



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

REVISED  
April 7, 2017

Mr. William F. Allison  
Withey Morris P.L.C.  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

**Re: NORTERRA PUD MINOR AMENDMENT-2 (Z-3-15-1)**

Dear Mr. Allison,

Thank you for your letter dated March 10, 2017 requesting a minor amendment to the Norterra Planned Unit Development. Your request includes the following:

1. Updating the primary contact.
2. Revising the street sections throughout the Narrative to reflect the Master Street Plans.
3. Revising the Summary Chart for Planting Guidelines regarding tree sizes and to clarify landscape requirements within common areas.
4. Updating the Circulation Plan.
5. Adding an additional plant list.

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 Norterra 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 May 5, 2016, as modified by the following stipulations:

a. Page 32:

1) Arterial & Major Boulevard Landscape

Update the streetscape category to only include Arterial Streets and update the tree sizes as follows:

"Arterial Street Landscape

Min. 2 in. caliper canopy tree (50% of required trees)

Min. 3 in. caliper canopy or multi-trunk tree (50% of required trees)"

2) Boulevard, Avenue (Residential), & Local Road Landscape

Clarify if the "Boulevard, Avenue (Residential), & Local Road Landscape" streetscape right-of-way standards apply to all other streets (other than Arterial & Major Boulevards), excluding alleys. There are no standards that apply to Multi-Lane Boulevard, Main Street-Commercial, Minor Neighborhood Street, and One-Way (Green Street).

3) Common Area Landscape / Parks

Clarify if only 60% of the required trees will be 2-inch caliper and the remaining 40% will be less than 2-inch caliper or if all trees will be a minimum 2-inch caliper size. If all trees will be a minimum 2-inch caliper size remove "(60% of required trees)."

b. Page 33:

1) Arterial & Major Boulevard Landscape

Replace major "collector" with major "boulevard"

2) Boulevard, Avenue (Residential), & Local Road Landscape

Remove "collector" from first sentence and replace with "Boulevard and Avenue (Residential)"

3) Remove reference to local roads from the last sentence as these are not shown on the exhibit.

c. Page 36: Remove reference to "major collector" and replace with "collector." There are no major collectors designated on the city's Street Classification Map.

d. Pages 44-45:

Ensure consistency between dimensions described in the thematic streetscapes and shown on the conceptual street sections. The ones that do not match include, Minor Street – Commercial, Avenue – Residential, Minor Neighborhood Street, and One-Way (Green Street). Alternatively, consider removing dimensions from this section to avoid any future conflicts between the sections.

e. Page45:

Alley

Remove reference to collector roads. Delete the following: "and along collector roads."

f. Pages 46-49:

Option A – Pages 47-49

Ensure consistency between dimensions described in the thematic streetscapes and shown on the conceptual street sections. The ones that do not match include, Minor Street – Commercial, Avenue – Residential, Minor Neighborhood Street, and One-Way (Green Street).

Option B – Pages 46-49

- Remove Conceptual Street Sections since they will be dictated by the approved Master Plans.
- Additionally, the table of contents, list of exhibits, and subsequent page numbers will need to be modified.

Should you have any questions, please contact the Deer Valley Village Planner, Racelle Escolar, at [racelle.escolar@phoenmix.gov](mailto:racelle.escolar@phoenmix.gov) or (602) 262-6949.

Sincerely,



Alan Stephenson  
Planning and Development Director

Cc: File

Sandra Hoffman, Deputy Planning and Development Director

Tricia Gomes, Zoning Administrator

Racelle Escolar, Deer Valley Village Planner

Erin Andres, Planner III, Site Planning