



City of Phoenix

PLANNING DEPARTMENT

November 13, 2009

Edmir Dzudza
E-project International, Inc.
917 West Kathleen Road
Phoenix, AZ 85023

RE: Minor Amendment to Greenway Plaza PUD (Z-83-08-2)

Dear Mr. Dzudza:

In your correspondence of November 4, 2009, you requested administrative approval of a minor amendment to the Greenway Plaza PUD (Z-83-08-2) located at the northwest corner of 37th Street and Greenway Road.

Section 671.E of the City of Phoenix Zoning Ordinance defines a major amendment as:

1. A change in the PUD boundary.
2. Any change in the height, density, setback, or lot coverage development standards.
3. Any change in the location of a land use depicted on the land use plan in the development narrative.
4. Any addition to the list of uses in the development narrative.
5. Any change to the design guidelines that is inconsistent with the intent of the PUD as described in the development narrative.

The amendment will be deemed minor if the Planning Director determines the amendment does not meet the criteria for major amendments.

Analysis

1. There are no changes to the Greenway Plaza PUD boundary.
2. There are no changes to the height, density, setback, or lot coverage development standards.
3. There are no changes in the location of land uses as depicted on the land use plan in the development narrative.
4. There are no changes to the list of uses in the development narrative.

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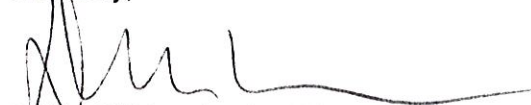
5. There are no changes to the design guidelines that are inconsistent with the intent of the PUD as described in the development narrative.

The proposed changes to the conceptual site plan, landscape plan and elevations to remove the portion of the parking canopy located along the west property line and shorten the south canopy height will not change the development standards or design guidelines as outlined in the Final Greenway Plaza PUD Development Narrative dated September 16, 2009.

Conclusion

I have reviewed the proposed modifications to the conceptual site plan, landscape plan and elevations and determined that a major amendment is not required. As the Planning Director, I will administratively approve the minor amendment and forward the decision to all applicable departments and the applicant.

Sincerely,



Debra Wilkins Stark, AICP
Planning Director

DWS:\h:\data\2-dr\2009\df11113- 83-08-2 minor amendment.doc

Attachment

- c: Alex Singbush, Development Services Department
Michelle Dodds, Planning
Aubrey Anaya, Planning
Larry Tom, Planning
Case File Z-83-08-2