



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

October 7, 2015

Stephen W. Anderson
Gammage & Burnham
2 North Central Avenue, 15th Floor
Phoenix, AZ 85004

RE: 3rd on Osborn
Northeast corner of 3rd Avenue and Osborn Road
Request for conformance with PUD
Zoning: Planned Unit Development (PUD)

Dear Mr. Anderson,

Thank you for your request dated October 2, 2015 requesting confirmation that changes to the 3rd on Osborn project, located at the northeast corner of 3rd Avenue and Osborn Road, are in conformance with the PUD (Z-8-15-4). The site plan and elevations include three minor modifications.

- **Additional Units:** The development standards of the 3rd on Osborn PUD do not limit the density of this transit-oriented community. The non-regulatory portion of the PUD narrative suggested 161 units for development. You have provided a revised site plan depicting 200 units for illustrative purposes which shows a form of development that is consistent with both the identified development standards and the aesthetic vision of the PUD.
- **Additional Floor:** The development standards of the 3rd on Osborn PUD limit the height of the project to 60 feet. The elevation and site plan depicted buildings with four floors each. The revised elevation and site plan for illustrative purposes depicts three of the eight soldier course buildings with five floors, five of the soldier course buildings with four floors, and a single row of four stories of structure along the eastern perimeter. This revised plan is consistent with both the 60 foot height limit and the aesthetic pattern of broken up vertical masses separated by open vertical volumes running along the 3rd Avenue frontage.
- **Additional Parking:** The development standards of the 3rd on Osborn PUD require one parking space per residential unit and that all parking shall be hidden from public view.

AAA Arizona Inc.
June 3, 2015
Page 2

A revised parking plan depicts both at-grade and one level below grade parking. The addition of parking to accommodate more residential units exceeds the minimum parking requirement and, as presented, maintains the aesthetic objective of concealing all parking behind the project street frontages.

The changes described are minor and the updated site plan maintains the same character and quality of the prior plan.

If you have any questions or need further assistance, I can be reached at 602-262-6656 or alan.stephenson@phoenix.gov.

Sincerely,



Alan Stephenson
Planning and Development Department Director

Attachments: Site Plan – parking/ground level, date stamped 10/2/15
1st floor plan, date stamped 10/2/15
2nd-4th floor plan, date stamped 10/2/15
5th floor plan, date stamped 10/2/15
Elevations, date stamped 10/2/15

c: Z-8-15-4 file