



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

January 17, 2023

Stephen W. Anderson
Gammage & Burnham, PLC
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004

RE: MINOR AMENDMENT OF ALGODÓN CENTER PUD (Z-19-G-00-5)
AREA GENERALLY BOUNDED BY 91ST AVENUE, 99TH AVENUE, THOMAS
ROAD TO CAMPBELL AVENUE

Dear Mr. Anderson,

I have had the opportunity to review your request for a Minor Amendment to the Algodón Center PUD (Ord. G-6483) that you submitted on behalf of John F. Long, LLP. You have requested the addition of an approved residential planting list for residential areas with density less than 20 du/acre.

Section 671 Planned Unit Development of the Phoenix Zoning Ordinance, states that amendments not meeting the criteria for a major amendment shall be deemed to be a minor amendment and may be administratively approved by the Planning and Development Director.

Upon review of this material and through consultation with other Planning and Development staff, I have determined that this request is a reasonable modification to the existing PUD ordinance and I therefore approve the amendment described herein. An updated Development Narrative for the Algodón Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of the approval of this request.

This minor amendment shall be approved, subject to the following changes:

1. The addition of Table 4B: Approved Planting List – Only Applicable to Residential Areas with less than 20 du/acre (Section G, page 20) with the following language.

TREES	
Chilopsis linearis	Desert Willow
Ebenopsis ebano	Texas Ebony
Pistacia lentiscus	Mastic Tree
Thevetia peruviana	Yellow Oleander
Washingtonia filifera	California Fam Palm

SHRUBS	
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea

Dodonaea viscosa	Hopbush
Eremophila hygrophana Blue Bells	Blue Bells
Leucophyllum langmaniae	Lynn's Legacy
Leucophyllum candidum	White Cloud Sage
Olea europaea 'Little Ollie'	Dwarf Olive
Russelia equisetiformis	Coral Fountain
Rosmarinus officinalis spp.	Tuscan Blue Rosemary
Simmondsia Chinensis	Jojoba
Simmondsia Chinensis 'Vista'	Compact Jojoba
Teucrium fruticans	Bush Germander

GROUNDCOVERS

Lantana spp.	'New Gold' Lantana
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VINES

Bougainvillea 'California Gold'	Orange Bougainvillea
Gelsemium sempervirens	Carolina Jessamine
Hardenbergia violacea	Purple Lilac Vine

ACCENTS

Aloe hyb. 'Blue Elf'	Blue Elf Aloe
Aloe barbadensis	Medicinal Aloe
Bouteloua gracilis	Blonde Ambition
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe sp. Pink Parade	Pink Parade Hesperaloe
Muhlenbergia capillaris	Regal Mist
Opuntia santa rita	Purple Prickly Pear
Opuntia sp. Kelly's Choice	Kelly's Choice Prickly Pear
Pachycereus marginatus	Mexican Fence Post Cactus
Yucca baccata	Bananna Yucca
Yucca pallida	Pale Leaf Yucca
Yucca rupicola	Twisted Leaf Yucca

The changes described are minor and provide species approved by SRP. The changes promote groundcover quality and shading within residential areas with a lower density.

If you have any questions or need further assistance, I can be reached at 602-262-6656 or alan.stephenson@phoenix.gov.

Sincerely,

Alan Stephenson
Planning and Development Director

Attachments:
Proposed Changes to PUD narrative, date stamped November 29, 2022

NOV 29 2022

Planning & Development
Department

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4422
sanderson@gbllaw.com

November 29, 2022

Via E-Mail (racelle.escolar@phoenix.gov) and US Mail

Racelle Escolar
Principal Planner
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

RE: Proposed Minor Amendments to Algodon Center® Planned Unit Development Planned Community Center

Dear Racelle:

On April 6, 2022, City Council unanimously approved Rezoning Application Z-19-G-00-5 (Algodon Center PUD) for the area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue. This approval allowed a Major Amendment to the Algodon Center® Planned Unit Development (PUD) Planned Community Center (PCD) primarily to allow single-family and multifamily residential uses within specific areas of the PUD PCD boundary (the "Application").

This is a request for a Minor Amendment to the Algodon Center PUD. As you know, the processing of this PUD was complex in many respects: the amount of acreage involved, the time invested in the case, the negotiations overseen by the Council office, and the scope of changes to the PUD. Thank you for your involvement and effort in that process. It should come as no surprise that as the project and its component pieces move forward into the more detailed site planning process, we have discovered an item we feel warrants additional, lesser changes to the PUD.

This proposed Amendment easily conforms to the City's defined scope for a Minor PUD Amendment as set forth in Section 671.E of the Zoning Ordinance. There are no proposed changes to the PUD boundaries, height, density, setbacks, lot coverage, or the location or scope of permitted land uses. (These parameters are similar to the parameters the Zoning Ordinance sets forth for Minor PCD Amendments in Section 636.F.)

The proposed Minor Amendment is the addition of a residential plant list. The current PUD has an approved plant list at Table 4. This plant list was last modified in April 2020 in a prior Minor Amendment. The residential builders recently approved to develop within the PUD have no objection to the existing plant list for the Mixed Use project. However, they would like to add a second list of approximately two and a half dozen additional species that would be permitted in residential areas only as Table 4B. Generally speaking, these additional plants are more intimate and less ornamental than the current list, and reflect an area where local residents are appreciating landscaping on foot, versus landscaping that is more welcoming to visitors traveling by vehicle. Please see the enclosed **Tab A – Proposed Additional Table 4B to PUD Narrative Language**.

If staff would prefer to simply add all of these proposed species to the existing Table 4, we would also be amenable to that approach. We presented a separate list here to be clear about the source and purpose of the request.

We believe this Minor Amendment will result in reasonable, limited changes to the recent approval, and we seek approval from the City through the administrative review process. Our application fee in the amount of \$2,100 was enclosed in an earlier version of this request that was submitted by US Mail. Please let us know if staff has any questions regarding this application. Otherwise, we look forward to staff's approval of this amendment.

Sincerely,
GAMMAGE & BURNHAM PLC

A handwritten signature in black ink, appearing to read 'S. Anderson', with a long horizontal line extending to the right.

By
Stephen W. Anderson

SWA/tam
Enclosures

Tab A

**Proposed Additional Table 4B to PUD
Narrative Language**

Table 4B: APPROVED PLANTINGS LIST – ONLY APPLICABLE TO RESIDENTIAL AREAS WITH LESS THAN 20 DU/AC

TREES	
Chilopsis linearis	Desert Willow
Ebenopsis ebano	Texas Ebony
Pistacia lentiscus	Mastic Tree
Thevetia peruviana	Yellow Oleander
Washingtonia filifera	California Fam Palm

SHRUBS	
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea
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