



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

October 5, 2018

Mr. William F. Allison  
Withey Morris P.L.C.  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

**Re: NORTERRA PUD MINOR AMENDMENT-3 (Z-3-15-1)**

Dear Mr. Allison,

Thank you for your letter dated September 10, 2018 requesting a minor amendment to the Norterra Planned Unit Development. Your request includes the following:

1. Updating the primary contact.
2. Revising the street sections of Main Street- Commercial section.
3. Revising sign provisions for residential signage.

Section 671.E. of the city of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to Planned Unit Developments. 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 review of your minor amendment request and discussion with staff, I have determined that a minor amendment is appropriate as stipulated below.

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

1. An updated Development Narrative for the Norterra 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 May 5, 2016, as modified by the following stipulations:

I. The following revision is an addition to p. 1 of the Norterra PUD:

Minor Amendment #3: September 10, 2018

II. The following revision regarding the LRK contact is a change to text on p. 3 of the Norterra PUD:

Michael Kimmey  
Looney Ricks Kiss (LRK)  
150 S. Independence Mall West  
Philadelphia, PA 19106  
PHONE: 267.804.7040  
EMAIL: mkimmey@lrk.com

III. The following revisions regarding Main Street – Commercial standards are to text on p. 44 of the Norterra PUD:

***Main Street - Commercial***

The commercial heart of the neighborhood will be along Main Street with buildings that open directly onto wide sidewalks which include appropriate landscaping and pedestrian and vehicular scaled street lighting. The street level of buildings along Main Street will be developed to consider the pedestrian experience and adjacent uses by varying sidewalk widths and landscape buffers with the goal of creating a lively and inviting street. Main Street Commercial, which will be developed as a private street, will include:

- Detached minimum 10-ft sidewalk included in a pedestrian access easement on both sides of the street with minimum four-foot planters directly adjacent to commercial uses, excluding senior assisted living centers/senior dependent care facility/nursing home, office and multi-family residential uses.
- Detached minimum 6-ft sidewalk included in a pedestrian access easement on both sides of the street with minimum three-foot planters adjacent to all senior assisted living centers/senior dependent care facility/nursing home, office and multi-family residential uses.
- Planters adjacent to the street may be separated by breaks to allow pedestrian connections between the sidewalk and parked vehicles.
- Street trees will be planted in planters that are a minimum of five-feet in width.

IV. The following revisions regarding comprehensive sign plan requirements are to text on p. 49 of the Norterra PUD:

**I. SIGNS**

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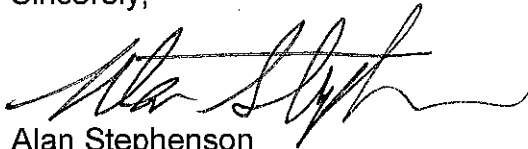
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It is intended that all signs meet the requirements found in Section 705 of the Phoenix Zoning Ordinance. A Comprehensive Sign Plan shall be processed and approved for all commercial uses in accordance with Section 705.E.2 of the Phoenix Zoning Ordinance. Residential uses, including senior assisted living center/senior dependent care facility/nursing home, will not be required to process a comprehensive sign plan.

Should you have any questions, please contact the Deer Valley Village Planner, Kaelee Wilson at [kaelee.wilson@phoenix.gov](mailto:kaelee.wilson@phoenix.gov) or (602) 534-7696.

Sincerely,



Alan Stephenson  
Planning and Development Director

Cc: File

Joshua Bednarek, Deputy Planning and Development Director  
Tricia Gomes, Zoning Administrator  
Kaelee Wilson, Deer Valley Village Planner  
Craig Messer, Planner III, Site Planning

