



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

August 7, 2026

Maggie Dellow
Snell & Wilmer LLP
1 E. Washington Street
Suite 2700
Phoenix, AZ 85004

RE: 1ST MINOR AMENDMENT TO THE HELEN DRAKE VILLAGE PUD (Z-70-23-5)

Dear Ms. Dellow,

Thank you for your letter dated July 8, 2026, requesting a minor amendment to the Helen Drake Village Planned Unit Development. Your request included revisions to Section D1 of the Development Standards Table to include Detached Accessory Carport Shade Structures with adjusted setbacks. The detached accessory carport shade structures are open, unenclosed structures intended solely to provide shade and weather protection; the proposed setback will not result in any substantial or visible change to the character, density, or intensity of development. Furthermore, the proposed accessory carport structure setback is consistent with the approved landscape setback which will ensure landscape planting standards, as approved in the PUD, are not impacted by the proposed shade structures.

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 Helen Drake Village 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 January 3, 2024 as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - 1st Minor Amendment: August 7, 2026

b. Page 9, Development Standards:

D. Detached Accessory Carport Shade Structure Setbacks (Minimum):

East (Perimeter)	20'
North (Perimeter)	10'
West (Perimeter)	5'
South (Perimeter)	5'
Interior Setback	0'

E. Building Separation (Minimum) No Minimum

F. Building Height (Maximum) 45' (4 stories)

G. Lot Coverage (Maximum) 50% of Total Net Site Area

H. Street Standards Public streets or private accessway
frontage is not required

Should you have any questions, please contact the Alhambra Village Planner, John Roanhorse, at john.roanhorse@phoenix.gov or (602) 256-261-8817.

Sincerely,



Tricia Gomes
Planning and Development Deputy Director

c: Z-70-23-5

Attachments:

Minor Amendment Request Letter dated July 8, 2026.

July 8, 2026

John Roanhorse
Alhambra Village Planner
City of Phoenix Planning and Development Department
200 West Washington Street
Phoenix, Arizona 85003

Re: Request for Minor Amendment to the Helen Drake Village PUD, Case N. Z-70-23-5

Mr. Roanhorse,

On behalf of City of Phoenix Housing Department and City of Phoenix Human Services Department (the "Owner"), we are submitting this minor amendment request to the Helen Drake Village Planned Unit Development ("PUD") (Case Z-70-23-5) for the site located at 7600 N 27th Avenue (the "Site") (Exhibit A) to add a new development standard regulating the location of detached accessory carport shade structures which will jointly benefit the residents for the Helen Drake Senior Housing Development and help to further the City's shade goals.

Project History. Helen Drake Village is an infill and co-location project to establish an integrated senior center residential campus at the existing Helen Drake site. Following PUD approval, plan review, and permit issuance, Phase 1 of the project broke ground in early 2026. At completion, this phase will provide 80 units of affordable and high-quality senior multifamily housing with associated amenities, activities and on-site surface parking.

The primary goal of the project is to provide additional quality affordable housing opportunities to the City's elderly population in close proximity to established City services and programming, thereby creating an integrated and inclusive living experience.

During the entitlement period, which included the drafting of the PUD narrative, which established the use and development standards which regulate development on Site, covered parking was not contemplated as a potential accessory use. However, upon continued outreach to future and hopeful residences, the developer learned that covered parking is an important amenity and consideration of tenants given the extreme heat and sun exposure in the Phoenix area. This development follows the approval of the City of Phoenix "Shade Phoenix" plan which identifies opportunities and initiatives to increase the percentage of shade through vegetation and the built environment to help mitigate the impacts of extreme heat, increase the quality of life of existing and future residents.

The requested amendment would allow accessory carport shade structures to be located no closer than 5' from the west and south perimeter property lines, 10' from the north property line, and 20' from the east property line. This standard is necessary to accommodate functional, shaded covered-

parking areas for vehicles while making efficient use of the site. The accessory carport shade structures are open, unenclosed structures intended solely to provide shade and weather protection; the proposed setback will not result in any substantial or visible change to the character, density, or intensity of development approved through the rezoning process. Furthermore, the proposed accessory carport structure setback is consistent with the approved landscape setback which will ensure landscape planting standards, as approved in the PUD, are not impacted by the proposed shade structures.

Specifically, the PUD minor amendment would introduce “Detached Accessory Carport Shade Structure Setbacks (Minimum)” as letter “d.” in Table D1, page 9 of the PUD. As demonstrated below, existing development standards would be re-lettered accordingly.

	South (Perimeter)	20' adjacent to single-family residential uses, 10' adjacent to all other uses
	Interior Setback	0'
	D. DETACHED ACCESSORY CARPORT SHADE STRUCTURE SETBACKS (MINIMUM)	
	EAST (PERIMETER)	20'
	NORTH (PERIMETER)	10'
	WEST (PERIMETER)	5'
	SOUTH (PERIMETER)	5'
	INTERIOR SETBACK	0'
	d. E. Building Separation (Minimum)	No Minimum
	e. F. Building Height (Maximum)	45' (4 stories)
	f. G. Lot Coverage (Maximum)	50% of Total Net Site Area
	g. H. Street Standards	Public streets or private accessway frontage is not required; access

As you are aware, changes to a PUD are subject to additional analysis, as described in Zoning Ordinance Section 671.E.1., which provides that any change to the PUD boundary, change in development standard, change in the location of a land use, addition to the use list, or any other change that is inconsistent with the intent of the PUD would be a “major” modification requiring a public hearing. This section does not specify that the introduction of a new development standard constitutes a major modification. Additionally, the introduction of this development standard is minor, complementary to the intent of the PUD, and consistent with the character of development contemplated by the PUD. Finally, this amendment was discussed with the Deputy Director of the Planning and Development Department who determined the amendment falls within an

administrative modification framework and should be deemed minor and approvable via an administrative amendment.

A copy of the proposed amendment PUD, in its entirety, has been submitted with this application for your review. Please feel free to reach out should you have any questions regarding this request. We look forward to working with you on this application.

Sincerely,

Snell & Wilmer

Maggie Dellow
Urban Planner

Exhibit A
[Site Aerial]

