



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

August 27, 2021

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

Re: Minor Amendment of Sanctuary at South Mountain PUD (Z-35-20-8)

Dear Mr. Allison,

Thank you for your letter dated August 26, 2021 requesting a minor amendment to the Sanctuary at South Mountain Planned Unit Development. Your request included revisions to Section D.6.c of the minimum Open Space standards regarding the minimum size of open space areas. Your request intends to clarify these open space standards applicable to multifamily development, if developed within the PUD boundaries. The proposed request will not reduce the amount of open space provided within the PUD and the modification aligns with the open space standards and site plan shown throughout the public hearing process.

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 Sanctuary at South Mountain 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 June 4, 2021, as modified by the following stipulations:

- a. Page 16, Section D.6.c, minimum Open Space standards, modify this section as follows:

c. Connected or individual green space areas shall be at least three hundred square feet.

Should you have any questions, please contact the South Mountain Village Planner, Enrique Bojórquez Gaxiola, at enrique.bojorquez-gaxiola@phoenix.gov or (602) 262-6949.

Sincerely,



Alan Stephenson
Planning and Development Director

Attachments:

Minor Amendment Request Letter dated August 27, 2021.

- c: Z-35-20-8
Enrique Bojórquez Gaxiola, South Mountain Village Planner