

LMC KIERLAND PUD

Planned Unit Development

Development Narrative

Case: _____



INITIAL SUBMITTAL: FEBRUARY 14, 2018



A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD provides the regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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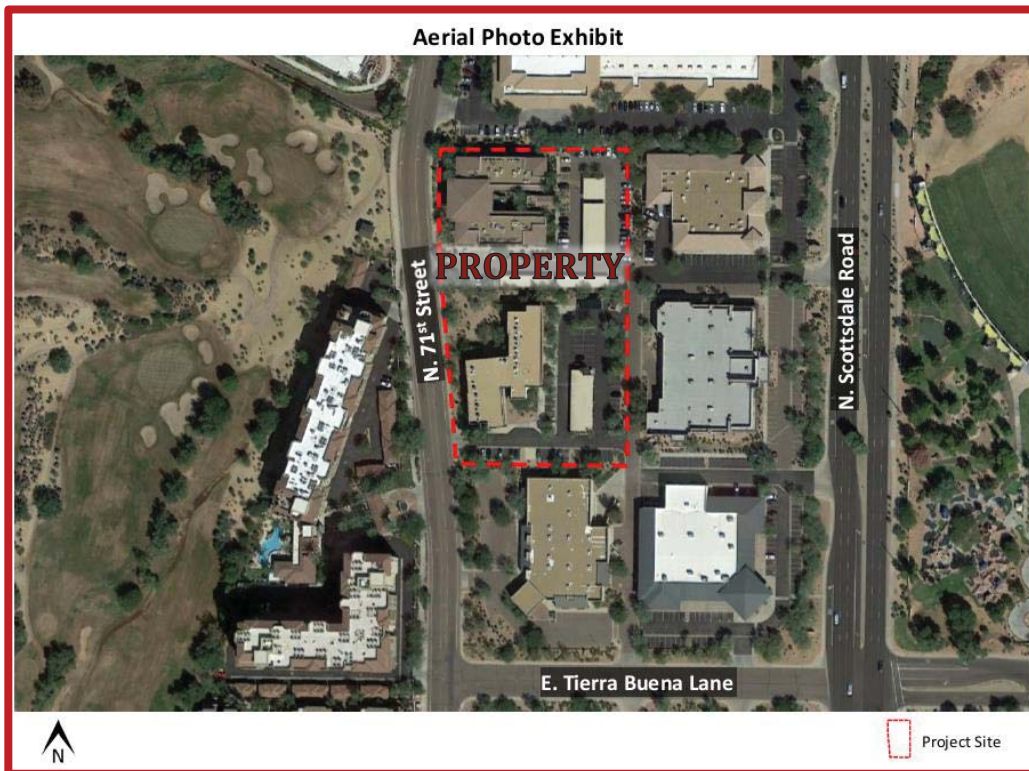
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A. PURPOSE & INTENT

Introduction

Lennar Multifamily Communities (“LMC”) proposes to redevelop two (2) existing suburban commercial buildings to construct **LMC Kierland**, a modern, mid-rise, luxury multi-family residential rental community of approximately 299 units in the Kierland area (the “Project”). The 3.76 acre Project site is located on N. 71st Street, west of N. Scottsdale Road and north of E. Tierra Buena Lane (the “Site”). (See **Aerial Photo Exhibit** below.)

LMC has successfully developed more than 50 multi-family communities across the country, including in the metro Phoenix area. LMC developed the contemporary mid-rise, multi-family communities of **NEXA** in Tempe (2017) and **MUSE** in Phoenix (2017). Both **NEXA** and **MUSE** are upscale, luxury for-rent developments that are similar to this Project. For **LMC Kierland**, LMC will take those concepts and expand the model to create a rental living opportunity for employees of nearby businesses as well as for those that just want to live the Kierland lifestyle.



The Kierland area is identified as a Major Employment Zone (Northeast) in the City of Phoenix General Plan; these areas need quality residential options nearby. Though this area is not specifically identified within the General Plan as a Core or Corridor, it has transformed into an urbanized village that functions as a de facto core (the “Kierland Core”) containing a mix of employment, office, retail, and multi-family housing. The Kierland Core is similar to the Camelback Core (a secondary core in the Camelback East Village) in that it has become the choice location in the village for a wide range of high-end mixed uses. The ongoing redevelopment of older projects in the Kierland Core continues to expand the value of this multi-use district, which has become a major destination in the region. LMC Kierland is yet another part of this important and timely transition.

Project Overview and Goals

The goal of the Project is to provide up to 299 luxury, resort-style residential dwelling units within close proximity to the Kierland Commons, as well as to the other major employment opportunities in the area. The Project is intended to complement the existing retail, commercial, and residential developments in this area. The Project is targeted towards attracting new residents into the Kierland area who desire a resort-style living experience and a “lock and leave” lifestyle demanded by many of today’s business professionals in a live/work/play environment. Kierland Commons and The Scottsdale Quarter, the heart of the Kierland area, lie approximately ¼ mile south of the Project site, allowing for a short walk to all of the entertainment, shopping and dining options while being far enough away to allow residents to “retreat” to their home at the end of the day.

The proposed PUD rezone will accomplish the following:

- Replace outdated suburban style office buildings with a vibrant residential community that fits with the character of Kierland and builds upon the quality and character found throughout the Kierland area;
- Replace surface parking with structured parking, thereby reducing the heat island effect as well as removal of associated pole lighting, often a nighttime nuance; and
- Continued enhancement to the pedestrian experience along 71st Street.
- Removal of “business” traffic patterns/demands associated with the existing office/commercial uses (and future changes to those patterns from new uses therein).

Further, the Project will contribute to the vitality of the Kierland Core by providing a great place to live in close proximity to employment (professional mid-rise Class A offices), neighborhood gathering places, and dining and shopping. Future Project residents will add to the live/work/play environment that Kierland provides. The overarching goal of LMC and this PUD is to create a unique and distinctive place to live that is supported by quality pedestrian connectivity, neighborhood gathering spaces, services, employment, and entertainment opportunities found in and immediately around the Kierland Core.

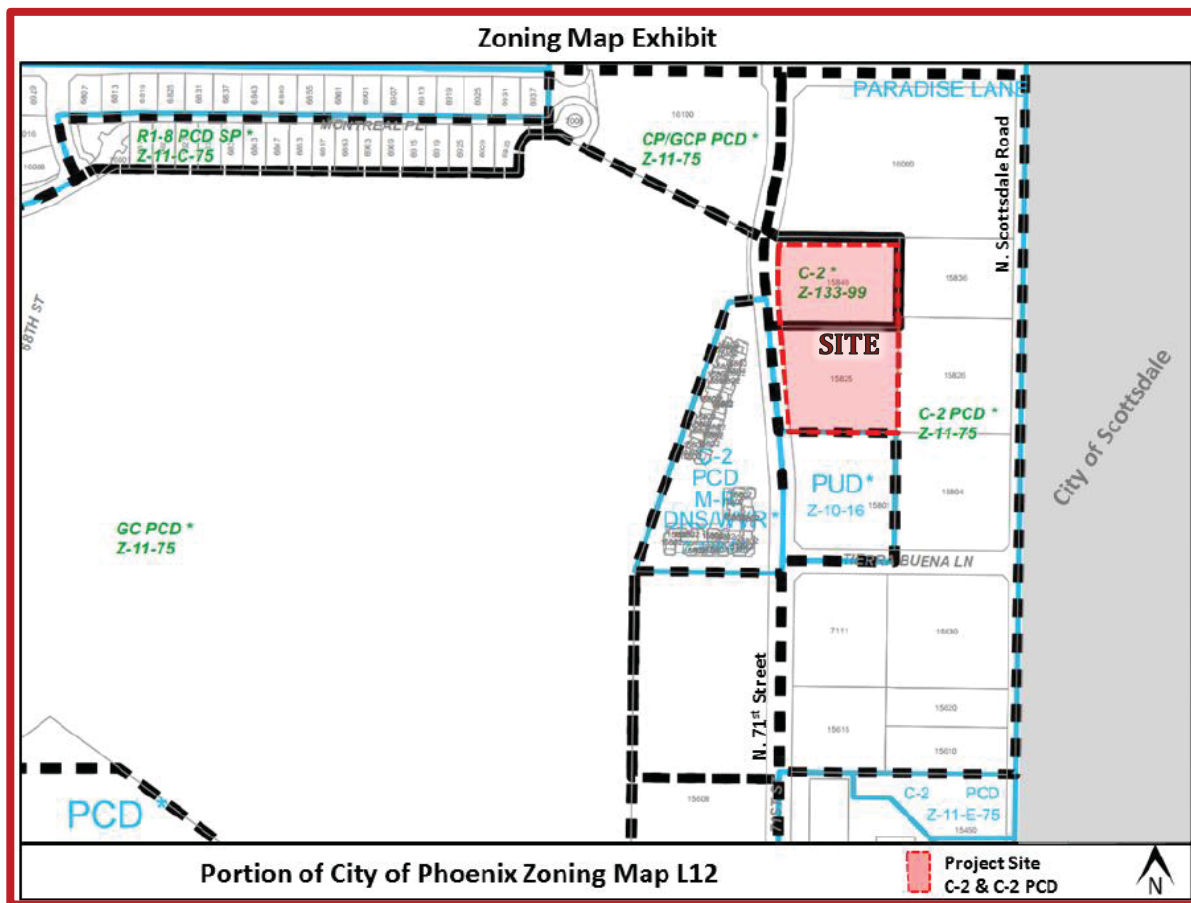
The Project will be marketed as a luxury community developed with a more complete footprint (which is a development with no surface parking, proximity to the street to provide a strong edge for pedestrian space, and sufficient height to communicate quality living environment). The Project includes internalized garage parking, quality streetscapes, extensive community amenities, and vertical living spaces. The design of the Project building is intended to complement adjacent developments by utilizing the classic details found in, and required by, the larger Kierland area and is complementary to the adjacent Kierland Overture directly to the south (currently under construction).

This PUD document is designed to create the framework to allow for flexibility in design while ensuring that the quality, general development standards and key elements of the Project are provided in the final development. The flexibility in the PUD allows LMC to pursue sustainable design options and thoughtful redevelopment in the area, while responding to existing conditions and development challenges. The existing C-2 zoning simply cannot support the modern vision of LMC and the Project; therefore this PUD is both necessary and appropriate.

B. LAND USE PLAN / OVERALL DESIGN

Historical Land Use

The Project Site lies within the City of Phoenix boundaries, specifically along the eastern boundary of the Kierland Planned Community District (PCD), which was a major rezoning approved by the City of Phoenix in 1975 as the Desert Springs PCD (PCD 11-75-2). In 1991, the City approved a major amendment to the PCD (11-C-75-2) approving 154 acres, including the Project Site, for CP/GCP zoning. In 1997, the City approved an additional amendment (11-F-75-2) that applied the C-2 zoning designation to the PCD. (See **Zoning Map Exhibit** below.) This allowed the properties to exceed the retail use square-foot limitation and included a height waiver. These approvals resulted in a development vision that would allow for a varied mix of retail, office, and residential uses in multi-story projects, such as the Kierland Commons development as well as the Westin Kierland Resort and Spa.



Around 2000, the first phase of the Plaza Lofts was constructed in execution of a part of the mixed use Kierland Commons, introducing true luxury living to the area. Additional multifamily residential developments were built north of Kierland Commons, with rental apartments and ownership condominiums (such as the Landmark) becoming the dominate uses on the west side of 71st Street north of the Kierland Commons. Commercial buildings were also constructed north of Kierland, including the subject Site. Many of the commercial buildings were built as suburban low-scale office buildings and big box, high-end furniture stores, which in hindsight has resulted in an over-saturation of furniture stores in the area as evidenced by the closings and consolidations of such uses in the area.

Over time, as the market and area has grown, various parcels in the larger Kierland PCD have been rezoned to change with the market. For example, in 2006, the Landmark Residential Condominium mid-rise was constructed along the west side of N. 71st Street and in 2008 the second phase of the Plaza Lofts was constructed, adding additional high rise living options to the community. In 2014 Optima Kierland was approved, providing another high rise living opportunity to the area. Further diversifying the housing stock, Overture is under construction directly south of the Project, with a unique to the area focus on those 55 or older.

As evidenced by the number of a mix of new residences that have been constructed over the last few years (including high-rise and senior focused typologies), this part of Kierland (71st Street) is undergoing a transformation from single-story office, ancillary warehouse, and retail uses to high-end uses such as dining, entertainment, upscale shops, corporate campuses, hotels, Class A office space, and luxury residential uses, including a mix of for-sale and for-rent housing options. Today Kierland is an urban village with walkable streets, active gathering places, and a mix of day and night uses that creates a thriving place to live, work and play.

This transition from a more “middle of the road” suburban area to a unique destination core is critical to the ongoing success of all of the Kierland area. Anchored by the highly successful Kierland Commons (and supported by the Quarter across the road), the value in the community is, in part, due to the presence of quality retail and dining options. These attract quality employers which in turn create a demand for employee housing. Employees demand different housing types, so the value to single-family home owners around Kierland as well as to those that own multi-family units close in towards the Kierland Commons is reinforced by the increased desire to locate in the area. The Project provides a complementary housing option, continuing this transition.

In summary, the proposed Project is consistent with current and future trends and is designed to build on the existing modern urban theme already established in the Kierland Core. The proposed mid-rise luxury, resort-style residential building will complement the existing character and quality of Kierland.

Conceptual Site Plan Overview

The design of the Project is a “4-Over-2-Podium”; four (4) levels of residential living spaces above two (2) stories of podium parking. A unique feature is the inclusion of eight (8) two-story townhome units along, and accessed directly from, 71st Street (reinforcing the streetscape as residential in nature, a key project goal) A number of accessory resident-focused services will be provided on-site, including a pool, fitness center, outdoor dog park, common open areas, and private storage areas.

Ground Level: The ground level will feature a resort-style 2-story entrance court at the northwest corner of the Property from N. 71st Street, which will include a waterfall/fountain feature with landscaping and textured pavers. The entrance will provide primary pedestrian access to the building, a vehicular drop-off/pick-up area (to support Uber/Lyft and other delivery services in an off-street location), and vehicular access to guest parking. Ample guest parking will be provided on the ground level at the northeast portion of the Property.

The Project’s lobby will have high ceilings and will include a mail room. As a podium design, the building covers most of the lot surface area, with the open areas at grade featuring quality landscaping along the perimeter for passive enjoyment, with a small resident dog park (located at the southern edge of the Property to correlate with the dog park at Kierland Overture), which provides an “active” outdoor amenity provided at the ground level.

The ground level is the location of the first level of internalized parking, which will serve as secured parking for residents. Access for resident parking will be provided from the shared driveway on the east side of the Property with a secure gate entry feature. Solid waste and recycling storage and collection will occur at the southeast portion of the Property with access from the existing shared driveway. Private storage units will be provided at this level at the south end of the building.



Eight (8) two-story, townhome-style rental units are proposed along N. 71st Street that will create an aesthetic transition between the multi-story building and the pedestrian way.

Level 2: The second level provides secured parking for residents, additional private storage units, and the second level of townhome-style rental units on N. 71st Street. The lobby will be open to the second story.

Level 3: The third level is where the majority of the residential dwelling units begin. Resident amenities are proposed central and internal to the building on the third level with two landscaped courtyard areas connected via a 2-story open-air breezeway, pool, fitness center, lounge, and administrative services.

Levels 4-6: The fourth, fifth, and sixth stories are typical representations of the upper levels of the building which are entirely private residences; there are no common/public amenities on these upper levels. The 6th floor proposes increased ceiling heights of up to 12 feet to be marketed as luxury penthouse units.

The Project is designed to maintain the proper transitioning of building heights in the larger area from the most intensive area around the Kierland Commons, which features higher residential developments in proximity (Plaza Lofts, Optima Kierland Center and the Westin at the 120 foot level) and the lower heights found to the north of the Project site. At 70 feet, the Project will be compatible with the adjacent Kierland Overture (at about 68 feet) and The Landmark (up to 80 feet) developments.

Overall key elements of the Concept Plan include:

- The establishment of a clear and well-designed resort-style entry feature into the Project for both pedestrians and automobiles.
- Preservation (where feasible) of mature landscaping consistent with an approved plant salvage plan.
- Enhanced landscaping for pedestrian shade and screening of the podium parking structure.
- Fenced dog park to correlate with the dog park at the Kierland Overture adjacent the south property line.
- Refuse/loading areas being located adjacent more intense commercial uses to the east.
- Provide adequate parking in compliance with the City of Phoenix Zoning Ordinance, meeting the standards for residential, employees, guests, and van-accessible ADA parking.

- Resident parking access located from the shared driveway adjacent commercial uses.

In summary, LMC has maximized every effort to create a luxury high-end multifamily community that will complement the existing urban uses in Kierland. The overall goal is to create a unique and distinctive place to live supported by pedestrian connectivity, neighborhood gathering spaces, services, employment, and entertainment opportunities in the Kierland Core.

Landscape Design

The primary goal of the Conceptual Landscape Plan is to create an aesthetically pleasing and inviting space for vehicles and pedestrians both on and off-site. Landscaping will serve to soften the building's exterior adjacent to pedestrian sidewalks and will screen the proposed enclosed parking garage structure. The final design will also complement the pedestrian experience on 71st Street by providing a compatible pallet to the new landscaping located to the south being installed with the Overture project. (See **Exhibit M.11** Conceptual Landscape Plan)

Architecture

The proposed luxury apartment building design will include a mix of materials, shading elements, and color. The Conceptual Elevations depict massing changes and articulation to provide interest, variety, and contrast to the façade. (See **Exhibit M.10** Conceptual Elevations)



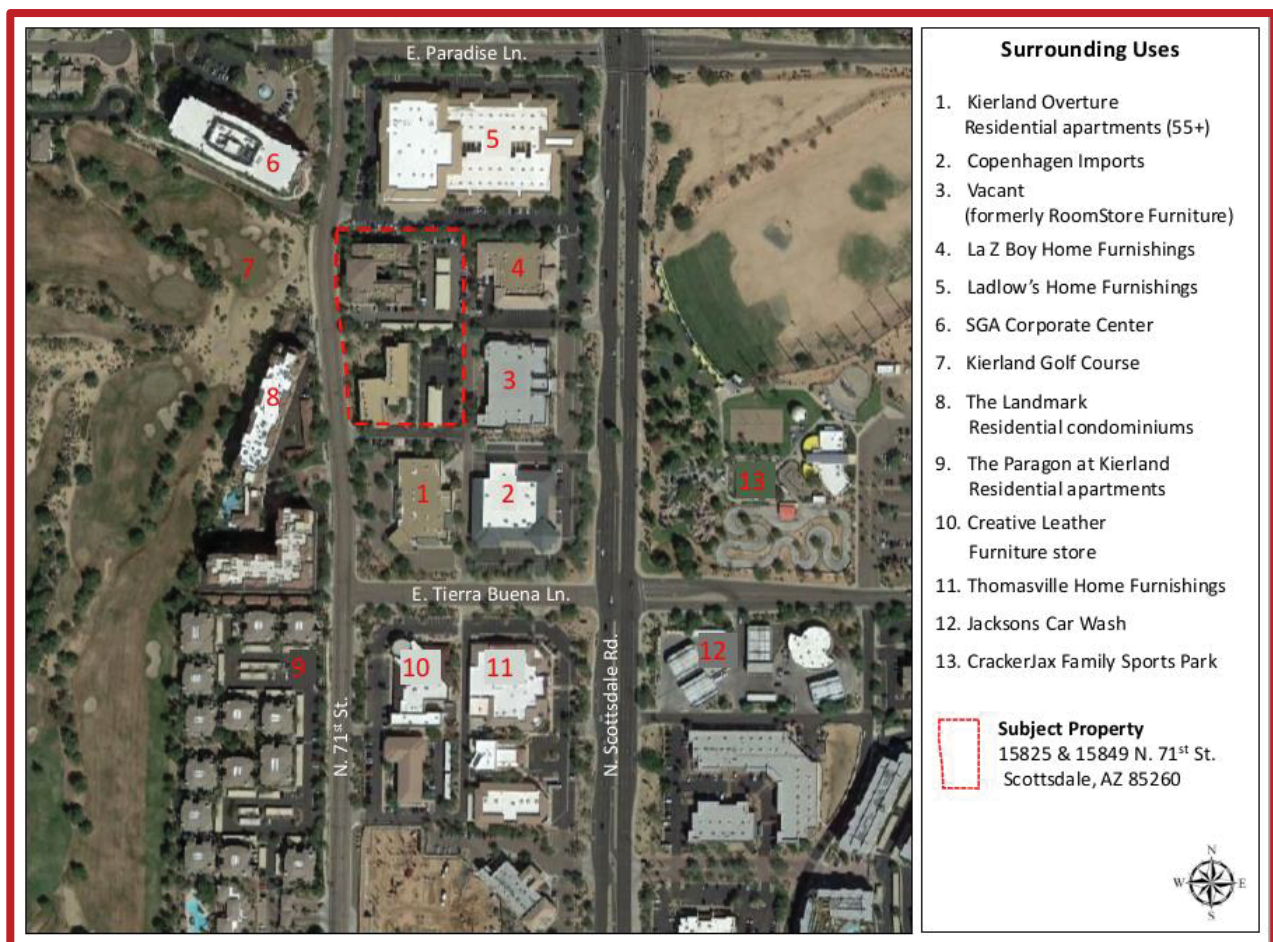
The colors and materials for the Project have been selected to reflect the overall Kierland Design Aesthetic as reflected in the Kierland Master Association (the “Master Association”) approved design guidelines. The effect is subdued and sophisticated, reinforcing the quiet elegance of the surrounding community through the use of warmer gray tones, wood-look accents, satin finish window frames, and clear glass railings. (See **Exhibit M.15** Conceptual Color Palette)

C. SITE CONDITIONS AND LOCATION

Acreage / Location

The Site is located along N. 71st Street approximately 330 feet north of E. Tierra Buena Lane. The Site is comprised of two tax parcels, 215-42-032 and -033, currently addressed as 15849/15825 N. 71st Street. The Site is approximately 4.14 gross acres in size and is zoned C-2/PCD (Approved C-2 Planned Community District). (See **Exhibit M.5** Zoning Map)

The Site is directly north and adjacent to the recently approved Kierland Overture, a senior living residential community that is currently under construction. The Landmark, a for-sale luxury residential condominium mid-rise (6 and 7 stories), is located southwest of the Site across N. 71st Street. The exhibit below illustrates the immediate area and relationship amongst the surrounding properties.



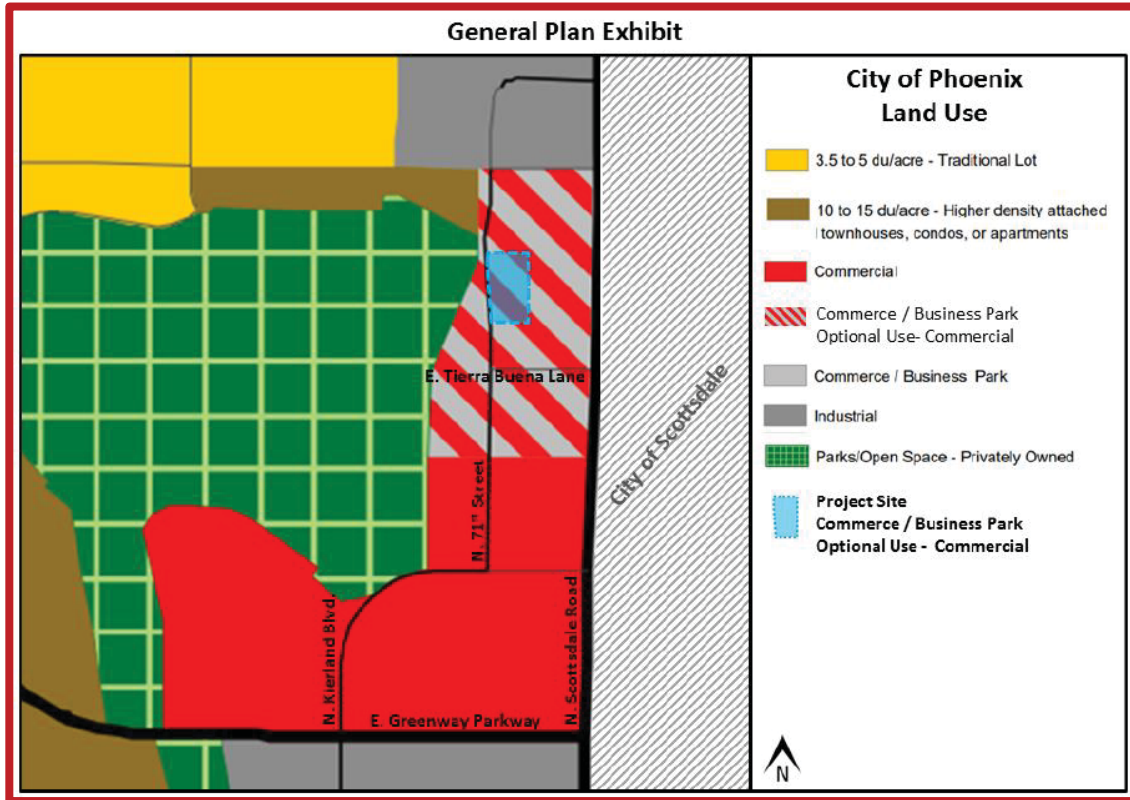
The Site is generally bound by N. 71st Street on the west, Kierland Overture on the south, a large furniture store on the north, and large retail buildings with a shared driveway access on the east. Fully developed as a local street with requisite sidewalks, N. 71st Street is a pleasant pedestrian connection to Kierland Commons featuring bike lanes on both sides of N. 71st Street. Overall, access to and from the Site via automobile, bicycle, or foot is excellent. Regional vehicular circulation to the Site will remain unchanged by the Project.

Topography and Natural Features

The Site is currently developed with two (2) office buildings, associated surface parking, and landscaping. It is generally flat and does not have any natural features of interest. The Project will require removal of the existing improvements and a landscape salvage plan.

D. GENERAL PLAN CONFORMANCE

The Site is designated as a “Commercial/Commerce/Business Park” on the 2015 General Plan Land Use Map.



The City of Phoenix 2015 General Plan identifies “Major Amendments” as those in excess of 10 or more gross acres. This request does not exceed that threshold. Therefore, an amendment to the General Plan is not required for the Project. The General Plan provides for specific policy information related to the particular amendment and conformance standards.

The Project provides for the achievement of a number of specific goals of the General Plan, as discussed below.

Scenic Corridors

Since the adoption of the 1979 Phoenix Concept Plan, Phoenix has employed a series of cores, in each of the urban villages. The cores were intended to be the clearly identifiable central focus for the village, housing a majority of the village’s employment and multifamily housing and ultimately serving as centers for connectivity and collaboration. In the more than 40 years since the core concept was adopted, a few of the city’s cores have developed as they were envisioned while many have not. In several villages, centers for employment, shopping, services and residential growth have developed that are not designated cores in the General Plan. (Pg. 55)

Cores, Centers & Corridors

Goal: *Phoenix residents should have an abundance of places to connect with services, resources and each other.*

Land Use: *Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.*

Though the Kierland area is not specifically identified within the General Plan as a Core or Corridor, it has transformed into an urban village that functions as a Core by providing a high concentration of employment, retail and dining along with a mix of residential types and densities. The ongoing redevelopment in the Kierland area continues to expand the value of the multi-use district, which has become a major regional destination.

Opportunity Sites

Goal: *To promote development of vacant parcels or **redevelopment of underutilized parcels within the developed area of the city** that are consistent with the character of the area or with the area's transitional objectives. (Pg. 66) (Emphasis added)*

Land Use: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

Much of the original development within the area was created in the 1990's with single-story, auto-oriented strip centers. These sites now provide opportunity for higher density, mixed-use projects. The Kierland area has transitioned into an urban village with several mid-rise residential structures, high-end dining and retail uses, corporate campuses, hotels, mid-rise Class A office buildings, and luxury residential units of a variety of scales and densities.

The Kierland area has transformed into a major center of activity, with walkable streets, active gathering places, and a mix of uses that creates a thriving place to live. Removal of underdeveloped property and replacement with modern development will be a result of the Project. Because the **LMC Kierland PUD** has been designed to be compatible and consistent with the character of the Kierland area, the proposed redevelopment of the Site will fulfill the City's transitional objectives and goals.

Clean Neighborhoods Goal:

*"The preservation, maintenance and improvement of property conditions **should be promoted** to mitigate or eliminate deterioration or blight conditions and to help encourage new development and **reinvestment** within our communities." (Pg. 124) (Emphasis added)*

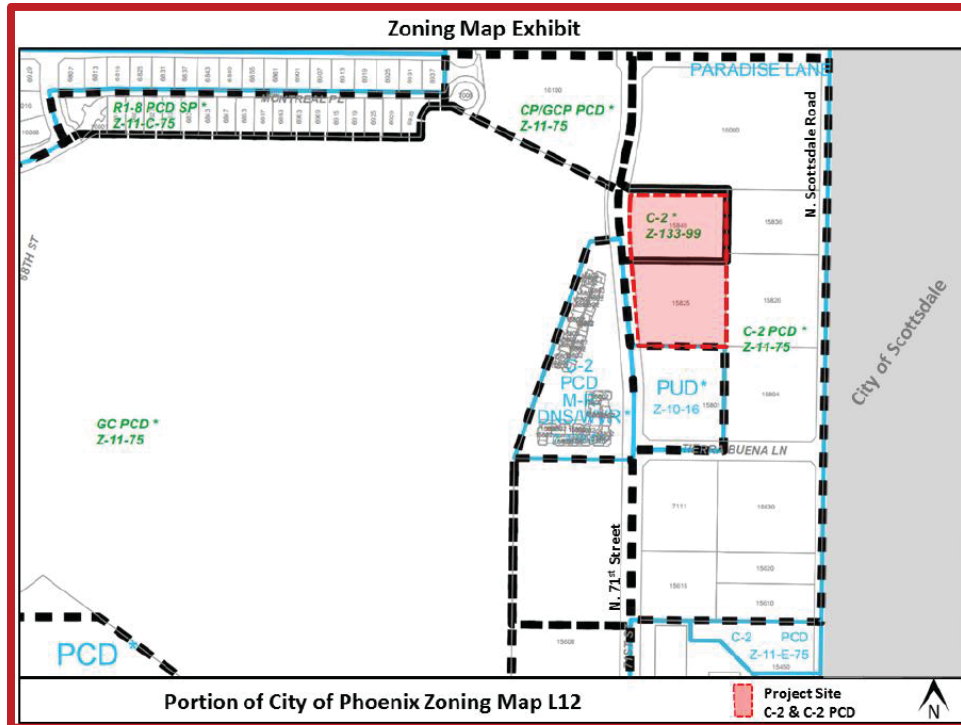
Though the Site does not qualify as "deteriorating or blight", it is being proposed for residential development due to low market interest in the outdated, suburban, auto-oriented retail strip development. Current market demand in this area is driven by the ongoing interest to locate close to the Kierland Commons and its surrounding land uses. The **LMC Kierland PUD** will continue this current

redevelopment trend in the Kierland area and will likely spur other redevelopment activity in the area, thereby bolstering economic activity at nearby shops, restaurants, and other businesses.

E. ZONING AND LAND USE COMPATIBILITY

Existing and Adjacent Zoning & Land Uses

The Site is currently zoned C-2/PCD (Case No. Z-11-75). The surrounding zoning is primarily C-2/PCD, except for The Landmark, which is zoned C-2/PCD/M-R/DNS/WVR. The surrounding properties have current zoning entitlements that may permit intensive commercial, retail, and multifamily residential development, all of which are appropriate “neighboring” districts to the Project. (See **Zoning Map Exhibit** below.)



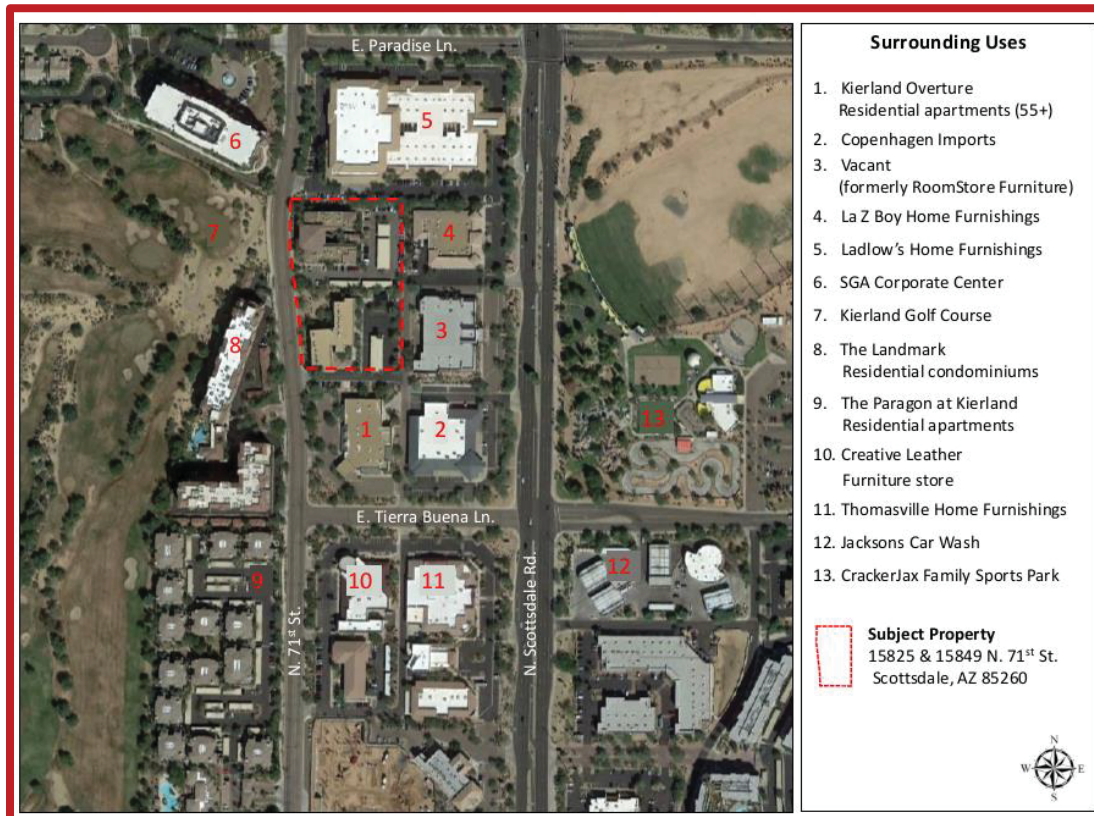
The original development of the Kierland area was under a Planned Community District (“PCD”), as per Section 636 of the Zoning Ordinance. A PCD is typically utilized for large undeveloped areas that require significant planning, which typically includes master plans for roadways, water and sewer service, drainage and other large-scale development issues. Now that the Kierland area is built-out, there is no longer a need for such master planning efforts as major public infrastructure has been constructed.

The Site is currently developed with two (2) office/commercial buildings and associated surface parking. To the north is Ladlow’s Home Furniture; to the southeast is the Copenhagen furniture store; and directly south of the Site is the senior living community of Kierland Overture (currently under construction). To the west is The Landmark, a six- (6) and seven- (7) story vertical luxury for-sale condominium community and the Kierland Golf Course. The Project will be a compatible neighbor to all of these uses as a high-end residential community that is similar in scale, density, and height. (Ref. Table 1.0 below.)

Table 1.0 Surrounding Uses & Zoning			
Direction	Current Use	Zoning	General Plan
North	Ladlow's Furniture	C-2 PCD	Commerce/ Business Park & Commercial
Northwest	SGA Corporate Center	CP/GCP PCD	Commerce/ Business Park & Commercial
East	-La Z Boy Home Furnishings -Vacant (formerly RoomStore Furnishings)	C-2 PCD	Commerce/ Business Park & Commercial
Southeast	Copenhagen Imports- Furniture store	C-2 PCD	Commerce/ Business Park & Commercial
South	Kierland Overture - Residential apartments (55+) (under construction)	PUD	Commerce/ Business Park & Commercial
Southwest	The Landmark – Residential Condominiums	C-2 PCD M-R DNS/WVR	Commerce/ Business Park & Commercial
West	Kierland Golf Course	GC PCD	Parks/Open Space – Privately Owned

Existing and Adjacent Character

Much of the original development within the area was built in the 1990's with single-story, auto-oriented retail strip centers and big box retail. These sites now provide the ideal opportunity for redevelopment of higher density, mixed-use and residential projects, similar to the Kierland Overture.



The current conditions of the Project Site is suburban, low-rise office/commercial space with surface parking. LMC is committed to creating a resort-style living community, which will be consistent with the transition of 71st Street to residences and away from surface parked low scale office/retail uses.

The immediate surrounding area had been primarily one of auto-oriented retail strip development that was located near a major transportation corridor (Scottsdale Road). With the modern trend towards more walkable built environments and the transition away from larger disconnected retail stores, the area around the Project has been changing over the last few years. This new, updated vision for the heart of Kierland is an expansion of the original, pedestrian-oriented theme found at the Kierland Commons and now at The Scottsdale Quarter, a newer development along Scottsdale Road.

The ***LMC Kierland PUD*** will continue this redevelopment trend by providing high-end residential opportunities for residents desiring the live/work/play environment that the Kierland Core has become.

F. LIST OF USES

The *LMC Kierland PUD* proposes the following uses:

1.) Permitted Uses.

- Multifamily residential – Up to a maximum of 299 Dwelling Units (+/- 85 dwelling units per net acre)

OR

- All of those uses permitted in Section 623 Commercial C-2 District - Intermediate Commercial District of the City of Phoenix Zoning Ordinance, except residential.

2.) Temporary Uses.

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

3.) Accessory Uses (Applicable to multifamily residential development only; any other development to follow Phoenix Zoning Ordinance standards).

- Resident Focused Health Uses, i.e. pool, fitness center
- Resident Focused Open Space, i.e. indoor and outdoor courtyards, lounge
- Management Services, i.e. administrative offices, maintenance equipment/storage
- Those uses customarily associated with Multifamily Residential Development as determined by the Zoning Administrator

Note: The Site is subject to specific use standards as per the Kierland Master Association Covenants, Conditions and Restrictions (CC&R's). While those provisions are not enforced by the City of Phoenix, this PUD does not intend to override or otherwise alter those CC&R's and/or other applicable private agreements, restrictions, or other controls on the use of the Property. The CC&R standards are more restrictive than the standards of the Phoenix Zoning Ordinance.

G. DEVELOPMENT STANDARDS

The *LMC Kierland PUD* proposes the following development standards:

Table 2.0 Development Standards for Multifamily Residential Development			
	Development Standard	Standards	Allowance
a	Maximum Density	14.5 du/acre	+/- 85 du/acre
b	Minimum Lot Width / Depth	60 ft Width; 94 ft Depth	No minimum
c	Minimum Setbacks:		
	<ul style="list-style-type: none"> • Front (West) 	25 ft	8 ft
	<ul style="list-style-type: none"> • Rear (East) 	15 ft	20 ft
	<ul style="list-style-type: none"> • Side (North) 	10 ft/3 ft	20 ft
	<ul style="list-style-type: none"> • Side (South) 	10 ft/3 ft	15 ft
d	Maximum Building Height	30' (2 stories)	70'
e	Maximum Lot Coverage	45%	85%
f	Landscaping Standards:		
	Front/West		1 tree per 500 sf (in 8-ft setback) 1 shrub per 100 sf
	Rear/East		1 tree per 500 sf (in 15-ft setback) 1 shrub per 100 sf
	Side/North		No tree requirement due to existing PUEs, north side shade, and existing trees on adjacent property. 1 shrub per 5 lf
	Side/South		1 tree per 20 lf 1 shrub per 5 lf

Note: The PUD Ordinance allows modifications to the Zoning Ordinance (Ref. Section 671.E.3) and flexibility in applying the guidelines and standards. Upon a finding that a deviation is necessary to resolve a conflict or inconsistency in application of these standards, the Zoning Administrator shall have the authority to administratively approve modifications to the above development standards by up to ten (10) percent.

Parking

Unless specifically modified herein, the **LMC Kierland PUD** shall conform to the City of Phoenix Zoning Ordinance Section 702.

Amenities

A generous amenity space for the Project is proposed central and internal to the building on the third level with two landscaped courtyard areas connected via a 2-story open-air breezeway, a pool, fitness center, lounge, and administrative services. Outdoor open areas at grade feature quality landscaping along the perimeter for passive enjoyment, with a small resident dog park (located at the southern edge of the Property to correlate with the dog park at Kierland Overture) being the only “active” outdoor amenity provided at the ground level.

Landscaping Design Guidelines

Street frontages on 71st Street will have detached pedestrian walkways with closely spaced canopy trees in the landscape planting area between back of curb and sidewalk. The tree canopies will provide both a physical barrier and separation from pedestrian vs. vehicular traffic as well as providing shade for the pedestrian walkways on these critical west exposures. All plant materials shall be of low water use varieties, compatible with the established Kierland plant palette. The street frontage will have townhome entrances with low patio walls to help promote a residential feel to the street frontage.



Enhanced pavement, plantings & water feature shall demarcate and accentuate the building main entrance at the northwest corner of the site.

Perimeter Property Lines: The property to the immediate north has an existing PUE at which low water use landscape will be provided where possible to buffer existing parking area to the north.

The south will contain a natural landscape buffer and a fenced dog park of synthetic turf as an amenity space for use by residents.

The landscape areas at the east property line adjacent to the private drive is limited in area, but shall be lushly landscaped with shade tolerant materials in response to the exposure and micro-climate.

Common Areas: A large podium courtyard area is provided at the 3rd level with upscale amenities to include pool, spa, shade structures at outdoor dining areas, pool cabanas, and open recreation area, passive use nodes, fire tables, landscape planters, and various pavement materials and patterns.

Shade

Shade for podium courtyard will be at a surplus given the fact that it is surrounded on four sides with four-(4) story building structure. In addition to this, additional shade shall be provided via permanent installed shade structures, pool cabanas, area umbrellas, and tree plantings. Streetscape pedestrian ways along 71st Street are shaded both by building overhangs as well as the tree canopy provided, which will provide 50% shade cover at maturity.

Lighting

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance. The Plan includes exterior lighting appropriate for the Project. Special care will be taken with the podium parking lighting to provide lighting levels that promote security while avoiding spill over onto adjacent residential properties.

H. DESIGN GUIDELINES

Because of the Project's location within Kierland, all development of the Site is subject to the adopted Kierland Master Association Design Guidelines, which are very comprehensive. All plans are subject to the review and approval of the Kierland Master Association Design Review Committee (KMADRC). These are not City enforced provisions. Unless specifically modified herein, the **LMC Kierland PUD** shall also conform to the City of Phoenix Zoning Ordinance Design Guidelines, Section 507, Tab A.

As a Planned Unit Development, the Project will incorporate the following amenities and upgrades, which exceed and are superior to the general guidelines and standards.

- Include standards for exterior materials: Secondary materials shall be 15% of the building façade and shall include one or more of the following:
 - Wood accents
 - Nichiha Cedar
- Storefront glass is 45% of total glazing.
- Each elevation shall have architectural qualities similar to all other sides.
- As a means of presenting a residential character on 71st Street, there shall be townhome frontage along this street for 50 % of the frontage.
- Ground floor blank walls visible from the public sidewalk should not exceed 30 linear feet without being interrupted by a window, or variation in building treatment or design.
- Balconies shall be provided for 50 percent of units as a means of providing a private outdoor amenity space for residents.
- A two- (2) story volume resort-style porte-cochère entry shall be provided at the Project's main entrance.
- The Project's main entrance shall include a water feature.
- At each Project corner that is visible from the 71st Street right-of-way, there shall be an architectural distinction of the corners, including use of enhanced materials and/or increased storefront style glazing.
- A detached sidewalk with landscaping between the back-of-curb and sidewalk shall be provided along 71st Street, to include shrubs and ground cover plants.
- There shall be enhanced paving between the sidewalk and entries of each townhome unit.
- Alternative mobility should be encouraged by providing bike parking at 0.25 spaces for each residential unit, with a minimum of 50 spaces.
- A dog park shall be provided as a resident amenity.
- There shall be a secured key entry to the Project at access points.
- There shall be a two- (2) story club house and fitness center as an amenity to Project residents, which includes a pool, spa, outdoor patio space, and BBQs.

- There shall be no satellite or similar communications dishes, receivers or similar equipment installed, maintained, or otherwise placed upon individual balconies of any of the units, unless otherwise required by federal law. The developer shall install cabling infrastructure as part of the initial construction to allow each unit to access a location on the rooftop for installation of commonly and commercially available communication receivers (i.e. satellite dishes).

I. SIGNS

Signage will be in general conformance with Section 705 Signs of the City of Phoenix Zoning Ordinance except as noted below. A separate application will be submitted for approval of a comprehensive sign package. An amendment to the approved comprehensive site plan (CSP) for Kierland will be required for any signage under this PUD that is not otherwise permitted under the current CSP. All signage is subject to said CSP and any amendments thereto.

Exterior Signage locations for this development are conceptually depicted on the proposed Elevations; on the South and East Elevations, as well as the main entry feature. (See **Exhibit M.10** Conceptual Elevations).

J. SUSTAINABILITY

The following are applicable only to Multifamily Development. To increase the sustainability of the final development, including reducing energy, water, and urban heat island impacts over its anticipated usable lifespan, the developer will provide the following:

City Enforced Standards

These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- High Efficiency Mechanical Equipment, with third party inspection of installation
- Dual Glaze Windows with High Performance Low-e Glazing
- Lower Flow Toilets and Showerheads
- Energy Star Rated Appliances
- Site design for minimized heat island effect. Resident parking is shaded below building minimizing asphalt exposure, building roof to be light colored to maximize SRI
- Recycling receptacles will be provided in the refuse room
- A minimum of six (6) Level II E.V. car charging stations will be provided

Developer Enforced Standards

These standards are not implemented by the City; however the developer commits to the following:

- Use of synthetic turf on podium and Dog Park
- Pool Located to Minimize Direct Sun Exposure
- On-site amenities, activity programs, and community shuttle to encourage residents to remain on property, reducing off-site traffic trips
- Recycling services will be provided for tenants
- All primary site lighting will be LED lighting
- Tenant invoicing and billing services will be paperless

K. INFRASTRUCTURE

Circulation

The surrounding public roadways (N. 71st Street and E. Tierra Buena Lane) are built to a full public standard and are at their final build-out size and configuration. This PUD is not anticipated to negatively impact existing roadway capacities.

There are two vehicular access points for ingress and egress to the Project Site. The main visitor and residential access is from N. 71 Street into the site on the NW corner of the property. The second access is primarily for residents only from the SE corner by way of the public access driveway. This access driveway runs south to E. Tierra Buena Lane and north along the property line at a point 2/3 the length of the building and then turns right towards N. Scottsdale Road. Move-in/out and refuse pickup will occur along the access driveway on the east. The onsite circulation will occur under the concrete podium and within the structured parking area. (See **Exhibit M.13** Circulation Plan)

Grading and Drainage

The private drive lane on the east side of the Project has a one-way crown which slopes toward the east, toward the adjacent property. The ALTA Survey indicates that access, drainage, water and sewer are covered in the existing 25-foot wide easement located on the east side of the property.

Adjacent to the Property, the ALTA survey shows 35 feet of public right-of-way both on the north side of E. Tierra Buena Lane and on the east side of N. 71st Street. On the south side of the Property is a 12-foot waterline easement. On the east side of the Property a 25-foot wide, private access, drainage and public water and sewer easement is dedicated. And, inside of each of these easements, an 8-foot wide public utility easement is dedicated.

LMC Kierland PUD is located within the Kierland Master Plan development. Currently the Project Site is two office buildings with surface parking and a minimum amount of landscape within the parking lots. In the proposed development, the Site will be a podium-style apartment site with a small amount of landscaping around the perimeter of the site. Retention for the Site is provided for the 100-year 2-hour storm event in the Kierland Golf Course. Currently, storm water for the Site drains to the perimeter streets and enters the golf course through storm drains in N. 71st Street. For the proposed development, storm water will discharge to N. 71st Street. The access drive on the east and the open space on the north will flow to N. 71st Street and drain to catch basins that discharge to the golf course. No on-site retention is proposed. (See **Exhibit M.19** Civil Plans)

Water and Wastewater Service

Water: The Project proposes domestic water be serviced with a single 3" or 4" meter from the existing 12" waterline in N. 71st Street. The final size will be determined by the plumbing engineer during final design. The fire sprinkler feed will also be serviced from the 12" waterline in N. 71st Street. We anticipate that it will be a 6" sprinkler feed. Final sizing will be determined by the fire sprinkler engineer. The landscape service will be from an existing 2" water service from the east access drive.

Sewer: The existing sewer line in front of the site has insufficient capacity to service the Site. Optima, to the south, is installing a new 8" sewer main in front of their site and extends to the south. The new

sewer main has capacity for this Site. As a part of the Project, we will be extending the new 8" sewer main in N. 71st Street north to our Site. We anticipate two 8" sewer services connecting to the new sewer main in N. 71st Street. Final design and sizing of the sewer main will be coordinated with the plumbing engineer during final design. (See **Exhibit M.19** Civil Plans)

L. PHASING PLAN

NO PHASING IS PROPOSED. THIS WILL BE A SINGLE-PHASED PROJECT.

M. EXHIBITS & DEVELOPMENT PLANS

1. Comparison Zoning Standards Table
2. Legal Description
3. Vicinity Map
4. Aerial Map
5. Zoning Map
6. Context Aerial Map and Photos
7. General Plan Map
8. Land Use Plan
9. Conceptual Site Plan
10. Conceptual Elevations
11. Conceptual Landscape Plan
12. Street Cross Section
13. Circulation Plan
14. Conceptual Signage
15. Conceptual Color Palette
16. Phasing Plan
17. Surrounding Uses Aerial Exhibit
18. Design Guidelines
19. Civil Plans (Preliminary Grading & Drainage; Preliminary Water, Wastewater)

M.1 COMPARISON ZONING STANDARDS TABLE

Table 2.0 Development Standards for Multifamily Residential Development			
	Development Standard	Standards	Allowance
a	Maximum Density	14.5 du/acre	+/- 85 du/acre
b	Minimum Lot Width / Depth	60 ft Width; 94 ft Depth	No minimum
c	Minimum Setbacks:		
	• Front (West)	25 ft	8 ft
	• Rear (East)	15 ft	20 ft
	• Side (North)	10 ft/3 ft	20 ft
	• Side (South)	10 ft/3 ft	15 ft
d	Maximum Building Height	30' (2 stories)	70'
e	Maximum Lot Coverage	45%	85%
f	Landscaping Standards:		
	Front/West		1 tree per 500 sf (in 8-ft setback) 1 shrub per 100 sf
	Rear/East		1 tree per 500 sf (in 15-ft setback) 1 shrub per 100 sf
	Side/North		No tree requirement due to existing PUEs, north side shade, and existing trees on adjacent property. 1 shrub per 5 lf
	Side/South		1 tree per 20 lf 1 shrub per 5 lf

Note: The PUD Ordinance allows modifications to the Zoning Ordinance (Ref. Section 671.E.3) and flexibility in applying the guidelines and standards. Upon a finding that a deviation is necessary to resolve a conflict or inconsistency in application of these standards, the Planning and Development Department shall have the authority to administratively approve modifications to the above development standards by up to ten (10) percent.

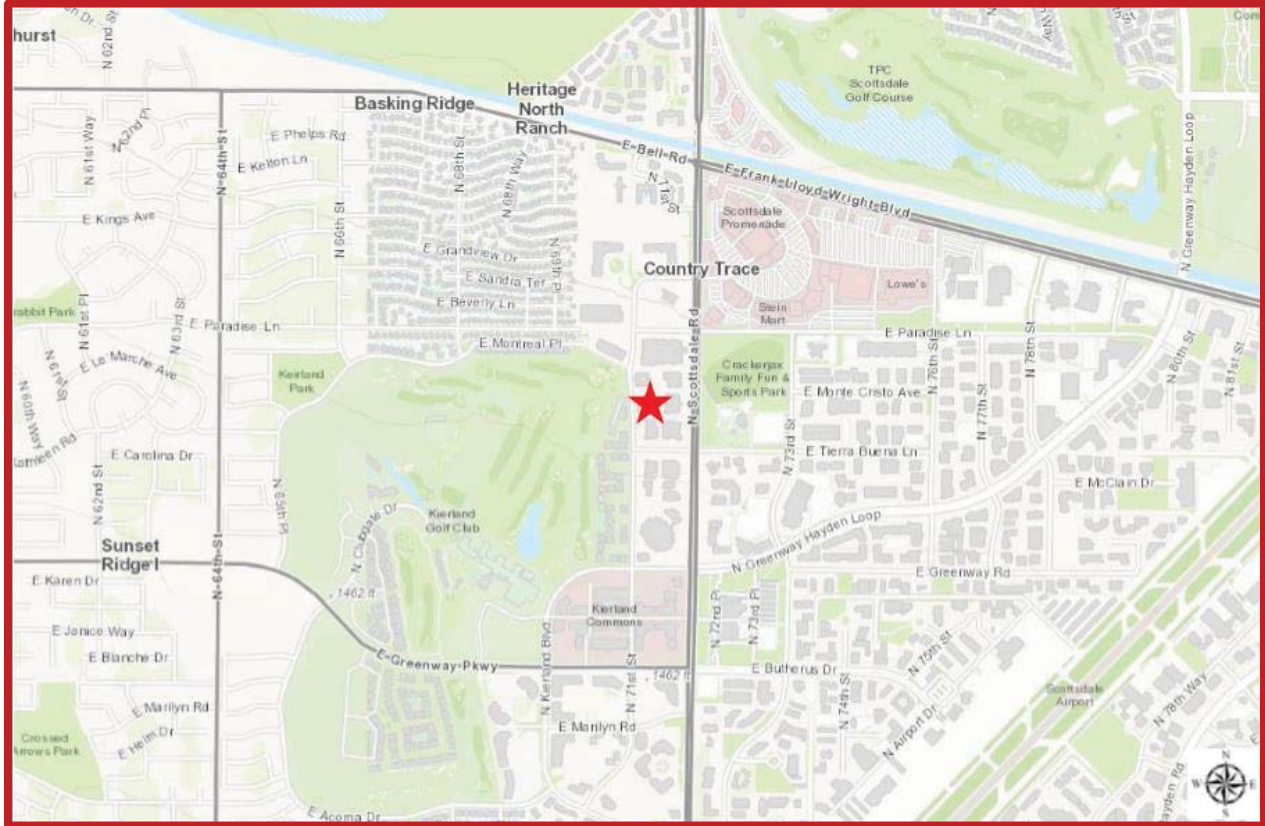
M.2 LEGAL DESCRIPTION

Lot 1 of Kierland Parcel 4C-3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 488 of Maps, Page 21.

AND

Lot 2 of Kierland Parcel 4C-3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 488 of Maps, Page 21.

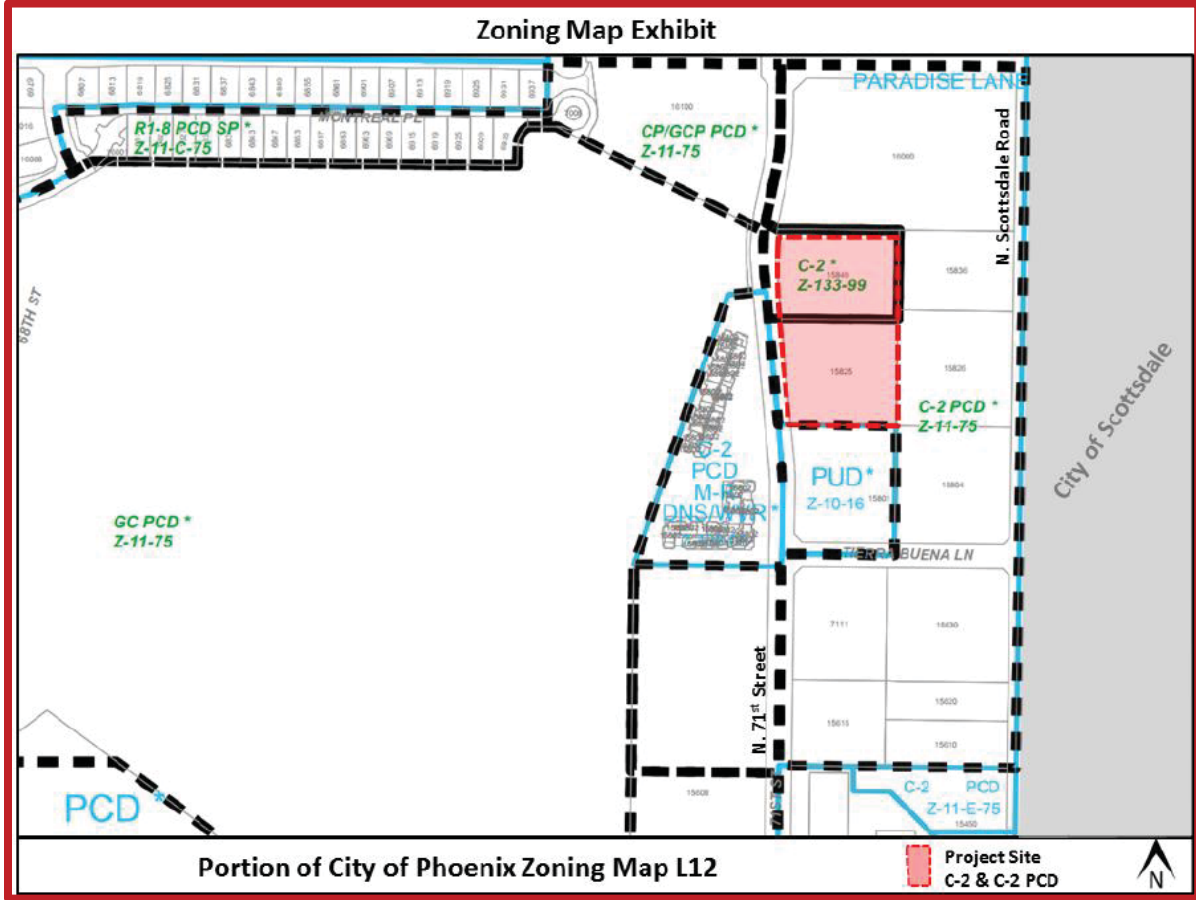
M.3 VICINITY MAP



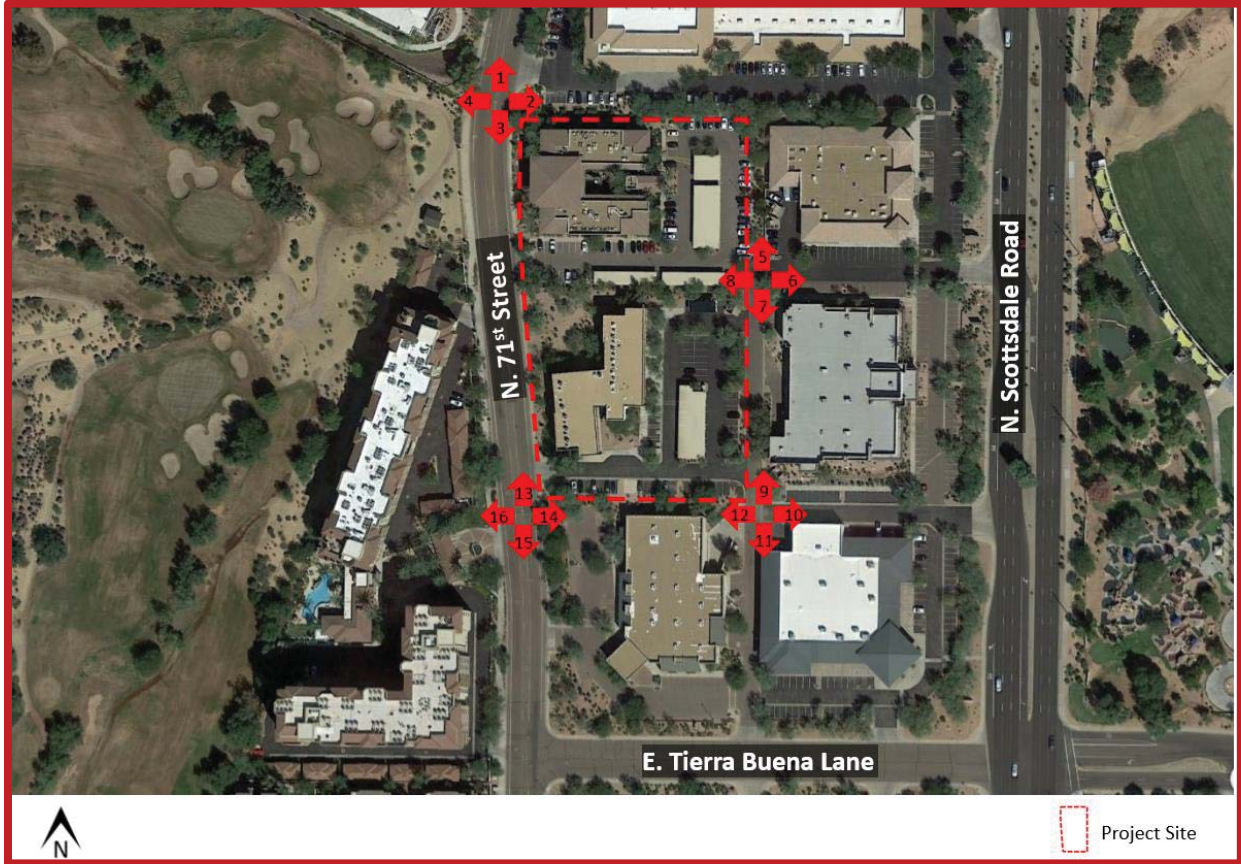
M.4 AERIAL MAP



M.5 ZONING MAP



M.6 CONTEXT AERIAL MAP AND PHOTOS





1. NORTHWEST CORNER LOOKING NORTH



2. NORTHWEST CORNER LOOKING EAST



3. NORTHWEST CORNER LOOKING SOUTH



4. NORTHWEST CORNER LOOKING WEST



5. EAST MID-POINT LOOKING NORTH



6. EAST MID-POINT LOOKING EAST



7. EAST MID-POINT LOOKING SOUTH



8. EAST MID-POINT LOOKING WEST



9. SOUTHEAST CORNER LOOKING NORTH



10. SOUTHEAST CORNER LOOKING EAST



11. SOUTHEAST CORNER LOOKING SOUTH



12. SOUTHEAST CORNER LOOKING WEST



13. SOUTHWEST CORNER LOOKING NORTH



14. SOUTHWEST CORNER LOOKING EAST

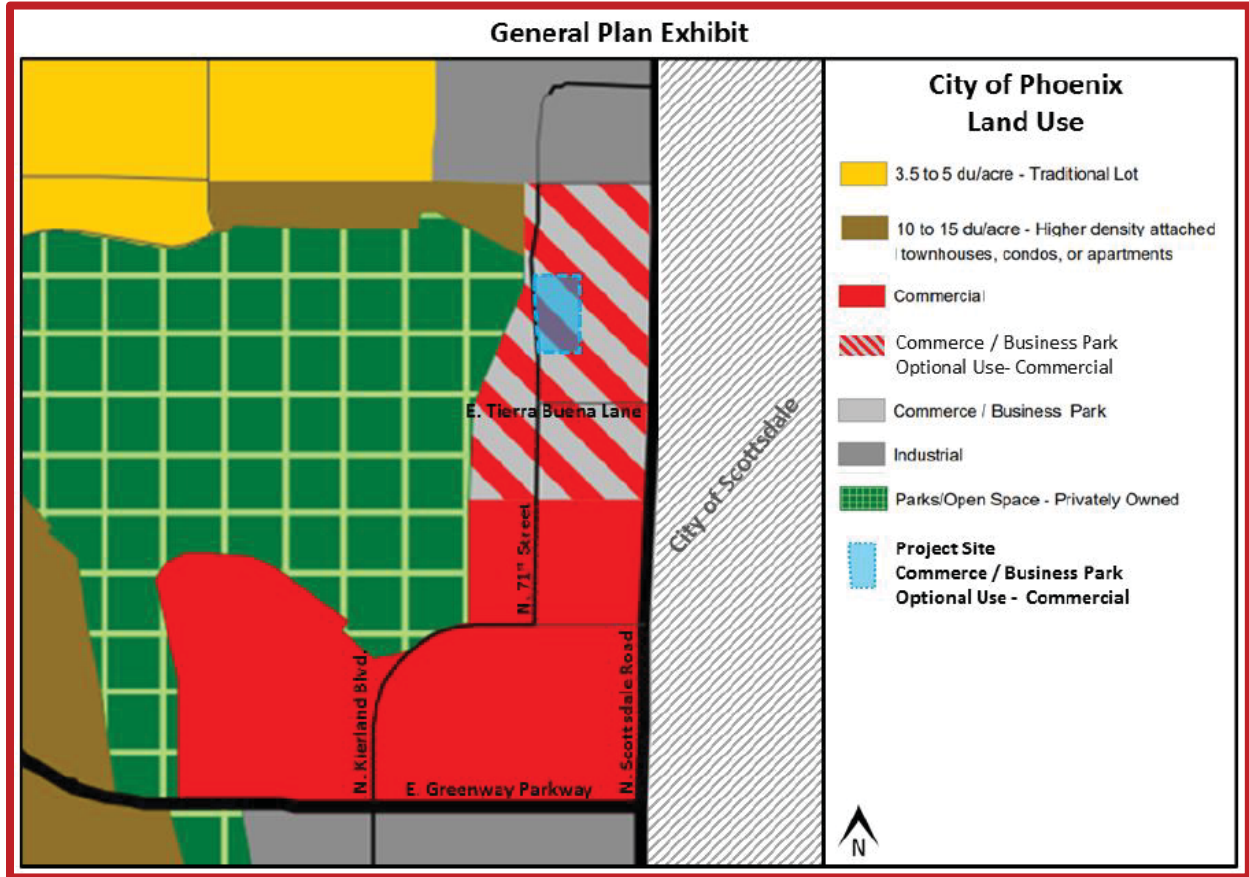


15. SOUTHWEST CORNER LOOKING SOUTH



16. SOUTHWEST CORNER LOOKING WEST

M.7 GENERAL PLAN MAP



M.9 CONCEPTUAL SITE PLAN

M.10 CONCEPTUAL ELEVATIONS

M.11 CONCEPTUAL LANDSCAPE PLAN

M.12 STREET CROSS SECTION

M.13 CIRCULATION PLAN

M.14 CONCEPTUAL SIGNAGE

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Sign Schedule

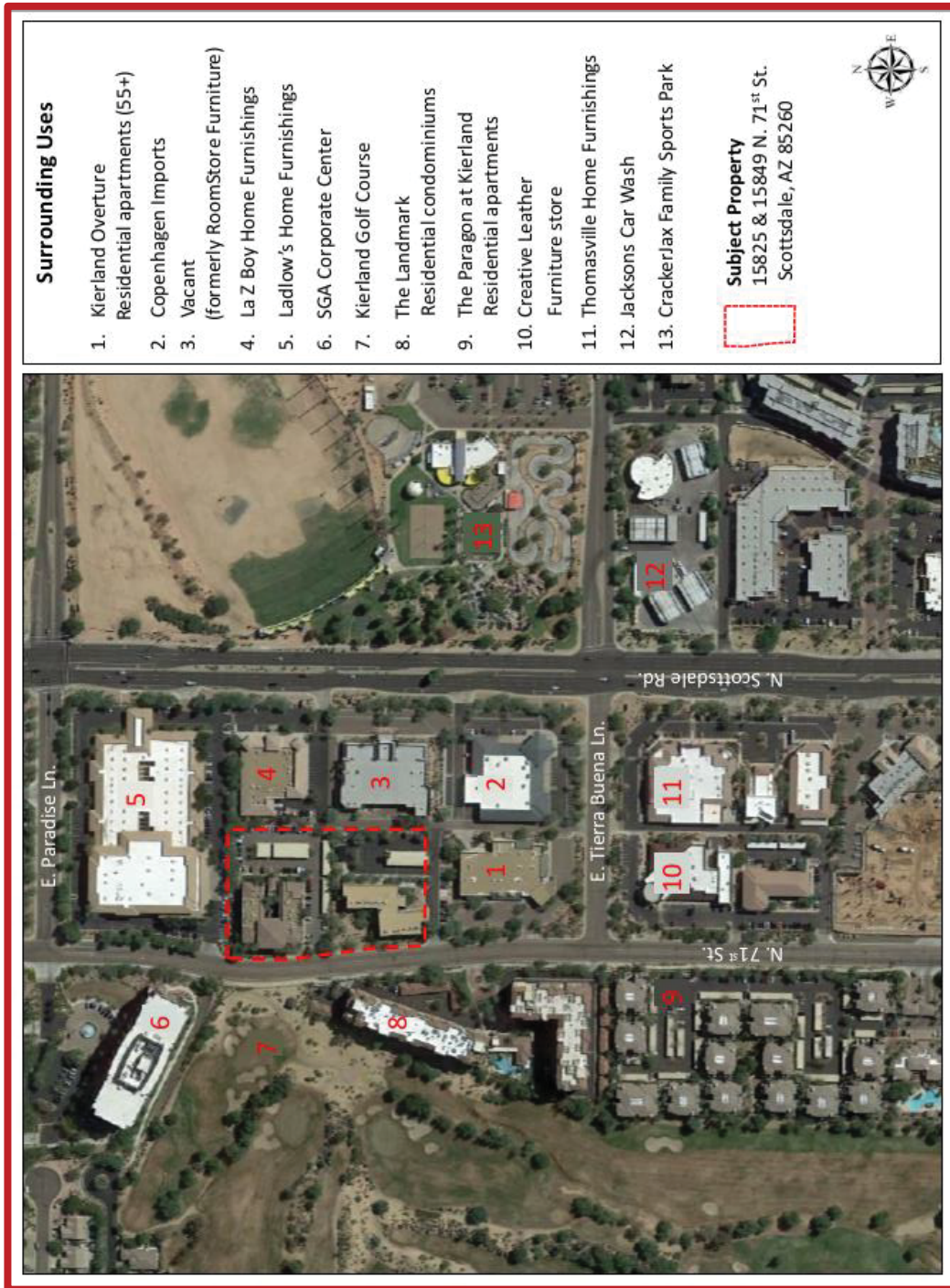
Sign Type	Dimensions	Total Area	Height Above Grade
A	16' x 4'	64 sf	12'
B	16' x 16'	64 sf	65' 6"
C	9' x 2'	18 sf	11'

M.15 CONCEPTUAL COLOR PALETTE

M.16 PHASING PLAN

NO PHASING IS PROPOSED. THIS WILL BE A SINGLE-PHASED PROJECT.

M.17 SURROUNDING USES AERIAL EXHIBIT



M.18 DESIGN GUIDELINES

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- There shall be enhanced paving between the sidewalk and entries of each townhome unit.
- Alternative mobility should be encouraged by providing bike parking at 0.25 spaces for each residential unit, with a minimum of 50 spaces.
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**M.19 CIVIL PLANS (PRELIMINARY GRADING & DRAINAGE;
PRELIMINARY WATER, WASTEWATER)**