



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

July 21, 2015

Mr. Nicholas J. Wood  
Snell & Wilmer, LLP  
400 East Van Buren Street, Suite 1900  
Phoenix, Arizona 85004-2202

**Re: Minor Amendment of the Optima Kierland Center PUD (Z-22-14-2)**

Dear Mr. Wood,

Thank you for your letter dated June 16, 2015 requesting an administrative amendment to the Optima Kierland Center PUD Narrative, specifically the revision of Section L Phasing Plan and to Figure 12 the Preliminary Site Phasing Plan.

The phasing plan approved within the Optima Kierland Center PUD Narrative proposes four (4) phases of development with an option to develop under phasing plan PH-001 with Building 4 as a hotel, or under phasing plan PH-001B with Building 4 depicting additional residential units. You have indicated that the project will be pursuing the residential option at this time, with phasing to occur as depicted on Exhibit G001-BV2 date stamped July 16, 2015 (attached).

Section 671.E. of the city of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to PUDs. The amendment will be 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 the minor amendment. After discussion with staff, I have determined that a minor amendment to the Optima Kierland Center PUD is appropriate.

This minor amendment shall be approved as follows:

1. An updated Development Narrative for the Optima Kierland Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated October 17, 2014, as modified by the following stipulations:
  - a. Page 4, List of Exhibits: Applicant shall revise as follows:

Figure 12: Preliminary Site Phasing Plan – PH-001 & ~~PH-001B~~ G001-BV2

- b. Page 29, Section L. Phasing Plan: Applicant shall revise as follows:

The Project is planned to have a total of four (4) phases FOR VERSION A OR THREE (3) PHASES FOR VERSION B, each of which can be developed independently of the other. Therefore, the provided plan is conceptual only and is subject to change as market demands dictate.

Figure 12 illustrates the construction of the westernmost building in Phase I, as well as ground level improvements (fitness center) and landscaping along 71st Street. Phase II is the center residential building and Phase III is the easternmost residential building along Scottsdale Road. The southwestern corner of the Site is planned to be developed as either (i) a hotel UNDER PHASE IV or (ii) additional residential units as Phase IV I.

- c. Page 67, Figure 12, Preliminary Phasing Plan, PH-001B: Applicant shall replace with Exhibit G001-BV2 date stamped July 16, 2015.

Should you have any questions, please contact Racelle Escolar at (602) 262-6949.

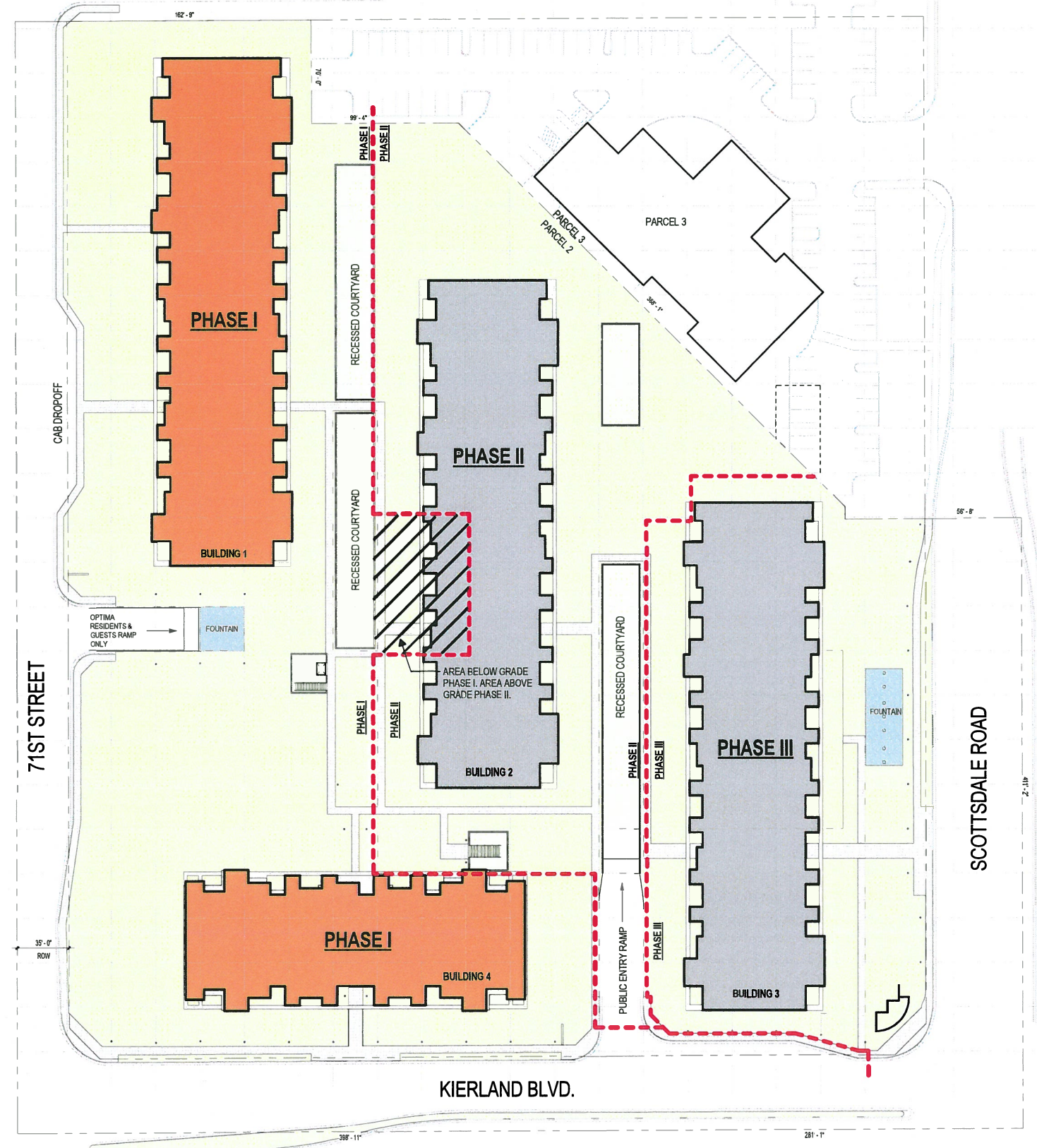
Sincerely,



Alan Stephenson  
Planning and Development Director

Enclosure: Exhibit G001-BV2 date stamped July 16, 2015

Cc: File  
Racelle Escolar  
Tricia Gomes



# CITY OF PHOENIX

JUL 16 2015

Planning & Development  
Department

## G001-BV2

PRELIMINARY PHASING PLAN GRADE LEVEL

SCALE = 1" = 40'

OPTIMA CENTER KIERLAND

7100 KIERLAND BLVD, PHOENIX, AZ 85254