



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

May 5, 2016

Mr. Adam Baugh  
Withey Morris PLC  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

RE: MINOR AMENDMENT OF THE NORTERRA PUD (Z-3-15-1)

Dear Mr. Baugh,

Thank you for your letter dated March 14, 2016 requesting a minor amendment to the Norterra Planned Unit Development, specifically to the Development Standards Table in Section G, page 31.

You have indicated that there was a minor error in the development standards table that impacts the development of single-family detached homes. The error includes the following items:

1. The original intent was to prescribe setback standards for three (3) product types: small, medium, and large. The small product type should correspond to lots that are 40 feet wide and less, rather than lots less than 40 feet wide; medium should correspond with lots that are 41 to 60 feet wide, rather than 40 to 60 feet wide; and large should correspond with lots that are 61 feet or wider.
2. Additionally, an issue has been identified regarding the end row lots which in some cases have unusual lot shapes. You have requested to use the small lot setbacks in cases where there is a small lot pattern, however the end lot may have a slightly larger lot width. You have also requested that the same apply to the medium lots, which according to the current development standards falls under the large lot provisions, but are within a medium product type area.

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 discussion with staff, I have determined that a minor amendment is

appropriate to correct the specific ranges of the designated lot widths, however it is not appropriate to apply setbacks based on product type, rather than lot width. This change to the Development Standards Table would require a major amendment to the PUD, as it would essentially change the prescribed setbacks. The setbacks prescribed in the table are based on the designated lot sizes, rather than a proposed product type. However, alternative solutions have been considered. In cases where there are unusual lot shapes, the lot width may be determined by the narrower portion of the lot. This will resolve the issue where there may be a lot with a wider street frontage that may fall under a larger lot width range, but a narrower rear lot area which should fall under a smaller lot range. This interpretation may be clarified with a footnote to the Development Standards Table. Also, in cases where the corner lot is slightly larger than 40 feet wide, but the product type proposed is the same as the adjacent 40-foot wide lot, the setbacks for the small product type (lots 40 feet wide or less) may be applied if enhanced architecture is provided on the street side elevation. This interpretation may also be clarified with a footnote to the Development Standards Table.

This minor amendment shall be approved, subject to the following:

1. An updated Development Narrative for the Norterra 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 July 31, 2015, as modified by the following stipulations:

- a. Page 31, Development Standards Table: Applicant shall revise the Side Setback (along another property) for the Single Family Detached Residential Building Type as follows:

“Lots 40 ft. wide or less: 0 ft. min., Combined 10 ft. min. between buildings<sup>8</sup>; Lots equal to or more than 41 ft. wide and less than or equal to 60 ft. wide: 5 ft. min., Combined 13 ft. min. between buildings; Lots 61 ft. wide or more: 5 ft. min., Combined 15 ft. min. between buildings”

- b. Page 31, Development Standards Table: Applicant shall add the following footnotes under the table:

“7. The lot width shall be determined by the width of the narrower portion of the lot.”

“8. Corner lots over 40 feet in width may utilize the same setbacks as applied to an adjacent 40-foot wide lot, if enhanced architecture is provided on the street side elevation, as approved by the Master

Architecture Plan. Corner lots requiring enhanced architecture shall be identified on the final site plan and subdivision plat.”

- c. Page 31, Development Standards Table: Applicant shall add the number 7 footnote to the sub-header rows in the second column of the table as follows:

- 1) Side Setback (Street and Green Court)<sup>1) 7</sup>
- 2) Side Setback (along another property)<sup>7</sup>
- 3) Side Setback (Street)<sup>3, 7</sup>

Should you have any questions, please contact the Deer Valley Village Planner, Racelle Escolar, at [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov) or (602) 262-6949.

Sincerely,



Alan Stephenson  
Planning and Development Director

- c: File  
Sandra Hoffman, Deputy Planning and Development Director  
Tricia Gomes, Zoning Administrator  
Racelle Escolar, Deer Valley Village Planner