.7. Bicycle parking shall be provided as follows:
  - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
  - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
  - c. A minimum of 10% of the required bicycle parking for nonresidential uses shall be secured.
- 7.8. The Central Avenue frontage shall comply with the Central Avenue Development Standards.

- 8-9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 9-10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operation characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
- 10-11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.