



Village Planning Committee Meeting Summary

PHO-3-18--Z-95-02-8(4)

Date of VPC Meeting	March 4, 2019
Planning Hearing Officer Date	March 16, 2016
Request	<ol style="list-style-type: none"> 1) Modification of Stipulation No. 1 regarding general conformance to site plan and elevations date stamped October 19, 2005. 2) Modification of Stipulation No. 3 regarding a limit of 17 units. 3) Deletion of Stipulation No. 7 regarding development to be completed within 60 months from City Council approval of the time extension. 4) Modification of Stipulation No. 10 regarding units not rented for one year after close of escrow. 5) Modification of Stipulation No. 11 regarding the location of perimeter landscaping. 6) Technical correction to Stipulation No. 11.
Location	Approximately 150 feet east of the northeast corner of 3rd Street and Windsor Avenue
VPC Recommendation	Approved as requested
VPC Vote	Vote: 13-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Maja Brkovic provided an overview of the request noting the surrounding uses, surrounding zoning, and description of the proposed modifications.

At this point in the meeting Mr. Aaron Searles arrived, bringing the quorum to 13 members.

Mr. Jacob Zonn, Tiffany & Bosco, PA, representing the owner, provided an overview of the request noting that the development has been through various phases of the planning process since September and provided the committee with emails of support for the project. He noted that the site was within the Midtown TOD policy plan area, infill development area and near two light rail transit stations. He indicated that the development would provide a buffer from the surrounding single-family uses. He noted that the project would be a townhome, owner occupied, single-family attached product. He provided an overview of the previous proposals that were approved through the

Planning Hearing Officer process and compared those plans to the current site plan. He noted that the development included 20 units at 44 feet in height and provided an overview of the architectural design. He indicated that the project had support from the neighbor directly to the east of the subject site. He stated that the final design was molded based on comments provided by the adjacent property owners and provided an overview of the variances that were approved on the site earlier in the year.

Ms. Layla Ressler asked how the developer would enforce the restriction of resident and guest parking along Windsor Avenue. **Mr. Zonn** noted that resident parking would be restricted through the variance process and that guest parking would be restricted by no-parking signs in partnership with the Street Transportation Department. He indicated that the project provided additional parking for residents and two guest parking spots within the development.

Mr. Abraham James asked if the project included sustainable features such as photovoltaics. **Mr. Zonn** noted that the plan was to provide a photovoltaic system for the project. **Mr. James** asked if the project would be LEED certified. **Mr. Chris Debolt**, developer, noted that the project would not be LEED certified but that they would try to incorporate design features required by the LEED certification. **Mr. James** asked for clarification pertaining to the construction type. **Mr. Debolt** noted that the project would consist of masonry construction on the first floor and a combination of wood, stucco and glazing for the remainder.

Mr. Drew Bryck noted that the City of Phoenix would be updating 3rd Street promenade and asked if the project's tree palette would match the planned improvement for continuity purposes. **Mr. Zonn** noted that the architect working on the project was also on the 3rd Street promenade committee. He indicated that the architect was aware of the planned improvements and would be considering those improvements as the landscape palette was finalized for the project.

Mr. Steve Procaccini noted that the letter provided by Ms. Marcia Karasek noted that the developer committed to improving the streetscape on the entire block and asked for clarification. **Mr. Zonn** noted that there may have been a misunderstanding as the developer would not be updating the streetscape on the entire block and noted that he would continue to work with Ms. Karasek.

Ms. George asked if the development offered elevators in the units. **Mr. Zonn** noted that there would not be elevators in the units.

Motion:

Matt Jewett made a motion to approve PHO-3-19—Z-95-02-8(4) as requested.

Jake Adams seconded the motion.

Vote:

The motion was approved, Vote: 13-0

Roll Call:

Yes - Jake Adams, Ann Cothron, Paul Benjamin, Drew Bryck, G.G. George, Abraham James, Matthew Jewett, Jayson Matthews, Steve Procaccini, Layla Ressler, Nicole Rodriguez, Aaron Searles and Rebecca Wininger.

No – None

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No comments.