



## Village Planning Committee Meeting Summary Z-9-20-6

<b>Date of VPC Meeting</b>	January 5, 2021
<b>Request From</b>	C-O
<b>Request To</b>	PUD
<b>Proposed Use</b>	PUD to allow multifamily, retail, and office
<b>Location</b>	Southwest corner of 16th Street and Colter Street
<b>VPC Recommendation</b>	Approval per staff recommendation
<b>VPC Vote</b>	18-0

### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

**Ms. Sofia Mastikhina**, staff, provided an overview of the request, including the location, current and surrounding zoning, current and surrounding General Plan Land Use Map designations, and surrounding land uses. She explained that the proposal is to redevelop the site, which is currently home to an outdated office building, into a mixed-use residential development with a retail component. The proposal is consistent with the surrounding land uses and with the General Plan Land Use Map designation of commercial. She presented the proposed conceptual site plan, which depicts a 2371-dwelling-unit, five-story building with ground floor retail space and ground floor walk-up residential units, as well as a concealed parking garage structure that will not be visible from the public right-of-way. She highlighted the vehicular access on the site, noting that the applicant had agreed to staff's request to remove both existing driveways along 16th Street and provide sole access to the site from the driveway on the property to the south, which will require a shared use agreement. This will greatly improve pedestrian safety on the sidewalks and overall circulation on the site. She explained that the overall intent of the proposed PUD is to create a vibrant outdoor pedestrian environment with active uses along both street frontages. The PUD proposes to accomplish this through a mix of permitted uses including outdoor dining and retail, enhanced streetscape landscaping standards, and high-quality design standards. **Ms. Mastikhina** outlined staff's findings, recommendation for approval, and recommended stipulations.

**Mr. Stephen Anderson**, representative with Gammage and Burnham, provided an overview of the proposed PUD and summarized the main features of the development, which was discussed at the informational PUD presentation, and also outlined in staff's presentation. He presented the site plan, landscape plan, and conceptual streetscape renderings that show the configuration of shade trees with special attention to the utility conflicts located between the sidewalk and back of curb. He then addressed the

vehicular circulation, pointing out the deleted driveways and the new, singular shared access from the driveway to the south. As noted in the staff report, this proposal also addresses the City Council-approved Housing Plan by adding high density housing at this location. Finally, the applicant had not received any inquiries from the public. **Mr. Anderson** concluded his presentation with a request for approval from the committee.

### **PUBLIC COMMENT**

**Mr. Larry Whitesell**, co-chair of the Peak Neighborhood Association, stated that he was involved with the neighborhood meetings and that he had not received any negative feedback from the neighbors. He praised Mr. Anderson on the level of community outreach conducted and recommended that the committee approve this case.

**Ms. Sandy Grunow**, co-chair of the Phoenix Midcentury Modern Neighborhood Association, stated that she was involved with all of the neighborhood meetings and that she was extremely pleased with the changes made to the proposal based on the community's feedback.

### **Motion:**

**Mr. Marc Scher** made a motion to approve the request per the staff recommendation.

**Mr. Daniel Sharaby** seconded the motion.

### **Vote: 18-0**

Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bair, Thraen, Crawford, Eichelkraut, Grace, McKee, Miller, Nye, O'Malley, Pacey, Rush, Scher, Sharaby, and Tribken in favor.

### **STIPULATIONS:**

1. An updated Development Narrative for the Willowick PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 21, 2020, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department

3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
5. 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.
6. 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.