



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

June 24, 2026

Mr. Edwin C. Bull
Burch & Cracchiolo, P.A.
1850 North Central Avenue, Suite 1700
Phoenix, Arizona 85004

Re: MINOR AMENDMENT OF PV PUD (Z-57-21-3) - NORTHWEST CORNER OF
TATUM BOULEVARD AND CACTUS ROAD

Dear Mr. Bull,

Thank you for your letter dated May 15, 2026, requesting a minor amendment to the PV Planned Unit Development. Your request included revisions to Section D. Development Standards, page 40 regarding Fences/Walls.

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 PV 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 July 21, 2022, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: add the following:
 - Minor Amendment Submittal: May 15, 2026
 - Minor Amendment Approved: June 24, 2026
 - b. Provide a new page after the Appendix with a summary of what the minor amendment was for, including the submittal and approval dates.
 - c. Update Page 40, Section D. Development Standards, 3. Fences/Walls, to add Bullet 7 as follows:

- FREE-STANDING MASONRY ELECTRICAL TRANSFORMER CONTAINMENT WALLS UP TO SIXTEEN FEET IN HEIGHT ARE PERMITTED, SHOULD HAVE A FINISHED APPEARANCE AND MAY BE TREATED WITH DECORATIVE MATERIALS SUCH AS BUT NOT LIMITED TO INTEGRAL COLOR BLOCK, SPLIT FACE BLOCK, MURAL-LIKE PAINTING, OR SIMILAR FINISHES THAT ARE COMPATIBLE WITH THE ADJACENT ARCHITECTURE.

The proposed minor amendment is consistent with the intent of the PUD as described in the development narrative. The proposed walls will have a finished appearance and be compatible with the surrounding architecture. Adding flexibility with the containment walls will ensure the site functions in a safe manner.

Should you have any questions, please contact the Paradise Valley Village Planner, Matteo Moric at matteo.moric@phoenix.gov or (602) 261-8235.

Sincerely,



Joshua Bednarek

Planning & Development Director

Attachments:

Minor Amendment Request Letter dated May 15, 2026.

c: Z-57-21-3
Matteo Moric, Paradise Valley Village Planner



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
EMAIL: EBULL@BCATTORNEYS.COM

May 15, 2026

Director Joshua Bednarek
City of Phoenix/Planning & Development Department
200 W. Washington Street
Phoenix, AZ 85003

Re: PV PUD; Containment Walls; PV D1, 24015449-SCMJ

Dear Mr. Bednarek:

On behalf of Red Development, pursuant to Section 671.E.2 of the Zoning Ordinance and your 5/8/2026 email to Blake Schimke and others, please approve the below (or similar) Minor Amendment to the PV PUD:

Add a seventh dot point to section D.3 (on page 40) of the PV PUD to provide, "Free-standing masonry electrical transformer containment walls up to sixteen feet in height are permitted, should have a finished appearance and may be treated with decorative materials such as but not limited to integral color block, split face block, mural-like painting, or similar finishes that are compatible with the adjacent architecture."

In considering this Minor Amendment to the PV PUD, please note that:

- a. None of the Section 671.E.1 (Major Amendments) criteria are triggered by this Minor Amendment; and
- b. In addition to this PUD Minor Amendment, a Minor Amendment of the PV PUD Site Plan will also be submitted.

Thank you for your help and consideration,

Very truly yours,

BURCH & CRACCHIOLO, P.A.

Edwin C. Bull



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cc: Blake Schimke, Site Planning Team Supervisor, City of Phoenix
cc: Racelle Escolar, Principal Planner, City of Phoenix
cc: Matteo Moric, Village Planner, City of Phoenix
cc: Tricia Gomes, Deputy Planning Director, City of Phoenix
cc: Stephanie Vasquez, Administrative, City of Phoenix
cc: Danielle Bohannon, Site Planning Principal Planner, City of Phoenix
cc: Jeff Moloznik, Senior Vice President of Development, RED Development, LLC

