



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

November 2, 2022

Mr. Noel J. Griemsmann
Snell & Wilmer
400 East Van Buren Street, Suite 1900
Phoenix, Arizona 85004

Re: MINOR AMENDMENT OF MODERA KIERLAND PUD (Z-44-21-2)
SOUTHWEST CORNER OF PARADISE LANE AND SCOTTSDALE ROAD

Dear Mr. Griemsmann,

Thank you for your letter dated September 14, 2022, requesting a minor amendment to the Modera Kierland Planned Unit Development. Your request included revisions to Section E of the Design Guidelines Table in Section E1.a regarding exterior materials standards to include a maximum amount of stucco, rather than a minimum.

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 Modera Kierland 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 September 29, 2022, as modified by the following stipulations:
 - a. Page 1, Cover Sheet: Modify the submittal dates as follows:
 - DATE OF INITIAL SUBMISSION: June 28, 2021
 - 2ND SUBMITTAL: September 10, 2021
 - HEARING DRAFT: October 29, 2021
 - CITY COUNCIL ADOPTED: February 2, 2022
 - 1ST MINOR AMENDMENT SUBMISSION: September 14, 2022
 - 1ST MINOR AMENDMENT APPROVED: November 2, 2022

- b. Provide a new page after the table of contents with a summary of what the minor amendment was for, including the dates.
- c. Update page 15, Section E1.a. Exterior Materials in the Design Guidelines, as noted in the table below.

E1. Design Guidelines	
a. Exterior Materials	Façade to include a minimum of: <ul style="list-style-type: none">• A MINIMUM OF 10% Brick Masonry, Fiber Cement, & Composite Panel• A MAXIMUM OF 54% Stucco• 30% Glazing Total:<ul style="list-style-type: none">(i) Minimum 25% glazing for residential portions of the project(ii) Minimum 60% glazing for retail portions of the project

The proposed minor amendment is consistent with the intent of the PUD as described in the development narrative. The intent of the PUD is to provide a higher-quality development superior to that of conventional zoning, including to provide higher-quality exterior materials. Minimizing the amount of stucco would achieve this intent.

Should you have any questions, please contact the Paradise Valley Village Planner, Adrian Zambrano, at adrian.zambrano@phoenix.gov or (602) 534-6057.

Sincerely,



Alan Stephenson
Deputy City Manager

Attachments:
Minor Amendment Request Letter dated September 14, 2022

c: Z-44-21-2
Adrian Zambrano, Paradise Valley Village Planner