



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

January 22, 2020

Noel Griemsmann
Snell and Wilmer, LLP
400 East Van Buren Street, Suite 1900
Phoenix, Arizona 85004

RE: LCG KIERLAND PUD (Z-91-18-2)

Dear Mr. Griemsmann:

Thank you for the revised development narrative in relation to Minor Amendment-1 of the LCG Kierland PUD (Z-91-18-2). Your request includes revisions to Section D.3. (Parking) and E.1.e. (Design Guidelines, Private Balconies) as described below:

Section D.3. (Parking): A request to reduce the minimum combined sum of aisle width and parking dimension from 62 feet to 60 feet. The original PUD narrative did not explicitly override the Section 702 provision requiring a combined minimum dimension of 62 feet.

Section E.1.e. (Design Guidelines, Private Balconies): A request to require private balcony railings to include glass elements only on units which abut public right-of-way and those on the south building elevation rather than all private balconies.

Section 671.E. of the City of Phoenix Zoning Ordinances includes provisions to allow for major and minor amendments to Planned Unit Developments. An amendment is deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve minor amendments.

After review of your request, I concur with your assessment that the items in question should be deemed minor and I hereby approve the request subject to the following. The development narrative date stamped December 5, 2019 is consistent with the Development Narrative date stamped July 29, 2019 and incorporates the minor amendments proposed in the request letter date stamped December 5, 2019. This narrative will be used as the basis for future amendments should they be requested by the current or future owners.

If you have any further questions, please contact Nick Klimek, Village Planner, at nick.klimek@phoenix.gov or (602) 534-7696.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Stephenson".

Alan Stephenson
Planning and Development Director

c: Z-91-18-2
Tierra Buena-Kierland, LLC
7111 E. Tierra Buena Ln.
Scottsdale, AZ 85254