



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

June 18, 2021

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

RE: MINOR AMENDMENT TO THE NORTERRA PUD (Z-3-A-15-1)

Dear Mr. Allison,

Thank you for your letter date stamped June 04, 2021 requesting a minor amendment to the Norterra Planned Unit Development. Your request included revisions to Section B. Building Type Categories (Mixed-Use Buildings, Live-Work Buildings, and Multifamily Buildings, Section F. Land Use Table, Section G. Development Standards Table, and Exhibit 12 Comparative Zoning Standards Table regarding height and density in Zones 1, 2 and 3 only. The total density and maximum height allowance for the PUD will not change as a result of this request.

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 November 18, 2019, as modified by the following stipulations:
 - a. Page 20, revise "Mixed-Use Buildings" description to read as follows: Multi-story buildings, typically commercial in character, with more than one which may be on one or more floors (vertically mixed-uses.) A range of residential dwelling unit density is anticipated not to exceed 50 dwelling units per acre except in zones 1, 2, and 3 where density is not anticipated to exceed 120 dwelling units per acre.
 - b. Page 21, revise "Live-Work Buildings" description to read as follows: Single- or multi-story buildings, typically residential in character, with a flexible office or business use integrated with one (or more) residential

dwelling to commercial uses, such as a house with a home office or townhouse over a retail space. A range of residential dwelling unit density is anticipated not to exceed 50 dwelling units per acre except in zones 1, 2, and 3 where density is not anticipated to exceed 120 dwelling units per acre.

- c. Page 21, revise “Multi-family Buildings” description to read as follows: Buildings with multiple residential dwelling units. A range of residential dwelling unit density is anticipated not to exceed 50 dwelling units per acre except in zones 1, 2, and 3 where density is not anticipated to exceed 120 dwelling units per acre.
- d. Page 31, revise Land Use Table Maximum Density for Mixed-Use Incl. Live/Work and Multi-Family to read as follows:
Zones 1,2, and 3: 120 All other zones: 50
- e. Page 31, revise Land Use Table Building Height for Mixed-Use Incl. Live/Work and Multi-Family to read as follows:
Zones 1,2, and 3: 73.5 feet.
All other zones: 70 feet.
- f. Page 33, revise Development Standards Table Maximum Density for Mixed-Use Incl. Live/Work and Multi-Family to read as follows:
Zones 1,2, and 3: 120 All other zones: 50
- g. Page 31, revise Development Standards Table Building Height for Mixed-Use Incl. Live/Work and Multi-Family to read as follows:
Zones 1,2, and 3: 73.5 ft. All other zones: 70 feet.
- h. Page 56, revise Comparative Zoning Standards Table PUD Zoning Density to read as follows:
MAXIMUM 120 D.U./ACRE
- i. Page 56, revise Comparative Zoning Standards Table PUD Height for Mixed Use and Multi Family to read as follows:
MAXIMUM 70' – 73.5'

Should you have any questions, please contact the Deer Valley Village Planner, David Simmons, at david.simmons@phoenix.gov or (602) 262-4072.

Sincerely,



Alan Stephenson
Planning and Development Director

Attachments:

Minor Amendment Request Letter, date stamped June 04, 2021.

c: Z-3-A-15-1
David Simmons, Deer Valley Village Planner