



## Village Planning Committee Meeting Summary

**Z-33-20-2**

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	August 31, 2020
<b>Request From</b>	C-2 PCD (Intermediate Commercial, Planned Community District) (1.93 acres)
<b>Request To</b>	PUD (Planned Unit Development) (1.93 acres)
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Approximately 415 feet north of the northwest corner of Scottsdale Road and Kierland Boulevard

### VPC DISCUSSION:

*5 speaker cards were submitted in opposition, wishing to speak.*

**Chairwoman Jennifer Hall** discussed the letter of opposition from William Lally, Tiffany & Bosco, requesting a continuance of the Information Only item on tonight's agenda.

**Mr. Nick Wood**, with Snell & Wilmer, L.P., shared that he would like to move forward with the Information Only item as this is a platform for members of the public and the Village to voice any concerns they may have with the submittal. He continued by explaining the layout of the request, went over the public meeting history to date and shared that he would be more than happy to host yet another neighborhood meeting, but would not meet with fringe groups.

**Ms. Toby Gerst** made a motion to continue the item.

**Mr. Bob Enright** stated that this item is agenized tonight for Information Only and is in support of hearing the case tonight.

**Mr. Alex Popovic** shared that he agrees with Mr. Enright.

**Mr. Roy Wise** stated that he in in favor of hearing the case.

**Mr. Joe Leshner** asked what concerns were coming from the opposition.

**Ms. Gerst** stated that Mr. Wood should be omitted too transparency and he should entertain a continuance to address the concerns of the stakeholder group.

**Mr. Enright** shared that he thinks Mr. Wood should speak to the concerns in Mr. Lally's letter.

**Mr. Nick Wood** moved forward with the Information Only presentation as there was not a second to continue the case. He went over the proposed site plan and shared that many of the concerns raised with the previous proposal, DMB, have been addressed in this case, specifically in regard to ingress/egress and trash pick up location. He went into great detail about site specifics including setbacks, open space, height, view corridors, elevations and shared disclosures. He highlighted that many of the concerns with the previous DMB case have been addressed in this proposal and shared that many of the stakeholders in opposition to this case were the same people opposed to the DMB case.

**Mr. Robert Goodhue** stated that parking is a concern and asked Mr. Wood if a traffic analysis had been conducted.

**Mr. Wood** shared that a traffic analysis has been conducted.

**Mr. Alex Popovic** stated that he thinks Mr. Wood has done good diligent work. He also stated that all parking is now underground for this proposal where the former DMB proposal had surface parking.

**Mr. Joe Lesher** expressed concerns with setbacks and the building proximity to the existing Optima buildings.

**Mr. Wood** shared that the footprint of this building is much smaller than the DMB footprint.

#### **Public Comment:**

**Ms. Denise Finell** shared that she has concerns with the proposed density, height, public safety and traffic increases.

**Mr. Jim Riggs** shared that he has concerns with density, view corridors, the digital public meeting process due to COVID and privacy issues. He shared that he thinks Kierland needs a master development plan and shared that he was opposed to DMB as well.

**Mr. Scott Smith** shared that he has concerns with the detriment this project will bring to the health, safety and welfare of the area due to high density residential being proposed post COVID. He shared the density is too high and separation requirements aren't addressed.

**Ms. Heidi Smith** shared that she loves her Optima condo and believes that with the construction of this new Optima tower her property value will be adversely affected. He stated that the open skies will be affected, trash and public safety.

#### **Applicant Response:**

**Mr. Nick Wood** stated that this Optima project will be the best fit for the area.

**Mr. Joe Leshner** suggested that the applicant meet with the neighbors and compile a list of must haves.

**Mr. Robert Goodhue** shared that this committee addresses land use issues in the zoning ordinance, not building code issues. Therefore, the COVID concerns should not be addressed here as this is not a land use issue.

**Ms. Allison Barnett** shared that COVID has changed just about everything.

**Chairwoman Jennifer Hall** encouraged Mr. Wood to continue outreach and conversations.