

# Council pushes to Dec. 3 vote on apartment redevelopment

## Developer, residents need more time to talk

By Kristena Hansen  
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The saga continues for the redevelopment plan of the shabby apartment complex at Seventh Street and Earll Drive in Phoenix.

Instead of taking a final vote, Phoenix City Council on Oct. 15 postponed a vote to give the developer and the residents of nearby historic neighborhoods more time to negotiate. The final vote has been set for Dec. 3.

"Continuance was in everyone's best interest," said Dean Miller, spokesman for Husk Partners, who represents the residents, including those who live in La Hacienda Historic District and North Country Club Drive neighborhoods.

Just days before Oct. 15, Councilman Tom Simplot, who represents the area, mediated several private meetings between the developer, Country Club Homes LLC, and the residents mainly on building heights and setbacks. But they were unable to come to an agreement on stipulations in the Planned Unit Development proposal.

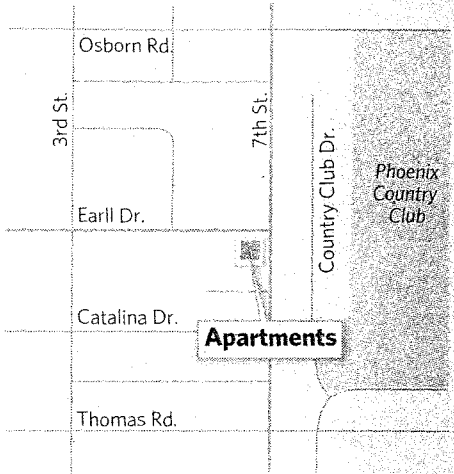
"If there's another round of negotiations, we have to have some ground rules," Miller said.

Residents agree the current 1950s Country Club Apartments, 3030 N. Seventh St., are an eyesore, but fear the proposed PUD of mixed-use buildings, which combines residential, commercial, and retail shops, will threaten their quality of life.

Country Club Homes plans to take the roughly eight acres of land and nearly double the existing 221 units to 430 and triple the height to a maximum of seven stories, which many believe is necessary to the expansion of the downtown area.

## Neighbors uneasy over mixed-use plan

Neighbors in historical districts near Seventh Street and Earll Drive believe their quality of life could be threatened if a proposed mixed-use project were to replace Country Club Apartments.



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"I'm not going to say we're not going to budge on anything," said Mike Curley, the attorney representing Country Club Homes. "I want to keep everything on the table."

The PUD is the third application filed since the initial proposal in September 2007. More than 300 residents have signed petitions against it and sent letters of opposition.

Robert Warnicke, president of La Hacienda since June 2008, lives on East Catalina Drive, which is south of the property. Warnicke's house sits directly along the property line where the proposed five- to seven-story buildings will look down into his property.

"I can't design his project for him," Warnicke said. "I can only address the negative impacts the development will have on my neighborhoods."

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