



Village Planning Committee Meeting Summary GPA-PV-4-21-2

Date of VPC Meeting	May 2, 2022
Request	To amend the General Plan Land Use Map Designation on approximately 6.10 acres located at the southwest corner of Kierland Boulevard and Marilyn Road from Industrial to Mixed Use (Commercial / Residential 15+ dwelling units per acre) to allow multifamily residential and commercial uses.
Location	Southwest corner of Kierland Boulevard and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-0 with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Leshar in favor.

VPC DISCUSSION:

Cases GPA-PV-4-21-2 and Z-76-21-2 were heard concurrently by the committee.

Chair Gubser and committee member Bowman left the meeting, bringing the quorum to 11 members.

Enrique Bojórquez, staff, introduced himself and provided a presentation on cases GPA-PV-4-21-2 and Z-76-21-2. Mr. Bojórquez discussed the location of the site, noting the existing and proposed General Plan Land Use Map designations. Mr. Bojórquez discussed the surrounding zoning and proposed land uses part of the PUD case. Mr. Bojórquez discussed the location of the site within the Desert Ridge and Kierland employment center and described how this project furthers other policy plans. Mr. Bojórquez described the proposed site plan and building elevations, noting that a maximum height of six stories and 70 feet would be permitted. Mr. Bojórquez noted that that one letter of support and three letters in opposition had been received. Mr. Bojórquez concluded the presentation by providing the staff findings and recommendation of approval, describing the proposed stipulations for case Z-76-21-2, as presented in the staff report.

Nick Wood, representing the applicant with Snell & Wilmer LLP, introduced himself and his team. Mr. Wood discussed the location of the site in relation to other projects approved in the area. Mr. Wood stated that this development is over 500 feet north of the closest single-family home south of the site, adding

that the Kierland Community Alliance supports this project. Mr. Wood stated that the minor general plan amendment case supports the removal of industrially-designated land on the site. Mr. Wood compared the previous proposal with the current proposal, which show a decrease in density and shifting of the building away from the west property line. Mr. Wood stated that other changes made include the addition of patios along the street to activate this area and two stories of underground parking below grade. Mr. Wood discussed the proposed development standards, including proposed parking standards. Mr. Wood discussed the proposed open space, building articulation designs and showed site renderings. Mr. Wood concluded the presentation by requesting approval of cases GPA-PV-4-21-2 and Z-76-21-2.

Questions from the Committee:

Vice Chair Leshner asked if any committee members had questions for the presenters.

Jennifer Hall gave kudos to the applicant for the changes made and appreciates the architecture provided in this project. This design goes above and beyond, plus it looks classy.

Alex Popovic stated that a loss of 51 dwelling units from 370 to 319 is a big compromise. Mr. Popovic appreciates the applicant's collaboration with the community.

Public Comment:

None.

Applicant Response to Public Comment:

None.

Vice Chair Leshner asked for a motion on each item.

MOTION – GPA-PV-4-21-2:

Alan Spark motioned to recommend approval of GPA-PV-4-21-2 per the staff recommendation. **Alex Popovic** seconded the motion.

VOTE – GPA-PV-4-21-2:

11-0; motion to approve passed with committee members Balderrama, Goodhue, Hall, Mazza, Petersen, Popovic, Schmidt, Severs, Sparks, Wise, and Leshner in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comments.