



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

April 8, 2020

Ms. Shelby Boos
Anderson Design Group, LLC
815 N. First Avenue, Suite 3
Phoenix, Arizona 85003

RE: MINOR AMENDMENT OF ALGODÓN CENTER PUD
(Z-19-F-00-5) AREA GENERALLY BOUNDED BY 91ST AVENUE, 99TH AVENUE,
THOMAS ROAD TO CAMPBELL AVENUE

Dear Ms. Boos,

I have had the opportunity to review your request for a Minor Amendment to the Algodón Center PUD (Ord. G-6483) that you submitted on behalf of John F. Long, LLP. You have requested changes to the design standards regarding the approved planting list and percentage of ground cover and turf in the landscape standards section. You also submitted updated Streetscape Concept exhibits to reflect your proposed changes.

Section 671 Planned Unit Development of the Phoenix Zoning Ordinance, states that amendments not meeting the criteria for a major amendment shall be deemed to be a minor amendment and may be administratively approved by the Planning and Development Director.

Upon review of this material and through consultation with other Planning and Development staff, I have determined that this request is a reasonable modification to the existing PUD ordinance and I therefore approve the amendment described herein. An updated Development Narrative for the Algodón Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of the approval of this request.

This minor amendment shall be approved, subject to the following changes as indicated in red:

1. Modify the General Landscape Requirements entry of the Landscape Standards Table (Section G, pg. 11) with the following revised language.

LANDSCAPE STANDARDS (<i>design guidelines in italics</i>)	
General Landscape Requirements	<ol style="list-style-type: none"> 1. See Exhibits 12.0 to 12.2 for general layout, and locations. 2. <i>Individual lot landscape designs are part of a larger landscape character instead of stand-alone statements. No design should dominate the landscape. Instead, the landscape of individual lots should interweave with Common Areas to give Algodón a sense of place.</i>

	<p>3. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas shall be landscaped in accordance with the provisions of this Section. Future building pads within a phased developed Lot may continue to be farmed, improved with temporary landscaping along the street frontage, or otherwise maintained in a dust free manner.</p> <p>4. No part of any Landscape Area shall be used for any other such use as parking or display, except for required on site retention areas or when such use is shown on the landscape plan.</p> <p>5. All plant materials shall be planted so that at maturity the edge of the plant will be no closer than three (3) feet to any fire hydrant or fire suppression device.</p> <p>6. All mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings.</p> <p>7. All plant materials shall be irrigated by an appropriate automatic underground irrigation system. All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto Streets, sidewalks or parking areas. Landscape irrigation and domestic water services to each site shall be metered separately. Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Phoenix or approved equivalents.</p> <p>8. A minimum of seventy-five percent (75%) fifty-percent (50%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf.</p> <p>9. Turf area shall be limited to a maximum of 40% 30% on all streetscapes.</p>
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2. Modify the Shrubs, Groundcovers, and Accents entries in the Approved Planting List Table (Section G, pg. 14-15) with the following revised language.

SHRUBS	
*Buxus microphylla japonica	Japanese Boxwood
Caesalpinia	Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
Callistemon Viminalis 'Little John'	Little John Bottle Brush
*Carissa spp.	Natal Plum
Cassia spp.	Cassia

Chrysatinia mexicana	Damianta
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	Anacahuita
Cordia parvifolia	Little Leaf Cordia
Eremophila Glabra spp. Carnosa	Winter Blaze
*Euonymus spp.	Hibiscus
*Euphorbia rigida	Gopher Plant
*Euryops pectinatus	Golden Euryops
*Hibiscus spp.	Hibiscus
*Ilex vomitoria	Yaupon
Juniper chinensis	Juniper
Justicia spigera	Mexican Honeysuckle
Leucophyllum spp.	Texas Sage
*Lagerstroemia indica	Cape Myrtle
*Ligustrum spp.	Privet
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander varieties	Oleander
Penstemon spp.	Penstemon
*Photinia spp.	Photinia
*Pittosporum spp.	Pittosporum
Plumbago capensis	Cape Plumbago
Plumbago scandens	Plumbago
Pyracantha spp.	Pyracantha
*Raphiolepis	Raphiolepis
Ruellia brittonia	Ruellia
Ruellia peninsularis	Ruellia
Tecoma spp.	Yellow Bells
Tecomaria spp.	Cape Honeysuckle
Thevetia peruviana	Yellow Oleander
Xylosma congestum	Xylosma
Eremophila Glabra	Carnosa Winter Blaze

GROUNDCOVERS	
Asparagus densiflorus cv. 'Sprengeri'	Sprenger Asparagus
*Carissa spp.	Natal Plum
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	Indigo Bush
Eremophila prostrata	Outback Sunrise Eremophila
Lantana montevidensis	Trailing Lantana
*Liriope	Lilly Turf
Rosmarinus offiinalis	Prostrate Rosemary
Ruellia brittoniana 'Katie'	Katie Ruellia
*Trachelospermum spp.	Vinca
Teucrium chamaedrys 'Prostrata'	Germander
*Vinca spp.	Vinca
Wedelia trilobata	Yellow Dots

ACCENTS	
Agave spp.	Agave
Cereus spp.	Cereus
Cycas revoluta	Sago Palm
Dasyilirion Wheeleri	Desert Spoon
*Diates spp.	Fortnight Lily
Hesperaloe parviflora	Red Yucca
Muhlenbergia Rigida 'Nashville'	Purple Muhly
Nolina spp.	Bear Grass
Pedilanthus macrocarpus	Lady Slipper
*Philodendron selloum	Splitleaf Philodendron
*Strelitzia spp.	Bird of Paradise
Yucca spp.	Yucca

The changes described are minor and provide for additional tree species approved by SRP and updated standards for groundcover and turf to allow for improved groundcover quality.

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 PUD narrative, date stamped February 26, 2020

Updated Streetscape Concept Exhibits, date stamped February 26, 2020 (5 pages)

c: Z-19-F-00-5 file