



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

June 20, 2014

Catherine Hayes
Hayes Inc.
3939 East Campbell Avenue, No. 130
Phoenix, AZ 85018

RE: Minor Amendment to the Residences at Camelback PUD – Z-25-12-6

Ms. Hayes:

This letter is in response to your request dated May 29, 2014, regarding the Residences at Camelback PUD, located approximately 200 feet south of the southwest corner of 44th Street and Camelback. After discussion with staff, I have determined per Section 671 of the Zoning Ordinance that a minor amendment to the PUD is appropriate.

Landscape diversity is an important aspect of our community. The requirement to limit the number of tree species to one within the street side landscape setback and the parking lot area deprives the property owner of this important landscaping tool. However, the palm tree requirement adds an element of consistency throughout the entire larger development and should be maintained. In addition, the limitation on the number of driveways is not practical, nor does it improve the safety of vehicles entering and exiting the site. Finally, the requirement for 50% minimum shade cover through the parking areas, may not achieve the desired results of an appropriately shaded parking lot. A minimum of 50% shade cover is likely only achieved through carport structures, which are not appropriate for a restaurant location. The landscape the applicant is proposing is in excess of the ordinance standards and appropriate for the location. The request to amend shall be approved as follows:

1. The applicable standards for Street Frontage Landscaping in Planning Area A1 and A2 as listed on Page 39 shall be amended to read as follows:
 - ~~(1) Landscaping along frontage landscape areas will incorporate a single species of shade trees. The species of tree will match the tree variety utilized for Planning Area B, street frontage landscaping.~~
 - ~~(2) Trees will be spaced at (60) feet on center, average with a planting supplement of five (5) shrubs per tree, and a minimum fifty percent (50%) coverage of groundcover.~~
 - (1) STREET FRONTAGE LANDSCAPE AREAS SHALL UTILIZE C-2 STANDARDS FOR TREE AND SHRUB PLACEMENT.
 - ~~(3)~~(2) IN ADDITION TO THE ABOVE LANDSCAPE REQUIREMENTS, Date Palms will SHALL be spaced at thirty (30) feet on center, have a matched size, and trimmed uniformly at the time of planting.
 - ~~(4)~~(3) Shade trees will be specified and planted with a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.

~~(5)~~(4) Frontage Landscape buffer dimensions will vary based on adjacent land use conditions and site development constraints. Refer to **Figure 11, Landscape Setback Standards** for locations of various setbacks.

~~(6)~~(5) Turf is discouraged along Planning area A1 and A2 street frontages.

2. The applicable standard number 3 (3) for Parking Area and Interior Site Landscape in Planning Area A1 and A2 as listed on page 43 shall be amended to read as follows:

(3) Trees selected for parking islands ~~will be of the same species and~~ SHALL BE selected to provide abundant shade. ~~An accent tree may be considered at main driveway corridors, roundabouts, and focal points.~~

3. Stipulation 4 as approved by Ordinance G-5754 shall be amended to read as follows:

A ~~minimum~~ MAXIMUM of ~~one~~ TWO driveway cutS shall be allowed on parcel "Area A1" once redevelopment occurs, as approved by the Planning and Development Department.

4. The applicable shade standards listed on page 47 shall be amended to read as follows:

All pedestrian walkways shall be shaded by a combination of shade trees building canopies, overhangs, arcades or other shade method as measured at noon on the Summer Solstice with minimum 50% coverage provided at the anticipated full maturity as demonstrated on the landscape improvement plans. ~~Surface parking lots will provide 50% minimum shade cover through a combination of shade trees and/or shade canopies per the City of Phoenix general requirements at the time of PUD approval.~~

Should you have any questions, please contact Xandon Keating at 602-256-5618.

Sincerely,



Alan Stephenson
Acting Planning and Development Director

c: File
Larry Tom
Xandon Keating