



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 25, 2022

Jeffrey Pawlowski
pk Architects, PC
4515 South McClintock Drive, Suite 206
Tempe, Arizona 85282

RE: MCDOWELL HOTEL PUD (Z-43-20-4) MINOR AMENDMENT

Dear Mr. Pawlowski:

Thank you for the revised development narrative in relation to Minor Amendment-1 of the McDowell Hotel PUD (Z-43-20-4). Your request includes revisions to Page 15, Section 1307 (Parking) as described below:

Page 15, Section 1307 (Parking): A request to reduce the minimum parking requirement from 0.67 to 0.65 spaces per hotel room. The Council Approved PUD Narrative included a conceptual site plan that eliminated two spaces to allow for additional site amenities and landscaping, but the corresponding regulatory language was not updated.

Section 671.E. of the City of Phoenix Zoning Ordinances includes provisions to allow for major and minor amendments to Planned Unit Developments. An amendment is 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 minor amendments.

After review of your request, I concur with your assessment that the items in question should be deemed minor and I hereby approve the request subject to the following. The development narrative date stamped January 20, 2022 is consistent with the Development Narrative date stamped November 10, 2021 and incorporates the minor amendments proposed in the request letter date stamped January 20, 2022. This narrative will be used as the basis for future amendments should they be requested by the current or future owners.

If you have any further questions, please contact Nick Klimek, Village Planner, at nick.klimek@phoenix.gov or (602) 534-7696.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan Stephenson".

Alan Stephenson
Deputy City Manager/Planning and Development Director

c: Z-43-20-4