



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

August 6, 2020

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

RE: BANYAN WASHINGTON APARTMENTS PUD (Z-28-19-6) MINOR AMENDMENT

Dear Mr. Earl,

Thank you for your letter dated July 3, 2020 requesting a minor amendment to the Banyan Washington Apartments Planned Unit Development. Your request included the removal of the minimum percentage of live-work units along Washington Street and clarifications on the project's minimum drive aisle width dimensions, parking stall dimensions and maximum overhang of parking spaces.

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 Banyan Washington Apartments 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 date stamped January 3, 2020, as modified by the following stipulations:
  - a. Page 7, Section 1.2, Overall Design Concept: Remove reference to minimum percentage of live-work units on Washington Street in the second paragraph.
  - b. Page 8, Section 3, Land Use Plan: Revise the third sentence to read "The developer has planned a residential development with the opportunity for potential Live-Work units for first floor units consistent with the core objectives of the walkability code that provides high-end housing with modern amenities highly desired by tenants."

- c. Page 10, Section 4, List of Uses: Under permitted primary uses, remove the reference to Washington Street for Live-Work units.
- d. Page 16, Section 5, Development Standards, Parking Standards Table: Add the following to the table:

Drive Aisle Width	Minimum Width of 24 feet, 6 inches
Parking Stall Dimensions	Compact Spaces: Minimum 8 feet by 16 feet  Standard Spaces: Minimum 8.5 feet by 18 feet
Compact Space Requirements	Compact spaces are permitted for no more than 10% of the required parking spaces  Compact space are permitted throughout the site
Permitted Parking Stall Overhang into Landscape Areas	Compact Spaces: Maximum of 1 foot, 6 inches  Standard Spaces: Maximum of 2 feet 6 inches  Overhang shall not be permitted to encroach into any required landscape setback area

- e. Page 17, Section 7, Design Guidelines, B. Building Design: Remove reference to minimum percentage of live-work units along Washington Street. Renumber section accordingly.
- f. Page 20, Section 6.1, Frontage Standards, A. Applicability: Remove reference to percentage of minimum residential units and live-work units.

If you have any further questions, please contact Samantha Keating at [samantha.keating@phoenix.gov](mailto:samantha.keating@phoenix.gov) or (602) 262-6823.

Sincerely,



Alan Stephenson  
Planning and Development Director

c: Z-28-19-6