



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

November 12, 2014

Adam Baugh
Withey Morris PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

RE: MINOR AMENDMENT TO THE H2O URBAN APARTMENTS PUD – Z-44-12-6

Dear Mr. Baugh,

This letter is in response to your request dated September 26, 2014 regarding a minor amendment to the H2O Urban Apartments PUD (Z-44-12-6). After discussing with staff, I have determined per Section 671 of the Zoning Ordinance that a minor amendment to the PUD is appropriate.

A well thought out and attractive landscape plan is essential to any successful multi-family project, and helps to foster the support of the surrounding community. The changes proposed by your request are minor in nature, and will not have a significant impact on the overall appearance and feel of the project. In addition, the decrease in lot coverage creates additional opportunities for landscaping while providing an enhanced outdoor experience for residents of the complex. Finally, the original development narrative requirements to reduce the use of water through the use of low water plant materials, are being met through 82% of plant materials meeting the Arizona Department of Water Resources low water criteria. The landscaping the applicant is proposing meets the intent of the approved development narrative and is appropriate for the location. The request to amend shall be approved as follows.

1. The approved plant palette as listed on page 22 of the development shall be amended to read: "The landscape plan shall be in general conformance with the Landscape Improvements plan date stamped November 4, 2014.

Should you have any questions, please contact Xandon Keating at 602-256-5618.

Sincerely,

Alan Stephenson
Planning & Development Director

c: File
Larry Tom
Xandon Keating

Attachments
Landscape Improvements Plan (date stamped 11/4/14)

