



Village Planning Committee Meeting Summary Z-89-06-8 (PHO-3-19)

Date of VPC Meeting: 12/10/2019

Planning Hearing Officer Meeting Date: 12/19/2019

Request Modify Stipulation No. 1 regarding general conformance to the site plan date stamped March 28, 2007; modify Stipulation No. 4 regarding trees in landscaped setbacks; modify Stipulation No. 6 regarding common open space amenities; delete Stipulation No. 5 requiring view walls along public rights of ways; and technical corrections to Stipulation Nos. 2, 3, and 10.

VPC Recommendation Approved with modifications and additional stipulations

VPC Vote **8-4-0** Motion passes; with members, Aguilar, Tunning, Brooks, Trites, S. Smith, Shepard, Glueck, and Brownell in favor; members M. Smith, Christopherson, Holmerud, Busching dissenting.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Klimek provided background on the request. He noted that several of the requests are related to site plan conformance and these types of requests are relatively common for when a new developer purchases a property. Of special note is the request to delete the requirement for a perimeter view wall along all public rights-of-ways which is founded in the Baseline Area Master Plan and Regulatory Overlay District as a design presumption.

Discussion regarding the presence of a diagonal walking path across the property from Alta Vista Road to the Safeway and whether it is possible to preserve this pathway. Further discussion about the proposed theme wall that would be developed in lieu of the view-wall currently stipulated.

Mr. Chris Colyer, of Snell & Wilmer L.L.P. representing the applicant, introduced the project. The land received zoning entitlement for 76 attached dwelling units in 2007 subject to stipulations. The property has now been purchased by a new land owner interested in a single-family detached model of development including 72

dwelling units. The development includes an internal pedestrian link to the adjacent grocery store. The theme wall will include split-face block at visible corners with concrete caps, and landscape recesses on the outside of the wall.

Relating to how the project achieves the three community benefits contained in the Phoenix General Plan;

- prosperity by providing workforce housing in the area;
- health by developing a long vacant lot and by providing a pedestrian link to the adjacent grocery store; and
- environment by providing a tree canopy to increase thermal comfort and provide pedestrian shade and by removing a significant source of dust pollution.

Discussion regarding concern that the walled development will eliminate a significant pedestrian route connecting the neighborhoods and schools west on Alta Vista Road to the nearby grocery store. Suggestions about how to maintain access to the SafeWay including pedestrian improvements along 14th Way or public access through the development.

Mr. Colyer and **Mr. Nathan Pile**, of Curve Development (applicant) expressed concern over whether it is appropriate, safe, or desirable to 1) direct pedestrians to the loading area of a grocery store via a right of way which resembles a public alley or 2) open the development to public use.

Discussion regarding whether it is appropriate or desirable to route pedestrians down 14th Way, which resembles an alley, to the rear of the grocery store.

MOTION

Ms. Shepard made a motion to approve per the applicant's request with the following modifications:

- a 10-foot-wide sidewalk easement be dedicated along 14th Way;
- A 5-foot-wide sidewalk be developed within said easement along 14th Way
- A theme wall be permitted along the 16th Street right of way and the 14th Way;
- Stipulation 5 be modified to apply only to the Alta Vista right of way.

Mr. Brownell seconded the motion.

DISCUSSION:

Ms. Christopherson expressed concern over the impact of the proposed stipulation language on the viability of the project

Ms. Busching expressed a preference for addressing the issue of pedestrian connection by requiring public access through the development.

VOTE:

8-4-0 Motion passes; with members, Aguilar, Tunning, Brooks, Trites, S. Smith, Shepard, Glueck, and Brownell in favor; members M. Smith, Christopherson, Holmerud, Busching dissenting.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

The committee wishes to preserve a safe and direct pedestrian connection from the southwest corner of the property to the main entry area of SafeWay, located immediately north of the property.

The committee concurred with the assessment that a solid “theme wall” would be appropriate along the east (16th Street) and west (14th Way); however, wished to preserve the Stipulation No. 5 with regard to the south (Alta Vista) frontage.