



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

July 21, 2026

Ray Banker
Snell & Wilmer LLP
1 E. Washington Street
Suite 2700
Phoenix, AZ 85004

RE: 1ST MINOR AMENDMENT OF THE 34TH + THOMAS PUD (Z-18-23-8)

Dear Mr. Banker,

Thank you for your letter dated June 5, 2026, requesting a minor amendment to the 34TH + THOMAS Planned Unit Development. Your request included revisions to Section D.3.a of the development Standards Table to modify the approved parking allowance from 1.5 parking spaces per dwelling unit to 1.7 parking spaces per dwelling unit. This will increase the Total Parking required from 485 parking spaces to 547 parking spaces. The modification to the parking allowance includes a minimum of 50% of the reserved parking for the multifamily component will be provided as unreserved spaces. The proposed parking stalls shall be full sized.

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 review of your minor amendment request and discussion with staff, I have determined that a minor amendment is appropriate as stipulated below.

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

- 1) An updated Development Narrative for the 34TH + THOMAS 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 December 27, 2023, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - 1st Minor Amendment: July 21, 2026

b. Page 13, Parking Standards:

Minimum Parking Standards

- | | |
|------------------------------|--|
| a. Multifamily Residential | 1.7 spaces per dwelling unit |
| b. Retail/Restaurant | 1 space per 300 square feet |
| c. Off-Street Loading Spaces | 2 required |
| d. Bicycle Parking | 0.25 spaces per total dwelling unit,
maximum 50 spaces |
| e. Unreserved Spaces | 50% of total Multifamily Residential
spaces |
| f. Parking Space Size | Per Section 702 B.2.a(1) expect
"Compact Parking Spaces" are not
permitted |

Should you have any questions, please contact the Camelback East Village Planner, Anthony Grande, at anthony.grande@phoenix.gov or (602) 256-5648.

Sincerely,

Joshua Bednarek
Planning and Development Director

c: Z-18-23-8

Attachments:

Minor Amendment Request Letter dated June 5, 2026.

June 5, 2026

Anthony Grande
Camelback East Village Planner
City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Minor Amendment to the 34th + Thomas PUD, Case Z-18-23-8

Dear Anthony,

On behalf of our client, Aspirant Partners (“Aspirant”), we are pleased to submit this Minor Amendment Request for the 34th + Thomas PUD (the “PUD”) located at the southeast corner of 34th Street and Thomas Road (the “Property”). This request is to make one (1) minor adjustment to facilitate the development of the proposed mixed-use residential community.

To summarize, 34th + Thomas (the “Project”) will redevelop the Property from an existing 1960’s era commercial plaza and large surface parking lot to a 5-story mixed use building including 310 dwelling units with ground floor retail and restaurant space.

The purpose of this PUD Minor Amendment is to adjust and clarify the parking requirements and proposed parking spaces allocated for the project. The current PUD approval included the following parking requirements:

PUD Parking Requirements

Residents		
Studio	1.3 spaces per dwelling unit	
1-bed & 2-bed	1.5 spaces per dwelling unit	
Guests		
Studio	0.3 spaces per dwelling unit	
1-bed & 2-bed	0.5 spaces per dwelling unit	
Retail/Restaurant	1 space per 300 square feet	

Total parking required based on original project design and PUD requirements

Residents		
Studio	17 units x 1.3=	23 P.S.
1-bed & 2-bed	293 units x 1.5=	440 P.S.

Guests

Studio	17 units x .3=	6 P.S.
1-bed & 2-bed	293 units x .5=	147 P.S.
Sub-Total for Residential (1.92PS per DU)		616 P.S.
Retail/Restaurant	6,000SF / 300=	20 P.S.
Total Parking required		636 P.S.

The parking proposed for the PUD at that time met the then in effect code language, which required 1.3 spaces per studio (efficiency) and 1.5 spaces per 1 and 2 bedroom units. There was also a “reserved parking” requirement of 0.3 spaces per studio and 0.5 for the 1 and 2 bedroom units. The listing of the parking ratios was to provide the base Zoning Ordinance standard clearly, not to modify or provide parking less than code allowances then in effect.

Since the PUD was adopted by the City Council on December 6, 2023, the City of Phoenix has since updated it’s parking regulations, including ratios for multi-family developments, as follows:

Parking Requirements based on Current Zoning Ordinance

Multi-Family/Dwelling Unit	1.5 spaces per dwelling unit
Retail/Restaurant	1 space per 300 square feet

These new standards simplify parking, “right-size” the requirements to meet modern development needs and reflect the City’s objectives of avoiding “over-parking” while ensuring sufficient on-site parking for various development types. These standards would have been utilized in the PUD if they were existent at that time. Applying these new parking regulations to the proposed Project, the required number of parking spaces would be:

Total parking based on current Zoning Ordinance

Multi-family	310 units x 1.5=	465 P.S.
Retail/Restaurant	6,000SF / 300=	20 P.S.
Total Parking required		485 P.S.

This reflects a 23% reduction in standard parking required from “old” code to the current code.

As the project has moved through the Preliminary Site Plan (“PSP”) process, the design, unit types, sizing and marketing strategy are more clearly defined. As such, the parking has been reevaluated in light of (i) the code reduction adopted by the City and (ii) anticipated “real-world” need based on the market expected at this location.

After careful consideration, Aspirant proposes a minor amendment to the PUD to reflect a more tailored parking ratio for the project, one that actually exceeds base Zoning Ordinance standards while still avoiding over parking the development. More specifically, instead of 1.5 parking spaces

per dwelling unit, we are proposing 1.7 parking spaces per dwelling unit, which will equate to 62 spaces (or 12.8%) over the current Zoning Ordinance parking standard:

Proposed Parking Requirement

Multi-family	310 units x 1.7=	527 P.S.
Retail/Restaurant	6,000SF / 300=	20 P.S.

Total Parking required

547 P.S. (62 stalls over Ordinance)

To further align the parking with modern standards and to ensure easy parking for both residents and guests, we also will include the following requirements in the updated PUD:

- A minimum of 50% of the required parking spaces for the multi-family component will be provided as unreserved spaces (vs Zoning Ordinance base of 0.25 spaces per unit).
- All proposed parking stalls shall be full-size (vs Zoning Ordinance allowances for up to 10% of required and for all “extra” spaces over required).

The two additional items above will help ensure ample guest parking and sufficient garage space to make parking efficient and easy for both residents and guests.

In light of the above, please consider this letter a formal request for approval of a minor administrative amendment to the 34th + Thomas PUD, Section D.3.a to state:

Parking Standards	
a. Minimum Parking Standards	
a. Residents Multi-Family	
Residential	1.7 spaces per dwelling unit
Studio	1.3 spaces per dwelling unit
1 Bed & 2 Bed	1.5 spaces per dwelling unit
b. Guests	
Studio	0.3 spaces per dwelling unit
1 Bed & 2 Bed	0.5 spaces per dwelling unit
b. Retail/Restaurant	1 space per 300 square feet
c. Off-Street Loading Space	2 required
d. Bicycle Parking	0.25 spaces per total dwelling unit, maximum 50 spaces
e. Unreserved Spaces	50% of total Multi-Family Residential spaces
f. Parking Space Size	Per Section 702.B.2.a(1) except “Compact Parking Spaces” are not permitted

Thank you for your assistance in reviewing this request and please advise if you need any additional information to process this application.

Respectfully submitted,

Snell & Wilmer

A handwritten signature in black ink, appearing to read 'Ray Banker', with a stylized flourish at the end.

Ray Banker
Urban Planner