



Village Planning Committee Meeting Summary

GPA-CE-1-23-8

INFORMATION ONLY

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| Date of VPC Meeting | October 3, 2023 |
| Request From | Residential 5 to 10 dwelling units per acre |
| Request To | Mixed Use |
| Proposal | Mixed Use (Multifamily/retail) |
| Location | Northwest corner of 46th Street and Bellevue Street |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

Two members of the public registered to speak on this item in opposition.

APPLICANT PRESENTATION:

Michael Maerowitz representing the applicant Snell & Wilmer, LLP introduced himself and noted the presentation is for information only and will cover the General Plan Amendment as well as the rezoning request. Mr. Maerowitz displayed maps, the site plan and traffic information on the proposed development. Mr. Maerowitz provided conceptual details on the proposed site, landscaping, streetscapes, adjacent developments, and street changes. Mr. Maerowitz described the conditions of the site noting the existing multifamily housing and vacant area. Mr. Maerowitz describe the developmental history of this site and the intent of the proposal which would improve residential opportunities and local streets that would benefit the entire area. Mr. Maerowitz stated that the existing local streets and sidewalks were in need of improvement and the proposal would provide pedestrian access, shading and create a better environment for the area. Mr. Maerowitz discussed the existing adjacent developments and the proposed streetscape connectivity to the neighborhood. Mr. Maerowitz displayed conceptual streetscapes for 46th Street and Willetta Street and how changes were prepared and how they will be implemented. Mr. Maerowitz discussed the rezoning application and the minor General Plan Amendment application and noted the current status is residential 5 to 10 dwelling units per acre and the request to change to Mixed Use category. Mr. Maerowitz stated that the current zoning is R-3 and R-5 and the proposal is a request to rezone to a Planned Unit Development (PUD) which will allow the creation of a unique development. Mr. Maerowitz described the proposed Mixed Use Development that will include residential and commercial use with 604 residential units with one-to-three-bedroom units with extensive amenities. Mr.

Maerowitz stated that the proposal includes ground level retail/commercial development, and the building height will be six stories and will have over 900 parking spaces. Mr. Maerowitz stated that 116 bicycle spaces will be provided as well as a bike repair station within the development. Mr. Maerowitz discussed the site layout and the development for the two buildings and the parking associated with each. Mr. Maerowitz described the internal driveway that separates the two buildings, and the automobile access points for each. Mr. Maerowitz stated that one objective of the proposal was to improve the streetscape along Belleview Street with an emphasis on sidewalks and landscaping. Mr. Maerowitz described the retail location and the intention to have a connected pedestrian network that would activate the ground level and pedestrian activity. Mr. Maerowitz discussed the streetscape design along 46th Street noting the addition of sidewalks and landscaping to promote a shaded environment. Mr. Maerowitz stated the proposal will include a second level with amenities and this design will break up the building massing. Mr. Maerowitz stated the proposed design responded to the adjacent buildings by including a courtyard with trees to act as a visual buffer. Mr. Maerowitz discussed the building setbacks and the intent of incorporating building separation to promote landscaping. Mr. Maerowitz noted the community outreach that was provided which included door to door engagement, to provide information and obtain feedback on the proposal. Mr. Maerowitz noted that one primary concern from the neighbors was on street parking and the location of the retail area which was relocated to the eastside of the development to decrease any disruption to the surrounding neighborhood. Mr. Maerowitz stated that 187 letters of support were received, and some neutral responses were also received.

QUESTIONS FROM THE COMMITTEE:

Committee Member Sharaby noted that the retail location was initially on the south side and is now on the east side, but the parking would remain on the south side of the development and asked about the status of parking. **Mr. Maerowitz** responded that the initial retail location was on the southwest corner and now there are two retail areas along 46th Street and that is where some bicycle parking will be located. Committee Member Sharaby asked if the parking is along 46th Street and what has changed in that area. Mr. Maerowitz responded that they are now including some live-work units along Belleview Street. Committee Member Sharaby asked if there would be more residential units with the change. Mr. Maerowitz responded that the number of units would not change.

PUBLIC COMMENTS:

Mr. Blyden Boyle, Jr. a resident adjacent to the proposed site introduced himself and stated that this was the first time he had seen the plans and presentation. Mr. Boyle stated the proposal is a well thought out plan to improve the area and provide residential options. Mr. Boyle said he opposes the project and thanked the Committee for the opportunity to speak.

Mr. Scott (Timothy) Chandler a resident on Belleview Street introduced himself and thanked the Committee for the opportunity to speak. Mr. Chandler stated he and his neighbors are concerned about the traffic which is expected to increase up to 200 cars per day which is a lot for Belleview Street. Mr. Chandler stated the current residential developments in the area did not have enough parking so there is considerable parking on the street. Mr. Chandler stated that the streets are crowded and narrow which is unsafe for pedestrian movement. Mr. Chandler stated that he prefers there would be no parking along portions of the street and asked the applicant to consider this as part of the development. Mr. Chandler thanked the applicant for adding more parking to the proposed site and relocating the retail site.

APPLICANT RESPONSE:

Mr. Maerowitz thanked the Committee and each speaker. Mr. Maerowitz stated he would be available to meet with the speakers or anyone who has questions. Mr. Maerowitz responded that they are concerned with the on-street parking, and this is an issue and that is why additional parking was added to the proposal.

COMMITTEE DISCUSSION:

Chair Swart stated he appreciated the presentations and commented that when the project comes back to the committee for action, they will look at it in totality and that the applicant has been responsive to many of the issues raised. Chair Swart stated he encourages citizens and committee members to reach out and ask questions about the project and noted the concerns with parking and the need to get cars off the street.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary
GPA-CE-1-23-8

| | |
|----------------------------|---|
| Date of VPC Meeting | January 9, 2024 |
| Request From | Residential 5 to 10 dwelling units per acre |
| Request To | Mixed Use |
| Proposal | Mixed Use (Multifamily/retail) |
| Location | Northwest corner of 46th Street and Bellevue Street |
| VPC Recommendation | Approval per the staff recommendation |
| VPC Vote | 16-0 |

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Case GPA-CE-1-23-8 and Z-25-23-8 are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided an overview of the general plan amendment request describing the location and general plan designation and the surrounding uses.

APPLICANT PRESENTATION:

Nicholas Wood representing the applicant Snell & Wilmer, LLP introduced himself noted the presentation will cover the General Plan Amendment as well as the rezoning application. Mr. Wood stated that since the Committee had previously heard the information only the presentation would focus on key details to allow for questions and discussion. Mr. Wood displayed a presentation and identified the site and location adjacent to State Route 143 and 46th Street. Mr. Wood stated the site has some existing residential units and a portion remains vacant. Mr. Wood stated that in the adjacent area there are existing residential units and as a hallmark of their design team they conducted substantial outreach in the area. Mr. Wood identified the adjacent developments and their uses. Mr. Wood displayed photographs of the existing streetscape noting there were no sidewalks and landscaping along Willetta Street, 46th Street and Bellevue Street. Mr. Wood stated the proposal includes a request to change land use designation to mix use so some commercial space could be included in the development. Mr. Wood stated the rezone request to PUD will include 604 residential units, 2,500 square feet of ground floor commercial, six stories and approximately 970

parking spaces. Mr. Wood stated that parking for the proposal was revised since the information presentation noting the Committee's questions regarding parking. Mr. Wood stated there is additional parking that will be situated underground with spaces in both buildings and the result is one parking space for every bedroom in the project. Mr. Wood stated that the number of bicycle parking spaces has been increased as well as more lush landscaping that will greatly increase the aesthetic quality of the area. Mr. Wood displayed images of the proposal noting the high-quality architecture and streetscape features with color and movement. Mr. Wood stated with size and the design of the buildings there are features to break up the facades with indentations where amenities are placed. Mr. Wood stated that they have received 236 letters of support, 34 people who are neutral and the design team spent a lot of time conducting outreach. Mr. Wood stated they worked closely with staff to prepare the stipulations and they do not expect to change any of them. Mr. Wood concluded his comments asked the Committee for questions.

QUESTIONS FROM THE COMMITTEE:

Committee Member Whitesell stated he had not been on the Committee for the information presentation and had questions. Committee Member Whitesell asked about trash and recycling on the site. **Mr. Wood** responded that waste and recycling are contained within the buildings. Committee Member Whitesell asked how electric vehicle recharging would be accommodated. Mr. Wood responded that five percent of the parking would have electric vehicle charging available, noting this would be over 45 parking spaces. Committee Member Whitesell asked about building signage. Mr. Wood responded that there would be a comprehensive sign package as part of the development. Committee Member Whitesell stated that there is a concern with having sign at the top of the building which could be obtrusive to residents to the west. Mr. Wood responded that there would not be building signage on the westside of the development any signage would be oriented toward the freeway. Committee Member Whitesell stated the intention of the city is to provide a diverse range of housing options for price and types and was there any consideration for price ranges. Mr. Wood responded that the client intentionally sought to include more studio and one-bedroom units and provided various rental price ranges. Committee Member Whitesell asked how the proposed rental price compares to other rentals in the adjacent neighborhood. Mr. Wood responded that he was not able to answer the question. Committee Member Whitesell noted that there were a couple letters of opposition which stated concerns about ingress and egress to the neighborhood and the volume of street parking on Willetta Street and 46th Street. Committee Member Whitesell asked how traffic safety concerns can be addressed for the area.

Chair Swart responded that the city can put up signage to allow parking in certain areas with a permit and in some cases, this has reduced on street parking. Chair Swart stated the Street Transportation Department could do their own study in the area to determine what the demand would be. **Committee Member Whitesell** asked if the area had permitted parking would that be for residents in the area or employees of adjacent

businesses. Chair Swart stated a permit would allow parking for people who live in the neighborhood.

Mr. Wood responded that they can only control what they can and the adjacent business parking on the street is something they cannot control. Mr. Wood noted that for the proposal they adjusted their parking so their residents can park on the site not on the street.

Committee Member Whitesell noted that the letters of opposition stated the number of units overwhelms the local infrastructure. **Mr. Wood** responded that everyone has an opinion and the concerns for the increased density has been addressed and they have conducted substantial outreach in the area. Mr. Wood stated that the issue is not always a matter of numbers but one of function and programming and the proposal is building to the market.

Committee Member Whitesell noted a separate concern as the proposal will be constructed in phases. Committee Member Whitesell expressed that the city has concern with displacing residents and that the existing residents may be displaced for the construction of the existing site. Committee Member Whitesell asked if there was anything being done for the displaced residents. **Mr. Wood** stated there will be assistance provided by the developer for displaced residents.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

COMMITTEE DISCUSSION:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

Committee Member Whitesell asked for a discussion on the rezone request. Committee Member Whitesell noted the compatibility of the proposal in the existing neighborhood with variations in building height is a concern. Committee Member Whitesell expressed concern about the outreach conducted with the adjacent townhome residents nothing that the feedback were form letters and there were two individual letters of opposition and that should be considered in the vote.

Committee Member Sharaby commented the proposal is a great project and it will be a tremendous improvement to the area and acknowledged the applicant's willingness to adjust parking and is supportive of the project.

Vice Chair Fischbach commented that Committee Member Whitesell makes some good points however the location of the project adjacent to the freeway and the vacant lot make the proposal a good option for this site and is supportive of the project.

MOTION:

Committee Member Barry Paceley motioned to recommend approval of GPA-CE-1-23-8 per the staff recommendation. **Vice Chair Fischbach** seconded the motion.

VOTE:

16-0; motion to recommend approval of GPA-CE-1-23-8 per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Grace, Jurayeva, Langmade, O'Malley, Paceley, Schmieder, Sharaby, Whitesell, Fischbach, and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.