



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

January 4, 2021

Mr. Dana Johnson
Alwun House Foundation
1204 East Roosevelt Street
Phoenix, Arizona 85006

RE: MINOR AMENDMENT OF ALWUN HOUSE PUD (Z-27-A-11-8)
NORTHEAST CORNER OF 12TH STREET AND ROOSEVELT STREET

Dear Mr. Johnson,

I have had the opportunity to review your request for a Minor Amendment to the Alwun House PUD (Ord. G-6771). You have requested changes to the landscaping and dustproofing standards.

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 Alwun House 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 as indicated in red:

1. Replace the Perimeter Property Landscape Lines portion of Table 3: Landscape Standards within the Design Expectations & Development Standards (Section F, pg. 8) with revised language.

Table 3: Landscape Standards	
Perimeter Property Landscape Lines (minimums measured to back of curb)	Roosevelt and 12th Streets: 20 ft. Diamond Street: Match the average landscape setback of adjacent properties on the south side of Diamond Street for 150 feet in each direction (stopping at 12th Street to the west). Alleys: 0 ft.

	<p>Interior Property Lines: 0 ft.</p> <p>East Perimeter Property: 5 ft., except for Accessory Structures located within required building setback.</p> <p>1) Planting Quantity:</p> <ul style="list-style-type: none">▪ One (1) tree for every thirty (30) feet of non-street perimeter frontage.▪ Five (5) shrubs per tree. <p>2) Planting Size:</p> <ul style="list-style-type: none">▪ 75% 10% of new trees shall have a 2 inch caliper, and▪ 25% 90% of new trees shall have a 1 inch caliper.

2. Add a Ground Cover section within the Design Expectations & Development Standards (Section F, pg. 8) with the following language.

GROUND COVER:

Dustproofing materials include a smooth layer of crushed rock, river rock or gravel, no smaller than one-quarter (1/4) inch and no larger than 2 inches maintained to a minimum depth of two (2) inches, contained within a permanent border.

The changes described are minor and add clarification on how the site will be developed to accommodate existing structures and incorporate a natural design aesthetic.

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 December 16, 2020

c: Z-27-A-11-8 file