

## ATTACHMENT C



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### ADDENDUM A

#### Staff Report: Z-45-22-8

July 8, 2022

Laveen Village Planning Committee July 11, 2022

**Meeting Date:**

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.

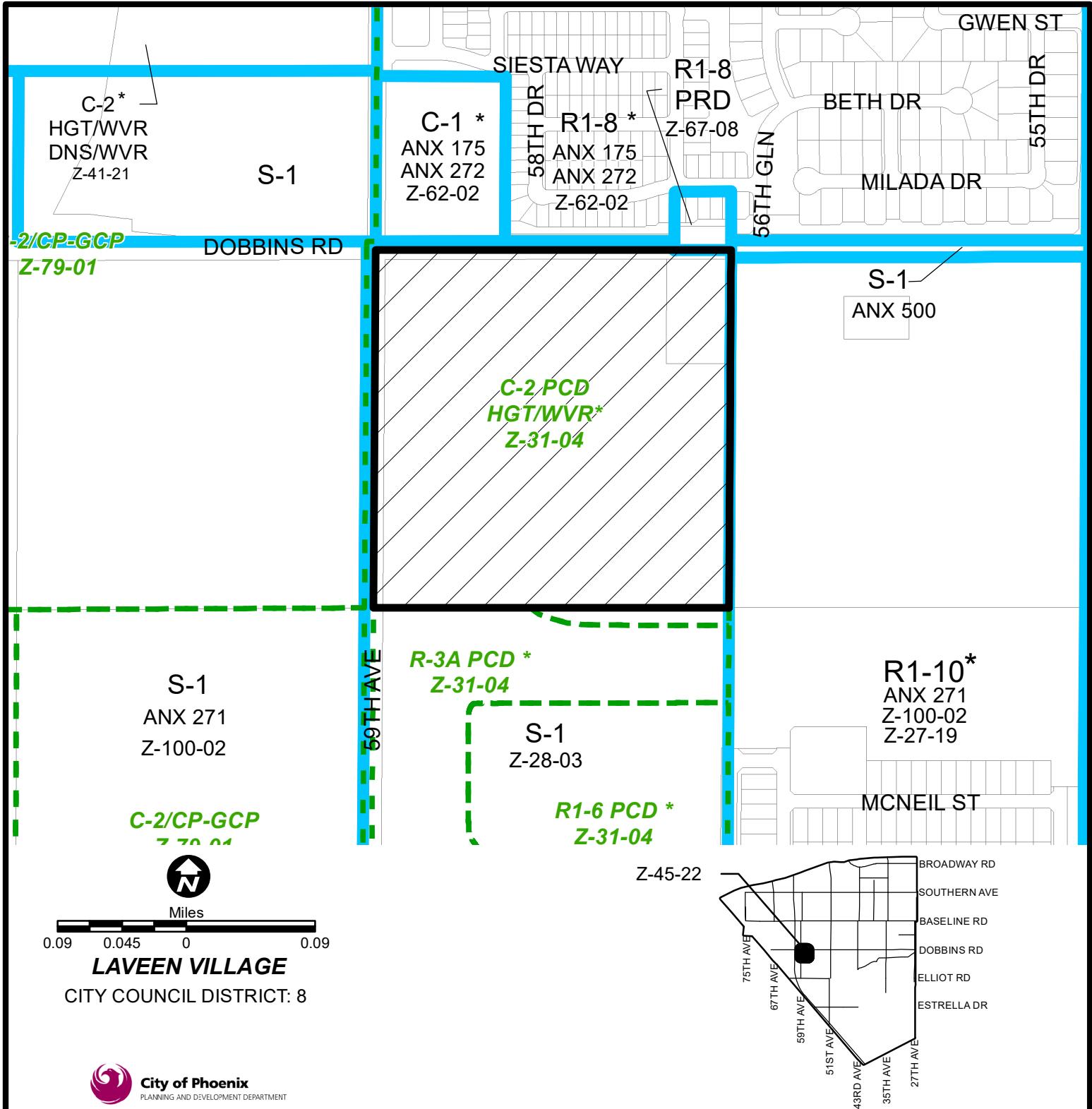
### **Exhibits**

Updated sketch maps (2 pages)

Conceptual Site Plan date stamped July 7, 2022 (5 pages)

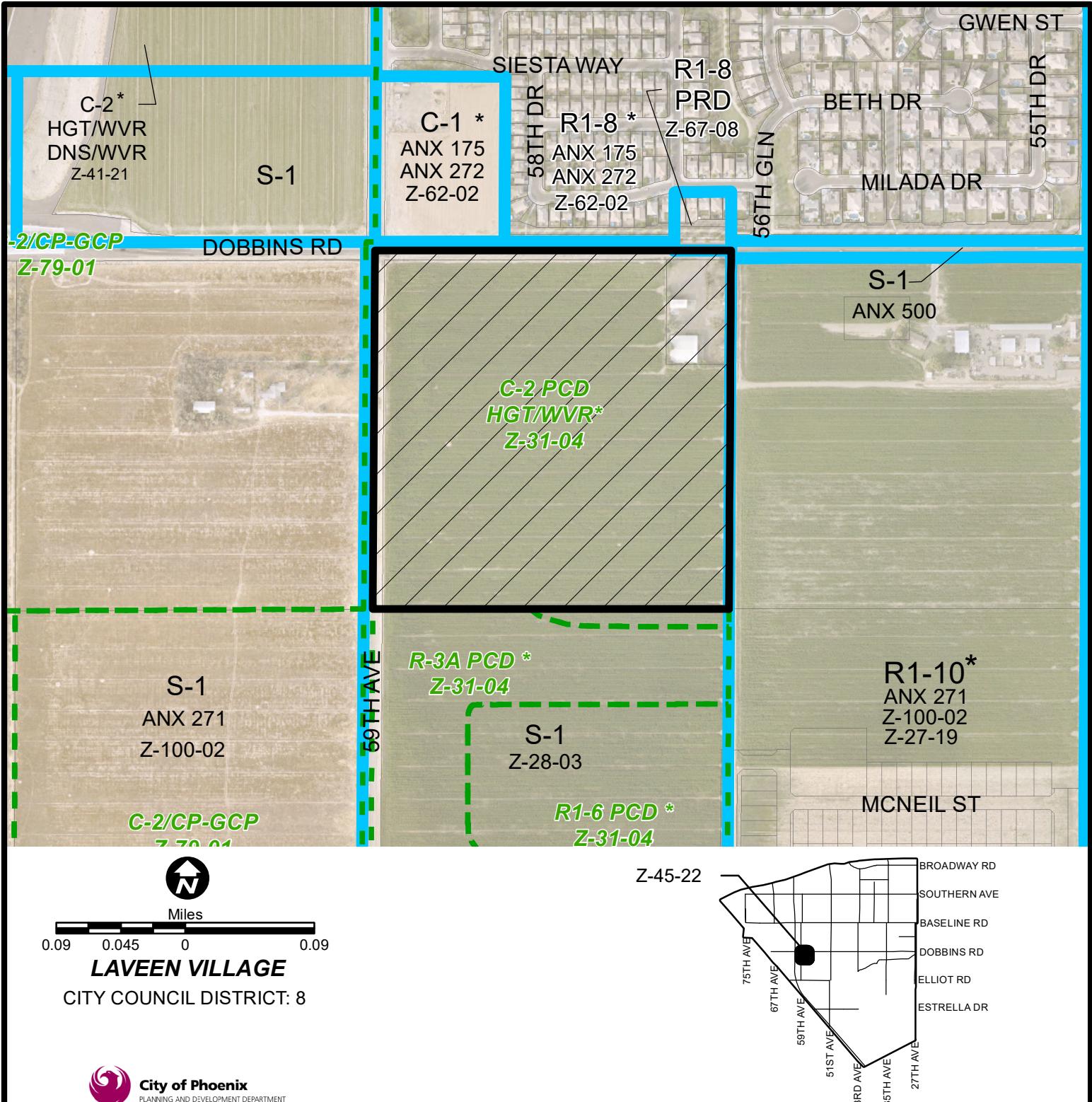
Conceptual Elevations date stamped July 8, 2022 (6 pages)

Correspondence



APPLICANT'S NAME: Matrix at Dobbins		REQUESTED CHANGE:	
		FROM:	
APPLICATION NO. Z-45-22	DATE: 6/10/2022 REVISION DATES: 7/6/2022	S-1 (Approved C-2 HGT/WVR PCD) ( 39.74 a.c.)	
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	TO: C-2 HGT/WVR DNS/WVR ( 39.74 a.c.)
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1 (Approved C-2 HGT/WVR PCD)		39, 576	
C-2 HGT/WVR DNS/WVR		1,728	
		* UNITS P.R.D. OPTION	
		N/A, 691	
		2,074	

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



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

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

**OWNER/DEVELOPER**  
MATRIX EQUITIES, INC IS CURRENTLY UNDER CONTRACT TO PURCHASE 539.74 ACRES OF VACANT PROPERTY LOCATED AT THE CORNER OF 59TH AVENUE AND DOBBINS ROAD IN THE LAVEEN VILLAGE PHOENIX, AZ

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

**APN #**  
300-02-059E

**SITE ACREAGE**  
± 39.74 ACRES

**VICINITY MAP**

**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 NORTHLINE 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 DEDD 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

**DOBBINS RD.**

**RICK ENGINEERING COMPANY**  
PROJECT NO.: 19461  
DATE: 07/06/2022

**burton Landscape Architecture Studio**  
APN: 300-02-059B  
BROOKFIELD ARCHITECTURE LLC  
NOT A PART  
ZONE R18

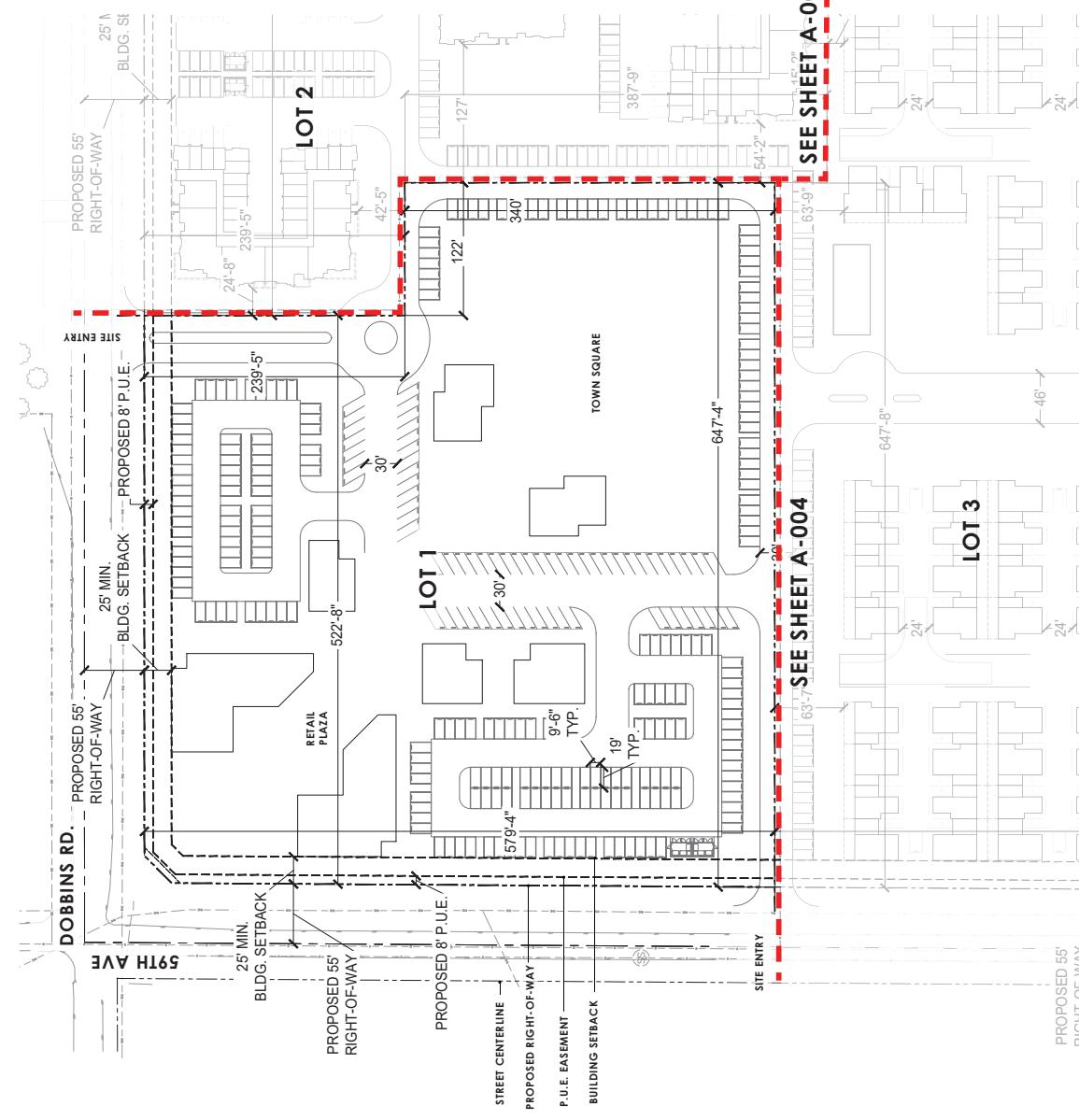
**Overall Site Plan**  
DRAWING NO.: A-002  
DRAWING TITLE: Overall Site Plan

**811 Call before you dig.**  
APN: 300-02-059A  
COLD SPRINGS LLC  
NOT A PART  
ZONE S-1

**NORTH**

Land Use	Building#	Commercial Bldg SF	Retail Restaurant SF	Restaurant - Indoor	Restaurant - Outdoor	Retail Parking Requirement	Restaurant SF Dining	Parking Requirement	Restaurant BOH	Total Parking Required	Restaurant Requirement - BOH	Parking - Required Outdoors
Restaurant	1		7,900	3,160.0	0	4740	95	3,160	11	16	121	
Restaurant	2	3	7,900	3,160.0	0	4740	95	3,160	11	16	121	
Restaurant	3	2,850	228.00	0	1710	34	1140	4	1	1	39	
Restaurant	4	2,850	228.00	0	1710	34	1140	4	1	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	
SF Subtotal		9,000	21,560	6,776								
Gross Building Area			30,560									
Outdoor Leasable SF			408,157 sqft									
Commercial Site Area												

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

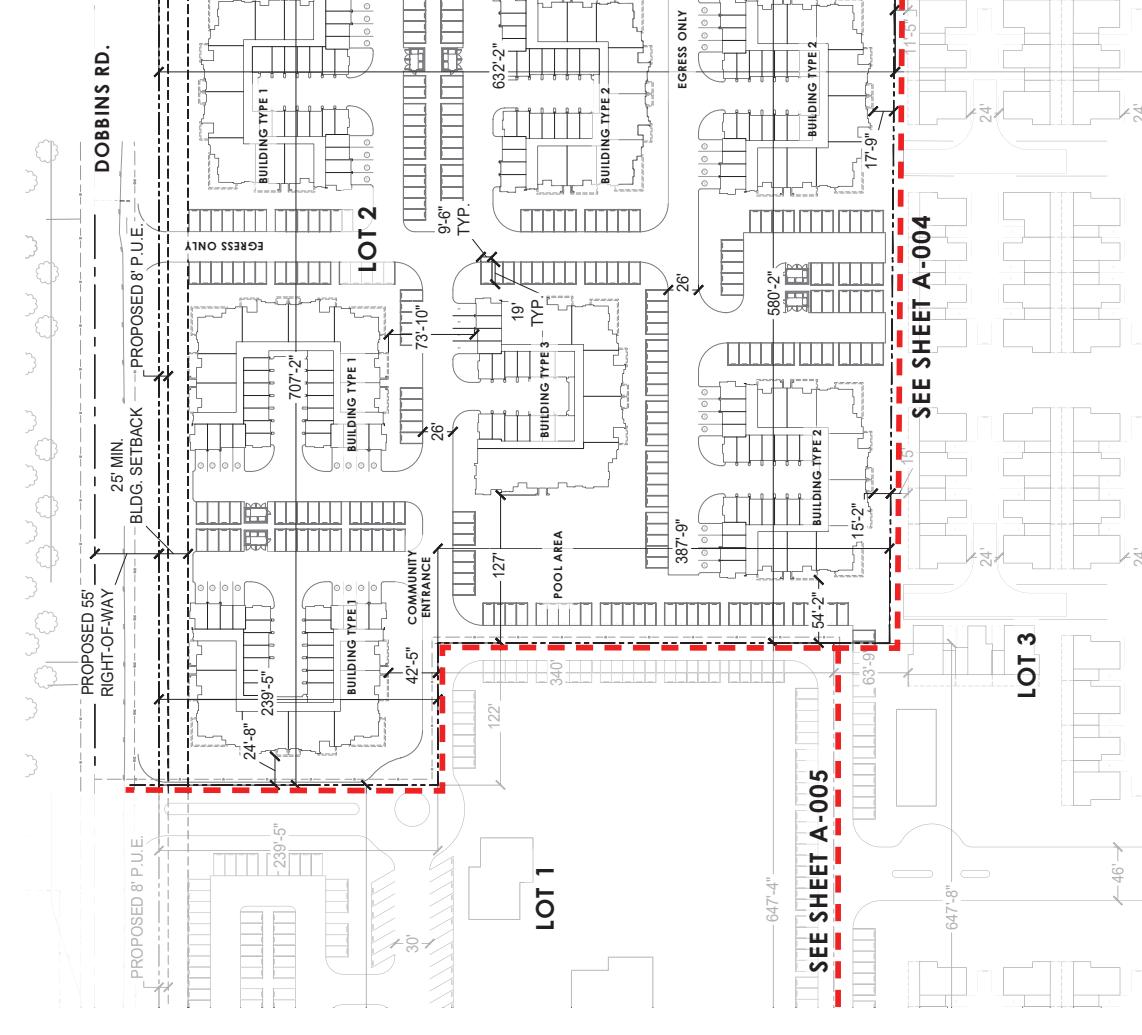


<b>RICK burton</b> Landscape Architecture Studio ENGINEERING COMPANY		<b>59TH &amp; DOBBINS</b>	
Known and Satisfied Call before you dig.		DRAWN/DESIGNED BY: XXXX DATE: 07-16-2022 CHECKED BY: XXXX DATE: _____	
SIGNATURE	DATE	SIGNATURE	DATE
NO. BY	DATE	NO. BY	DATE

DRAWING TITLE: COMMERCIAL SITE PLAN  
DRAWING NO.: A-003  
SCALE: 1:1000  
NORTH

APARTMENTS BUILDINGS SUMMARY							
	Floor & R.Floor	1 Bedrm	2 Bedrm	UNITS	Total	Gross Area Net Area (%)	UNITS COUNT 1 Bedrm 2 Bedrm Total
Apartments Type 1							
Ground Floor	10'-0"	6	3	9	14	7,632 13,655 100 %	10 11 Total
Level 2	10'-0"	10	12	22	36	16,000 16,000 100 %	30 36 Total
Min (%)		45.5	54.5	100 %			
Apartments Type 2							
Ground Floor	10'-0"	4	4	8	16	7,632 13,655 100 %	16 20 Total
Level 2	10'-0"	6	8	14	20	16,000 16,000 100 %	14 19 Total
Min (%)		45.5	54.5	100 %			
Apartments Type 3							
Ground Floor	10'-0"	7	7	14	19	7,632 13,655 100 %	14 19 Total
Level 2	10'-0"	4	4	8	16	16,000 16,000 100 %	14 19 Total
Min (%)		45.5	54.5	100 %			
REQUIRED PARKING							
1 Bedrm		1 Bedrm					
2 Bedrm		2 Bedrm					
Total		Total					
Min (%)		45.5	54.5	100 %			

MULTI FAMILY APARTMENTS							
	Floor & R.Floor	1 Bedrm	2 Bedrm	UNITS	Total	Gross Area Net Area (%)	UNITS COUNT 1 Bedrm 2 Bedrm Total
Apartment Type 3 (Residential)							
Ground	13'-0"	2	2	5	5	7,632 13,655 100 %	5 5 Total
Level 2	10'-0"	6	8	14	14	13,655 16,000 100 %	14 14 Total
Min (%)		44.4	55.6	100 %			
REQUIRED PARKING							
1 Bedrm		1 Bedrm					
2 Bedrm		2 Bedrm					
Total		Total					
Min (%)		44.4	55.6	100 %			



CITY OF PHOENIX  
JUL 07 2022  
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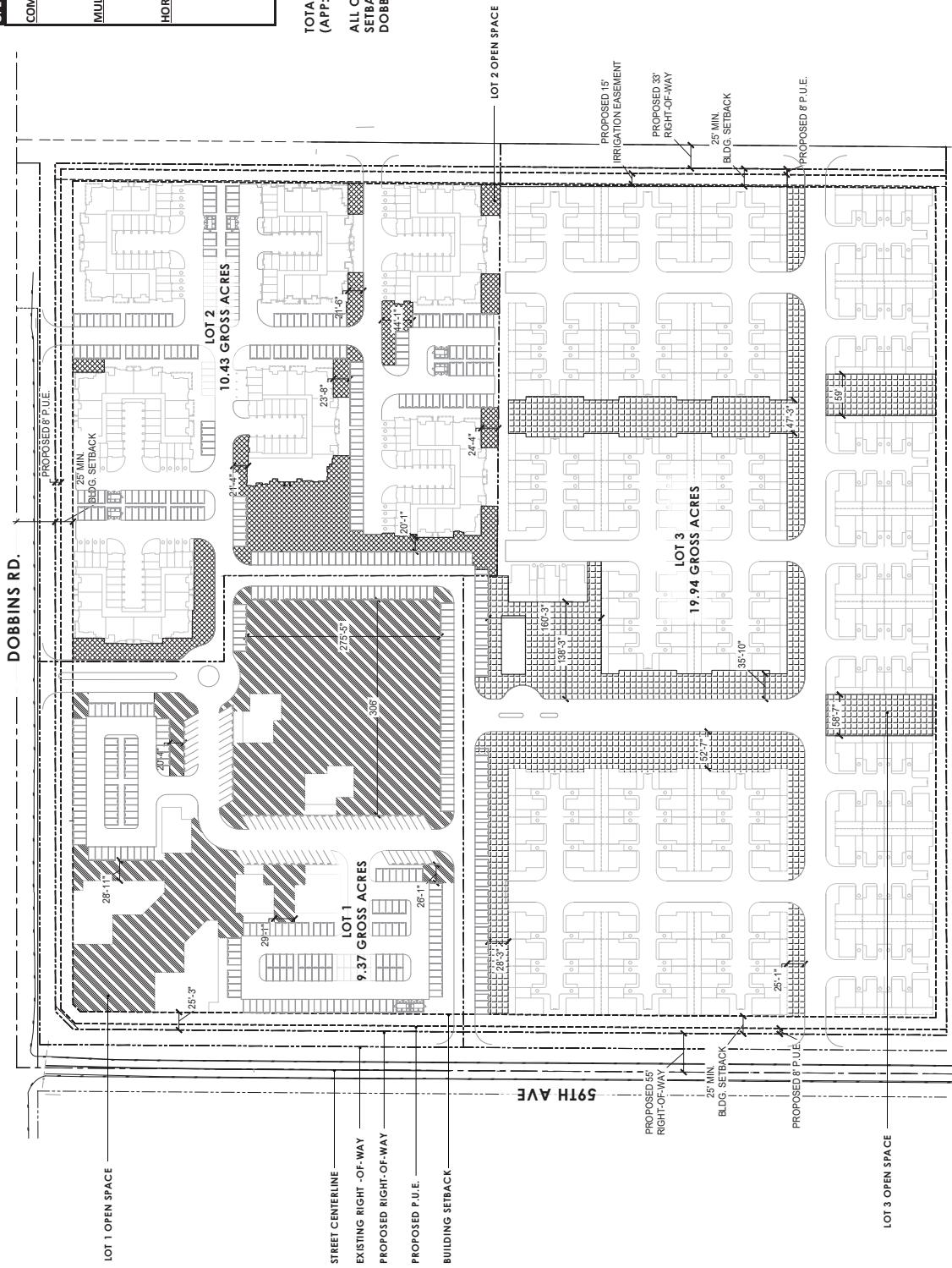
RICK burton		59TH & DOBBINS	
Landscape Architecture Studio ENGINEERING COMPANY		ARCHITECTS	
Known as below: Call before you dig. PROJECT NO: 19461 DATE: 07-06-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX	
SIGNATURE	DATE	DRAWING TITLE APARTMENTS - SITE PLAN	DRAWING NO. A-004
BY	DATE	REVISION	



OPEN COMMON SPACE		Acres	
<b>COMMERCIAL (Lot 1)</b>	Open Space	Sq Ft	2.91
	Site Area	126,603	2.91
	<b>Open Space (%)</b>	408,157	9.37
		<b>31.02%</b>	
<b>MULTIFAMILY APARTMENTS (Lot 2)</b>	Open Space	Sq Ft	1.04
	Site Area	126,603	10.43
	<b>Open Space (%)</b>	408,157	9.37
		<b>10.02%</b>	
<b>HORIZONTAL MULTI-FAMILY (Lot 3)</b>	Open Space	Sq Ft	2.97
	Site Area	126,603	19.94
	<b>Open Space (%)</b>	408,157	9.37
		<b>14.90%</b>	
<b>Total Site Area</b>		<b>39.74</b>	
<b>Total Open Space</b>		<b>6.92</b>	
<b>Total Open Space (%)</b>		<b>17.42%</b>	

TOTAL SITE AREA IS BEING CALCULATED USING THE ZONING AMENDMENT MAP (APP-T-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.

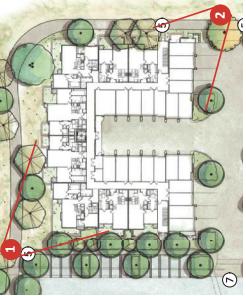


**CITY OF PHOENIX**  
JUL 07 2022  
Planning & Development  
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NORIH

			DRAWING TITLE: <b>59TH &amp; DOBBINS</b>
			ZONING MAP
			DRAWING NO.: A-006
		SVA ARCHITECTS	
		DATE DRAWN/DESIGNED BY: XXXX DATE CHECKED/REVIEWED BY: XXXX	
		SIGNATURE: _____ DATE: _____	
Know what's below. Call before you dig.			



02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

CITY OF PHOENIX  
JUL 08 2022  
Planning & Development  
Department

		DRAFTING TITLE Apartment Perspectives	
		DRAWING NO. A - 2100	SHEET NO. 2 OF 3
NO.	REV.	DATE	REVISION
1		JUL 08 2022	4
			Street and Building Drawing 01 - City of Phoenix, AZ
A-2100-V01-4013000 - Site Plan and Details Sheet 01, Drawing 01, City of Phoenix, AZ			



PROJECT NO.: 19461

DRAWN/DESIGNED BY: XXXX

DATE:

JUL 08 2022

CHECKED BY: XXXX



PROJECT NO.: 19461

DRAWN/DESIGNED BY: XXXX

DATE:

JUL 08 2022

CHECKED BY: XXXX



PROJECT NO.: 19461

DRAWN/DESIGNED BY: XXXX

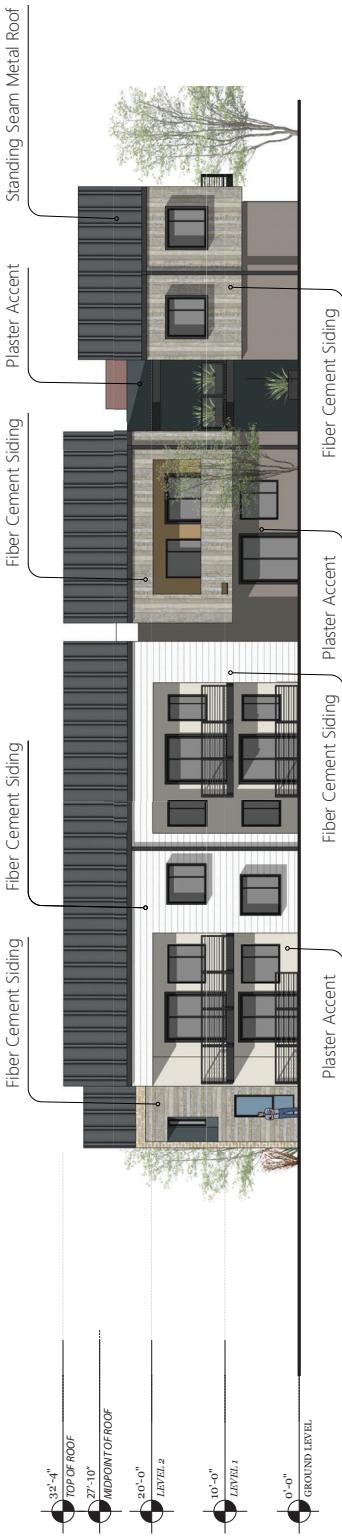
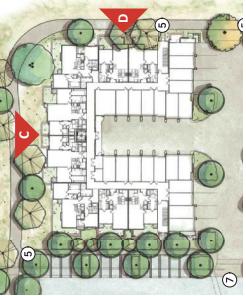
DATE:

JUL 08 2022

CHECKED BY: XXXX

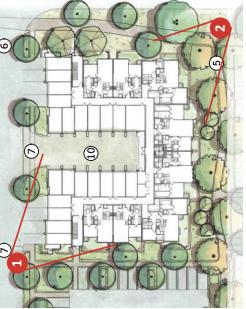


DRAWING TITLE		Apartment Elevations	
		DRAWING NO.	211
		SHEET NO. 2 OF 3	
RICK	burton	59TH & DOBBINS	
ENGINEERING COMPANY	Landscape Architecture Studio		
PROJECT NO. 19461	DRAWN/DESIGNED BY: XXXX		
DATE: 06/20/2022	CHECKED BY: XXXX		
811	Know who's below. Call before you dig.	SIGNATURE	
		DATE	
NO.	REV.	DATE	REVISION
1			4
Architectural Drawing - Site Plan and Detailed Sheet (Option 2) - City of Phoenix, AZ			



**CITY OF PHOENIX**  
JUL 08 2022  
Planning & Development  
Department

DRAWING TITLE		APARTMENT ELEVATIONS	
		DRAWING NO.	A - 212
		SHEET NO. 2 OF 3	
59TH & DOBBINS			
RICK ENGINEERING COMPANY	811 Know who's below. Call before you dig.	PROJECT NO. 19461 DATE: 06/20/2022	DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX
	SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____	
REV. DATE REVISION #			
A-212-V01-14053000 - Street and Driveway Drawing v01-City of Phoenix, AZ - 06/20/2022			



02 PERSPECTIVE 1 (OPTION 2)



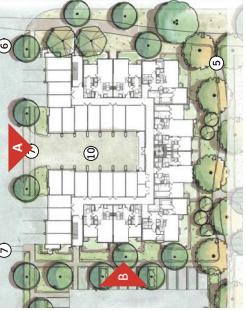
01 PERSPECTIVE 2 (OPTION 2)

**CITY OF PHOENIX**

JUL 08 2022

Planning & Development  
Department

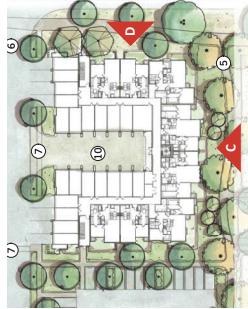
		DRAWING TITLE <b>59TH &amp; DOBBINS</b>		DRAWING NO. <b>A - 216</b>
		APARTMENT Perspectives		SHEET NO. 2 OF 3
<b>RICK</b> ENGINEERING COMPANY <small>Landscape Architecture Studio</small>	<b>burton</b> <small>Landscape Architecture Studio</small>	<b>59TH &amp; DOBBINS</b>		
PROJECT NO.: 19461 DATE: 07.20.2022	DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX			
SIGNATURE _____ Call before you dig.	SIGNATURE _____ DATE _____			
NO. BY DATE REVISION	REVISION			
<small>Arch. No. 100-2022-V001-40153000 - Street and Dredge Sheet 01, Cadastral Drawing 01, City of Phoenix, Arizona</small>				



**CITY OF PHOENIX**

JUL 08 2022  
Planning & Development  
Department

DRAWING TITLE		Apartment Elevations	
DRAWING NO. A - 2117		SHEET NO. 2 OF 3	
RICK	burton	59TH & DOBBINS	Architects
PROJECT NO. 19461	DRAWN/DESIGNED BY: XXXX	DATE: JUL 08 2022	CHECKED BY: XXXX
DATE: 06/29/2022	SIGNATURE	DATE	SIGNATURE
REV. DATE	REVISION 4	NO. 0000	NO. 0000
Architectural Drawing - Street and Building Details Sheet 01 of 01 Date 06/29/2022			



02 ELEVATION C (OPTION 2)



EVALUATION CONDITIONS



01 ELEVATION D (OPTION 2)



Flasher Accell



Master Acc't



CITY OF PHOENIX

JUL 08 2022  
Planning & Development  
Department

**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

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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