



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

July 20, 2026

Ms. Cindy Paddock
Colliers Engineering & Design, Inc.
4742 North 24th Street
Phoenix, Arizona 85016

Re: MINOR AMENDMENT 1 OF SENDERO FOOTHILLS PUD (Z-46-19-2)
APPROXIMATELY 900 FEET NORTH OF THE NORTHEAST CORNER OF CAVE
CREEK DAM ROAD AND DESERT PEAK PARKWAY

Dear Ms. Paddock,

Thank you for your letter dated April 22, 2026, and revised July 8, 2026, requesting a minor amendment to the Sendero Foothills Planned Unit Development. Your revised request included revisions to Section E.3.d (Design Guidelines, Architectural Design, Single-Family, Elevations) regarding windows being recessed or popped out from the exterior building face a minimum of one foot.

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 Sendero Foothills 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 16, 2022, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - Reorder the submittal dates for “First Submittal” to be at the top of the list, and “City Council Adopted” to be at the bottom of the list. Add the “Final Submittal” date (February 16, 2022) below the “City Council Adopted” date.

- Below the Final Submittal date, add the 1st Minor Amendment Approval date (July 9, 2026) and the 1st Minor Amendment Final Narrative Submittal date.
- b. Provide a new page after the table of contents with a summary of what the minor amendment was for, including the dates.
- c. Page 19, E. Design Guidelines, 3. Architectural Design, Single-Family, d. Elevations, i. Front elevations: Add a bullet point at the end of the list that states "Windows wider than two feet shall be recessed or popped out from the exterior building face a minimum of one foot".
- d. Page 19, E. Design Guidelines, 3. Architectural Design, Single-Family, d. Elevations, v. Windows: Delete and renumber accordingly.

The proposed minor amendment is consistent with the intent of the PUD.

Although the proposed change shifts the window recession or pop-out to only windows wider than two feet on the front elevation, the PUD still requires four-sided architecture and trim around all windows; therefore, the intent to provide a high-quality design is still being met.

Should you have any questions, please contact the Desert View Village Planner, Adrian Zambrano, at adrian.zambrano@phoenix.gov or (602)534-6057.

Sincerely,



Joshua Bednarek
Planning and Development Director

Attachments:

Minor Amendment Request Letter dated April 22, 2026.

Revised Minor Amendment Request Letter dated July 8, 2026.

c: Z-46-19-2
Adrian Zambrano, North Gateway Village Planner

4742 N 24th Street
Suite 270
Phoenix, Arizona 85016
Main: 602 490 0535
colliersengineering.com



April 22, 2026

Adrian Zambrano
City of Phoenix
Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Sendero Foothills – Minor PUD Amendment (Application No.: Z-46-19)
SDEV #: 1900659-Kiva Project #: 15-3133

Dear Mr. Zambrano,

Sendero Foothills is a 218-gross-acre project located north and east of Desert Peak Parkway and Cave Creek Dam Road. It was rezoned to PUD (Planned Unit Development) on February 2, 2022, Z-46-19-2. The primary purpose of the PUD was the creation of various residential housing types at a time when the City needs more housing.

Lennar is the residential developer for Sendero Foothills and is requesting approval of a Minor PUD Amendment to amend several of the Single Family Architectural Design standards in the approved PUD. As we approach actual development, these minor adjustments are sought to help get the project off the ground. The requested modifications are consistent with the approved architectural design standards of the abutting single family communities of Stone Butte East and Hillstone and will continue to ensure a quality design aesthetic is implemented.

The requested architectural design standard amendments are also consistent with the intent of the PUD; reflect the project's commitment to high-quality residential development; use a variety of materials, particularly in the details of the façade design; and are compatible with surrounding neighborhoods.

This request also includes a clarification of the wastewater service for the project. Section G. Infrastructure, Section 1 in the approved PUD narrative states that the proposed wastewater system could possibly include private lift stations. Based on further evaluation of the project, it has been determined that private lift stations and/or individual pressure sewer systems will be utilized for wastewater service so this amendment seeks to amend the PUD narrative to present a more precise and defined statement of the infrastructure serving the project.

The proposed modifications are outlined below, and justifications are provided for each.

PUD E. Design Guidelines, Section 3.b.iii

Request: Include a minimum 1' dimensioned offset standard for front setbacks between adjacent homes.

Rational: The current standard reads: "Building and garage setbacks should ensure that each home has a different position than the next." Unfortunately, this standard is vague. There is no specific minimum setback or positioning requirement between adjacent homes in this standard. To avoid uncertainty and inconsistent plan review interpretations when permitting, we are proposing to list one foot as the specific minimum standard for positioning homes between adjacent lots and ensuring a minimum offset. This meets the intent of the current requirement but avoids inconsistent staff application during the permitting process and gives certainty to our design team.

Proposed wording:

- iii Building and garage setbacks to be offset by a minimum of one (1) foot to ensure that each home has a different position than the next.

PUD E. Design Guidelines, Section 3.c.

Request: Remove limitation of maximum 60% of building face comprised of stucco.

Rational: The current wording reads: "Any and all buildings faces cannot be comprised of more than sixty (60) percent stucco and shall have a minimum of three (3) of the Design Elements listed below. The list of Design Elements for Four-Sided Architecture is not an exhaustive list and may include other elements that are consistent with the list below." As worded, this standard limits the use of special stucco finishes such as Mediterranean, Spanish Lace, etc., which are attractive and quality design aesthetics that are consistent with the PUD. Removing the maximum 60% stucco requirement is not a negative. It simply allows for increased design flexibility, all without eliminating quality controls. The standard still requires incorporation of multiple design elements, which ensures visual interest, articulation, and architectural variation regardless of the primary material used. Furthermore, the requested modification is consistent with the architectural design standards of the abutting single-family communities of Stone Butte East and Hillstone and will continue to ensure a quality design aesthetic is implemented.

Proposed wording:

- c. Any and all buildings faces shall have a minimum of three (3) of the Design Elements listed below. The list of Design Elements for Four-Sided Architecture is not an exhaustive list and may include other elements that are consistent with the list below.

PUD E. Design Guidelines, Section 3.d.i and Section 3.d.v

Request: This is a two-part request. The first part seeks to shift standard 3.d.v to Section 3.d.i. and the second part seeks to clarify that only substantial windows require the 1' pop out from the exterior front building face.

Rational: The current wording for Section 3.d.i reads:

- i. Front elevations shall incorporate all of the following:
 - A variety of distinct roof styles is encouraged
 - Architectural detailing appropriate to the style of the home
 - Accent colors and materials
 - Outdoor living spaces such as covered front porch, patio, entry courtyard, or second story balcony
 - A focal entry point such as detailed window treatment and articulation, or unique accent materials
 - No two identical elevations or floorplans shall be placed side-by-side or directly across from one another

Our request is to shift Section 3.d.v ("Windows will be recessed or popped out from the exterior building face a minimum of one (1) foot") into this bulleted list of 3.d.i. This shift clarifies that the intent is that this standard apply to the front elevations. It also makes the standard easier to apply because it's part of a comprehensive list rather than being separated.

Additionally, we also seek to slightly modify the language of 3.d.v as it is added into the bulleted list of 3.d.i. We seek to add the following words shown in red: "Windows **wider than two (2) feet** will be recessed or popped out from the exterior building face a minimum of one (1) foot." Not all windows are proportioned or constructed in a way that reasonably accommodates a one-foot recess or projection—particularly narrow or accent windows. As written currently, this standard could be interpreted to apply to literally every single window, which we don't believe was the true intent. Nor would it be advisable architecturally. What we believe this standard was meant to address was normal sized windows.

By applying the requirement only to windows wider than two feet, the standard targets those openings that meaningfully contribute to façade articulation while avoiding unnecessary constraints on smaller windows. This important clarification prevents awkward or forced detailing. It also supports architectural variety and reduces confusion during plan review and permitting by establishing a clear, measurable threshold for compliance.

We also note that this proposed modification is consistent with the architectural design standards of the adjacent single-family communities of Stone Butte East and Hillstone.

Proposed wording:

- ii. Front elevations shall incorporate all of the following:
- A variety of distinct roof styles is encouraged
 - Architectural detailing appropriate to the style of the home
 - Accent colors and materials
 - Outdoor living spaces such as covered front porch, patio, entry courtyard, or second story balcony
 - A focal entry point such as detailed window treatment and articulation, or unique accent materials
 - No two identical elevations or floorplans shall be placed side-by-side or directly across from one another
 - Windows wider than two (2) feet will be recessed or popped out from the exterior building face a minimum of one (1) foot

PUD G. Infrastructure, Section 1

Request: Include affirmative language that will require private lift stations and/or individual pressure sewer systems for individual lots (E/One system) for wastewater service.

Rational: Currently the 3rd paragraph under Section G, Infrastructure, 1 Water and Sewer, reads: "The proposed wastewater system contemplates construction of a gravity main along Cave Buttes Dam Road plus possible private lift stations to provide for wastewater service. Water and wastewater reports will be prepared at time of Preliminary Site Plan submittal to document the improvements needed to serve the site. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies."

We are seeking to remove the term "possible" in the first sentence and add the phrase "and/or individual pressure sewer systems for individual lots (E/One system)" (as redlined below). These edits strengthen the statement by eliminating the ambiguity of the word "possible" and establish a higher level of commitment to a defined infrastructure approach. This revision improves textual accuracy and ensures the description is complete and reflective of what is being proposed. The inclusion of "and/or individual pressure sewer systems for individual lots (E/One system)" provides further clarification for the wastewater service system. Overall, the revised wording presents a more precise and technical statement.

Proposed wording:

The proposed wastewater system contemplates construction of a public gravity main along Cave Buttes Dam Road plus ~~possible~~ private lift stations **and/or individual pressure sewer systems for individual lots (E/One system)** to provide for wastewater service. Water and wastewater reports will be prepared at time of Preliminary Site Plan submittal to document

the improvements needed to serve the site. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

A redline copy of the proposed architectural design standard and infrastructure system amendments to the approved PUD narrative are attached.

The amendments in this document provide valuable clarifications for the development of this property. Often, when a PUD is drafted, it is not yet apparent how every single line of text will be read and understood. With the benefit of hindsight, and with the immediate future of development before us, we are asking for these small clarifications and adjustments so that this development can move forward in an orderly and clear manner. Doing so will meet City goals of bringing meaningful home ownership opportunities to this area.

Please contact me if you have any questions.

Sincerely,

Colliers Engineering & Design, Inc.



Cindy Paddock, AICP
Senior Project Manager | Land Use Planning

cc: M. Werner, Lennar

July 8, 2026

Adrian Zambrano
City of Phoenix
Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Sendero Foothills – Minor PUD Amendment (Application No.: Z-46-19)
SDEV #: 1900659-Kiva Project #: 15-3133

Dear Mr. Zambrano,

Thank you for taking the time to review our Minor Amendment submittal and for providing your comments.

After reviewing your feedback internally with the client Lennar and our team, we have revised our request as follows:

- **Amendment #1 – Design Guidelines, Section 3.b.iii:** We are no longer pursuing this minor amendment request and have removed it from this Minor Amendment application.
- **Amendment #2 – Design Guidelines, Section 3.c:** We are also no longer pursuing this minor amendment request and have remove it from this Minor Amendment application.
- **Amendment #3 – Design Guidelines, Sections 3.d.i and 3.d.v:** We appreciate your confirmation that there are no comments on this request, and we will leave it as submitted.
- **Amendment #4 – Infrastructure, Section 1:** Based on your comments that this section is not regulatory and is not reviewed as part of the PUD Minor Amendment Development Narrative, we will remove this amendment request from the Minor Amendment application.

We appreciate the staff's review and feedback and have revised our PUD Minor Amendment accordingly to reflect only the remaining amendment request.

Sendero Foothills is a 218-gross-acre project located north and east of Desert Peak Parkway and Cave Creek Dam Road. It was rezoned to PUD (Planned Unit Development) on February 2, 2022, Z-46-19-2. The primary purpose of the PUD was the creation of various residential housing types at a time when the City needs more housing.

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The requested architectural design standard amendments are also consistent with the intent of the PUD; reflect the project's commitment to high-quality residential development; use a variety of materials, particularly in the details of the façade design; and are compatible with surrounding neighborhoods.

The proposed modification is outlined below, along with the justifications.

PUD E. Design Guidelines, Section 3.d.i and Section 3.d.v

Request: This is a two-part request. The first part seeks to shift standard 3.d.v to Section 3.d.i. and the second part seeks to clarify that only substantial windows require the 1' pop out from the exterior front building face.

Rational: The current wording for Section 3.d.i reads:

- i. Front elevations shall incorporate all of the following:
 - A variety of distinct roof styles is encouraged
 - Architectural detailing appropriate to the style of the home
 - Accent colors and materials
 - Outdoor living spaces such as covered front porch, patio, entry courtyard, or second story balcony
 - A focal entry point such as detailed window treatment and articulation, or unique accent materialsNo two identical elevations or floorplans shall be placed side-by-side or directly across from one another

Our request is to shift Section 3.d.v ("Windows will be recessed or popped out from the exterior building face a minimum of one (1) foot") into this bulleted list of 3.d.i. This shift clarifies that the intent is that this standard apply to the front elevations. It also makes the standard easier to apply because it's part of a comprehensive list rather than being separated.

Additionally, we also seek to slightly modify the language of 3.d.v as it is added into the bulleted list of 3.d.i. We seek to add the following words shown in red: "Windows wider than two (2) feet will be recessed or popped out from the exterior building face a minimum of one (1) foot." Not all windows are proportioned or constructed in a way that reasonably accommodates a one-foot recess or projection—particularly narrow or accent windows. As written currently, this standard could be interpreted to apply to literally every single window, which we don't believe was the true intent. Nor would it be advisable architecturally. What we believe this standard was meant to address was normal sized windows.

By applying the requirement only to windows wider than two feet, the standard targets those openings that meaningfully contribute to façade articulation while avoiding unnecessary constraints on smaller windows. This important clarification prevents awkward or forced detailing. It also supports architectural variety and reduces confusion during plan review and permitting by establishing a clear, measurable threshold for compliance.

We also note that this proposed modification is consistent with the architectural design standards of the adjacent single-family communities of Stone Butte East and Hillstone.

Proposed wording:

- ii. Front elevations shall incorporate all of the following:
 - A variety of distinct roof styles is encouraged
 - Architectural detailing appropriate to the style of the home
 - Accent colors and materials
 - Outdoor living spaces such as covered front porch, patio, entry courtyard, or second story balcony
 - A focal entry point such as detailed window treatment and articulation, or unique accent materials
 - No two identical elevations or floorplans shall be placed side-by-side or directly across from one another
 - Windows wider than two (2) feet will be recessed or popped out from the exterior building face a minimum of one (1) foot

A redline copy of the proposed architectural design standard amendment to the approved PUD narrative is attached.

The amendments in this document provide valuable clarifications for the development of this property. Often, when a PUD is drafted, it is not yet apparent how every single line of text will be read and understood. With the benefit of hindsight, and with the immediate future of development before us, we are asking for these small clarifications and adjustments so that this development can move forward in an orderly and clear manner. Doing so will meet City goals of bringing meaningful home ownership opportunities to this area.

Please contact me if you have any questions.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in blue ink that reads "Cindy Paddock".

Cindy Paddock, AICP
Senior Project Manager | Land Use Planning

cc: M. Werner, Lennar