



Village Planning Committee Meeting Summary

Z-14-A-20-2 INFORMATION ONLY

Date of VPC Meeting	October 2, 2023
Request From	PUD
Request To	PUD
Proposal	Major PUD Amendment to the Kierland Sky PUD to allow commercial and multifamily residential uses
Location	Southeast corner of Kierland Boulevard and Marilyn Road

VPC DISCUSSION:

Cases Z-14-A-20-2 and GPA-PV-1-22-2 are companion cases and were heard together.

No members of the public registered to speak in support or in opposition to this item.

Applicant Presentation:

Larry Lazarus, with Lazarus & Silvyn, P.C., introduced himself and provided an overview on the project. Mr. Lazarus stated that the PUD was approved for an office development a few years ago. Mr. Lazarus explained that this request, if approved, would allow a residential use rather than an office use, noting that the parking would be located underground rather than in a parking structure, and that the amount of open space would be increased. Mr. Lazarus summarized the surrounding land uses and adjacent PUDs approved for residential developments. Mr. Lazarus then summarized community outreach, noting that they agreed to suggestions made by the community, including traffic mitigation measures, a reduction in building height, additional public open space, and a dog park. Mr. Lazarus shared a comparison between the approved PUD and the proposed PUD site plan, development standards, elevations, and perspective views from nearby residential, noting that the building configuration will remain the same, open space is increased, required parking is reduced, and building height is reduced. Mr. Lazarus then shared the proposed phasing plan, open space plan, landscape plan, and circulation plan.

Questions from the Committee and Discussion:

Toby Gerst asked about the proposed parking requirements for guests. **Mr. Lazarus** responded that there would be guest parking at the grade level. **Ms. Gerst** asked where the trash pickup would be located. **Mr. Lazarus** responded that it would be located on the east side of the property along the service drive.

Marc Soronson asked for clarification if the first phase is for an office building. **Mr. Lazarus** responded that it would all be residential. **Mr. Soronson** asked if the units will be rentals or condominiums. **Mr. Lazarus** responded that they will all be condominiums. **Mr. Soronson** asked what the schedule of the project would look like once the zoning is approved. **Mr. Lazarus** responded that their intent is to move as quickly as possible. Mr. Lazarus added that it would likely take about a year to obtain permits and a year to 18 months to build the first phase, and depending on how fast the first phase sells, they will then move directly to the second phase. Mr. Lazarus noted that the intent would be to move to the second phase even if the first phase is still being built. **Mr. Soronson** asked if the amenities in the first phase would be independent to that phase and similarly for the second phase. **Mr. Lazarus** responded that the focal garden would be built in the first phase, and the second phase would include the “Zen Corridor”, the residential courtyard, the “Open Garden Space”, and the dog park. **Mr. Soronson** asked if the perspective views from nearby residential are of the second phase. **Mr. Lazarus** responded that the building on the left side of the perspective view is part of the first phase and the building on the right side is the second phase. **Mr. Soronson** asked if the buildings would be constructed of wood or concrete. **Mr. Lazarus** responded that they would be constructed of concrete.

Jennifer Hall asked what triggered the change from office to residential. **Mr. Lazarus** responded that it is partially because of the pandemic, noting that financing office space has become more difficult. Mr. Lazarus added that the proposed product would be very different than the typical product that is seen, due to the amount of open space and amenities provided, and the garden concept that comes from Japanese gardens that the developer has seen in Japan. Mr. Lazarus acknowledged that water is an issue and that the development will be regenerating their own water. **Ms. Hall** asked if some community workspaces would be included. **Mr. Lazarus** responded that the main floor would include an open workspace.

Anna Sepic recommended that the floor to ceiling heights within the units be a minimum of 15 feet for added luxury, referencing a project in Downtown Phoenix called X Phoenix, that had studio units with 15-foot clear ceilings. **Mr. Lazarus** responded that there will be pushback when adding an additional story to the building, but they can take a look at it. **Ms. Sepic** responded that even if one floor has ultra-high ceilings, it will make a difference. **Mr. Lazarus** stated that there will be a penthouse on the top floor.

Alan Sparks asked if this area is covered by the Kierland Master Association. **Mr. Lazarus** responded affirmatively, noting that they did not have to make any amendments to the Covenants, Conditions and Restrictions (CC&Rs) for this case.

Ms. Gerst asked if the development will have a greywater system. **Mr. Lazarus** responded affirmatively, noting the importance of water conservation and reuse.

Chair Popovic asked if the applicant has met with Councilman Waring yet. **Mr. Lazarus** responded affirmatively, noting that he was supportive of converting the development from office to residential and he asked how the Kierland Community Alliance (KCA) reacted to the proposal. Mr. Lazarus added that he was planning to wait

until after it passes the VPC to follow up with Councilman Waring since his next question would be how the VPC reacted to the proposal. **Chair Popovic** asked how the KCA reacted to the proposal. **Mr. Lazarus** responded that they were pleased with the office proposal and are even more pleased with this proposal because of the open space being provided.

Regina Schmidt asked who would maintain the public dog park and how it would be policed. **Mr. Lazarus** responded that it would be maintained by the community association. Mr. Lazarus added that it is not a very large dog park. **Ms. Schmidt** asked if the PUD to the north was done by the same law firm as this proposal. **Mr. Lazarus** responded that it was not. **Ms. Schmidt** stated that she remembers there was pushback on the building height or density for the PUD to the north. **Mr. Lazarus** responded that he is not familiar with that PUD but that there is always pushback on height in the Kierland area.

Mr. Soronson complimented the design of the project and complimented the development as being owner-occupied, noting the lack of owner-occupied dwelling units in the area.

Mr. Hoffman asked if there is an estimated price point per unit. **Mr. Lazarus** responded that there is not at this point, noting that they are still a few years away to have that information.

Ms. Hall asked when this request will be brought back to the Committee for a vote. **Mr. Lazarus** responded that it will be coming back next month.

Mr. Soronson asked what additional detail there will be next month. **Mr. Lazarus** responded that the information would mostly be the same.

Vice Chair Anita Mortensen asked if any of the units will have balconies. **Mr. Lazarus** responded that they will. Mr. Lazarus added that the balconies were the reason the buildings are setback so far from Kierland Boulevard and why so much open space and landscaping is being provided. Mr. Lazarus stated that there will be no outdoor live music, and any background music outdoors will be limited to 55 decibels at the property line. Mr. Lazarus added that there will be no amenities on the rooftop of the building closest to Kierland Boulevard.

Ms. Hall asked what the rooftop amenities would consist of. **Mr. Lazarus** responded that Building 1 and Building 3 would have a rooftop pool, barbeque areas, and shuffleboard areas.

Public Comments:

None.

Applicant Response:

None.