



Village Planning Committee Meeting Summary

Z-14-20-2

INFORMATION ONLY

Date of VPC Meeting	August 3, 2020
Request From	CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District) (7.80 acres)
Request To	PUD (Planned Unit Development) (7.80 acres)
Proposed Use	Office with minor commercial uses
Location	Southeast corner of Kierland Boulevard and Marilyn Road

VPC DISCUSSION:

1 speaker card as submitted in opposition, wishing to speak.

Mr. Larry Lazarus, with Lazarus & Silvyn, P.C., went over the request and highlighted the intent of the PUD. He stated that it offers many more amenities than a typical project in this area. He went over the extensive public outreach efforts that have taken place to do, which have gone above and beyond what the city requires for a PUD submittal. He shared the initial plan that was submitted and compared it to the updated plan, highlighting many changes that have taken place as a result of public meetings and stakeholder concerns. Mr. Lazarus explained that the height was a major area of contention with surrounding neighbors and has tried to address these concerns with a stepped back approach to the building closets to residential uses. He highlighted the distance the buildings are set back from residential uses and provided a perspective of what the views would be from residential and from the proposed buildings. He went over the phasing plan, circulation plan and addressed traffic concerns along Kierland and Acoma. He shared that a traffic mitigation fund would be put into place for the sole purpose of providing traffic calming measures in an effort to reduce speeding in the area by way a hawk light and speed bumps. He also shared that no live music would be allowed on site.

Mr. Paul Severs, asked what the timeline for construction would be for this project.

Mr. Lazarus stated that this project would be completed in 2023 with a probable lag on phase two by an additional 24 months.

Mr. Alex Popovic asked the presenters why the project has come up for review 11 times since 2014.

Mr. Lazarus shared that they were very much aware of other projects in the area and knew that neighborhood outreach was a critical component of this project from the very beginning. He shared that the development team did not want to wait until the time of formal submittal to start meeting with stakeholders.

Chairwoman Jennifer Hall asked what the current height allowance is under the existing zoning designation for the site.

Mr. Lazarus shared that the existing height allowance is 56 feet by right and 80 feet with the approval of a use permit.