



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

May 1, 2024

Stephen W. Anderson
Gammage & Burnham, PLC
40 North Central Avenue
Phoenix, Arizona 85004

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

Dear Mr. Anderson,

I have had the opportunity to review your request for a Minor Amendment to the Algodón Center PUD that you submitted on behalf of Lennar. You have requested the add a provision to project into a rear setback under certain conditions.

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. This request meets the minor amendment criteria because it does not specifically change any height, density, setback, or lot coverage development standards. The amendment adds a setback projection provision for specific lot sizes with a one story height limit, similar to the projection provision recently added to the Zoning Ordinance for closed projections in the rear yard (G-7160).

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:

- 1) 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 approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated November 9, 2023, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - 1st Minor Amendment Approved: January 17, 2023
 - 2nd Minor Amendment Approved: October 2, 2023
 - 3rd Minor Amendment Approved: February 23, 2024

- b. Page 14, Table 2E: Single Family Detached Specific Development Standards:
Add a footnote to apply to the minimum rear setback for 45- to 50-foot-wide lots
as follows:

(3) Single story houses on 45' wide lots with a depth of 95' may project into the
rear setback by 5'.

Should you have any questions, please contact the Village Planner, Nayeli Sanchez Luna, at
nayeli.sanchez.luna@phoenix.gov or (602) 534-9938.

Sincerely,



Joshua Bednarek
Planning and Development Director

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