



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

October 10, 2023

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 John F Long Properties LLLP, et al. You have requested the modification to garage design standards, parking requirements, and technical corrections.

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:

- 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 February 15, 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
  - b. The modification to the Non-residential and Multifamily Development Standards table, Page 11:

Open Space <i>for Multifamily Residential</i>	A minimum open space area of 20% of the gross site area is required, unless the multifamily residential use is vertically integrated with ground floor retail uses, in which case the minimum improved open space area shall be 5% of the gross site area.
---	--

- c. The deletion of approval of the Single Family Architectural Appeals Board for 45-foot-wide lots, Single Family Detached Development Standards Table, Page 14:

Density	5.5 du/acre maximum	4 du/ac maximum
Minimum Lot Width	45', <i>Lots with a minimum lot width less than 45 feet are subject to approval of the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage.</i>	70'

- d. The addition of the Western Garden Cottage Series to the Single Family Detached Developments Standards and Exhibits, Page 14 and Page 64:

Minimum Setbacks		
Front	10'	10'
Garage	18'	18'
Side-Loaded Garage	10'	10'
Side	5'/5'	5'/10'
Rear	15'	20'
<i>35' Wide Western Garden Cottage Series: Per Elevations and Floor Plans in Exhibit 12.3</i>		

- e. The deletion of an editorial error in the Commercial and Multifamily Landscape Standards, Perimeter Property Landscape Lines (rear, sides, not adjacent to a street), Page 16:

Perimeter Property Landscape Lines (rear, sides, not adjacent to a street)	2) Planting Quantity: <ul style="list-style-type: none"> <li>One (1) tree for every twenty (20) feet <i>of Street frontage</i>.</li> </ul>
--	--

- f. The modification to the Parking Standards Table, Parking Spaces, Page 21:

Parking Spaces	Surface parking space and drive aisle dimensions for all non-residential land uses using perpendicular parking shall be eight and one-half (8 1/2) feet wide by eighteen (18) feet deep. Residential parking can include 1 1/2 feet of overhang at the front end of the space to meet length requirements. <i>35' Wide Western Garden Cottage Series – One parking space required.</i>
----------------	--

The changes described are minor and apply to garage design standards, parking standards, and editorial errors. This clarification will prevent any confusion regarding development standards and parking requirements.

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

Sincerely,



Joshua Bednarek  
Planning and Development Director

Attachments:

Proposed Changes to PUD narrative, date stamped October 2, 2023

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

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
20TH FLOOR  
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4422  
sanderson@gblaw.com

October 2, 2023

*Via E-Mail ([racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov))*

Racelle Escolar  
Principal Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

**CITY OF PHOENIX**

**OCT 02 2023**

**Planning & Development  
Department**

RE: Proposed Minor Amendments to Algodon Center® Planned Unit Development Planned Community Center

Dear Racelle:

On April 6, 2022, City Council unanimously approved Rezoning Application Z-19-G-00-5 (Algodon Center PUD) for the area generally bounded by 91<sup>st</sup> Avenue to 99<sup>th</sup> Avenue, Thomas Road to Campbell Avenue. This approval allowed a Major Amendment to the Algodon Center® Planned Unit Development (PUD) Planned Community Center (PCD) primarily to allow single-family and multifamily residential uses within specific areas of the PUD PCD boundary (the "Application"). On February 1, 2023, City staff approved a Minor Amendment to the PUD to incorporate a residential planting list.

This letter sets forth additional requests for Minor Amendments to the Algodon Center PUD. This proposed Amendment conforms to the City's defined scope for a Minor PUD Amendment as set forth in Section 671.E of the Zoning Ordinance. There are no proposed changes to the PUD boundaries, height, density, setbacks, lot coverage, or the location or scope of permitted land uses. (These parameters are similar to the parameters the Zoning Ordinance sets forth for Minor PCD Amendments in Section 636.F.)

There are a total of four proposed Minor Amendments in this package.

The first proposed Minor Amendment inserts a clarifying phrase, "For Multi-Family Residential," in Table 2A of the PUD. Staff identified the need for this clarification in the course of processing site plans for multiple development projects currently underway within Algodon Center. Please see the enclosed **Tab A – Proposed Amendment to Table 2A of PUD Narrative**.

The second proposed Minor Amendment is a modification to Table 2E, including a new Exhibit, regarding garage minimization. The current PUD sets forth Single Family Detached Specific Development Standards in Table 2E. The proposed Minor Amendment seeks to encourage consideration of garage minimization by allowing for the possibility of single car garages on 35 foot wide lots. This is the Cottage series of homes for the Western Garden portion of the site being developed by Lennar. Because the product is unique, the Minor Amendment also proposes adding a new Exhibit 12.3 to the PUD that incorporates the floor plans and elevations staff has already reviewed. The Cottage series respects the existing standard of Table 507A I.C.8.3.A, requiring that the "garage door" be no more than half the width of the house. Please see the enclosed **Tab B – Proposed Amendment to Table 2E of PUD Narrative, and Tab E – Proposed Amendment to add Exhibit 12.3**.

This proposed Minor PUD Amendment also advances a City Goal to reduce the price impact excessive parking requirements create for potential City residents. A more recent but critically important effort by the City is to build more



housing, especially more workforce housing, to address a drastic shortage of housing in the City. Recently, City staff processed Text Amendment Z-TA-8-23-Y to reduce parking requirements across a range of more attainable housing options across the City. The staff report setting forth these proposals describes the City's efforts as follows:

In 2020, City Council unanimously approved the Housing Phoenix Plan to create a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. The Plan's primary goal is to create or preserve 50,000 homes by 2030, and increase overall supply of market, workforce, and affordable housing to address the housing shortage in Phoenix. In order to implement this goal, nine policy initiatives were identified. Policy Initiative 5 is "Building Innovations and Cost Saving Practices". These proposed changes would address concerns that *existing parking requirements are more than necessary, and contribute to the increasing costs of development, and in turn, increasing housing costs.*

(Emphasis added.) This proposed Minor PUD Amendment encourages an innovative approach to limiting housing costs by allowing the provision of single car garages to provide parking for homeowners. This is exactly the type of Policy Initiative the Housing Phoenix Plan seeks.

The third proposed Minor Amendment deletes an editorial error, "of Street frontage," in Table 3A of the PUD. Staff identified the need for this clarification in the course of processing site plans for multiple development projects currently underway within Algodon Center. The reference to "Street frontage" is inappropriate because it occurs in a section of Table 3A that expressly applies to perimeters "not adjacent to a street." Please see the enclosed **Tab C – Proposed Amendment to Table 3A of PUD Narrative.**

The fourth and final proposed Minor Amendment adds a clarification to Table 5 of the PUD, indicating that the single car garage Cottage series only requires one parking space. As detailed above, modification of some parking requirements is an important mechanism to advance the City Council's Housing policy of providing more housing options for "the missing middle" of the ownership market. Please see the enclosed **Tab D – Proposed Amendment to Table 5 of PUD Narrative.**

We seek approval from the City for these four proposed Minor Amendments through the administrative review process. Our application fee in the amount of \$2,100 was included in an earlier version of this request submitted by US Mail. Please let us know if staff has any questions regarding this application. Otherwise, we look forward to staff's approval of this amendment.

Sincerely,  
GAMMAGE & BURNHAM PLC



By  
Stephen W. Anderson

SWA/tam  
Enclosure

Cc: Josh Bednarek  
Nayeli Sanchez Luna  
(via e-mail and w/ encl)

**Tab A**

**Proposed Amendment to Table 2A of PUD Narrative**

Relevant Portion of Table 2A (at Page 11)

**Table 2A: NON-RESIDENTIAL AND MULTIFAMILY DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	West of Freeway	East of Freeway
Density and number of dwelling units	Development of residential, attached multifamily uses at a <u>minimum</u> density of 20 dwelling units per gross acres and a <u>maximum</u> of 52.2 dwelling units per gross acres is permitted throughout the PCD PUD. Attached, multi-family uses below 20 dwelling units per acre are only allowed in Build to Rent Single Family Detached, as described in Table 2B.	
Open Space <u>For Multi-Family Residential</u>	A minimum open space area of 20% of the gross site area is required, unless the multifamily residential use is vertically integrated with ground floor retail uses, in which case the minimum improved open space area shall be 5% of the gross site area.	

**Tab B**

**Proposed Amendment to Table 2E of PUD Narrative**

Relevant Portion of Table 2E, Second Table (at page 14)

Single Family Detached Development Standards		
	45' – 50' Wide Lots	70' Wide Lots
<b>General</b>		
Density	5.5 du /ac maximum	4 du /ac maximum
Minimum Lot Width	45', <i>Lots with a minimum lot width less than 45 feet are subject to approval of the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage.</i>	70'
Maximum Garage Width	2 car widths	3 car widths
Minimum Perimeter Setback	5' Side and 15' Rear	5' Side and 20' Rear
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	90'	120'
<b>Minimum Setbacks</b>		
Front	10'	10'
Garage	18'	18'
Side-Loaded Garage	10'	10'
Side	5'/5'	5'/10'
Rear	15'	20'
<u>35' Wide Western Garden Cottage Series: Per Elevations and Floor Plans in Exhibit 12.3</u>		



**Tab C**

**Proposed Amendment to Table 3A of PUD Narrative**

Relevant Portion of Table 3A (at Page 16)

**Table 3A: COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS**

COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS <i>(design guidelines in italics)</i>	
Perimeter Property Landscape Lines (rear, sides, not adjacent to a street)	<p>1) A landscaped setback shall be established and maintained along all perimeter property lines not adjacent to a street:</p> <ul style="list-style-type: none"> <li>▪ 10 ft. continuous</li> <li>▪ 20 ft. area created by two ten (10) foot Landscape Areas on each side of the property line.</li> <li>▪ 0 ft. Vertical Mixed-Use</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ One (1) tree for every twenty (20) feet of <del>Street frontage</del>.</li> <li>▪ Five (5) shrubs and/or groundcover shall be planted for each tree</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>▪ Minimum three (3) inch caliper at one-year's growth after installation for a minimum fifty percent (50%) of required trees, and 2-inch caliper for balance of required trees</li> </ul>

**Tab D**

**Proposed Amendment to Table 5 of PUD Narrative**

Relevant Portion of Table 5 (at Page 21)

**Table 5: PARKING STANDARDS**

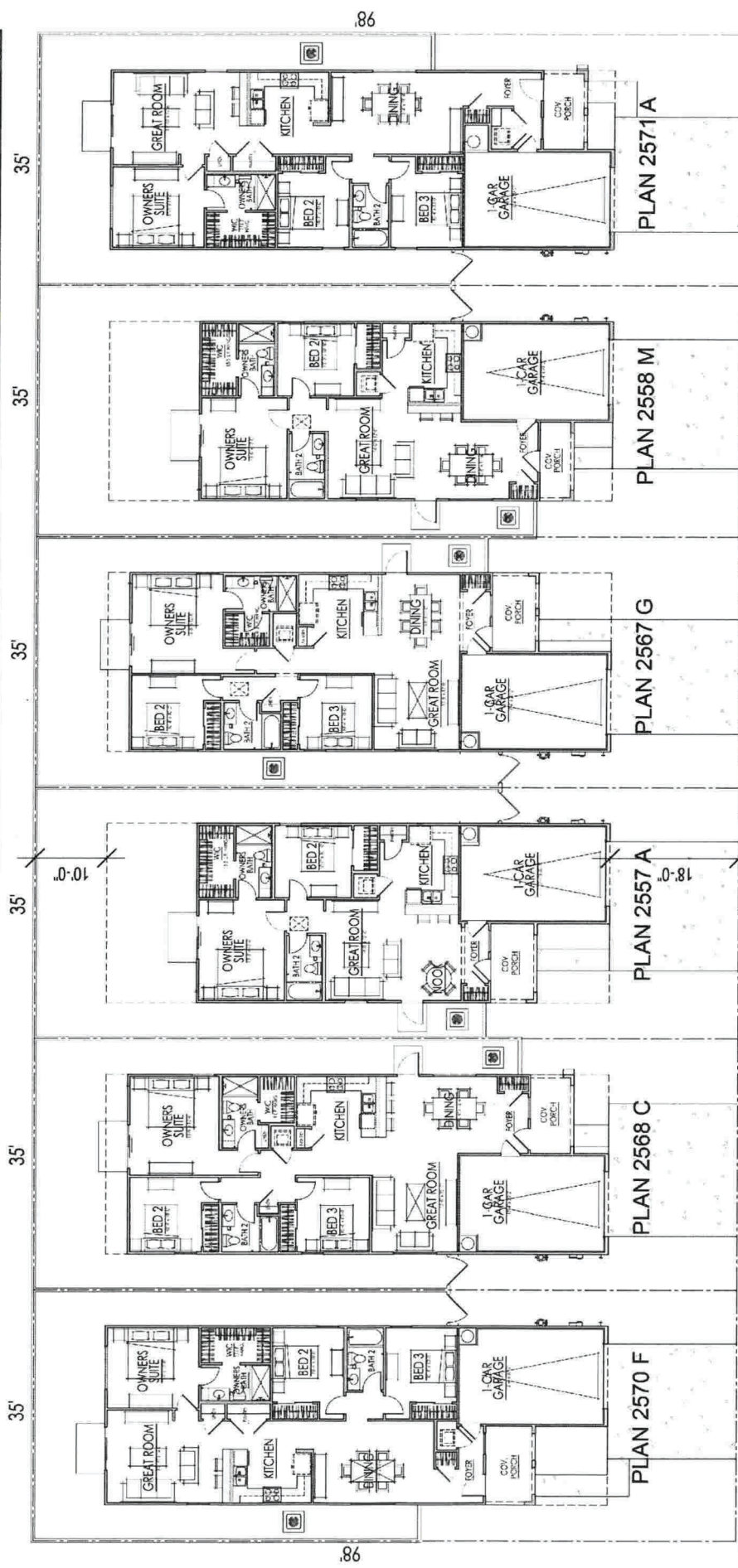
PARKING STANDARDS (Design Intent in Italics)	
Parking Spaces	Surface parking space and drive aisle dimensions for all non-residential land uses using perpendicular parking shall be eight and one-half (8 1/2) feet wide by eighteen (18) feet deep. Residential parking can include 1 ½ feet of overhang at the front end of the space to meet length requirements. <u>35' Wide Western Garden Cottage Series – One parking space required.</u>

**Tab E**

**Proposed Amendment to add Exhibit 12.3, Western Garden Cottage  
Series Elevations and Floor Plans to PUD Narrative**







- WESTERN GARDEN COTTAGE -



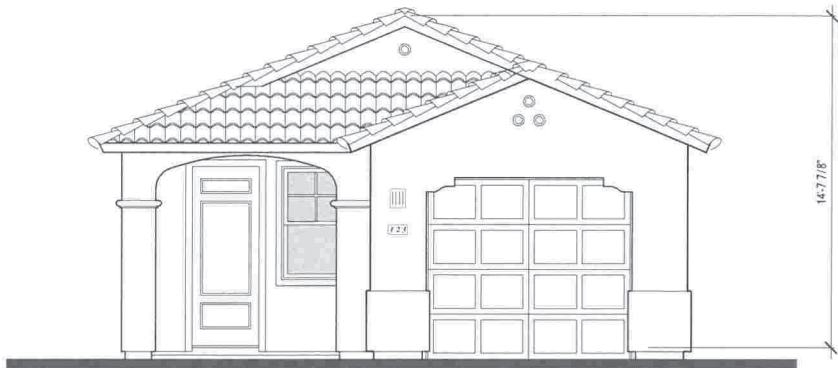




ELEVATION M - COTTAGE



ELEVATION C - CRAFTSMAN



ELEVATION A - SPANISH COLONIAL

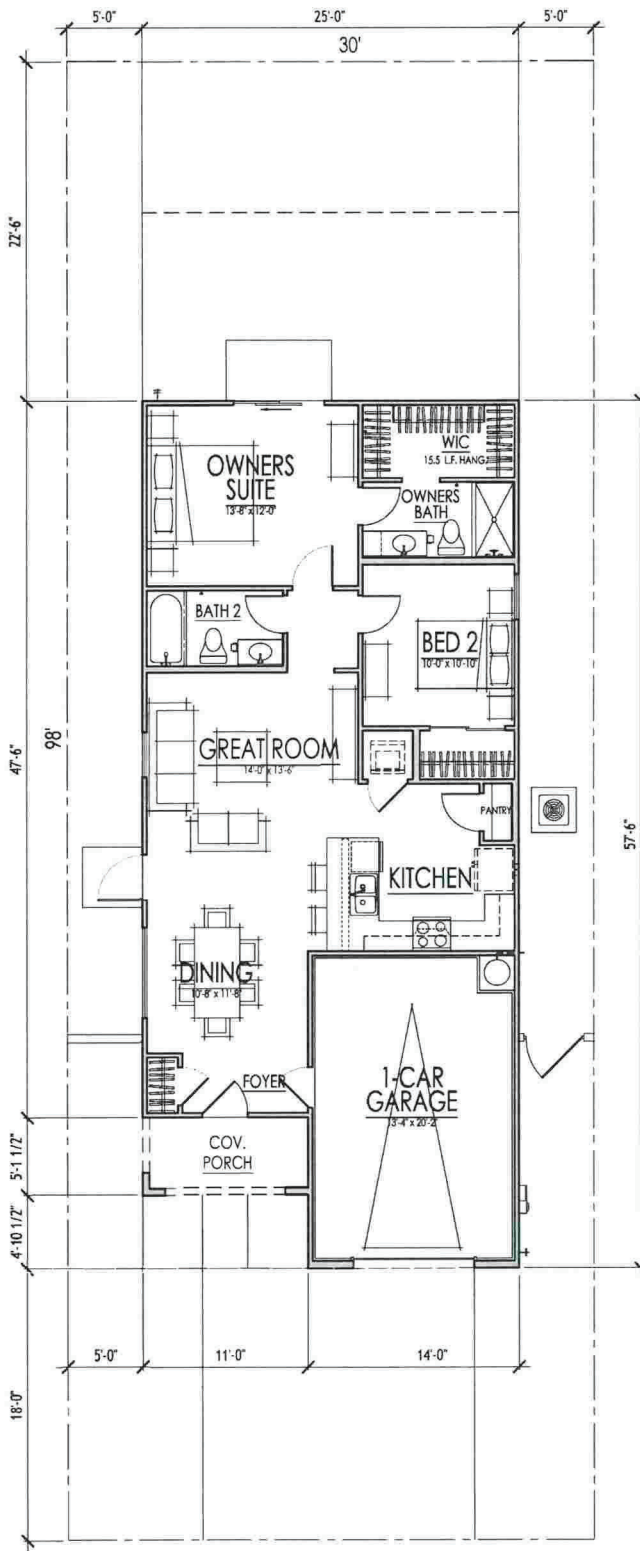
3/16" = 1'-0"

# PLAN 2557

FRONT ELEVATIONS



WESTERN GARDEN  
PHOENIX, ARIZONA



1,041 S.F. LIVABLE

1/8" = 1'-0"

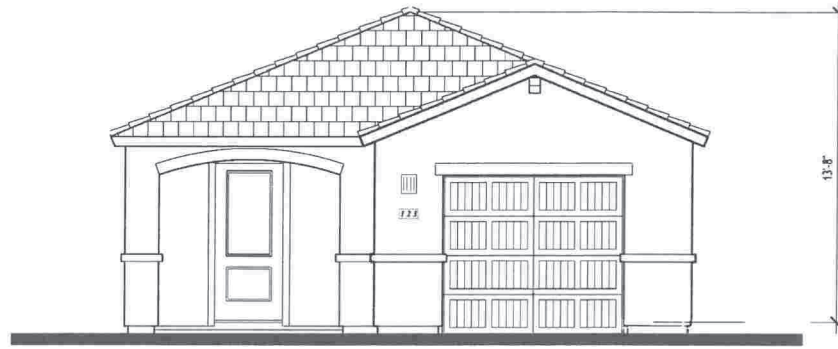
## PLAN 2558

FLOOR PLAN

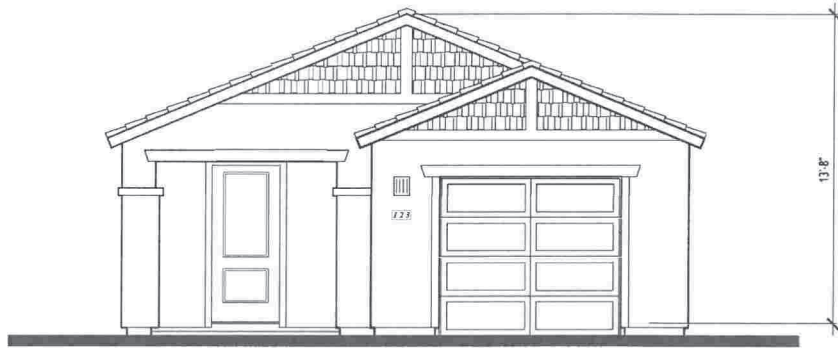
**LENNAR**

WESTERN GARDEN  
PHOENIX, ARIZONA

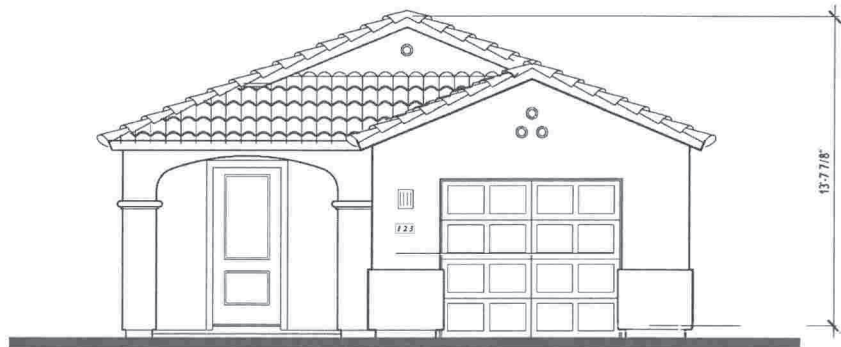




ELEVATION M - COTTAGE



ELEVATION C - CRAFTSMAN



ELEVATION A - SPANISH COLONIAL

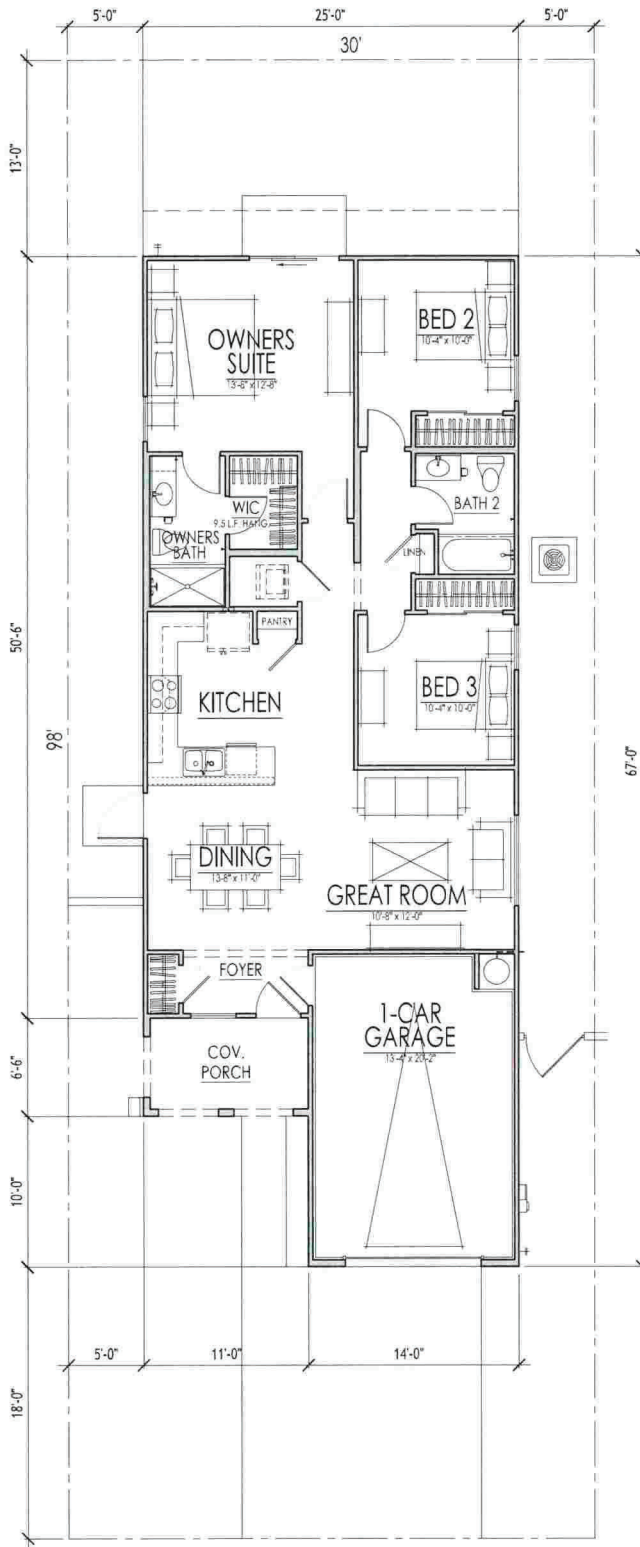
3/16" = 1'-0"

# PLAN 2558

FRONT ELEVATIONS

**LENNAR**

WESTERN GARDEN  
PHOENIX, ARIZONA



1,203 S.F. LIVABLE

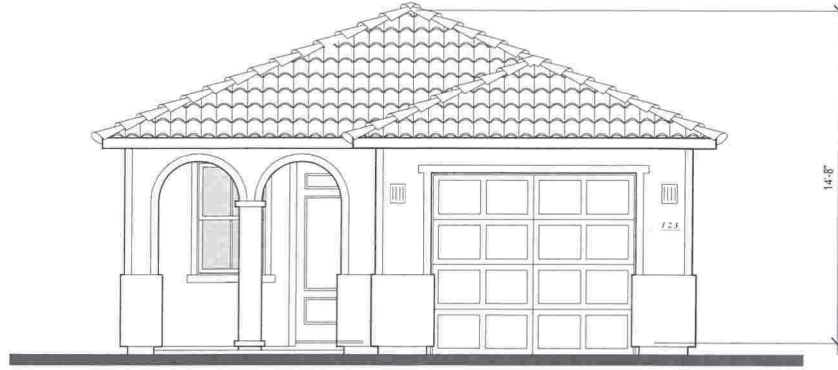
1/8" = 1'-0"

# PLAN 2567

FLOOR PLAN

**LENNAR**

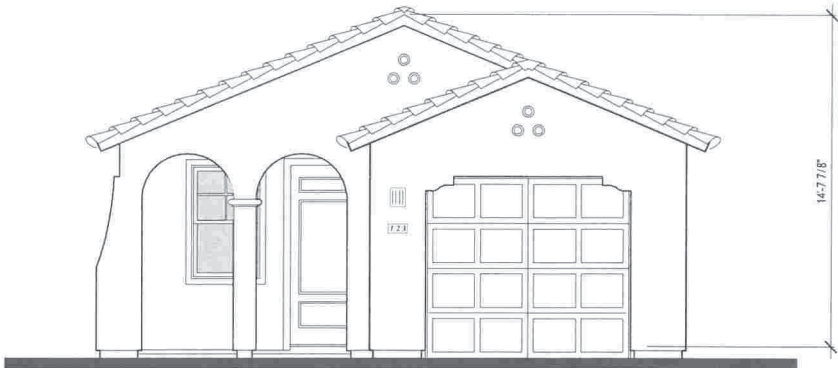
WESTERN GARDEN  
PHOENIX, ARIZONA



ELEVATION G - ITALIANATE



ELEVATION C - CRAFTSMAN



ELEVATION A - SPANISH COLONIAL

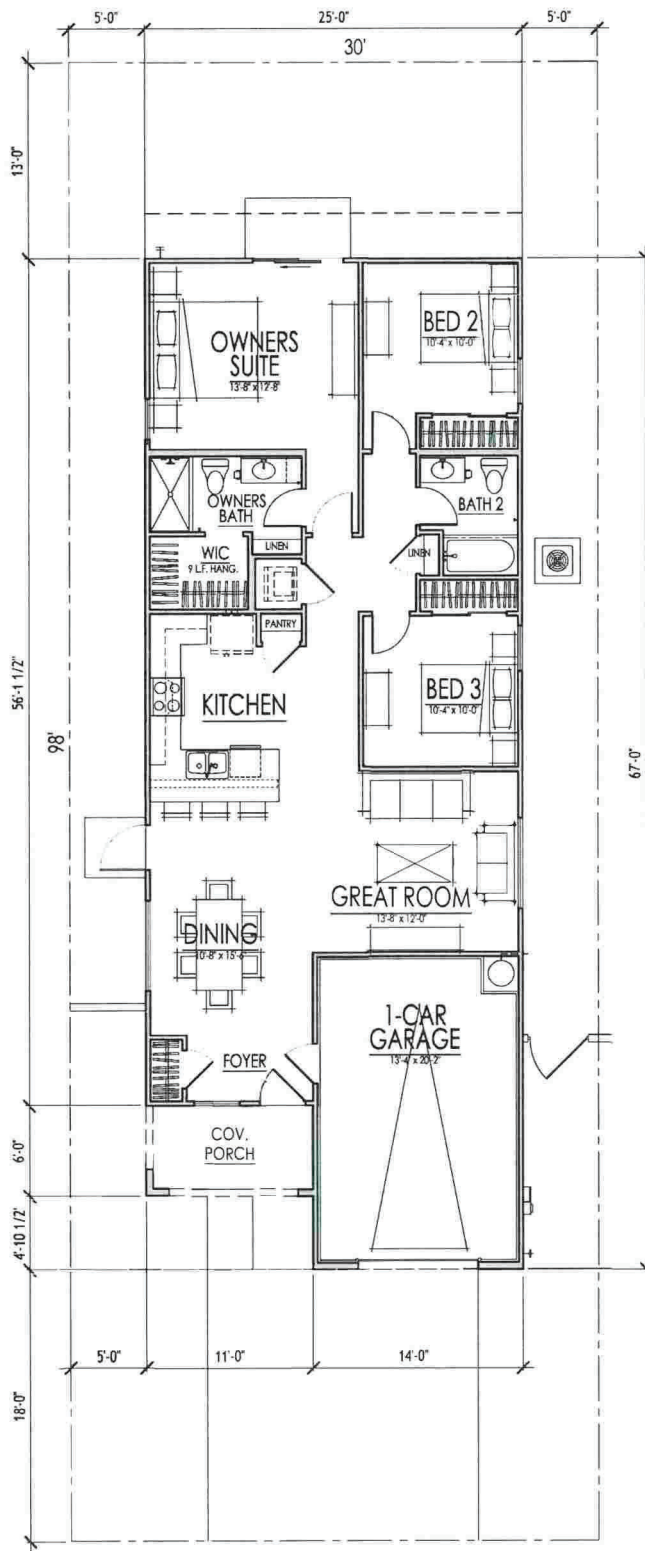
3/16" = 1'-0"

# PLAN 2567

FRONT ELEVATIONS

**LENNAR**

WESTERN GARDEN  
PHOENIX, ARIZONA



1,268 S.F. LIVABLE

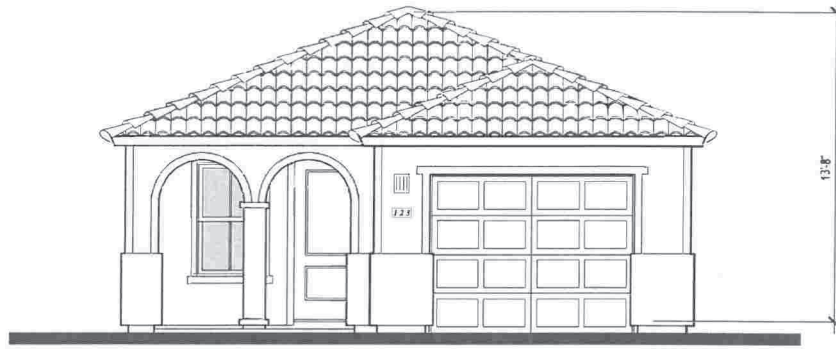
1/8" = 1'-0"

## PLAN 2568

FLOOR PLAN

**LENNAR**

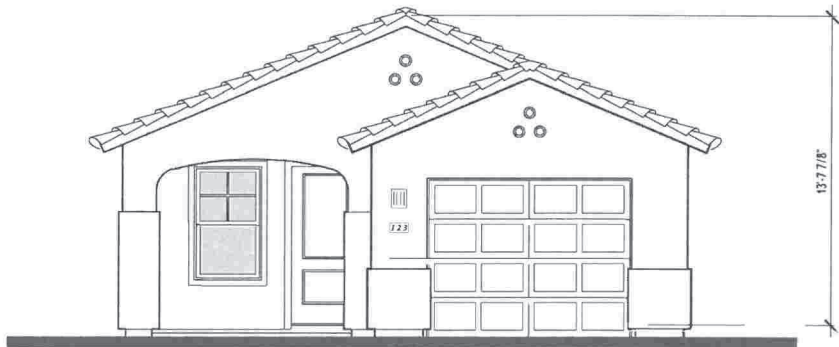
WESTERN GARDEN  
PHOENIX, ARIZONA



ELEVATION G - ITALIANATE



ELEVATION C - CRAFTSMAN



ELEVATION A - SPANISH COLONIAL

3/16" = 1'-0"

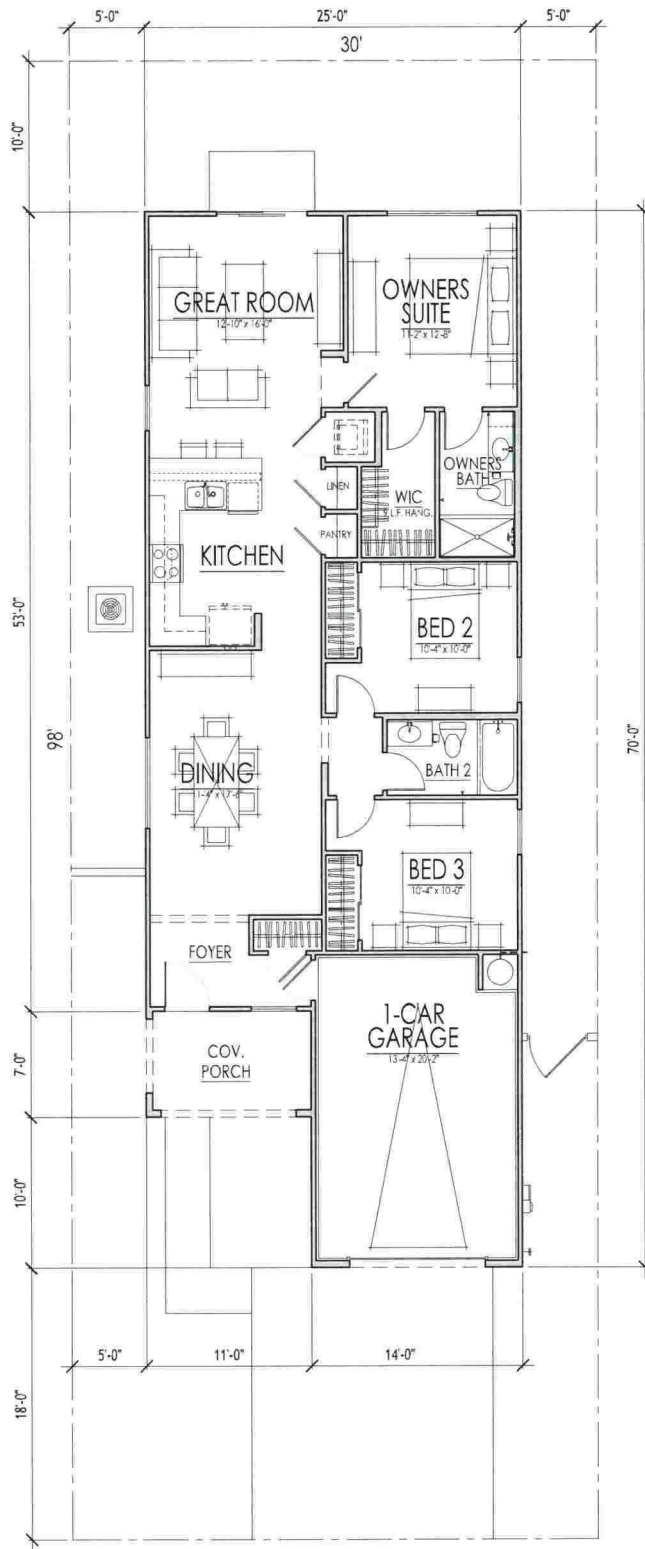
# PLAN 2568

FRONT ELEVATIONS

**LENNAR**

WESTERN GARDEN  
PHOENIX, ARIZONA





1,273 S.F. LIVABLE

1/8" = 1'-0"

## PLAN 2570

FLOOR PLAN

**LENNAR**

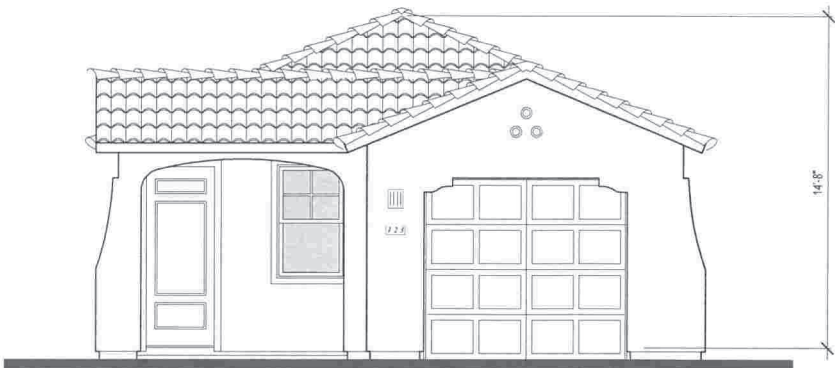
WESTERN GARDEN  
PHOENIX, ARIZONA



ELEVATION M - COTTAGE



ELEVATION F - FRENCH COUNTRY



ELEVATION A - SPANISH COLONIAL

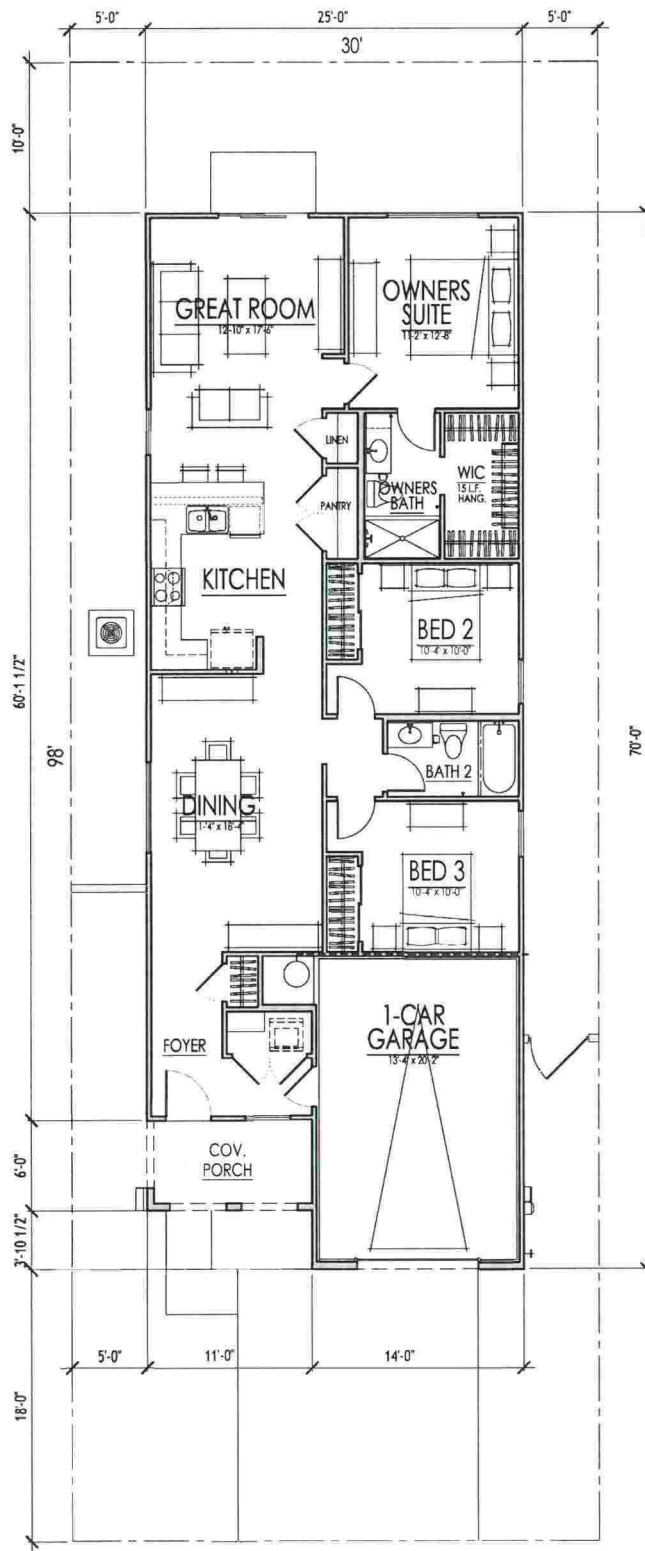
3/16" = 1'-0"

# PLAN 2570

FRONT ELEVATIONS



WESTERN GARDEN  
PHOENIX, ARIZONA



1,340 S.F. LIVABLE

1/8" = 1'-0"

## PLAN 2571

FLOOR PLAN

**LENNAR**

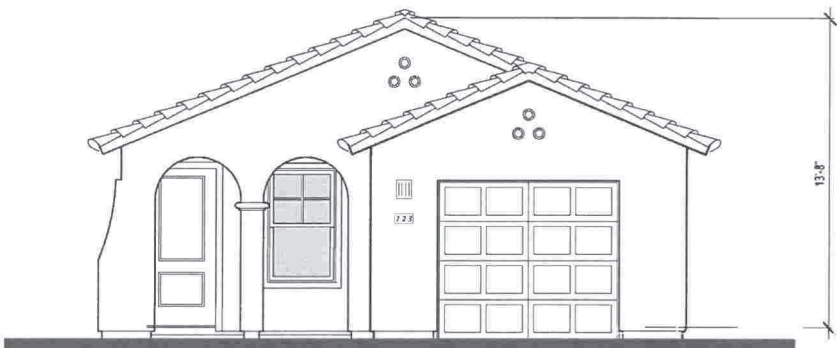
WESTERN GARDEN  
PHOENIX, ARIZONA



ELEVATION M - COTTAGE



ELEVATION F - FRENCH COUNTRY



ELEVATION A - SPANISH COLONIAL

3/16" = 1'-0"

# PLAN 2571

FRONT ELEVATIONS

**LENNAR**

WESTERN GARDEN  
PHOENIX, ARIZONA

