



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

May 19, 2021

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

RE: MINOR AMENDMENT OF ALTA BLUEWATER PUD (Z-16-20-6)

Dear Mr. Griemsmann,

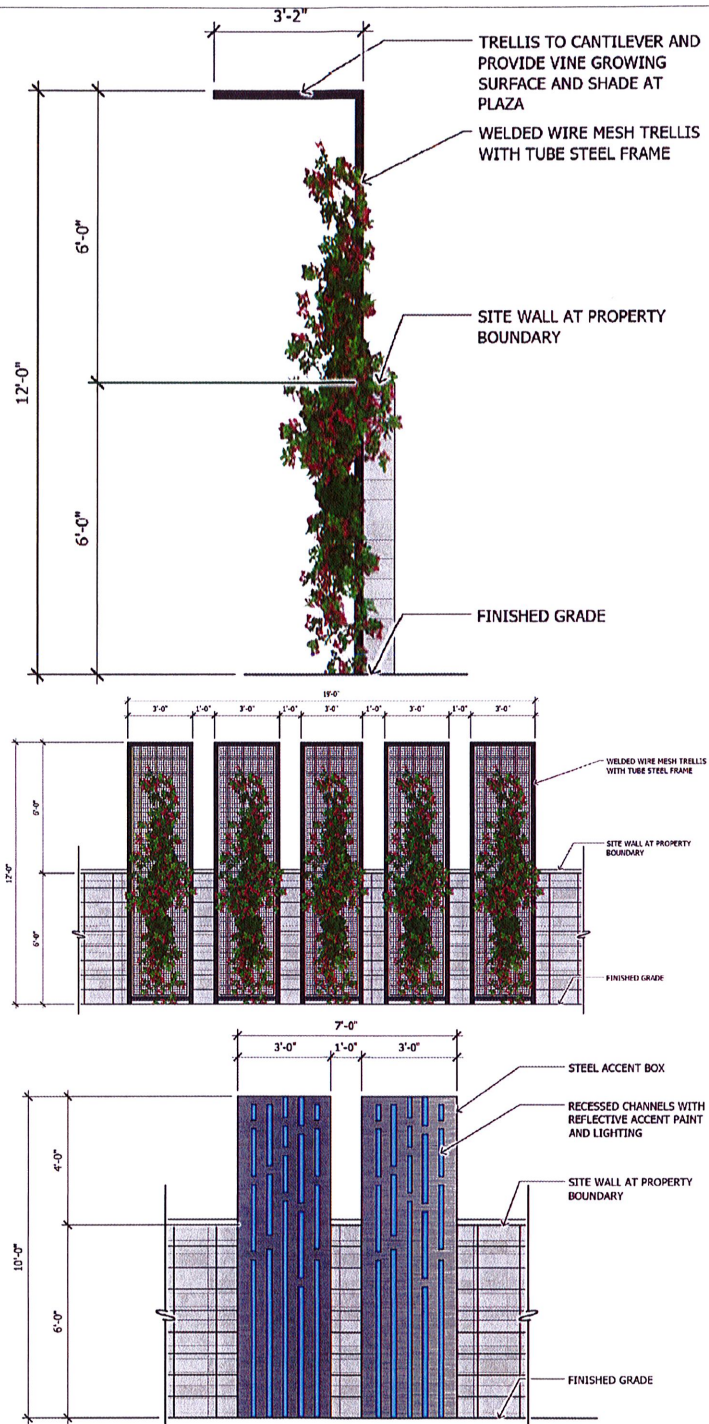
Thank you for your letter dated April 13, 2021 requesting a minor amendment to the Alta Bluewater Planned Unit Development. Your request included revisions to Section D.2 of the Minimum Landscape Standards Table in Section D.2.b. regarding perimeter property lines landscaping standards to accommodate SRP easements that will be required along the eastern and northern perimeters of the site.

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 Alta Bluewater 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 January 11, 2021, as modified by the following stipulations:
  - a. Page 11, Section D.2.b, Minimum landscape Standards Table, Perimeter Property Lines (North, East and West Property Line): Modify this row as follows:

<p>b. Perimeter Property Lines (North, East and West Property Line)</p>	<p>100% 2" Caliper Trees (or greater) planted 25' O.C. or in equivalent groupings, except for within driveways or sidewalks and excludes any area (i) along fire lane where landscape area is not able to support trees and (ii) within any easement required by SRP.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved or hardscaped shall include landscaping materials at a minimum of 75% living groundcover.</p> <p>Within the SRP easement areas on the north, west or east property line, the following standards shall apply:</p> <p>(i) provide a minimum 4-foot-wide natural grey scored concrete walk, connected to either other pedestrian ways or to an entry door.</p> <p>(ii) provide vehicular rated liner patio areas for a total of no less than 15% of total easement area.</p> <p>(iii) for areas not improved with the above surfaces, plant vegetation per the SRP approved plant list for their easements. At maturity, said vegetation shall cover 75% of the area not hardscaped.</p> <p>(iv) along the eastern property line, provide a minimum of two (2) locations of vine trellis with vines and two (2) locations of accent panels to be installed near the property boundary line within the SRP easement area. Each location of vine trellis and accent panels are to be in substantial conformance to the design below.</p>
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Within the STP easement areas, Section D2.f and Section D4.a do not apply.

Should you have any questions, please contact the Camelback East Village Planner, Sofia Mastikhina, at [sofia.mastikhina@phoenix.gov](mailto:sofia.mastikhina@phoenix.gov) or (602)256-5648.

Sincerely,



Alan Stephenson  
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated April 16, 2021.

c: Z-16-20-6  
Sofia Mastikhina, Camelback East Village Planner