



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

December 20, 2021

Mr. Prince Twumasi
Chicanos Por La Causa, Inc.
1008 East Buckeye Road
Phoenix, Arizona 85034

RE: MINOR AMENDMENT OF BROADWAY AND CENTRAL PUD (Z-58-19-7)

Dear Mr. Twumasi,

Thank you for your letter dated November 8, 2021 requesting a minor amendment to the Broadway and Central Planned Unit Development. Your request included revisions to the Development Standards section regarding the placement of a pedestrian paseo and landscaping standards. Your request intends to clarify the location of a pedestrian paseo and modify landscape development standards to comply with utility requirements. The proposed request will not eliminate the pedestrian paseo along the eastern property line and will modify the perimeter landscape development standards to account for utility requirements which restrict the placement of landscaping on or within close proximity to utility easements.

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 Broadway and Central 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 August 26, 2020, as modified by the following stipulations:
 - a. Page 6, Section 1., rename section to "1. Development Standards".
 - b. Page 7, Development Standards Table, Section 1304, third paragraph, modify this section as follows:

Two pedestrian accessways shall be provided to the standards contained in 1304.H. with one being located within 150 feet from the eastern property line (extending north-south generally) and one as an extension of the 3rd Avenue road alignment to Broadway Road.

- c. Page 8, Development Standards Table, Section 1309, modify this section as follows:

6th Avenue and Pueblo Avenue Frontage: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings and installed between the sidewalk and the buildings fronting these roadways, or between the sidewalk and back of curb. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.

Broadway Road Frontage: Shall be planted with 3-inch caliper large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings and installed on either side (northside or southside) of the sidewalk to provide the required shade. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required shade trees and plants.

Drought tolerant shrubs and vegetative groundcovers maintained or designed grow at a maximum mature height of 24 inches that provide a minimum of 75 percent live coverage at maturity shall be planted between the sidewalk and closest drive aisle or parking area north of the sidewalk, and between the sidewalk and the buildings fronting this roadway. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.

- d. Page 9, Development Standards Table, Section 1312, modify this section as follows:

T5:5 will apply with the following modifications as the streetscape standard for Broadway Road:

- *The shade requirement along this frontage shall be 50 percent.*
- *The landscape plantings between the back of curb and sidewalk shall include:*
 - *Drought tolerant shrubs and vegetative groundcovers maintained or designed to grow at a maximum height of 24 inches that provide a minimum of 75 percent live coverage at*

maturity shall be planted. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions for installing the required plants.

- *A minimum of three species of plantings shall be utilized in this area to provide visual interest.*

- e. Delete Exhibit C, Page 19, and replace exhibit with the following text:
“Exhibit C has been deleted.”

Should you have any questions, please contact the South Mountain Village Planner, Enrique Bojórquez Gaxiola, at enrique.bojorquez-gaxiola@phoenix.gov or (602) 262-6949.

Sincerely,



Alan Stephenson
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated November 8, 2021.

Concept Landscape Plan, dated October 4, 2021.

Phase I Civil Improvements Plan, date stamped September 21, 2021.

- c: Z-58-19-7
Enrique Bojórquez Gaxiola, South Mountain Village Planner