ATTACHMENT C

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-45-22-8
July 8, 2022

Laveen Village Planning Committee Meeting Date:	July 11, 2022
Planning Commission Hearing Date:	August 4, 2022
Request From:	S-1 (Approved C-2 HGT/WVR PCD) (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) (39.74 acres)
Request To:	C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) (39.74 acres)
Proposed Use:	Mixed-use development
Location:	Southeast corner of 59th Avenue and Dobbins Road
Owner:	Tyson Family, LTD, et al.
Applicant:	Matrix at Dobbins
Representative:	Jason Morris, Withey Morris, PLC
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to revise the gross acreage calculations included in the staff report and update the site plan and elevations.

The original gross acreage for the site was incorrectly determined to be 41.60 acres. The applicant provided updated legal descriptions for the overall site and proposed lots. The overall gross acreage for the site was recalculated as 39.74 acres and the gross acreages for the proposed lots are as follows: Lot 1 – 9.37 acres, Lot 2 – 10.43 acres, Lot 3 – 19.94 acres. The changes to the gross acreage also impacted the open space percentages in Stipulation Nos. 19 and 28.

The applicant submitted an updated site plan on July 7, 2022, to reflect the gross acreage and open space revisions. The applicant also submitted updated elevations on July 8, 2022, to include the three-story multifamily elevations. Staff recommends modification to Stipulation No. 1, regarding general conformance, to include the updated plans.

Staff recommends approval per the modified stipulations provided below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~June 30, 2022~~ **JULY 7, 2022** and elevations date stamped May 27, 2022 **AND JULY 8, 2022**, as modified by the following stipulations and approved by the Planning and Development Department.

2. The primary entryway to Dobbins Road shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.

3. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

4. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 59th Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

5. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape area located between the back of curb and sidewalk along the south side of Dobbins Road, as approved by the Planning and Development Department.

    a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

6. The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 57th Avenue with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50% live coverage at maturity.

c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

7. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of 59th Avenue with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

8. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the south side of Dobbins Road, as approved by the Planning and Development Department.

9. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the west side of 57th Avenue connecting at the 56th Glen alignment, as approved by the Street Transportation Department.

10. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the east side of 59th Avenue, as approved by the Planning and Development Department.

11. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is approved. Signal warrant analysis shall be included for 59th Avenue and Dobbins as part of the Study. The developer shall be required to provide a minimum 25% contribution towards future traffic signal if not warranted for construction by the TIA.

12. Existing irrigation along Dobbins Road are to be undergrounded and relocated outside City of Phoenix right-of-way. Contact SRP to identify existing land rights

and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

14. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along eastbound Dobbins Road, as approved by the Planning and Development Department.

15. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along northbound 59th Avenue, as approved by the Planning and Development Department.

16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

LOT 1 (TOWN CENTER AND RETAIL PLAZA)

18. The maximum building height shall be 30 feet.

19. A minimum of ~~25%~~ **28%** of the gross area of Lot 1 shall be retained as open space, as approved by the Planning and Development Department.

20. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.

21. A minimum of 14 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

LOT 2 (MULTIFAMILY APARTMENTS)

22. The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.

23. Lot 2 shall be limited to a maximum of 207 units.

24. A minimum of 9% of the gross area of Lot 2 shall be retained as open space, as approved by the Planning and Development Department.

25. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

LOT 3 (HORIZONTAL MULTIFAMILY)

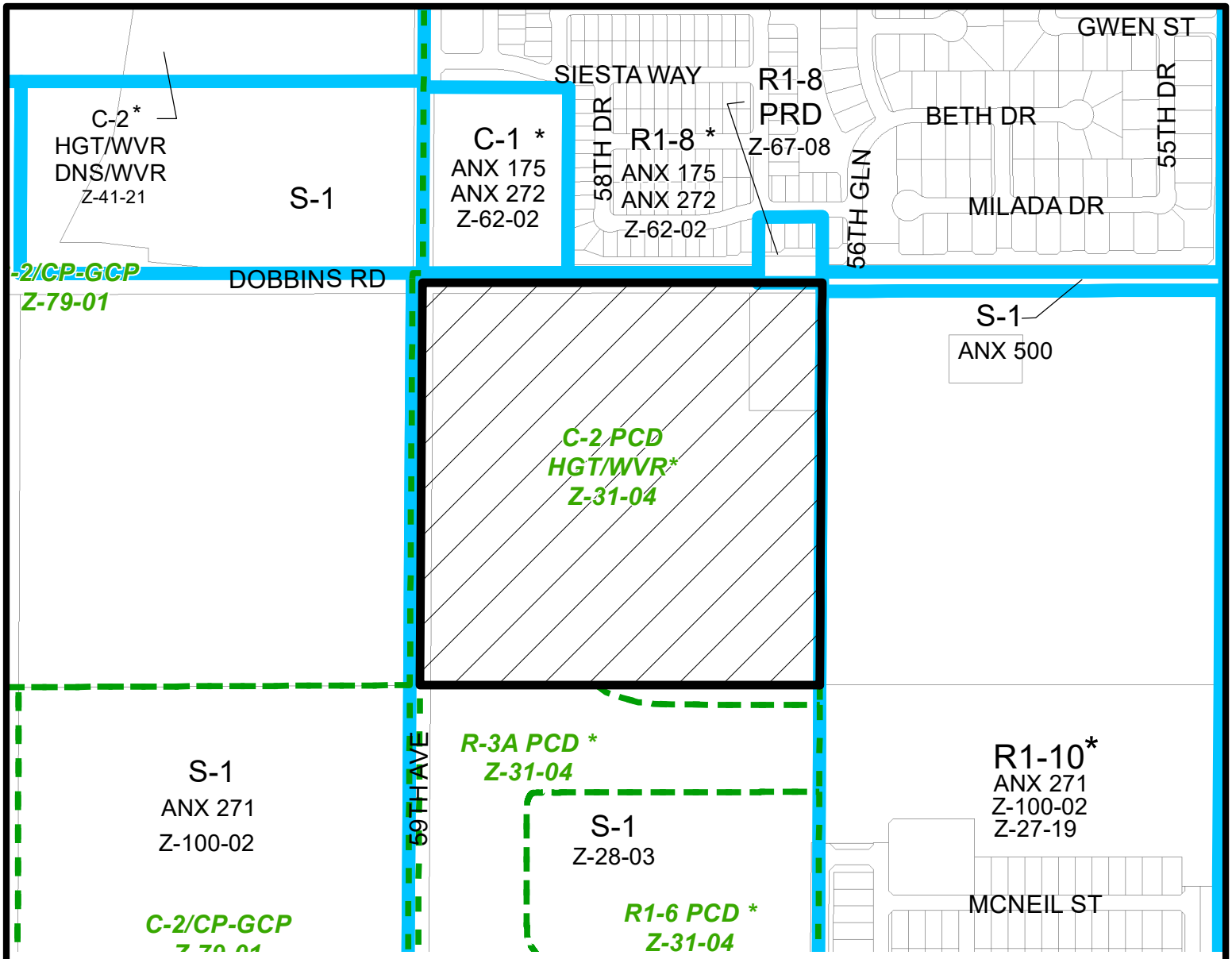
26. The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.

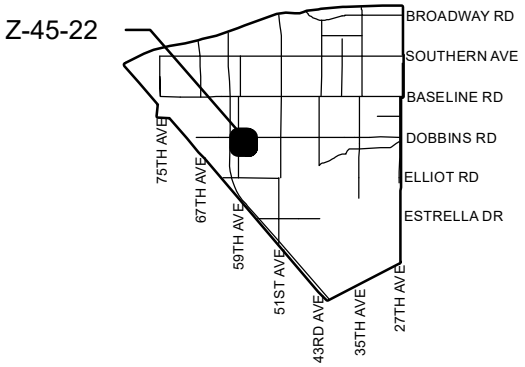
27. Lot 3 shall be limited to a maximum of 197 units.

28. A minimum of ~~12%~~ **13%** of the gross area of Lot 3 shall be retained as open space, as approved by the Planning and Development Department.

29. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

Exhibits
Updated sketch maps (2 pages)
Conceptual Site Plan date stamped July 7, 2022 (5 pages)
Conceptual Elevations date stamped July 8, 2022 (6 pages)
Correspondence





Miles

0.09 0.045 0 0.09

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Matrix at Dobbins
APPLICATION NO.	Z-45-22
DATE:	6/10/2022
REVISION DATES:	7/6/2022
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	39.74 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 03-15
ZONING MAP	C-5

REQUESTED CHANGE:

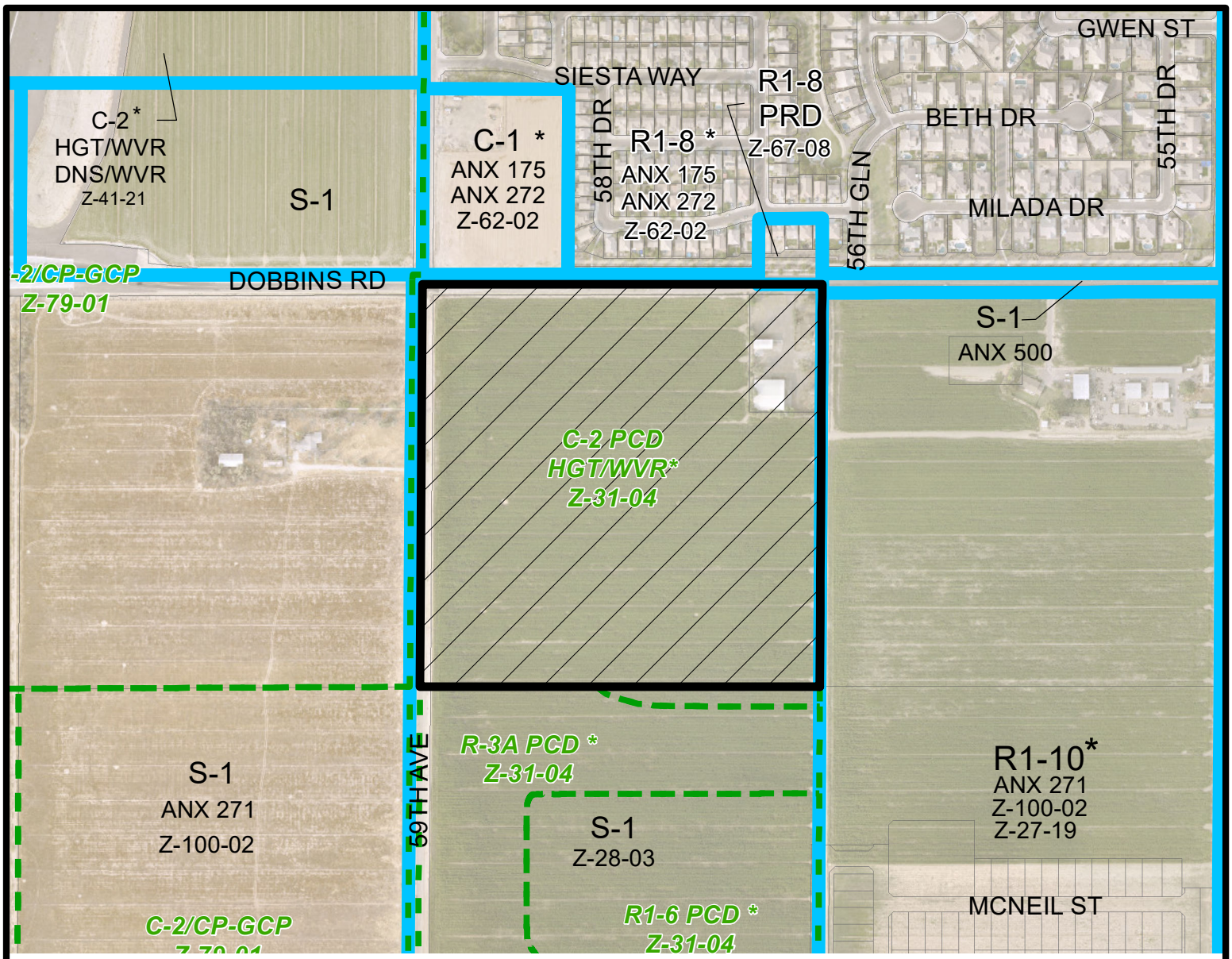
FROM: S-1 (Approved C-2 HGT/WVR PCD) (39.74 a.c.)

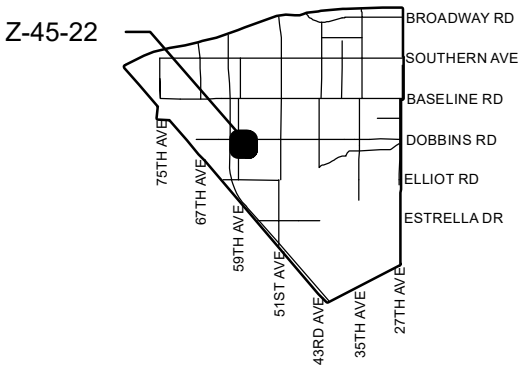
TO: C-2 HGT/WVR DNS/WVR (39.74 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 (Approved C-2 HGT/WVR PCD)	39, 576	N/A, 691
C-2 HGT/WVR DNS/WVR	1,728	2,074

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: M:\Projects\Z-45-22_Lots\Z-45-22_Overall.mxd





Miles

0.09 0.045 0 0.09

LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Matrix at Dobbins
APPLICATION NO.	Z-45-22
DATE:	6/10/2022
REVISION DATES:	7/6/2022
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	39.74 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 03-15
ZONING MAP	C-5

REQUESTED CHANGE:

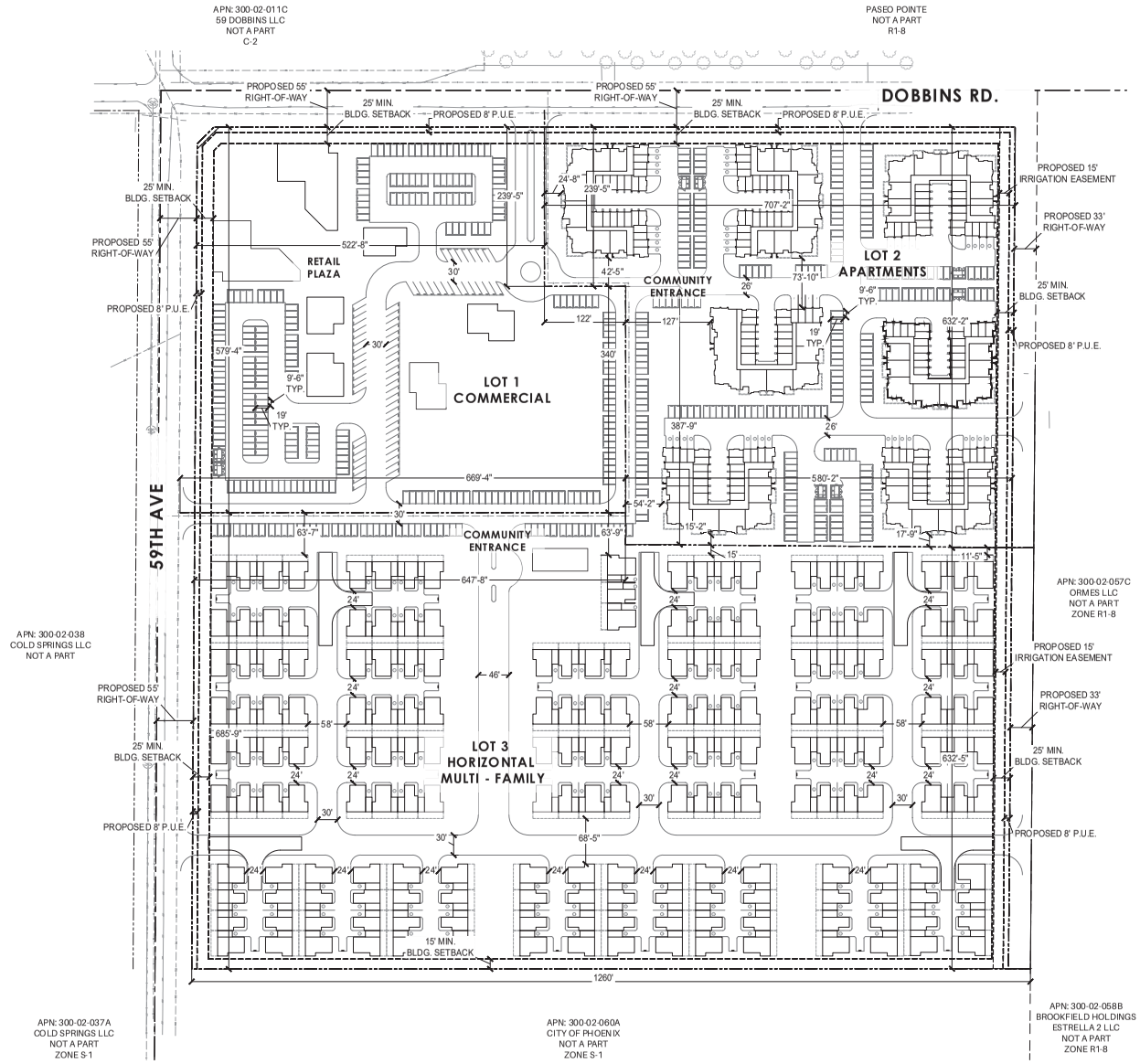
FROM: S-1 (Approved C-2 HGT/WVR PCD) (39.74 a.c.)

TO: C-2 HGT/WVR DNS/WVR (39.74 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 (Approved C-2 HGT/WVR PCD)	39, 576	N/A, 691
C-2 HGT/WVR DNS/WVR	1,728	2,074

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: M:\Projects\Z-45-22_Lots\Z-45-22_Overall.mxd



OWNER/DEVELOPER

MATRIX EQUITIES, INC IS CURRENTLY UNDER CONTRACT TO PURCHASE ±39.74ACRES OF VACANT PROPERTY LOCATED AT THE CORNER OF 59TH AVENUE AND DOBBINS ROAD IN THE LAVEEN VILLAGE

SITE ADDRESS

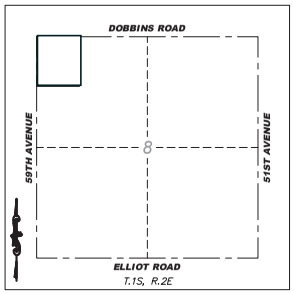
S.E. CORNER OF 59TH AVE & DOBBINS ST
PHOENIX, AZ

APN

300-02-059E

SITE ACREAGE

± 39.74 ACRES



VICINITY MAP
N.T.S.

ZONING SUMMARY

THE CURRENT ZONING OF THE PROJECT IS DESIGNATED AS S-1 PER THE MARICOPA COUNTY ASSESSOR'S OFFICE. PER A TECHNICAL MEMO DATED FEBRUARY 27TH, 2004, THE DEVELOPMENT IS TO BE IN GENERAL CONFORMANCE TO THE LAVEEN TOWN CENTER DISTRICT MAP AND THE LAVEEN TOWN CENTER GENERAL DEVELOPMENT PLAN LAND USE TABLE DATED MARCH 8TH, 2004.

THE DEVELOPMENT CONFIGURATION CONTAINED HEREIN IS IN CONFORMANCE WITH THE GOALS SET FORTH IN THE PCD DISTRICT MAP, WITH THE LAND USE DENSITIES ADHERING TO THE OVERALL LAND USE GUIDELINES.

LEGAL DESCRIPTION

THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTHLINE OF SAID SECTION, A DISTANCE OF 239 FEET;

THENCE SOUTH AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 419 FEET;

THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER

THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING; AND

EXCEPT THE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER TO THE POINT BEGINNING; AND

EXCEPT THE NORTH 30 FEET AS DDED IN BOOK 105 OF DEEDS, PAGE 412

(APPROXIMATE IN NATURE, EXACT LEGAL DESCRIPTION AND AREA TO BE FURNISHED UPON COMPLETION OF AN ALTA SURVEY)

CITY OF PHOENIX
JUL 07 2022
Planning & Development Department

NORTH

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

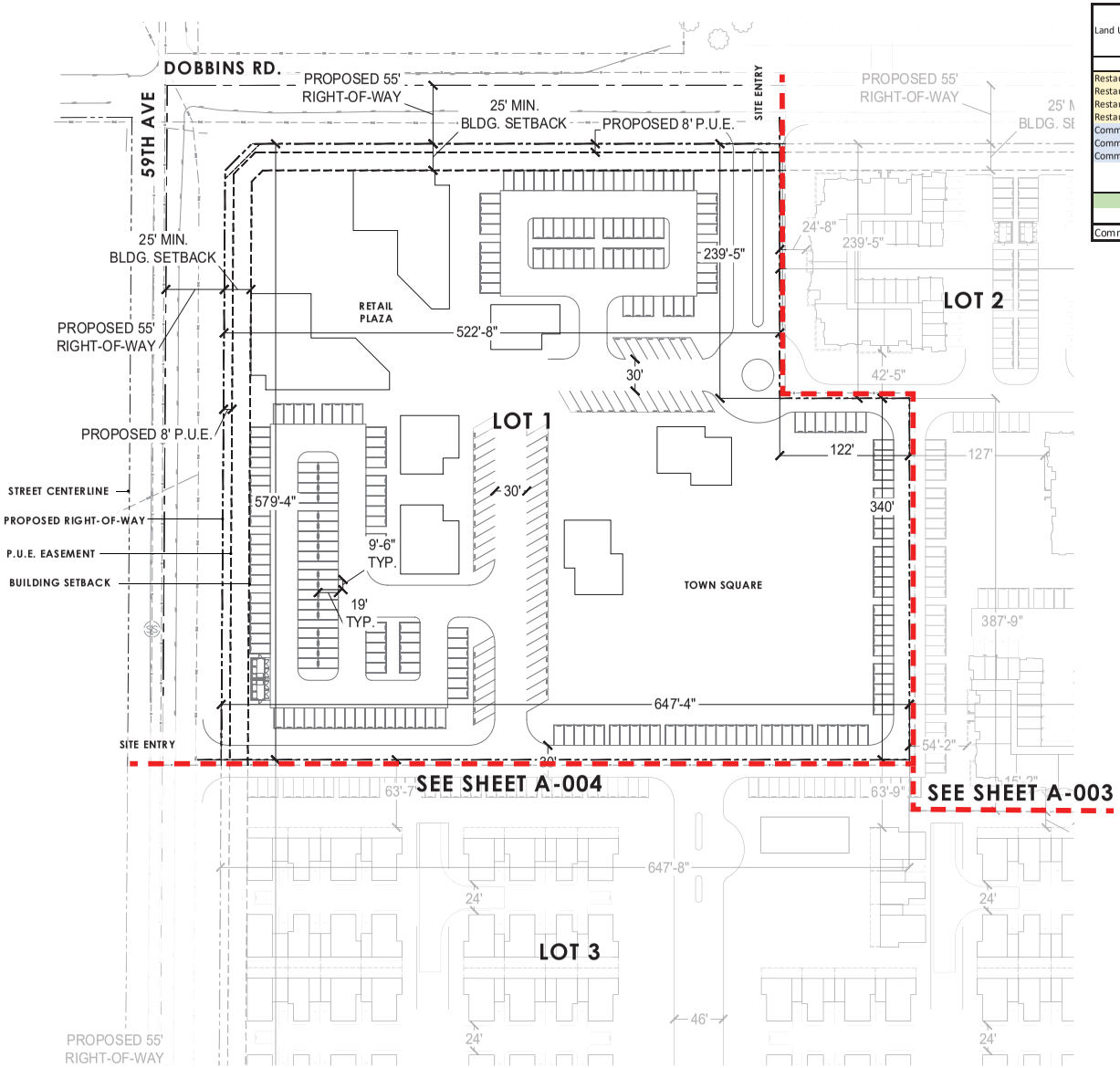
RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

PROJECT NO: 19461
DATE: 07-06-2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.
A-002



Land Use	Building#	Commercial Bldg SF	Restaurant SF - Indoor	Restaurant SF Outdoor	Retail Parking Requirement	Restaurant Bldg SF - Dining	Restaurant Parking Requirement - Dining	Restaurant BOH	Restaurant Parking Requirement - BOH	Restaurant Parking Requirement - Outdoors	Total Parking Required
					1 per 300 sf	60% of Bldg	1 per 50 sf	40% of Bldg	1 per 300 sf	1 per 200 sf	
Restaurant	1		7,900	3,160.0	0	4740	95	3160	11	16	121
Restaurant	2		7,900	3,160.0	0	4740	95	3160	11	16	121
Restaurant	3		2,850	228.00	0	1710	34	1140	4	1	39
Restaurant	4		2,850	228.00	0	1710	34	1140	4	1	39
Commercial	5	*3,000*	0	0	10	0	0	0	0	0	10
Commercial	6	*3,000*	0	0	10	0	0	0	0	0	10
Commercial	7	*3,000*	0	0	10	0	0	0	0	0	10
										Parking Required	351
										Parking provided	351
SF subtotals		9,000	21,500	6,776							
Gross Building Area				30,500							
Outdoor Leasable SF				6,776							
Commercial Site Area			408,157 sq.ft								

COMMERCIAL

Project Description	Single Story Retail and Restaurants	
Project Zoning	C-2	
Site Area		9.37 acres 408,157 sq.ft.
Coverage	Allowable	50 %
	Footprint	30,500 sq.ft
	Site Area	408,157 sq.ft
	Actual	**7%**
Floor Area Ratio (FAR)	Site Area	408,157 sq.ft.
	Building Area	30,500 sq.ft
		0.07 FAR
Building Height	**Provided**	Refer to Building Elevations
Setbacks	**Provided**	Varies. Refer to Site Plan

CITY OF PHOENIX
JUL 07 2022
Planning & Development Department

SCALE: 1" = 50'-0"

NORTH

NO.	BY	DATE	REVISION

SIGNATURE DATE

Know what's below. Call before you dig.

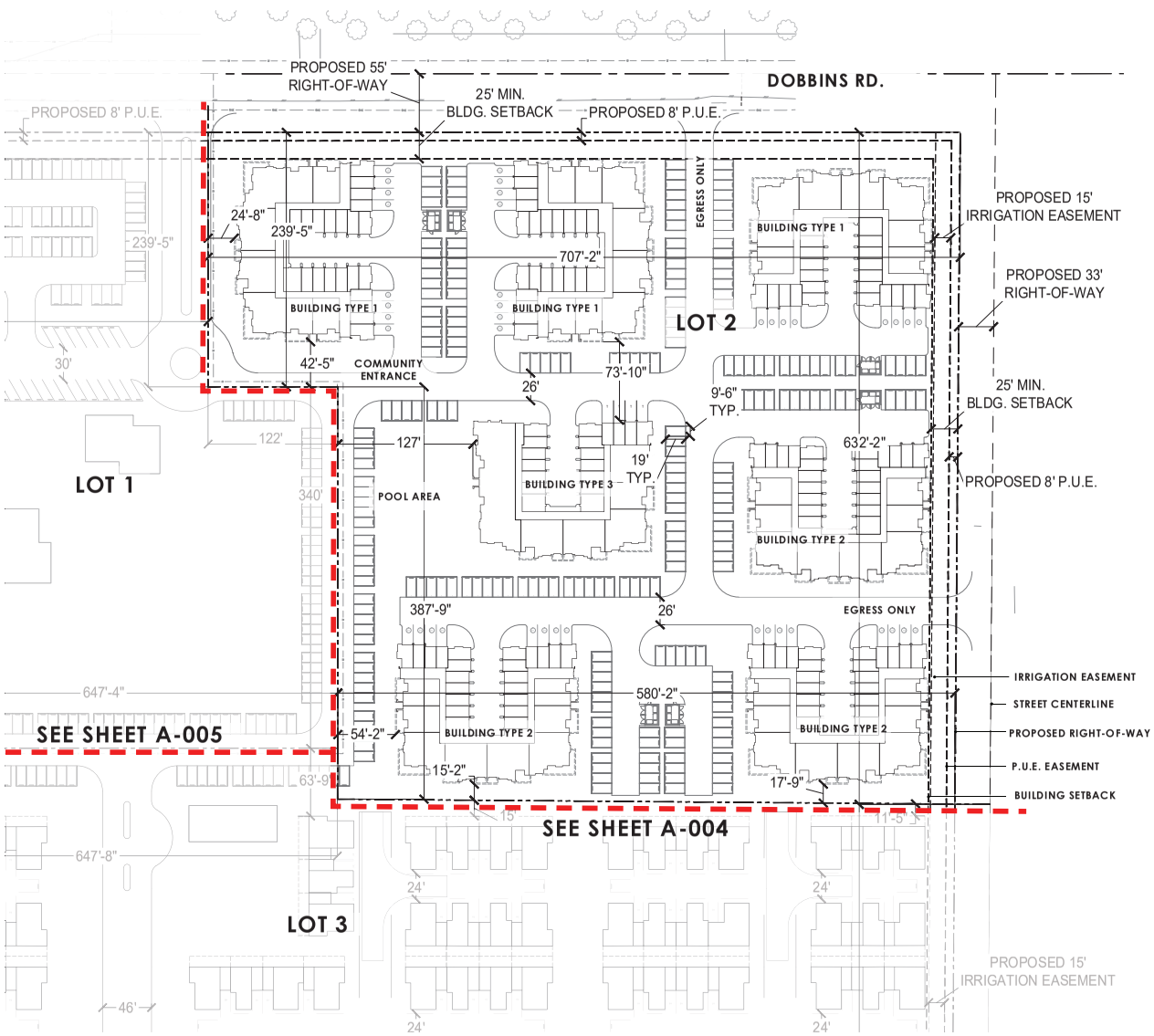
RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

PROJECT NO: 19461
DATE: 07-06-2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
COMMERCIAL SITE PLAN

DRAWING NO.
A-003



Apartments Type 1

	Floor to Floor Height	UNITS 1 Bdrm	2 Bdrm	Total	Net Area (SQ. FT)	Gross Area (SQ. FT.)
Ground Floor	10'-0"	4	4	8	7,942	16,000
Level 2	10'-0"	6	8	14	13,665	16,000
		10	12	22 Units	21,607	32,000
Mix (%)		45.5	54.5	100 %		

Apartments Type 2

	Floor to Floor Height	UNITS 1 Bdrm	2 Bdrm	Total	Net Area (SQ. FT)	Gross Area (SQ. FT.)
Ground Floor	10'-0"	4	4	8	7,942	16,000
Level 2	10'-0"	6	8	14	13,665	16,000
Level 3	10'-0"	6	8	14	13,665	16,000
		16	20	36 Units	35,272	48,000
Mix (%)		44.4	55.6	100 %		

Apartment Type 3 (Leasing)

	Floor to Floor Height	UNITS 1 Bdrm	2 Bdrm	Total	Net Area (SQ. FT)	Gross Area (SQ. FT.)
Ground	13'-0"	2	3	5	7,942	16,000
Level 2	10'-0"	6	8	14	13,665	16,000
Level 3	10'-0"	6	8	14	13,665	16,000
		14	19	33 Units	35,272	48,000
Mix (%)		42.4	57.6	100 %		

APARTMENTS BUILDINGS SUMMARY

	BUILDING COUNT	UNITS 1 Bdrm	2 Bdrm	Total	GROSS AREA (SQ.FT)
Apartments Type 1	3	10	12		96,000
		30	36	66	
Apartments Type 2	3	16	20		144,000
		48	60	108	
Apartment Type 3 (Leasing)	1	14	19		48,000
		14	19	33	
TOTAL	7	92	115	207	768,000
Mix (%)		44.4	55.6	100.0 %	

REQUIRED PARKING

1-Bed	1.5	138
2-Bed	1.5	172.5
Guests	0.5	103.5
TOTAL		414

Provided Parking

Garage		150
Tandem / Guests		56
Guest		208
TOTAL		414

MULTI FAMILY APARTMENTS

Project Description	Three 2-Story Residential Walk Ups / Four 3-Story Residential Walk Ups		
Project Zoning	R-3a		
Site Area		10.43 acres 454,331 sq.ft.	
Density	**Allowable (per zoning)**	23.1 du per acres 26.4 du per acres (with Density Bonus)	
	Provided	207 units **19.85 du per acre**	
Coverage	Allowable Footprint Site Area **Actual**	45 % 112,000 sq.ft 454,331 sq.ft **25%**	
Floor Area Ratio (FAR)	Site Area Building Area	454,331 768,000 sq.ft. **1.69 FAR**	
Building Height	**Provided**	Refer to Building Elevations	
Setbacks	**Provided**	**Street (North @ 59th Street)** **Side (East)** **Interior (South)** **Interior (West)**	25'-0" 25'-0" varies (refer to site plan) varies (refer to site plan)

CITY OF PHOENIX
JUL 07 2022
Planning & Development Department

SCALE: 1" = 50'-0"

NORTH

NO.	BY	DATE	REVISION

SIGNATURE DATE

Know what's below. Call before you dig.

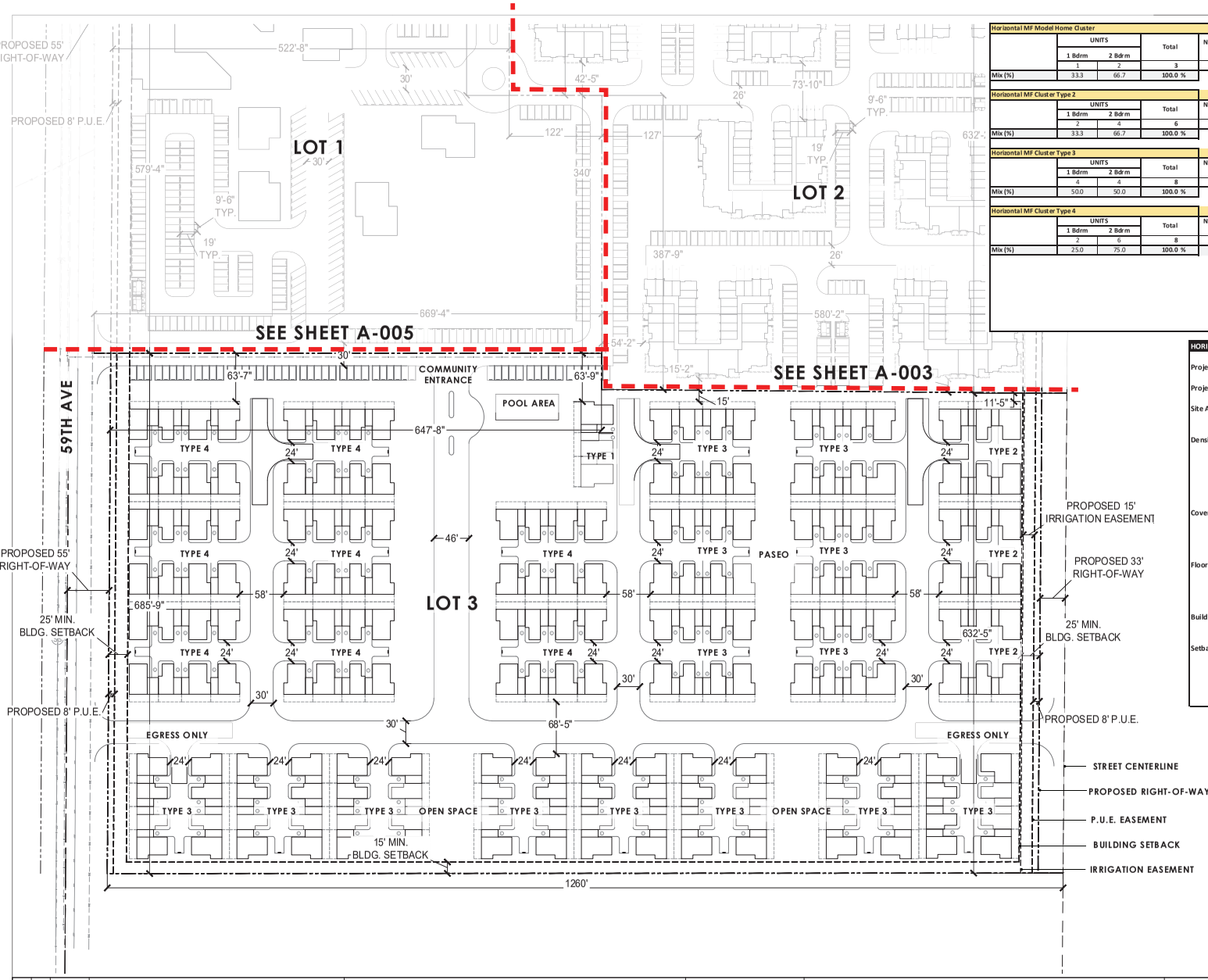
RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

PROJECT NO: 19461
DATE: 07-06-2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
APARTMENTS - SITE PLAN

DRAWING NO.
A-004



Horizontal MF Model Home Cluster

	UNITS 1 Bdrm	UNITS 2 Bdrm	Total	Net Rentable Area	Gross Area (including garage)
	1	2	3	3,068	3,842
Mix (%)	33.3	66.7	100.0 %		

Horizontal MF Cluster Type 2

	UNITS 1 Bdrm	UNITS 2 Bdrm	Total	Net Rentable Area	Gross Area (including garage)
	2	4	6	5,549	6,886
Mix (%)	33.3	66.7	100.0 %		

Horizontal MF Cluster Type 3

	UNITS 1 Bdrm	UNITS 2 Bdrm	Total	Net Rentable Area	Gross Area (including garage)
	4	4	8	6,981	8,793.0
Mix (%)	50.0	50.0	100.0 %		

Horizontal MF Cluster Type 4

	UNITS 1 Bdrm	UNITS 2 Bdrm	Total	Net Rentable Area	Gross Area (including garage)
	2	6	8	7,610	9,360.0
Mix (%)	25.0	75.0	100.0 %		

HORIZONTAL MULTI FAMILY PRODUCT SUMMARY

	TOTAL CLUSTER COUNT	UNITS 1 Bdrm	UNITS 2 Bdrm	UNITS Total	GROSS AREA (SQ.FT)
Horizontal MF Model Home Cluster	1	1	2		3,842
		1	2	3	
Horizontal MF Cluster Type 2	3	2	4		20,658
		6	12	18	
Horizontal MF Cluster Type 3	14	4	4		123,102
		56	56	112	
Horizontal MF Cluster Type 4	8	2	6		74,880
		16	48	64	
TOTAL	26	79	118	197	222,482
Mix (%)		40.1	59.9	100.0 %	

REQUIRED PARKING

1-Bed	1.5	118.5
2-Bed	1.5	177
Guests	0.5	98.5
		394

Provided Parking

Garage		197
Tandem / Guests		197
Guest		26
Total		420

HORIZONTAL MULTI FAMILY

Project Description	Single Story Attached Homes with Attached Garages	
Project Zoning	R-3	
Site Area	19.94 acres 868,586 sq.ft.	
Density	**Allowable (per zoning)**	15.25 du per acres 17.4 du per acres (with density bonus)
	Provided	197 units **9.88 du per acre**
Coverage	Allowable	45 %
	Footprint	222,482 sq.ft
	Site Area	868,586 sq.ft
	Actual	**26%**
Floor Area Ratio (FAR)	Site Area	868,586 sq.ft.
	Building Area	222,482 sq.ft
		0.26 FAR
Building Height	**Provided**	Refer to Building Elevations
Setbacks	**Provided**	
	Side (West - 59th Street)	25-'0"
	Side (East)	25-'0"
	Interior (South)	15'-0"
	Interior (North)	varies (see site plan)

CITY OF PHOENIX
JUL 07 2022
Planning & Development Department

0 20 60 160 FT
SCALE: 1"=60'

NORTH

NO.	BY	DATE	REVISION

SIGNATURE DATE

Know what's below. Call before you dig.

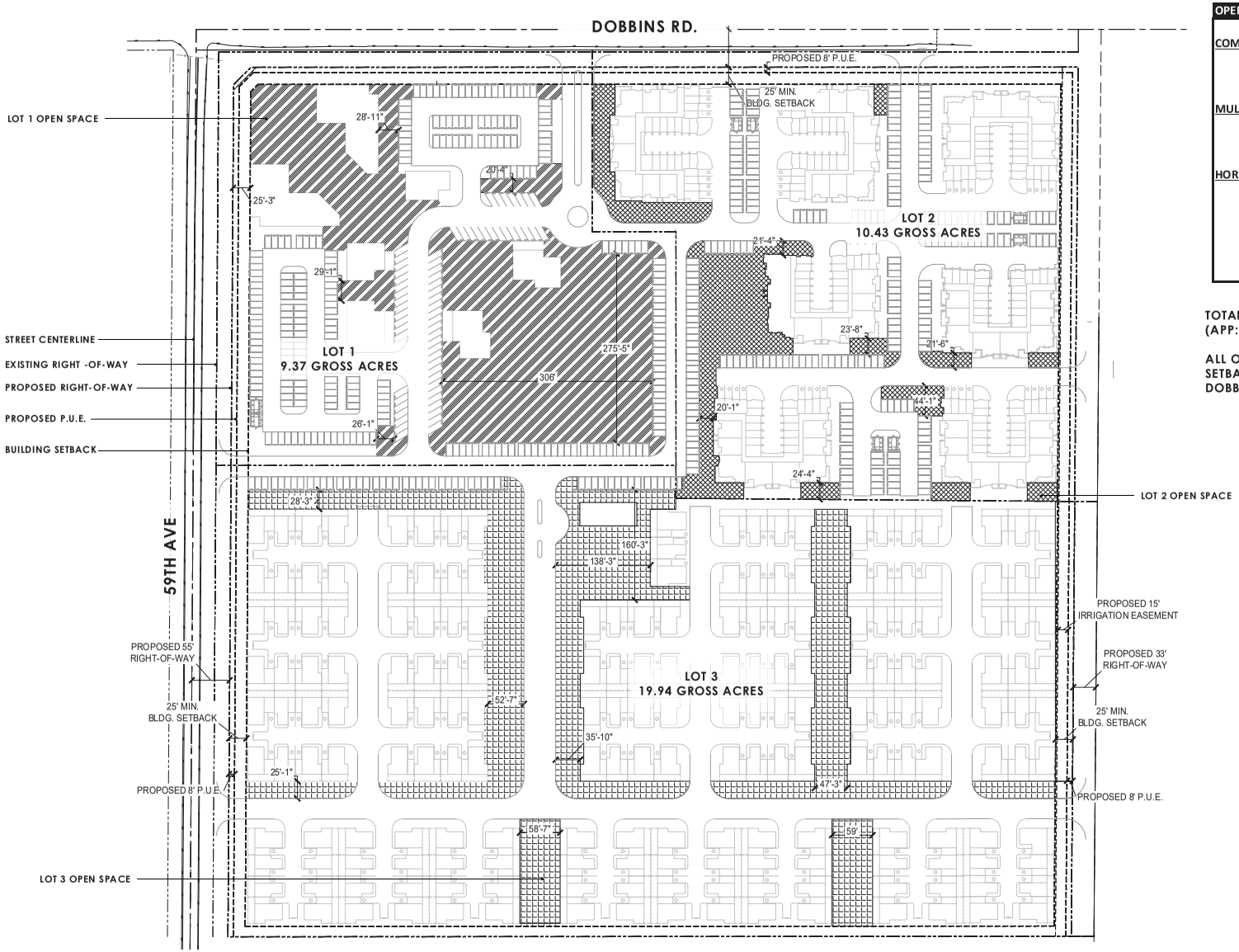
RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

PROJECT NO: 19461
DATE: 07-06-2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
HORIZONTAL MULT- FAMILY APARTMENTS

DRAWING NO.
A-005



OPEN COMMON SPACE		Sq Ft	Acres
COMMERCIAL (Lot 1)	Open Space	126,603	2.91
	Site Area	408,157	9.37
	Open Space (%)	**31.02%**	
MULTIFAMILY APARTMENTS (Lot 2)	Open Space	45,507	1.04
	Site Area	454,331	10.43
	Open Space (%)	**10.02%**	
HORIZONTAL MULTI-FAMILY (Lot 3)	Open Space	129,454	2.97
	Site Area	868,586	19.94
	Open Space (%)	**14.90%**	
	Total Site Area		**39.74**
	Total Open Space		**6.92**
	Total Open Space (%)		**17.42%**

TOTAL SITE AREA IS BEING CALCULATED USING THE ZONING AMENDMENT MAP (APP:Z-45-22 Lots) AND THE GROSS AREAS AS ILLUSTRATED ON THAT EXHIBIT.

ALL OPEN SPACE NOT TO ENCROACH INTO THE BUILDING AND LANDSCAPE SETBACK AS ILLUSTRATED AND LABELED ON THIS PLAN. DIMENSIONS FROM DOBBINS AND 59TH ARE FROM THE CENTERLINE OF THE STREET.

CITY OF PHOENIX
JUL 07 2022
Planning & Development Department

NORTH

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

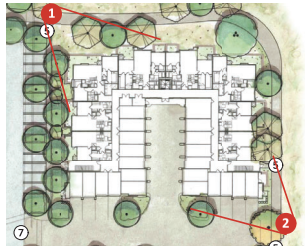
PROJECT NO: 19461
DATE: 07-06-2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
ZONING MAP

DRAWING NO.
A-006

02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

RICK ENGINEERING COMPANY

burton Landscape Architecture Studio

SVA ARCHITECTS

PROJECT NO: 19461
DATE: 06 - 29 - 2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

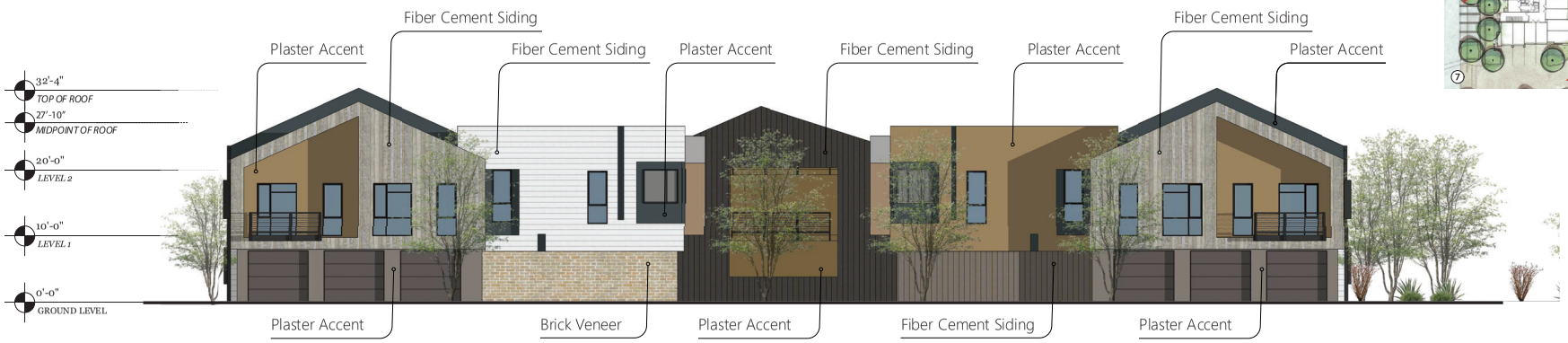
59TH & DOBBINS

DRAWING TITLE
Apartment Perspectives

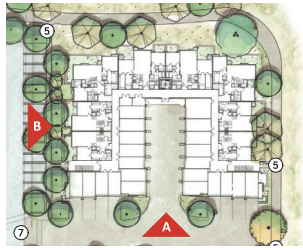
DRAWING NO. A - 210

SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg



02 ELEVATION A (OPTION 2)



01 ELEVATION B (OPTION 2)

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

Know what's below. Call before you dig.

RICK ENGINEERING COMPANY

burton Landscape Architecture Studio

SVA ARCHITECTS

PROJECT NO: 19461
DATE: 06 - 29 - 2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

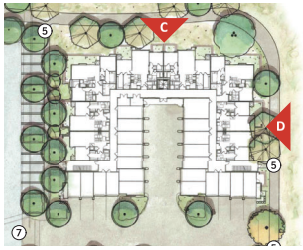
59TH & DOBBINS

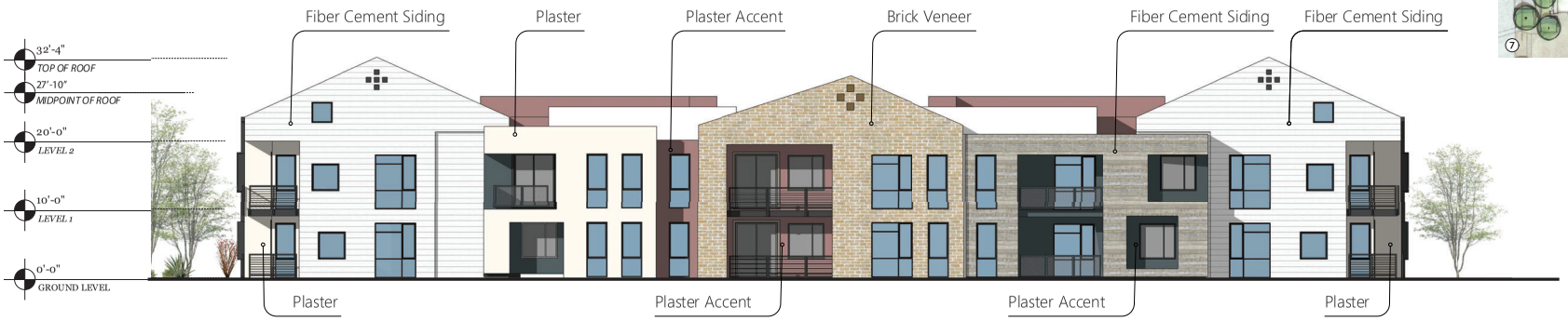
DRAWING TITLE
Apartment Elevations

DRAWING NO. A - 211

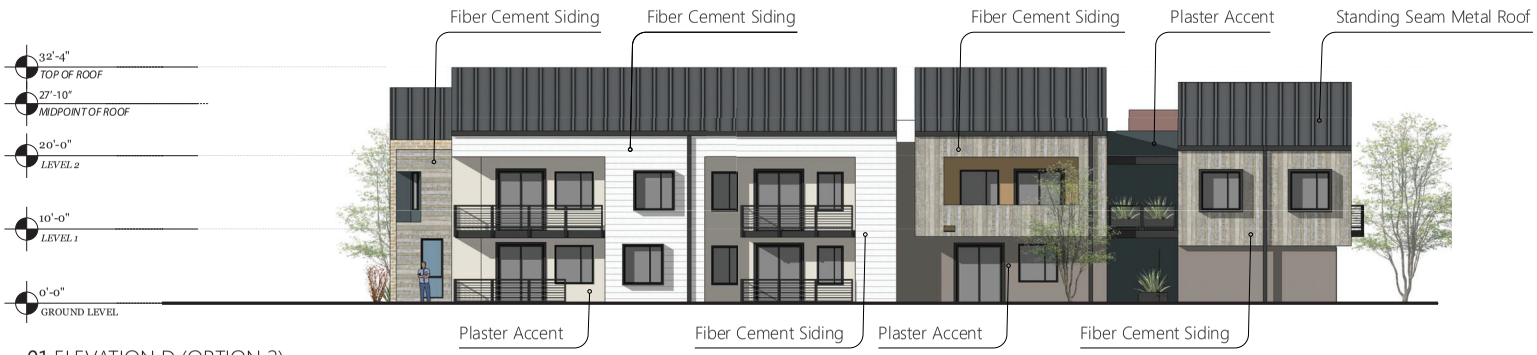
SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg





02 ELEVATION C (OPTION 2)



01 ELEVATION D (OPTION 2)

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

RICK ENGINEERING COMPANY
burton Landscape Architecture Studio
SVA ARCHITECTS

PROJECT NO: 19461
DATE: 06 - 29 - 2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

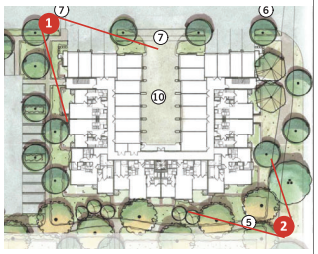
59TH & DOBBINS

DRAWING TITLE
Apartment Elevations

DRAWING NO. A - 212
SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg

02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

Know what's below. Call before you dig.

RICK ENGINEERING COMPANY | burton Landscape Architecture Studio | SVA ARCHITECTS

PROJECT NO: 19461 | DRAWN/DESIGNED BY: XXXX
DATE: 06 - 29 - 2022 | CHECKED BY: XXXX

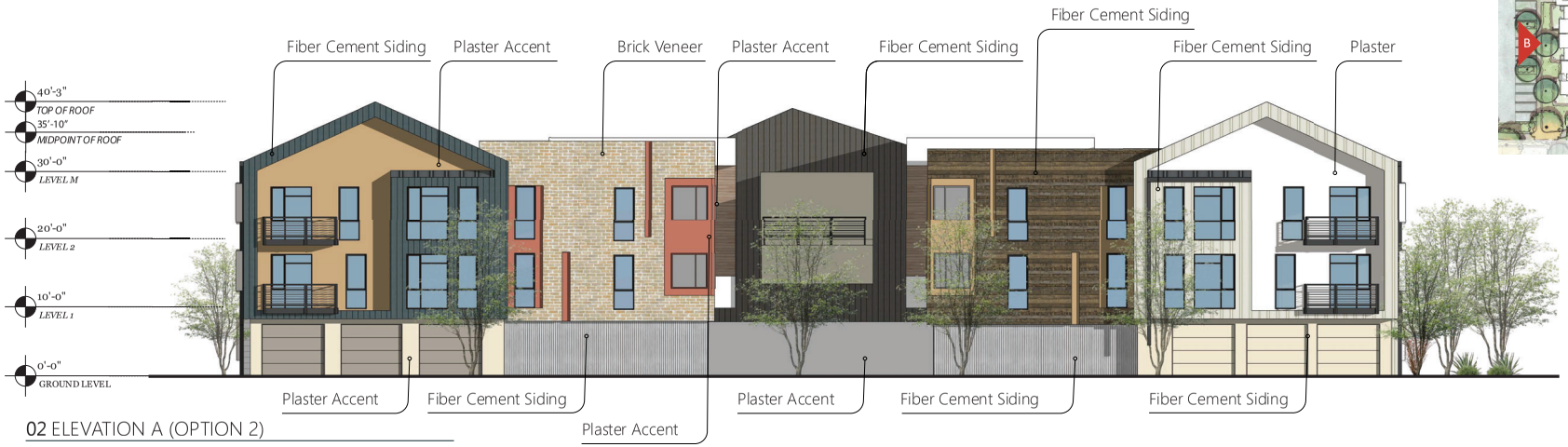
59TH & DOBBINS

DRAWING TITLE
Apartment Perspectives

DRAWING NO. A - 216

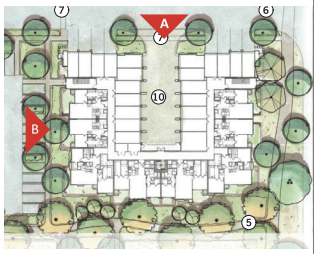
SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg



02 ELEVATION A (OPTION 2)

01 ELEVATION B (OPTION 2)



CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

RICK ENGINEERING COMPANY

burton Landscape Architecture Studio

SVA ARCHITECTS

PROJECT NO: 19461
DATE: 06 - 29 - 2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
Apartment Elevations

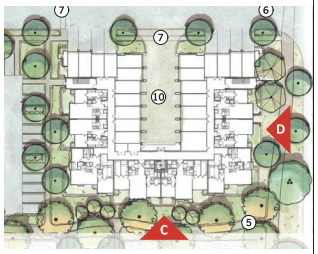
DRAWING NO. A - 217

SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg

02 ELEVATION C (OPTION 2)

01 ELEVATION D (OPTION 2)



CITY OF PHOENIX
JUL 08 2022
Planning & Development Department

NO.	BY	DATE	REVISION

SIGNATURE DATE

811 Know what's below. Call before you dig.

RICK ENGINEERING COMPANY

burton Landscape Architecture Studio

SVA ARCHITECTS

PROJECT NO: 19461
DATE: 06 - 29 - 2022
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

59TH & DOBBINS

DRAWING TITLE
Apartment Elevations

DRAWING NO. A - 218

SHEET NO. 2 OF 3

J:\2021\2021-40153.000 - 59th Street and Dobbins Street\03_Design\01_CAD-Revit\Civil\19461-PHO-BDR.dwg

From: Dan Penton
To: Maria D Lopez; Yassamin Ansari
Cc: Stephanie Hurd; Julianna Pierre
Subject: MEETING RE: LAVEEN TOWN CENTER [URGENT]
Date: Wednesday, July 6, 2022 9:22:20 AM

Good morning Maria

If you recall Stephanie heard and I met with you and yes I'm in a few months back regarding 59th Avenue and Dobbins in Laveen for the Laveen Town Center, that case has moved forward without public input in manner that meets city requirements.
Stephanie Heard and I are requesting to meet with Councilwoman Ansari urgently, as this case (Z-45-22) is set to come to the Village next week, and applicant has not held an appropriate community meeting, knowing there is significant opposition to this project.

Applicant & Representatives have been stonewalling and ignoring repeated attempts to speak with them about the project for 6 months. Finally, last week they have agreed to hold another community meeting but have yet to do so, and like I said they're coming to the Village next Monday so the chances of them actually doing that are not likely at this point, so we need your help.

Stephanie Heard and I would like to speak with you as soon as possible prior to the Village planning committee meeting which is next Monday if you can please get back to me my number is 602-384-8201 or the email above thank you so much

Gratefully
Dan Penton