



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

January 16, 2018

Ms. Wendy Riddell  
Berry Riddell, LLC  
6750 East Camelback Road, Suite 100  
Scottsdale, AZ 85251

**Re: Minor Amendment of Lone Mountain Senior Living PUD (Z-28-14-2)**

Dear Ms. Riddell,

Thank you for your letter dated December 29, 2017 requesting a minor amendment to the Lone Mountain Senior Living Planned Unit Development. Your request seeks to modify Section H.1.F (*A/C Units*) of the Design Guidelines to permit screened, roof-mounted mechanical equipment instead of ground-mounted equipment, to better respect the desert environment and surrounding neighbors. Additionally, you requested clarification on whether the 60 beds currently permitted may be located in 60 rooms.

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 to allow roof-mounted equipment. An Informal Interpretation Letter will be provided to clarify whether 60 beds currently permitted may be located in 60 rooms.

This minor amendment shall be approved, subject to the following:

- 1) An updated Development Narrative for the Lone Mountain Senior Living 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 August 4, 2015, as modified by the following stipulations:
  - a. Page 34, Section H.1.F, Design Guidelines, *A/C Units*: Please replace with the following provision:

“Air conditioning, heating or environmental enhancement devices mounted at ground level must be screened from street view by a CMU block wall and should not be visible from the street or neighboring lot.”

“All rooftop equipment and satellite dishes must be screened to the height of the highest equipment and/or integrated with the building design”

Should you have any questions, please contact the Desert View Village Planner, Joél Carrasco, at [joel.carraco@phoenix.gov](mailto:joel.carraco@phoenix.gov) (602) 262-6940.

Sincerely,



Alan Stephenson  
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated December 29, 2017

cc: Z-28-14-2  
Joél Carrasco, Desert View Village Planner

December 29, 2017

Via Hand-delivery to:

City of Phoenix  
Planning and Development Department  
Attn: Alan Stephenson, Planning Director  
200 W Washington Street, 3<sup>rd</sup> Floor  
Phoenix, Arizona 85003

CITY OF PHOENIX

December 29, 2017

Planning & Development  
Department

**Re: Lone Mountain Senior Living PUD / Z-28-14-2 / Ordinance No. G-6044**

Dear Mr. Stephenson:

This correspondence seeks a minor amendment to the Lone Mountain Senior Living Planned Unit Development (“PUD”), approved in 2015 for an Assisted Living Facility, Case Z-28-14-2. The PUD was approved for an approximate 5 acre site located at the northeast corner of Lone Mountain Road and 43<sup>rd</sup> Street (the “Site”), for an Assisted Living Facility with a maximum density of 60 beds.

Through this minor amendment request, the applicant seeks a modification to the PUD to permit screened, roof-mounted mechanical equipment instead of ground-mounted equipment, to better respect the desert environment and surrounding neighbors. Additionally, the applicant requests clarification that the 60 beds currently permitted can be located in 60 rooms.

**1. Roof-Mounted Equipment**

Here, the applicant respectfully requests the ability to utilize roof-mounted mechanical equipment. On page 35 of the PUD, requirement H.1.F states that *all air conditioning, heating or environmental enhancement devices shall be mounted at ground level. No unit of any kind, with the exception of photovoltaic panels, is permitted to be roof-mounted. All ground-mounted units must be screened from street view by a CMU block wall and should not be visible from the street or neighboring lot.*

The ability to incorporate roof-mounted equipment into the design will allow the developer to better respect the Sonoran Desert landscape and the surrounding neighbors, as the equipment will be quieter and fully screened by a parapet. This request maintains the intent of the design guidelines established through the PUD and will better complement the surrounding residential developments and achieve harmony in the built environment.

2. 60 Rooms

Here, the applicant requests clarification that the current entitlements permit the 60 beds to be located within 60 rooms. The PUD is unclear and in some parts of the narrative, the unit count is referred to as 40 units, 60 beds and/or 40 suites. As shown in the development table below, and included on page 26 of the PUD narrative, the maximum number of beds permitted through the PUD is 60.

STANDARDS	PUD
Number of Lots:	1
Maximum Height (feet and stories):	One Story and 18 Feet
Building Setbacks (ft.):	
South	Minimum 35 Feet
West	Minimum 28 Feet
East	Minimum 35 Feet
North	Minimum 35 Feet
Maximum Lot Coverage (%):	40% Net Of Lot Net Area
Open Space	Minimum 60% Of Net Lot Coverage
Maximum number of beds	Maximum 60 Beds
Accessory Buildings	Minimum 35 Feet From All Property Lines

We respectfully request confirmation that the 60 beds can be built in 60 separate rooms, and that development can occur in conformance with the development table as approved in the PUD, and shown above.

I would be happy to answer any questions you might have regarding these two requests. Please feel free to reach out to me at any time.

Very truly yours,



Wendy Riddell