

# Apartment, condo complexes, Fry's revamp get Council OK

By Edward Gately

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An apartment complex that will replace Rural/Metro's Corp's billing and call center was approved by the City Council on Tuesday.

The council also gave the go-ahead for an eight-story condominium complex in downtown's entertainment district and a face lift for an aging Fry's shopping center.

Wood Partners, a developer of multi-family residences, plans to build a four-story, 218-unit apartment complex at the northeastern corner of Indian School and Granite Reef roads. The site has been home to the Rural/Metro center, which is closing.

The \$35 million apartment complex will be named Alta Scottsdale.

The proposal initially drew fierce opposition from nearby residents and had been facing a legal protest that would have forced a supermajority 6-1 vote for council approval. However, the city received letters from four property own-

ers rescinding their signatures, rendering the protest no longer valid.

The council voted, 5-2, to approve a non-major General Plan amendment, a rezoning and development plan for the complex, with the provision that the building height won't exceed 46 feet. Councilmen Bob Littlefield and Guy Phillips voted no.

Numerous residents told the council the developer worked with them to address their concerns and made changes in the proposal to gain their support.

Those changes include: a reduction in units to 218 from 223; lowering building heights to two stories from three along Granite Reef; and a new wall matching the complex's architecture along Granite Reef adjacent to nearby single-family homes with matching landscaping.

The developer also agreed to fund traffic-calming efforts if warranted, said John Berry, a zoning attorney representing Wood Partners.

"We also agreed to pay for changes to the traffic signal at Granite Reef and Indian School to solve some of the bottle-

necks that the neighbors described at that traffic signal," he said.

Pat Cruse and Jack Stein, who started the effort to stop the project, said the developer's concessions persuaded them to change their stance. Cruse said he liked that the developer "has been there" for the residents. Tawny Frans, who lives one block north of the site, said she removed her name from the legal protest because the developer worked with them and "this is not going to turn into a project that's not good for us."

However, some residents remain opposed. Susan Curtin said the complex remains a "bad idea" because it will increase traffic congestion, there are no other four-story buildings in the area and there already are too many rentals in the area. However, Mayor Jim Lane said he supports the "project and the developer working with the neighborhood."

"This is a very good compromise," he said.

Phillips said he is opposed to rezoning for apartments and that the council should have a discussion about the need

for more apartments.

Also at Tuesday's meeting, the council:

» Voted, 5-2, to approve a downtown infill-incentive district application and development plan for Hewson Investments to build a taller and more dense condominium complex than was originally approved in 2007.

The complex will replace the Lodge, an area bar, and adjacent parking near the southwestern corner of Indian Plaza Road and 75th Street.

The proposal includes the developer paying for \$880,000 in infrastructure and other improvements in exchange for increased height and density — to 112 units and eight floors from 45 units and four floors.

» The council unanimously approved a rezoning request by Miller Plaza LLC and Fry's Food Stores to allow the replacement of the existing Fry's store with a new, larger building, as well as renovation of other buildings in the shopping center northeast of Miller and Indian School roads.