



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

August 17, 2017

Mr. Stephen W. Anderson  
Gammage & Burnham, PLC  
2 North Central Avenue, 15<sup>th</sup> Floor  
Phoenix Arizona, 85004

**Re: Minor Amendment of Aldea Centre PUD (Z-138-C-83-5)**

Dear Mr. Anderson,

Thank you for your letter dated July 27, 2017 requesting a minor amendment to the Aldea Centre Planned Unit Development. Your request included revisions to Section G.1.b. of the Performance Standards for Amusement Parks hours of operations and Section G.8. of the Development Standards for Walls and Fencing.

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 Aldea Centre 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 December 16, 2009, as modified by the following stipulations:
  - a. Page 28, Section G.1.b, Performance Standards, Amusement Park, Outdoor: Standards: Please update the first bullet with the following provision:

“Hours of operation shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (16 hours per day – permitted outdoor use), unless the Amusement Park is located at least 500 feet away from existing single family residences, in

which case hours of operation shall not occur between the hours of 2:00 am and 7:00 a.m. (19 hours per day – permitted outdoor use).”

- b. Page 54-55, Section G.8, Walls and Fences: Add a second bullet with the following provision and rationale:

“In the event a driving range is developed as otherwise permitted by this PUD and in a location more than 500 feet from any existing single family home (as measured from the netting and poles), the side and back netting, including supporting poles, for such a driving range is considered to be fencing, and shall be allowed up to a maximum height of 175 feet, at any location inside the required perimeter landscape area as shown in Figure 9. Such netting and poles are not subject to any other height limits for fencing, structures or buildings set forth in this PUD or the City Zoning Ordinance, but such netting and poles must meet any applicable Building Code requirements.

Rationale: Driving ranges are a permitted use in the Aldea Centre PUD. Netting is required for safe operation of a driving range. In addition, because netting is not opaque, it would avoid any wall-type condition within any perimeter tracts adjacent to the Grand Canal.”

Should you have any questions, please contact the Maryvale Village Planner, Joél Carrasco, at joel.carraco@phoenix.gov (602) 262-4072.

Sincerely,



Alan Stephenson  
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated July 27, 2017

cc: Z-138-C-83-5  
Joél Carrasco, Maryvale Village Planner