



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

January 20, 2026

Mr. Kurt Waldier
Gilbert Blilie
701 North 44th Street
Phoenix, Arizona 85008

Re: MINOR AMENDMENT OF METROCENTER PUD (Z-59-A-13-1)
APPROXIMATELY 605 FEET SOUTH OF THE SOUTHEAST CORNER OF 28TH
DRIVE AND PEORIA AVENUE

Dear Mr. Waldier,

Thank you for your letter dated October 9, 2025, requesting a minor amendment to the Metrocenter Planned Unit Development. Your request included revisions to Section F, List of Uses, to further refine residential housing products permitted in the Development Narrative.

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 Metrocenter 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 stamped December 28, 2022, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Add a line under Final City Council Approval to read Minor Amendment 1 Approval: November 18, 2025.
 - b. Page 44, List of Uses: Update line 185 to "Multi-Family Residential, Single-family attached and Residential Over Retail".

The proposed minor amendment is consistent with the intent of the PUD as described in the development narrative. The purpose of the PUD is to facilitate the development of a mixed-use development within the core area of the North Mountain Village. The proposed modifications further refine residential housing products permitted in the Development Narrative.

Should you have any questions, please contact the North Mountain Village Planner, Robert Kuhfuss, at robert.kuhfuss@phoenix.gov or 602-534-1608.

Sincerely,



Joshua Bednarek
Planning & Development Director

Attachments:

Minor Amendment Request Letter dated October 9, 2025

c: Z-59-A-13-1
Robert Kuhfuss, North Mountain Village Planner