



Village Planning Committee Meeting Summary

GPA-PV-3-21-2 INFORMATION ONLY

Date of VPC Meeting	October 04, 2021
Request	To amend the General Plan Land Use Map Designation on approximately 4.21 from Industrial to Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
Location	Southwest corner of 71st Street and Marilyn Road

VPC DISCUSSION:

Cases GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.

Mr. Nick Wood, Representative with Snell & Wilmer, introduced himself and gave an overview of both the GPA and Rezoning requests. He went over a slide depicting a context aerial with heights in the nearby area to show how this request will be consistent with heights in the surrounding area. He highlighted the consistency with recently approved PUD cases in the area. He went over a setback exhibit reflecting consistencies with recently approved projects to the south of the subject site. Mr. Wood highlighted the proposed landscape plan which reflects enhanced landscaping on all street frontages. He also went over the amenity areas for residents as well as enhanced architectural embellishments on all building elevations to include the wrapped garage with living units. He also went over the distance from nearby single-family residential uses. Lastly, he went over parking requirements and parking provided on the site.

VPC Discussion:

Ms. Diane Petersen shared that she has concerns with traffic safety issues that could possibly arise from pedestrians utilizing the private access way (71st St) as a way to get to Bell Road and/or Scottsdale Rd. She also expressed concerns with a lack of sidewalks on the private access way and lack of traffic calming measures. She asked if the applicant could incorporate traffic mitigation measures on the private access way.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, shared that the Kierland Community Alliance (KCA) is currently working with the City of Phoenix Streets Department in an effort to incorporate more traffic calming measures throughout the Kierland area. He suggested Ms. Petersen reach out to Amy

Satterfield, representing the KCA, so she would be informed of current efforts related to traffic calming.

Public Comment:

None (no show)

Applicants Response:

None