



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

August 22, 2025

Mr. Jason Israel
Learsi Capital Group
22044 North 44th Street, Suite 118
Phoenix, Arizona 85050

Re: MINOR AMENDMENT OF THE VILLAS OF CAVE CREEK SENIOR LIVING PUD
(Z-61-23-2) AT THE NORTHWEST CORNER OF 53RD STREET AND
DYNAMITE BOULEVARD

Dear Mr. Israel,

Thank you for your letter dated May 29, 2025, requesting a minor amendment to the Villas of Cave Creek Senior Living Planned Unit Development. Your request included revisions to Section D (Development Data and Standards) regarding the maximum number of beds/units and parking within the Development Standards Table.

Section 671.E of the City of Phoenix Zoning Ordinance defines a major amendment as:

- a. A change in the PUD boundary.
- b. Any change in the height, density, setback, or lot coverage development standards.
- c. Any change in the location of a land use depicted on the land use plan in the development narrative.
- d. Any addition to the list of uses in the development narrative.
- e. Any change to the design guidelines that is inconsistent with the intent of the PUD as described in the development narrative.

Amendments not meeting the criteria for a major amendment shall be deemed to be minor amendments and may be administratively approved by the Planning and Development Director.

The proposed request is consistent with the intent of the PUD and will allow a senior living facility to develop on the site with a slight increase in the maximum number of beds allowed. Adding the language "dwelling units" after the existing 80-unit maximum, and allowing additional beds without cooking facilities, would not increase "density" as defined by the Phoenix Zoning Ordinance. Additionally, removing the "maximum parking" standard and keeping the minimum parking standard per Section 702 of the

Phoenix Zoning Ordinance would not conflict with the intent of the PUD to allow a senior living facility with sufficient parking that would support said use.

As the criteria for a major amendment have not been met, it is my determination that the request constitutes a minor amendment.

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

- 1) An updated Development Narrative for the Villas of Cave Creek Senior Living 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 17, 2023, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - Add the City Council Adoption date (March 6, 2024).
 - Add the 1st Minor Amendment Approval date (August 22, 2025).
 - Add the 1st Minor Amendment Final Narrative Submittal date.
 - b. Provide a new page after the table of contents with a summary of what the minor amendment was for, including the dates.
 - c. Page 10, Development Standards Table, Maximum Number of Beds/Units: Modify to the following:
 - 80 dwelling units
 - 112 beds
 - d. Page 10, Development Standards Table, Parking: Delete "with a maximum of 33 spaces required for community residence center, nursing home and hospice uses".

Should you have any questions, please contact the Desert View Village Planner, Adrian Zambrano, at adrian.zambrano@phoenix.gov or (602) 534-6057.

Sincerely,



Joshua Bednarek, Director
City of Phoenix, Planning and Development Department

Attachments:

Minor Amendment Request Letter dated May 29, 2025.

- c: Z-61-23-2
Adrian Zambrano, North Gateway Village Planner