



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

April 1, 2021

Mr. Nicholas Labadie
Rose Law Group PC
7144 East Stetson Drive, Suite 300
Scottsdale, Arizona 85251

RE: MINOR AMENDMENT OF LONE MOUNTAIN SENIOR LIVING PUD (Z-28-14-2)

Dear Mr. Labadie,

Thank you for your letter dated June 29, 2020 requesting a minor amendment to the Lone Mountain Senior Living Planned Unit Development. Your request seeks to increase the number of allowed beds from 60 to 100 and clarify that the maximum square footage is the existing 40 percent lot coverage.

PHO-1-20-Z-28-14-2 was heard by the Planning Hearing Officer (PHO) on November 18, 2020 to review and approve proposed modifications to a conceptual site plan (building footprint) that does not meet the criteria for administrative review per Section 671.E.3.b. The proposed conceptual site plan submitted for review depicted a rectangular building at the southwest corner of the site and the applicant narrative indicated that the design was intended to establish the maximum building area as the 40 percent lot coverage. The PHO found that the site plan is consistent with the existing development standards in the PUD, compatible with the intent of the PUD, and does not deviate from the proposed land uses, design guidelines, or sustainability guidelines approved by the City Council. The PHO recommended approval with an additional stipulation, regarding a Proposition 207 Waiver. PHO-1-20-Z-28-14-2 was appealed to Planning Commission and Planning Commission approved the request per the PHO recommendation. On February 3, 2021, City Council approved the request per the January 7, 2021 Planning Commission recommendation. This process approved the increase of the maximum square footage of the building to the existing maximum lot coverage of 40 percent.

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 to increase the number of allowed beds from 60 to 100 and clarify the maximum square footage have determined that a minor amendment is appropriate as stipulated below to increase the number of allowed beds from 60 to 100 and clarify the maximum square footage.

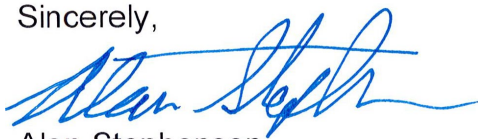
This minor amendment shall be approved, subject to the modifications required per the change of the conceptual site plan in PHO-1-20-Z-28-14-2 and the following stipulations:

- 1) An updated Development Narrative for the Lone Mountain 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 October 20, 2020, as modified by the following stipulations:
 - a. Page 7, Section A.1, Project Overview: Update the second paragraph to indicate that the maximum number of suites and residents is 100. Update the gross building area to indicate that the maximum square footage of the building area is 73,848 square feet. Update lot coverage to 40%.
 - b. Page 9, Section A.3, Overall Design Concept: Update the first paragraph in this section to 100 suites. Update the square footage to indicate that it will be, at maximum, 73,848 square feet. Update lot coverage to 40%.
 - c. Page 9, Section A.3.a, Use Categories: Update the number of units and beds to 100.
 - d. Page 12, Section B, Land Use Plan: Update the second paragraph to indicate that the plan illustrates a building of maximum 73,848 square feet. Update lot coverage to 40%.
 - e. Page 13, Conceptual Site and Landscape Plan for Lone Mountain Senior Living: Update this page to reflect the site plan approved through the PHO process. The development table on the site plan should be updated to reflect that open space is "minimum 60% of maximum net lot coverage".
 - f. Page 16, Section D, General Plan Conformance, Goal – Land Use Element Goal #12: Update the first paragraph under this goal to reflect the maximum square footage of the building as 73,848 square feet.
 - g. Page 18, Section D, General Plan Conformance, Neighborhood Policies – Neighborhood Policy #2: Update the second paragraph under this policy to reflect the maximum square footage of the building as 73,848 square foot.

- h. Page 25, Section G.1, Lot Development Standards: Update the table for the following standards:
- Maximum number of beds: Maximum 100 beds
 - Open Space: Minimum 60% of Maximum Net Lot Coverage (20.33% of gross site area)
- i. Page 31, Section G.3, Amenities: Update the second paragraph to clarify that the open space area is a minimum of 60% of maximum net lot coverage.
- j. Page 41, Appendix 2, PUD Site Context Exhibits, Context Plan: Update this page to reflect the site plan approved through the PHO process. The development table on the site plan should be updated to reflect that open space is “minimum 60% of maximum net lot coverage”.
- k. Pages 48-50, Appendix 3, PUD Renderings: Under the appendix heading add language clarifying that the renderings are conceptual in nature and the final building will meet all development standards from the PUD Narrative.
- l. Pages 54-55, Appendix 5, Grading and Drainage Renderings 1-2: Under the appendix heading add language clarifying that the grading and drainage plan was based on the original conceptual renderings and that a new grading and drainage report will be completed prior to issuance of building permits.
- m. Pages 58-59, Appendix 6, Neighborhood Outreach Statement: Add any relevant updates to this section or indicate that this information was compiled as part of the original case and was not updated through the PHO or minor amendment processes.
- n. Pages 68-69, Appendix 8, Traffic Impact Study: Update this appendix to the study reflective of the proposed 100 units.

Should you have any questions, please contact the Desert View Village Planner, Julianna Pierre at 602-534-5829 or by email at julianna.pierre@phoenix.gov.

Sincerely,



Alan Stephenson
Planning and Development Director

c: Z-28-14-2