



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

August 11, 2020

Taylor C. Earl
Earl & Curley
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012

RE: ALTA Marlette (Z-27-17-6) Minor Amendment

Dear Mr. Earl:

This letter is in response to your letter dated July 2, 2020 regarding an interpretation of utility-related walls within the Marlette building setback in the Alta Marlette PUD. Approximately nine months ago, APS located a transformer along Marlette Avenue, within the building setback. The transformer is located too close to the building and requires a 10-foot 8-inch blast wall to be built around the transformer to protect the building and its residents.

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 request and discussions 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 ALTA Marlette 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 June 26, 2018, as modified by the following stipulations:
 - a. Page 20, Marlette Frontage, Bullet 6: Revise language as follows:

- Walls, at a minimum of 30-inches and a maximum of 36-inches in height, are permitted within 10 feet of the building, **except a blast wall around the existing transformer may be a maximum of 10-feet 8-inches. The blast wall shall be cladded in the same block façade treatment used on the building (per Exhibit Q).**
- b. Page 27, Exhibits: Add Blast Wall Exhibits to list of exhibits.
- c. Page 63: Add Blast Wall Exhibits

If you have any further questions please contact Sofia Mastikhina, Camelback East Village Planner, at sofia.mastikhina@phoenix.gov or (602) 256-5648.

Sincerely,

Alan Stephenson

Alan Stephenson
Planning and Development Director

Enclosure: Letter dated July 2, 2020 from Taylor Earl

cc: Z-27-17-6 File
Joshua Bednarek
Tricia Gomes
Samantha Keating
Sofia Mastikhina