



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

April 24, 2017

Mr. George Pasquel III
Withey Morris PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

**Re: Minor Amendment of The Local PUD (Z-69-16-4)
Southwest corner of 7th Avenue and Osborn Road**

Dear Mr. Pasquel,

Thank you for your letter dated March 23, 2017 requesting a minor amendment to The Local Planned Unit Development, specifically to the Development Standards Table in Section G, the Design Guidelines in Section H, and the exhibits in Section M.

You have proposed a minor amendment that would place lot coverage limits on individual parcels within the PUD, while still maintaining the maximum lot coverage of 70% across the full site as already approved in the PUD. In addition, you have proposed changes to the design guidelines related to the parking garage and have submitted updated elevations depicting those changes. The following are the proposed modifications.

1. Add language to the Development Standards Tables of the PUD, specifically within Section 1303.2. The new language provides the following lot coverage standards:
 - Lot Coverage: Maximum 70% for full PUD area
 - Parcel 1: Maximum 45%
 - Parcel 2: Maximum 25%
 - Parcel 3: Maximum 90%
2. A new exhibit (Exhibit 13) is also proposed which depicts the general location of the three parcels designated within the overall PUD site.
3. Modifications to the language in the Design Guidelines to delete the language that describes the use of metal fins on the parking garage. The new design does not include the metal fins and relocates most the screening to the more visible west façade. Additional language has been added that provides more details

regarding the colors of the metal screens. A revised conceptual elevation (Exhibit 10) has also been submitted that shows these changes.

The changes described are minor and add clarification regarding the lot coverage development standards and how the standard is applied to the site. The changes in the design guidelines provide a more accurate depiction of how the site will be developed. In addition, the use of contrasting colored metal screening on the more visible, west facing façade will provide additional architectural detail that will be more visually appealing.

If you have any questions or need further assistance, I can be reached at 602-262-6656 or alan.stephenson@phoenix.gov.

Sincerely,



Alan Stephenson
Planning and Development Director

Attachments:

Proposed Changes to Development Standards Table, date stamped April 17, 2017
Proposed Exhibit List and Exhibit 13, date stamped April 17, 2017
Proposed Changes to Design Guidelines, date stamped April 17, 2017
Proposed Conceptual Elevations (Exhibit 10), date stamped April 24, 2017

cc: Z-69-A-16-4 file

Proposed Changes underlined in red below:

SECTION	TITLE	APPLICABILITY
1301	Code Administration	No Changes.
1302	Transect Districts	No Changes. Utilize T5:5 except as modified herein.
1303	Transect Lot Standards	No Changes, except for:
		1303.A.2 – Not applicable.
		Table 1303.1 Buildings 40-60 feet minimum 5-foot side setback, minimum 10-foot rear setback.
		Building height: Maximum 60 feet.
		Rooftop decks, if provided: <ul style="list-style-type: none"> • Associated elevators, stairwells, railings, architectural features and shade elements may exceed the height limit by a maximum of 15 feet. • Rooftop decks must be setback a minimum of 10 feet from the roof edge. • Shading elements may occupy a maximum of 25% of the roof area and may exceed the height limit by a maximum of 15 feet.
		Table 1303.2 Transect T5 Building Setback (for new buildings): <ul style="list-style-type: none"> • North (Osborn Road) setback: Maximum 30 feet • South (Flower Street) setback: Maximum 15 feet • East (7th Avenue) setback: Maximum 30 feet • West setback: Minimum 10 feet Parking Setback (if not located behind a building): <ul style="list-style-type: none"> • Measurement taken from back of curb • North (Osborn Road): Minimum 10 feet • South (Flower Street): Minimum 10 feet • East (7th Avenue): Minimum 10 feet • West: Minimum 0 feet Lot Coverage: Maximum 70% <u>for full PUD area</u> <ul style="list-style-type: none"> • <u>Parcel 1: Maximum 45%</u> • <u>Parcel 2: Maximum 25%</u> • <u>Parcel 3: Maximum 90%</u>
1304	General Site Development Standards	No Changes, except for:
(TABLE CONTINUES – NO CHANGES BEYOND THIS POINT)		

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M. EXHIBITS

Area Vicinity Map and Site Aerial	01
Site Context Map and Photos	02
Conceptual Site Plan	03
Conceptual Renderings	04
Conceptual Landscape Plan & Perimeter Section	05
Legal Description	06
General Plan Map	07
Zoning Map	08
Sample Amenity Quality Images	09
Conceptual Elevations – Residential	10
Conceptual Elevations – Retail	11
Circulation Plan	12
Conceptual Lot Lines and Coverage	13

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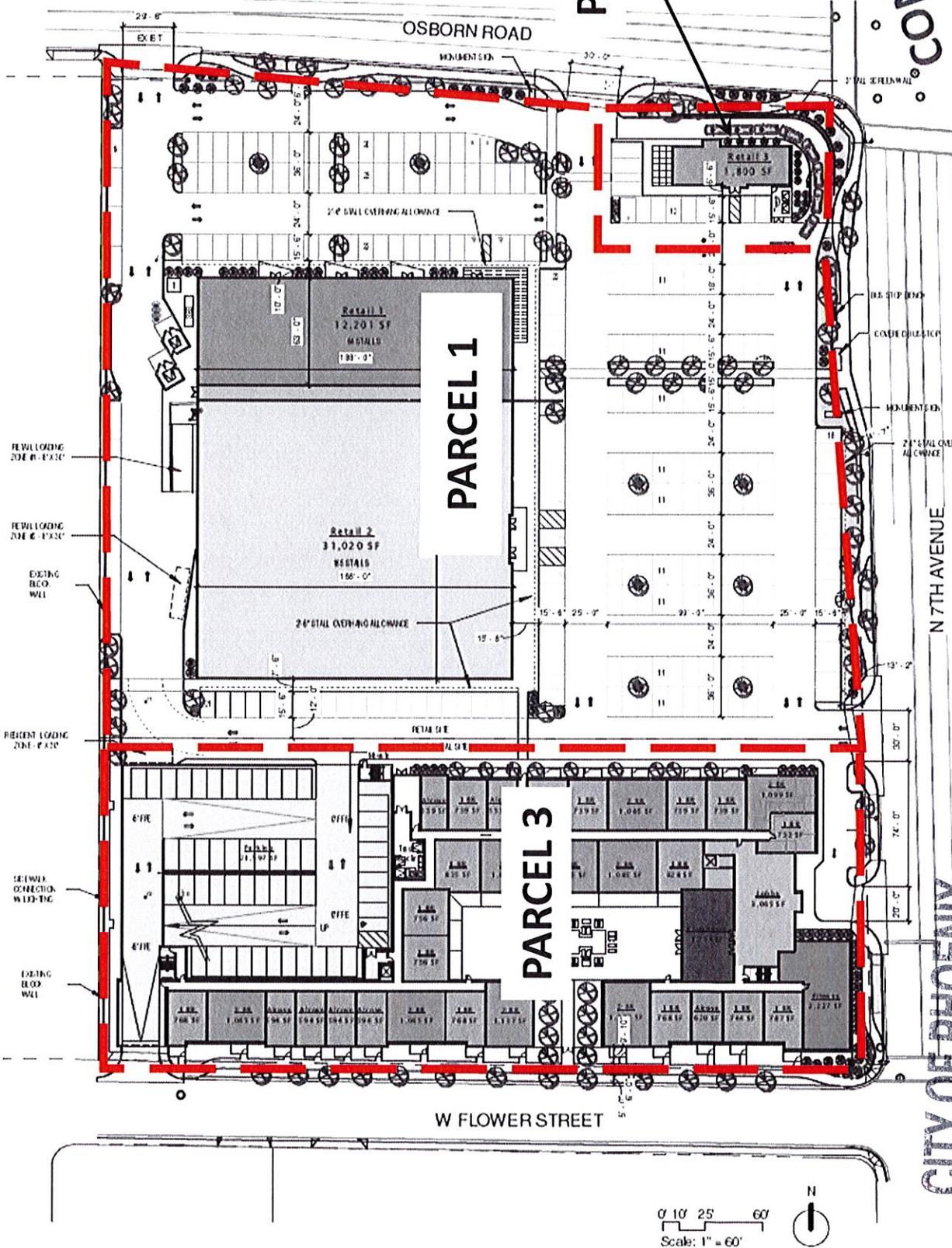
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PARCEL 2

PARCEL 1

PARCEL 3

CONCEPTUAL



Conceptual Lot Coverage Exhibit

All lot lines shown are conceptual

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Proposed Changes underlined in red below:

H. DESIGN GUIDELINES

Any proposed residential building will be in general conformance with the massing and articulation seen in the elevations provided at **Exhibit 10** or as otherwise modified by City Council. The exhibits provided depict a five-story residential building with slight variations in the parapet roofline and façades with recessed patios and protruding balconies. Additionally, the exhibits depict an attached parking garage with concrete panels, and metal mesh screens panels in contrasting colors and metal fins.

Building Design – Residential	
Exterior Materials:	<ul style="list-style-type: none"> • Each elevation will use a minimum of 3 materials per façade, with the exception of the parking garage (see below). • Proposed materials are brick, stucco, metal panels, glazing or other materials as approved by The Planning & Development Department. • Stucco may occupy no more than 50% of any one street-facing elevation.
Parking Garage:	<ul style="list-style-type: none"> • Exterior walls of the parking garage will be a minimum of 50% open. • Car undercarriages will be screened from view with pre-cast concrete <u>panels</u> and metal <u>mesh screens panel/accents</u>.
Architectural Detail:	<ul style="list-style-type: none"> • Blank walls will not exceed 20 feet without being interrupted by a window or variation in building treatment. • Monotonous building elevations shall be avoided, building accents should be expressed through architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels. • All sides of the building shall exhibit design continuity and contain exterior accent materials that exhibit quality and durability.
(TABLE CONTINUES – NO CHANGES BEYOND THIS POINT)	

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