



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

April 12, 2022

Mr. Andy Jochums  
Beus Gilbert McGroder PLLC  
701 North 44th Street  
Phoenix, Arizona 85008

Re: MINOR AMENDMENT OF THE PHOENICIAN PUD (Z-83-16-6) AT THE  
NORTHEAST AND NORTHWEST CORNERS OF THE 60TH STREET  
ALIGNMENT AND CAMELBACK ROAD

Dear Mr. Jochums,

Thank you for your letter dated February 28, 2022 requesting a minor amendment to the Phoenician Planned Unit Development. Your request included revisions regarding a lot line adjustment and the location of the intersection of Elsie Avenue and the cul-de-sac to accommodate a booster pump station and to the design guidelines related to solar panels. This request also updates a typographical error listing the incorrect page number for the landscape standards.

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 Phoenician 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 4, 2017, as modified by the following stipulations:
  - a. Page 28, Exhibit 10: PUD Land Use Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
  - b. Page 28, Exhibit 10: PUD Land Use Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.

- c. Page 31, First Paragraph: Update the page number for the landscape standards from "page 45" to "page 44".
- d. Page 50, Exhibit 12: Conceptual Site Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- e. Page 60, H1 Lot Criteria Exhibit: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- f. Page 61, H2 Lot Criteria Exhibit: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- g. Page 62, H3 Lot Criteria Exhibit: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- h. Page 63, H4 Lot Criteria Exhibit: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- i. Page 72, Section H Design Guidelines, Roof Lines: Delete the second paragraph which states "In the instance of photovoltaic or other solar panels, they shall only be permitted on flat roofs, with the parapet of sufficient height to screen the panels and their support structures."
- j. Page 74, Exhibit 13 Signage Master Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- k. Page 91: Land Use Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- l. Page 93: Conceptual Site Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- m. Page 94: Signage Master Plan: Update exhibit to reflect update lot boundary lines and cul-de-sac location.
- n. Pages 131 through 141: Update legal descriptions for Parcels H1 through H4 to reflect updated lot boundary lines.

Should you have any questions, please contact the Camelback East Village Planner, Sarah Stockham, at [sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov) or (602)261-8701.

Sincerely,



Alan Stephenson  
Deputy City Manager/Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated February 28, 2022.

- c: Z-83-16-6  
Sarah Stockham, Camelback East Village Planner