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Phoenix City Council approves more than 1,600 apartment units in midtown

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Phoenix City Council voted unanimously to approve the development of more apartment units in midtown Phoenix. PHOENIX CITY COUNCIL

By Angela Gonzales - Senior Reporter, Phoenix Business Journal
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Phoenix City Council has unanimously approved the development of more than 1,600 housing units.

At a Sept. 6 meeting, Council approved a zoning change from C-2 to PUD to allow mixed use at the southwest corner of Central Avenue and Coolidge Street, where RAS Developments plans to build a seven-story apartment building with 155 units and 7,100 square feet of ground floor commercial/retail space.

That 1.7-acre parcel is near a \$50 million, 250-unit project being built by Dallas-based Trinsic Residential Group on three acres at the southeast corner of Third Avenue and Coolidge Street.

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Separately, Council turned around and voted unanimously on a rezoning case at the northwest corner of Central and Glenrosa avenues that will add 1,500 units and 25,000 square feet of ground floor retail on 15 acres.

California-based Petree Properties Inc. plans to build the high-density project over the next 10 years on land that previously served as a plant nursery and community garden.

The developer also is raising its proposed commercial space on site from 10,000 to 25,000 square feet.

The parcel is across the street from Steele Indian School Park and is just north of the George & Dragon Pub and on the Valley Metro light rail line.

Several homeowners in the neighborhood spoke in favor of the project at the Council meeting, as did David Wimberley, owner of the George & Dragon.

"I'm for it," he said, adding that he expects the project to draw more customers to his pub.

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Jason Morris, partner and zoning attorney with Withey Morris Baugh PLC, said the two Coolidge sites along the Canalscape set a new bar for canalscape improvements and usability. He hopes they will serve as a catalyst for additional canal improvements east and west.

Another 15-acre parcel owned by Pivotal Group at the northeast corner of Central Avenue and Indian School Road is scheduled for Village action next week, Morris said.

About 1,450 apartment units are proposed on that site, along with a possible hotel and office space.

"The properties all illustrate the incidental benefits of the city's light rail investment and how it acts as a catalyst for redevelopment opportunities," Morris said.

"The Pivotal and Petree projects will create a new center of gravity at Central and Indian School – with each having direct access to the light rail station," he said. "It is envisioned the Pivotal site will be a major retail core including a proposed grocer opportunity, outdoor space and enhanced and direct pedestrian access from the light rail platform to Steele Indian School Park."

The new project is positioning itself as the lobby to the park, he said.

"Naturally, with density and intensity comes traffic," Morris said. "But those who've decided to locate in the center city seem to accept that reality in exchange for the benefits of additional retail and housing opportunities."

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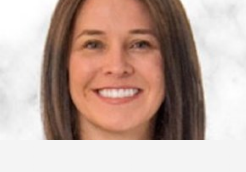
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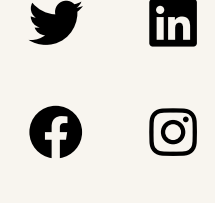
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