



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

January 17, 2018

Edwin C. Bull
Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200
Phoenix, Arizona 85014

Re: Minor Amendment of the View 32 PUD (Z-126-14-3)

Dear Mr. Bull,

Thank you for your letter dated January 17, 2018 requesting a minor amendment to the View 32 Planned Unit Development. Your request included revisions to the development narrative to address removal of an existing pine tree located on the southwest portion of the site, adjacent to 32nd Street.

The approved View 32 development narrative includes provisions to maintain an existing mature pine tree adjacent to 32nd Street in both Section H, Design Guidelines, as well as Section J, Sustainability. In your letter, you indicate that the tree in question has since died and will need to be removed. Additionally, you provided a letter from a registered landscape architect verifying the condition of the tree and providing for a like in kind replacement with three new 6-inch caliper pine trees.

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 View 32 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 July 31, 2015, as modified by the following stipulations:

- a. Page 10, Section H, Design Guidelines, Landscaping: Revise section to address updated landscape plan.
- b. Page 10, Section J, Sustainability: Remove guideline 4, to “maintain existing mature pine tree located along the southwest side of the property.”
- c. Exhibits 7 and 9: Revise note on plans that refers to maintaining existing pine tree.
- d. Exhibit 11: Replace landscape plan with revised plan dated January 16, 2018, depicting addition of 3, 6-inch caliper pine trees located within the 32nd Street landscape setback area.

Should you have any questions, please contact Samantha Keating at (602) 534-2578 or samantha.keating@phoenix.gov.

Sincerely,



Alan Stephenson
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated January 17, 2018
Letter from Anderson Baron, dated December 14, 2017
Updated landscape plan, dated January 16, 2018

cc: Samantha Keating
Maja Brkovic, Paradise Valley Village Planner



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
E-MAIL: EBULL@BCATTORNEYS.COM

January 17, 2018

Sent Via Email: Alan.stephenson@phoenix.gov

Alan Stephenson, Director
Phoenix Planning & Development Department
200 W. Washington Street, 3rd Floor
Phoenix, AZ 85003-1611

RE: Request for Minor Administrative Amendment to the View 32 PUD
Case #Z-126-14-3

Dear Alan:

The View 32 PUD calls for maintaining a mature pine tree that is located near the SWC of the Site. However, as is confirmed in the enclosed December 14, 2017 signed/sealed memo from Registered Landscape Architect Brett Anderson of Anderson Baron, the pine tree is dead. The dead tree needs to be removed. Pursuant to discussions with Staff, the appropriate solution is to replace the dead pine tree with three 6" caliper pine trees to be planted along the Site's 32nd Street frontage in accordance with the enclosed Anderson Baron Landscape Plan (delta 3 revised date of 1/16/18).

Based on the above circumstances and proposed solution, on behalf of Watt Communities of Arizona, we request your administrative review and approval of a Minor Amendment of the View 32 PUD approving: (1) removal of the dead pine tree; (2) replacement of the dead tree with three 6" caliper pine trees to be planted along the Site's 32nd Street frontage in accordance with the enclosed Anderson Baron Landscaping Plan; and (3) replacement of the July 31, 2015 Landscape Plan (Exhibit 11 in the PUD Development Booklet) with the enclosed Anderson Baron Landscape Plan. We believe the requested Minor Administrative Amendment and proposed solution are well-justified and appropriate under the circumstances.

Please contact Steve Pritulsky at Watt Communities of Arizona (spritulsky@wattcommunitiesaz.com, 602-803-0268) or me if you have questions, need additional information or want to discuss this request.

Thank you for your consideration.

Very truly yours,
BURCH & CRACCHIOLO, P.A.

Edwin C. Bull
For the Firm

ECB/rg

cc: Samantha Keating
Steve Pritulsky



Burch & Cracchiolo, P.A.
702 E. Osborn Road, Suite 200 • Phoenix, AZ 85014
Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM



TRANSMITTAL

| | |
|--|---------------------------------|
| date: | from: Anderson Baron |
| 12/14/17 | Brett Anderson, ASLA |
| recipient: | recipient's phone number: |
| Steve Pritulsky | 480-386-0259 |
| address: | note: |
| 4647 N 32 nd Street, Suite B 240 Phoenix, AZ 85018 | View 32 – Pine tree replacement |
| tracking number: | AndersonBaron's job number: |

urgent for review please comment please reply please recycle

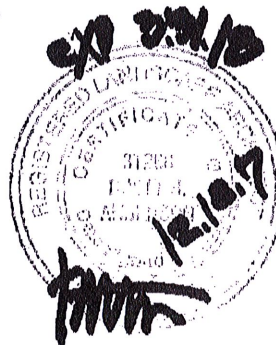
notes/comments:

Steve,

In response to the existing *Pinus eldarica* tree along 32nd Street, we are confirming this tree has died. The dead tree is approximately 18" in caliper. We propose replacing it with (3) new 6" caliper *Pinus eldarica* trees. The replacement pines will be in healthy condition and approximately 18'-22' tall and 10'-12' in width. We will relocate the planned 3 Desert Willows on 32nd Street to other locations throughout the project and locate the 3 replacement Pines in these locations within the 32nd Street streetscape. Please see the attached revised drawings with revision clouds & delta #2.

Sincerely,

Brett Anderson
Registered Landscape Architect



Enclosure:

Landscape Construction Documents – Delta 2, date: 11.2.17
Photo of existing *Pinus eldarica*

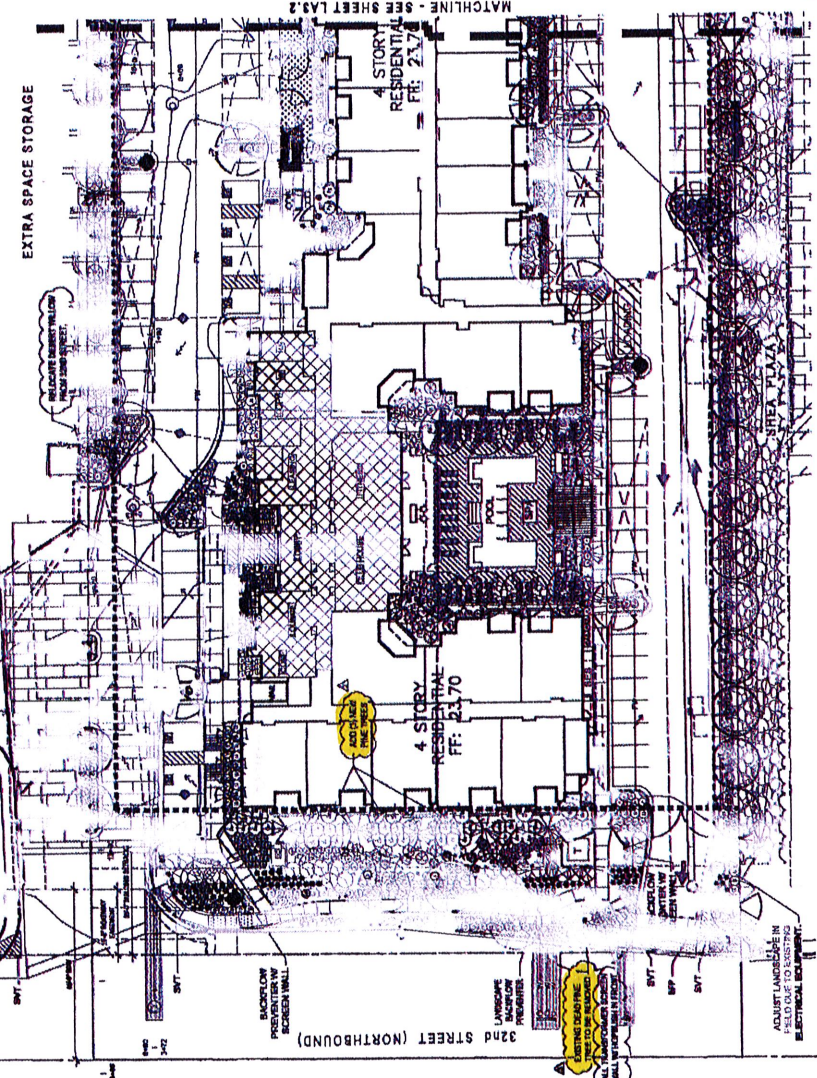
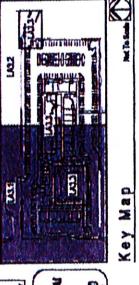


| | |
|---------------|--------------------|
| DATE | 12/18/18 |
| PROJECT | 32nd Street & Shea |
| PLANTING PLAN | |
| SCALE | AS SHOWN |
| DESIGNED BY | DAVID J. SMITH |
| CHECKED BY | DAVID J. SMITH |
| DATE | 12/18/18 |
| PROJECT | 32nd Street & Shea |
| PLANTING PLAN | |
| SCALE | AS SHOWN |
| DESIGNED BY | DAVID J. SMITH |
| CHECKED BY | DAVID J. SMITH |
| DATE | 12/18/18 |

PLANT MATERIALS LEGEND

| SYMBOL | PLANT MATERIAL |
|----------|-------------------|
| (Symbol) | 1' x 12' x 12' AC |
| (Symbol) | 1' x 12' x 12' AD |
| (Symbol) | 1' x 12' x 12' AE |
| (Symbol) | 1' x 12' x 12' AF |
| (Symbol) | 1' x 12' x 12' AG |
| (Symbol) | 1' x 12' x 12' AH |
| (Symbol) | 1' x 12' x 12' AI |
| (Symbol) | 1' x 12' x 12' AJ |
| (Symbol) | 1' x 12' x 12' AK |
| (Symbol) | 1' x 12' x 12' AL |
| (Symbol) | 1' x 12' x 12' AM |
| (Symbol) | 1' x 12' x 12' AN |
| (Symbol) | 1' x 12' x 12' AO |
| (Symbol) | 1' x 12' x 12' AP |
| (Symbol) | 1' x 12' x 12' AQ |
| (Symbol) | 1' x 12' x 12' AR |
| (Symbol) | 1' x 12' x 12' AS |
| (Symbol) | 1' x 12' x 12' AT |
| (Symbol) | 1' x 12' x 12' AU |
| (Symbol) | 1' x 12' x 12' AV |
| (Symbol) | 1' x 12' x 12' AW |
| (Symbol) | 1' x 12' x 12' AX |
| (Symbol) | 1' x 12' x 12' AY |
| (Symbol) | 1' x 12' x 12' AZ |

| | |
|----------|-------------------|
| (Symbol) | 1' x 12' x 12' AC |
| (Symbol) | 1' x 12' x 12' AD |
| (Symbol) | 1' x 12' x 12' AE |
| (Symbol) | 1' x 12' x 12' AF |
| (Symbol) | 1' x 12' x 12' AG |
| (Symbol) | 1' x 12' x 12' AH |
| (Symbol) | 1' x 12' x 12' AI |
| (Symbol) | 1' x 12' x 12' AJ |
| (Symbol) | 1' x 12' x 12' AK |
| (Symbol) | 1' x 12' x 12' AL |
| (Symbol) | 1' x 12' x 12' AM |
| (Symbol) | 1' x 12' x 12' AN |
| (Symbol) | 1' x 12' x 12' AO |
| (Symbol) | 1' x 12' x 12' AP |
| (Symbol) | 1' x 12' x 12' AQ |
| (Symbol) | 1' x 12' x 12' AR |
| (Symbol) | 1' x 12' x 12' AS |
| (Symbol) | 1' x 12' x 12' AT |
| (Symbol) | 1' x 12' x 12' AU |
| (Symbol) | 1' x 12' x 12' AV |
| (Symbol) | 1' x 12' x 12' AW |
| (Symbol) | 1' x 12' x 12' AX |
| (Symbol) | 1' x 12' x 12' AY |
| (Symbol) | 1' x 12' x 12' AZ |



Call before you Dig
 1-800-271-2900

PARKING LANDSCAPE TABLE

AREA REPRESENTED: 97,226 SQ. FT.
 TOTAL LANDSCAPE: 3,441 SQ. FT.
 PERCENTAGE OF PARKING: 3.5%
 LANDSCAPE PERCENTAGE: 8.2%

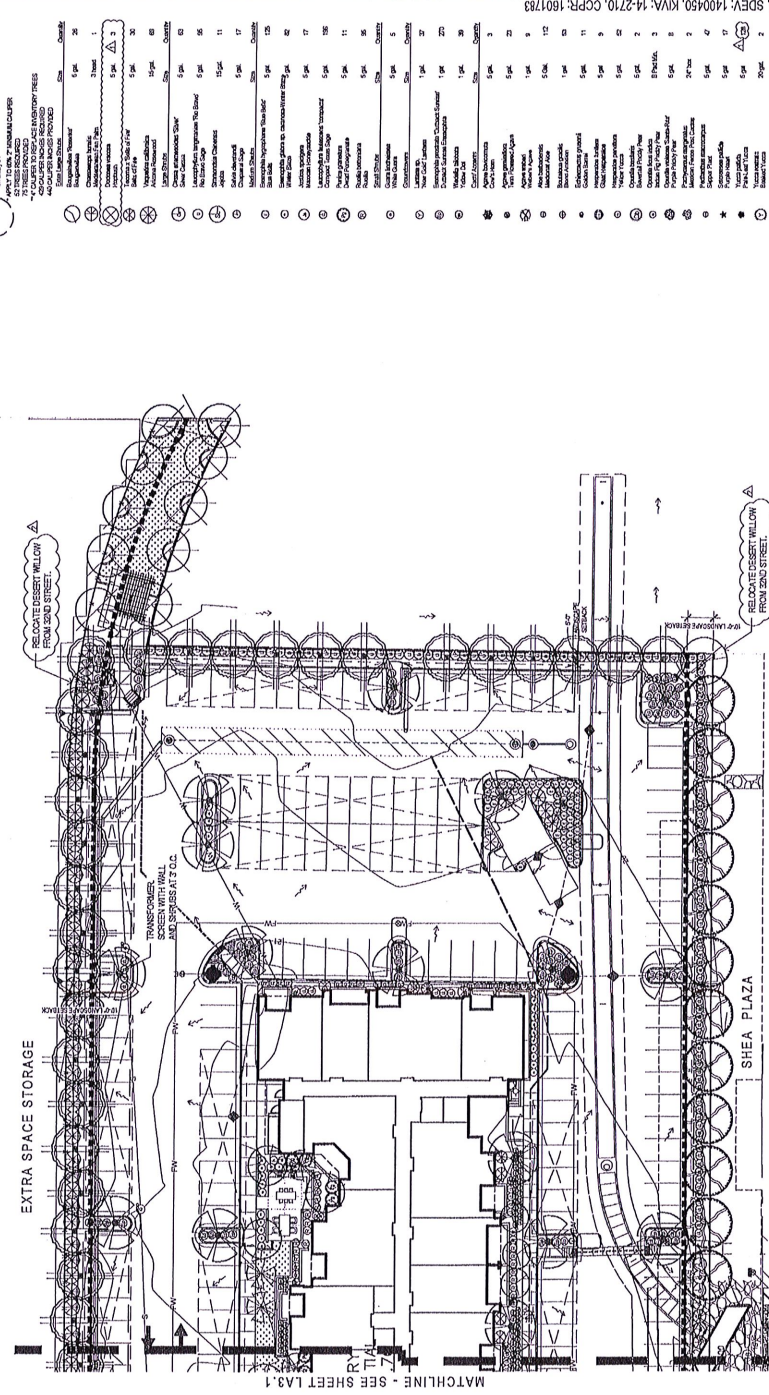


ZONING: Z-128 14, O.S.: O28-38, SBEV: 1400450, NVA: 14-2710, CQPR: 180783



PLANT MATERIALS LEGEND

| | | |
|----|---------------------------|-----|
| 1 | 20' x 20' x 20' x 20' | 100 |
| 2 | 18' x 18' x 18' x 18' | 100 |
| 3 | 16' x 16' x 16' x 16' | 100 |
| 4 | 14' x 14' x 14' x 14' | 100 |
| 5 | 12' x 12' x 12' x 12' | 100 |
| 6 | 10' x 10' x 10' x 10' | 100 |
| 7 | 8' x 8' x 8' x 8' | 100 |
| 8 | 6' x 6' x 6' x 6' | 100 |
| 9 | 4' x 4' x 4' x 4' | 100 |
| 10 | 3' x 3' x 3' x 3' | 100 |
| 11 | 2' x 2' x 2' x 2' | 100 |
| 12 | 1' x 1' x 1' x 1' | 100 |
| 13 | 1/2' x 1/2' x 1/2' x 1/2' | 100 |
| 14 | 1/4' x 1/4' x 1/4' x 1/4' | 100 |
| 15 | 1/8' x 1/8' x 1/8' x 1/8' | 100 |
| 16 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 17 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 18 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 19 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 20 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 21 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 22 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 23 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 24 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 25 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 26 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 27 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 28 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 29 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 30 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 31 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 32 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 33 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 34 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 35 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 36 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 37 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 38 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 39 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 40 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 41 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 42 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 43 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 44 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 45 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 46 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 47 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 48 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |
| 49 | 1/8" x 1/8" x 1/8" x 1/8" | 100 |
| 50 | 1/4" x 1/4" x 1/4" x 1/4" | 100 |



PARKING LANDSCAPE TABLE:
 AREA OF PARKING LOT: 57,200 SF.
 NUMBER OF SPACES: 244 & SF.
 LANDSCAPE PERCENTAGE: 58%

NOTE:
 THERE ARE NO OVERHEAD POWER LINES ON THIS SITE.

Key Map
 Net To Scale

andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, suite 1
 chandler, arizona 85226
 ph. 480.699.7956 · f.480.699.7986