



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

March 18, 2016

Stephen C. Earl
Earl, Curley & Lagarde PC
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012

Re: Alta Thomas PUD (Z-9-A-15-4)
Northwest corner of 3rd Street and Thomas Road
Minor Amendment

Dear Mr. Earl:

This letter responds to your request dated February 18, 2016 requesting confirmation that changes to the Alta Thomas PUD exhibits, located at the northwest corner of 3rd Street and Thomas Road, are in conformance with the PUD (Z-9-15-4). Although you are requesting minor modifications to the exhibits for the northwest portion of the site adjacent to the Winnie Ruth Judd House (Judd House), the PUD boundary is not being changed and therefore your request is approved as a minor amendment.

The overall design concept of the PUD is to support a transit-oriented medium density residential development near the Central Avenue and Thomas Road light rail station. Your amendment proposal is to acknowledge that the development has obtained a Use Permit to allow the uses identified within the PUD to extend into an adjacent property (Judd House) by five feet (~227 square feet). During the engineering/design/construction document phase, utility issues associated with the PUD zoning boundary adjacent to the Judd House were encountered. In order to accommodate the relocation of a Century Link equipment podium south of Catalina Drive without compromising the approved site plan, you sought permission to extend the land use into the adjacent C-O district. Per Section 307.A.8 of the Zoning Ordinance, you were granted a Use Permit (ZA-491-15) to allow the extension of the PUD use into the adjacent C-O zoned property. The Use Permit is conditioned upon the development applying and paying for building permits within one year of the approval.

Mr. Earl
RE: Alta Thomas PUD – Minor Amendment
March 18, 2016
Page 2

You have submitted an amended PUD document with new information to reflect the approval for the extension of use into the adjacent C-O district as follows:

- Updated Principals and Development Team
- Updated Table of Contents to add Exhibit M
- Updated Exhibit A (legal description) to add the additional five feet
- Updated Exhibit H – Conceptual Site Plan
- Updated Exhibit J – Vehicular & Pedestrian Access Plan
- Updated Exhibit L – Color Landscape Plan
- New Exhibit M – ZA-491-15 Use Permit approval

The Use Permit approval for the small extension of the use adjacent to the Judd House qualifies this request as a minor amendment to the Alta Thomas PUD and the minor amendment is approved.

Should you have any questions, please contact Katherine Coles at 602-256-5648 or katherine.coles@phoenix.gov.

Sincerely,



Alan Stephenson
Director
Planning and Development Department

Attachments: Amended PUD Document (Date received, February 18, 2016)

c: File