

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-45-22-8

July 1, 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) (41.60 acres)

**Request To:** C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) (41.60 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

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed-Use and Preserves/Commercial	
<u>Street Map Classification</u>	Dobbins Road	Arterial (Scenic Drive)	33-foot south half street
	59th Avenue	Arterial	33-foot east half street
	57th Avenue	Local	0-foot west half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; OPPORTUNITY SITES; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

The proposal provides both commercial and multifamily developments in an area that will buffer proposed lower density uses to the east from the transportation corridor along the Loop 202 Freeway and the interchange at Dobbins Road. Additionally, the site is consistent with the scale, character, and design that has been approved in the surrounding area.

***CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

The subject site is in close proximity to the Loop 202 Freeway and Village Core and the proposed commercial corner is in close proximity to the interchange at Dobbins Road. The proximity to the freeway and interchange ensures that increased traffic and activity is concentrated along the transportation corridor.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as stipulated, will provide detached sidewalks and shade trees along Dobbins Road, 59th Avenue, and 57th Avenue. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

#### **Applicable Plans, Overlays, and Initiatives**

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Housing Phoenix Plan](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Agricultural land	S-1 (Approved C-2 HGT/WVR PCD)
<b>North (across Dobbins Road)</b>	Single-family residential, vacant land	R1-8, C-1
<b>South</b>	Agricultural land	S-1 (Approved R1-6 PCD, R-3A PCD, C-2 HGT/WVR PCD)
<b>East</b>	Vacant land, agricultural uses (proposed single-family residential)	R1-10
<b>West (across 59th Avenue)</b>	Vacant land, single-family residence	S-1 (Approved C-2/CP/GCP)

<b>C-2 HGT/WVR DNS/WVR (Lot 1 – Intermediate Commercial, Height Waiver, Density Waiver)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	10.32
Maximum Lot Coverage	50%	7% (Met)
Maximum Building Height	4 stories and 56 feet	30 feet (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Perimeter Adjacent to a Street: (North and West)	Average 25 feet, Minimum 20 feet	North and West: 25 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</b>		
Adjacent to Street: (North and West)	Average 25 feet for structures not exceeding 2 stories or 30 feet, minimum 20 feet for 50% of the frontage	Not specified
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	351	351 (Met)

<b>C-2 HGT/WVR DNS/WVR (Lot 2 – R-3A Development Standards – Planned Residential Development)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Gross Acreage	-	10.84 acres
Maximum Total Number of Units	250; 286 with bonus	207 (Met)
Maximum Density (dwelling unit/acre)	23.1; 26.4 with bonus	19.10 (Met)
Maximum Lot Coverage	45%	24%
Maximum Building Height	3 stories or 40 feet for first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories or 48 feet	33 feet (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Perimeter Adjacent to a Street: (North and East)	20 feet	North and East: 25 feet (Met)
Adjacent to a Property Line (South and West)	15 feet	South: 15-17 feet (Met) West: 24-54 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</b>		
Adjacent to Street: (North and East)	20 feet	Not specified
Adjacent to Property Line: (South and West)	5 feet	Not specified
Minimum Open Space	5% of gross site area	9% (Met)
Minimum Amenities Provided	2	1 (Not Met)
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	414	414 (Met)

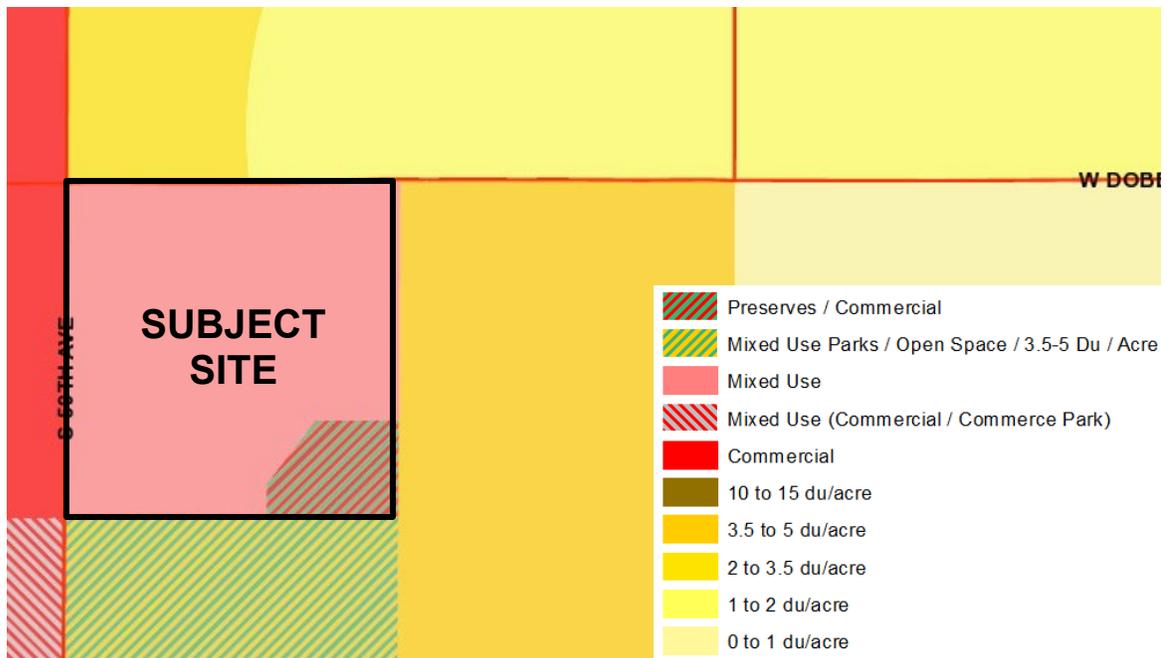
<b>C-2 HGT/WVR DNS/WVR (Lot 3 – R-3 Development Standards – Planned Residential Development)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
Gross Acreage	-	20.44 acres
Maximum Total Number of Units	311; 355 with bonus	197 (Met)
Maximum Density (dwelling unit/acre)	15.23; 17.40 with bonus	9.64 (Met)
Maximum Lot Coverage	45%	25%
Maximum Building Height	2 stories or 30 feet for first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories or 48 feet	20 feet (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Perimeter Adjacent to a Street: (East and West)	20 feet	East and West: 25 feet (Met)
Perimeter Adjacent to a Property Line: (North and South)	15 feet	North: 15-63 feet (Met) South: 15 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</b>		
Adjacent to Street: (East and West)	20 feet	Not specified
Adjacent to Property Line: (North and South)	5 feet	Not specified
Minimum Open Space	5% of gross site area	14% (Met)
Minimum Amenities Provided	2	1 (Not Met)
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	394	420 (Met)

\*Variance or Site Plan modification needed.

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 41.60 acres at the southwest corner of 59th Avenue and Dobbins Road from S-1 (Approved C-2 HGT/WVR PCD) (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow a mixed-use development that includes both residential and commercial uses.
2. Per the General Plan Land Use Map, the majority of the subject site is designated as Mixed-Use with a smaller area designated as Preserves/Commercial at the southeast corner. The proposal is consistent with the designation as the Mixed-Use portion accommodates both commercial and residential uses. Additionally, the Preserves/Commercial portion is consistent as the development proposes residential uses consistent with commercial zoning.



*General Plan Land Use Map; Source: City of Phoenix Planning and Development Department*

The proposal is compatible with the General Plan Land Use Map designations to the east and west of the site. The surrounding designations are as follows:

### **North**

Residential 2 to 3.5 dwelling units per acre, Residential 1 to 2 dwelling units per acre

**East**

Residential 3.5 to 5 dwelling units per acre

**South**

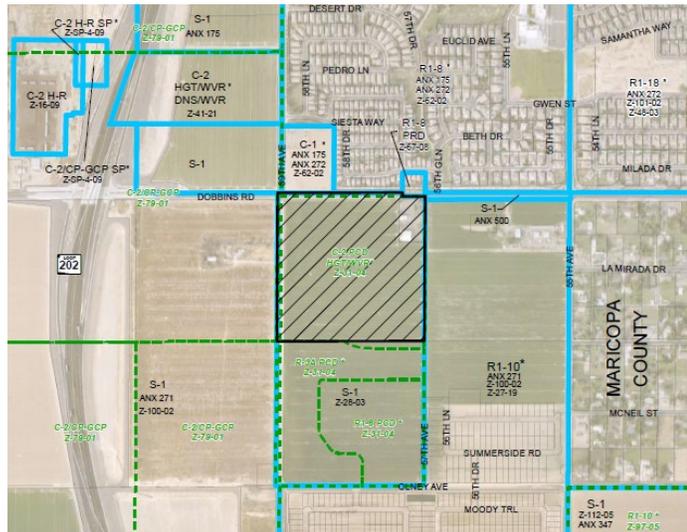
Mixed Use (Parks/Open Space/Residential 3.5 to 5 dwelling units per acre)

**West (across 59th Avenue)**

Commercial

**SURROUNDING LAND USES AND ZONING**

3. The subject site is agricultural land currently zoned S-1, Approved C-2 HGT/WVR PCD (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District). The approved zoning entitlements on the subject site were established through the Laveen Town Center PCD, Rezoning Case No. Z-31-04-7. The PCD encompassed approximately 318 acres bounded by Dobbins Road on the north, Elliot Road on the south, 59th Avenue on the west, and 55th Avenue on the east. Similar to other requests in the area, this request would remove the subject site from the PCD.



**Zoning Sketch Map; Source: City of Phoenix Planning and Development Department**

North of the subject site is a single-family residential subdivision zoned R1-8 (Single-Family Residence District) and vacant land zoned C-1 (Neighborhood Commercial).

East of the subject site is vacant and agricultural land zoned R1-10 (Single-Family Residence District). This area is proposed to be a single-family residential development.

South of the subject site is vacant land still within the Laveen Town Center PCD and zoned S-1, Approved R1-6 PCD, R-3A PCD, C-2 HGT/WVR PCD (Ranch or Farm Residence District, Approved Single-Family Residence District, Planned Community District, Multifamily Residence District, Planned Community District, Intermediate Commercial, Height Waiver, Planned Community District).

West of the subject site, across 59th Avenue, is vacant land with a single family home zoned S-1, approved C-2/CP/GCP (Ranch or Farm Residence District, Approved Intermediate Commercial or Commerce Park/General Commerce Park).

#### ADOPTED AREA PLANS

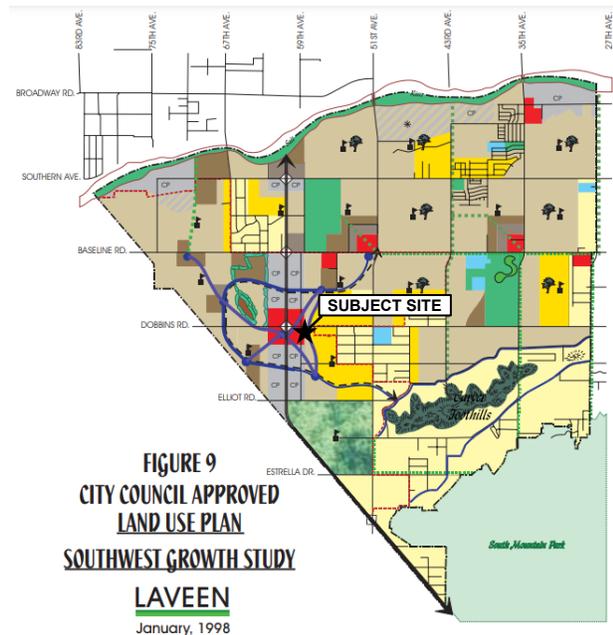
#### 4. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

This plan designates the project site as Commercial and Residential 2 to 5 dwelling units per acre. Although not consistent with this designation, the development will incorporate several of the Study's recommendations, as stipulated by staff.

The Laveen Southwest Growth Study provides a framework for an overall multi-use trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will provide a multi-use trail along 59th Avenue, which will connect to the existing trail to the south of the site and promote overall trail connectivity in Laveen. This is addressed in Stipulation No. 4.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials



LEGEND	
0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

**Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department**

and to provide enhanced building design that will contribute to the character of the area. The proposed elevations submitted exhibit high quality architectural design and are consistent with the architectural style found in the Laveen area. General conformance to these elevations is addressed in Stipulation No. 1.

## PROPOSAL

5. The conceptual site plan proposes both commercial and residential uses. Staff is recommending general conformance to the site plan, per Stipulation No. 1, to ensure the site is developed as depicted on the site plan.

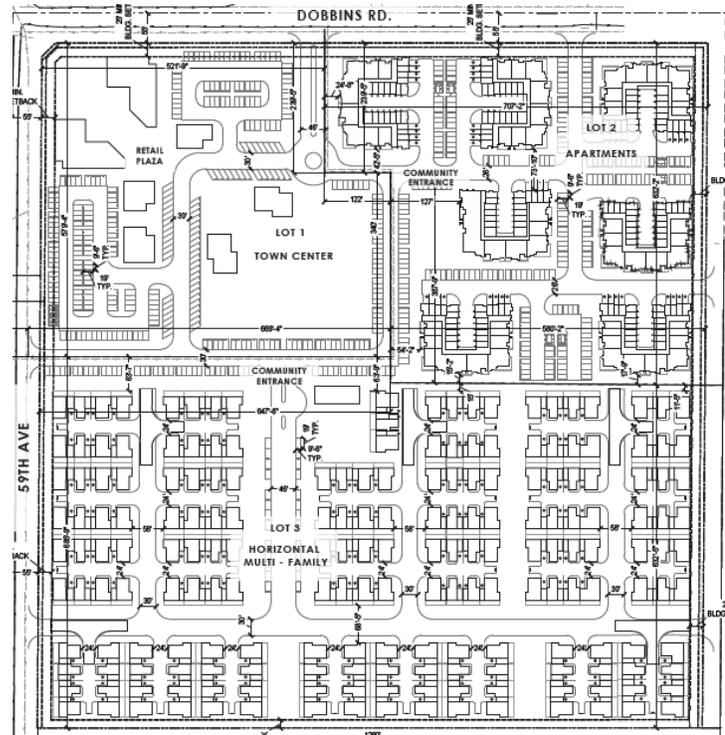
The site will have ingress and egress to both 59th and 57th Avenues, and Dobbins Road. Per Stipulation No. 2, primary entryway to Dobbins Road will have enhanced landscaping.

Lot 1 includes the commercial town center and retail plaza encircled by a circulation system to provide both vehicular and

pedestrian access. The proposed cluster of buildings will be tied together with a pedestrian plaza and ample open space. Stipulation Nos. 18 through 21 are directly related to Lot 1 and stipulate a maximum building height of 30 feet, minimum 25% open space, increased parking lot shading, and a provision for bicycle parking spaces.

Lot 2 includes a 207-unit two- and three-story apartment community across seven buildings. The apartment's focal point will be a community center located on the western side of the lot to provide pedestrian integration between the apartments and the adjacent town center and retail plaza. Stipulation Nos. 22 through 25 are directly related to Lot 2 and stipulate R-3A standards, a maximum of 207 units, a minimum 9% open space, and a provision for bicycle parking spaces.

Lot 3 includes a 197-unit, one-story multifamily community with individual courtyard clusters connected to vehicular and pedestrian circulation systems.



*Proposed Site Plan; Source: Rick Engineering Company, Burton Landscape Architecture Studio, SVA Architects*

Each cluster contains two four-unit buildings with each unit having a one-car garage and one car tandem driveway parking. Each cluster also has open space providing pedestrian access to a network of pedestrian paseos. The area will have a community center located on the north side of the lot, allowing for pedestrian integration between the development and the town center and retail plaza. Stipulation Nos. 26 through 29 are directly related to Lot 3 and stipulate R-3 standards, a maximum of 197 units, a minimum 12% open space, and a provision for bicycle parking spaces.

6. The proposed architectural style is regionally appropriate with a contemporary influence that will complement the rural agrarian character of the Laveen Village. The proposed elevations for both the commercial and residential portions of the site provide a unified character and theme throughout, utilizing varied materials (such as painted metal panels, siding, metal roofing, and metal louvers) and colors, articulated rooflines, recesses, pop outs, and varied window sizes. Staff has stipulated general conformance to the submitted building elevations to ensure quality design is carried through the development. This is addressed in Stipulation No. 1.



*Commercial Elevations; Source: Rick Engineering Company, Burton Landscape Architecture Studio, SVA Architects*



*Residential Elevations; source: Rick Engineering Company, Burton Landscape Architecture Studio, SVA Architects*

## PLANS, OVERLAYS, AND INITIATIVES

### 7. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for residential units to be developed at the intersection of two arterial streets.

### 8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, with large caliper trees in the landscape strip between the sidewalk and back of curb along 57th Avenue, 59th Avenue, and Dobbins Road. This is addressed in Stipulation Nos. 5, 6, and 7.

### 9. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In addition to detached sidewalks and a multi-use trail, the project will also incorporate bicycle parking spaces throughout the development, which will be installed per the requirements of the Walkable Urban (WU) Code. These elements are addressed in Stipulation Nos. 4, 5, 6, 7, 21, 25, and 29.

### 10. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

#### COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

#### INTERDEPARTMENTAL COMMENTS

12. **Public Transit Department**

The Public Transit Department required that two bus stop pads be constructed one along eastbound Dobbins Road and another along northbound 59th Avenue. Both should be built according to City of Phoenix Standard Details P1258 and P1260. These requirements are addressed in Stipulation Nos. 14 and 15.

13. **Street Transportation Department**

The Street Transportation Department has provided the following comments:

- The classification for Dobbins Road is a C-Section. The streetscape area must follow the arterial Streetscape standards as required by the Street Classification Map. This requires a minimum five-foot-wide sidewalk and minimum 11-foot-wide landscape area located behind the back of curb and sidewalk. This is addressed in Stipulation Nos. 5 and 8.
- The development is responsible for constructing the west side of 57th Avenue connecting appropriately with the 56th Glen alignment. This is addressed in Stipulation No. 9.
  - Street Transportation Department staff indicated that 57th Avenue will be a local street and therefore does not have Street Classification Map support. Long Range staff determined that the site should provide a minimum five-foot-wide detached sidewalk and minimum five-foot-wide landscape area located behind the back of curb and sidewalk to provide continued connectivity and meet Complete Streets Guiding Principles.
- The classification for 59th Avenue is a C-M Section. The streetscape area must follow the arterial Streetscape standards as required by the Street Classification Map. This requires a minimum five-foot-wide sidewalk and minimum 11-foot-wide landscape area located behind the back of curb and sidewalk. This is addressed in Stipulation Nos. 7 and 10.
- The developer is required to submit a Traffic Impact Study to the City. This is addressed in Stipulation No. 11.
- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 8 through 10, 12, and 13.

14. **Water Services Department**

The Water Services Department has determined that water and sewer mains that can potentially serve the development.

OTHER

15. In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 3 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.
16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No 16.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 17.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

**Findings**

1. The development is consistent with the Phoenix General Plan Land Use Map designations of Mixed-Use and Preserves/Commercial.
2. The proposed development is appropriate at this location given its proximity to the Loop 202 Freeway and will create a buffer between lower density residential uses to the east and the transportation corridor along the Loop 202 Freeway.

3. A portion of the proposal will provide high quality multifamily residential developments which will help alleviate the housing shortage in Phoenix and provide residents with an alternative housing option.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped June 30, 2022 and elevations date stamped May 27, 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% 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% 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

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racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

**Writer**

Julianna Pierre

June 28, 2022

**Team Leader**

Racelle Escolar

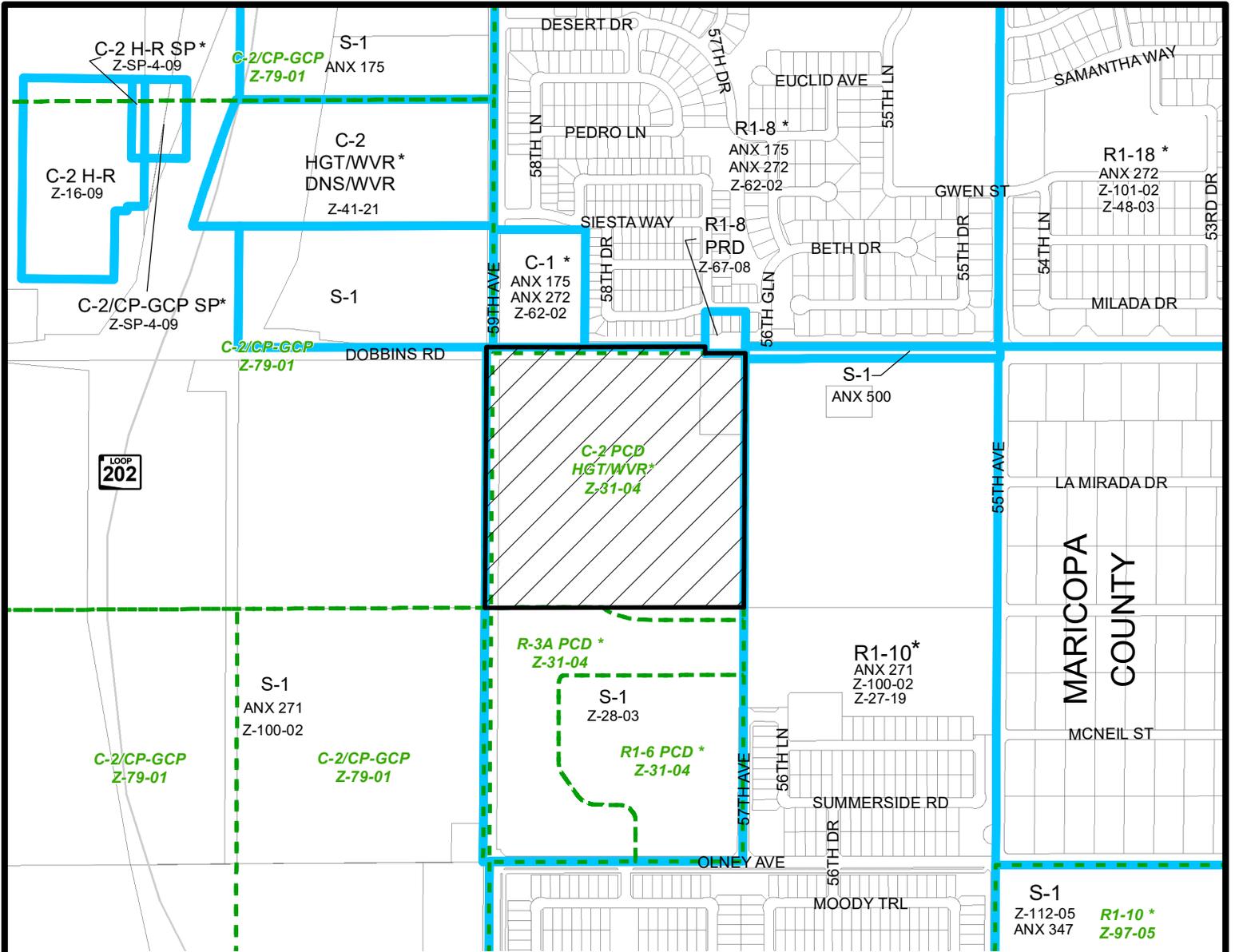
**Exhibits**

Sketch map

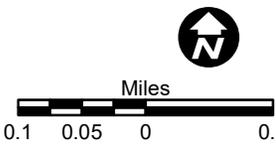
Aerial map

Site plan date stamped June 30, 2022 (5 pages)

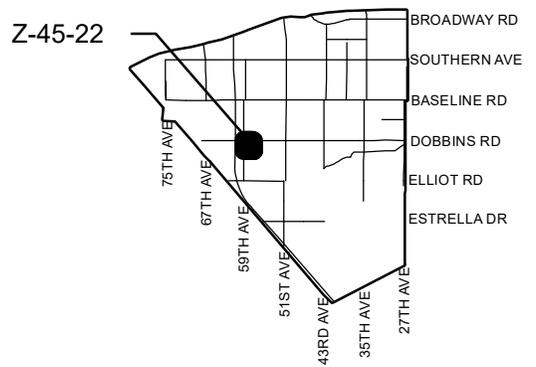
Elevations date stamped May 27, 2022 (11 pages)



MARICOPA COUNTY

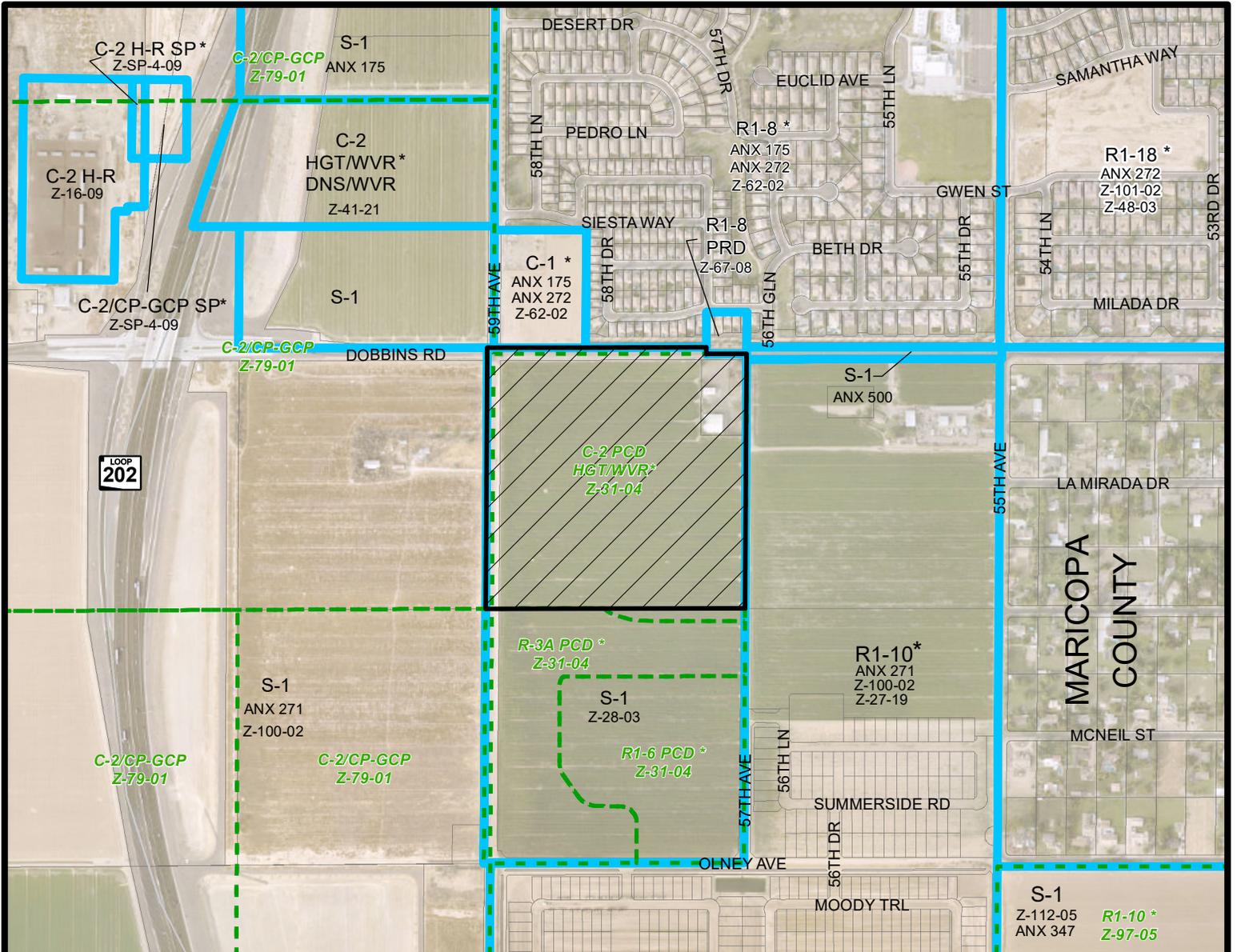


**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 8

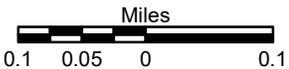


<b>APPLICANT'S NAME:</b> Matrix at Dobbins		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-45-22		<b>FROM:</b> S-1 (Approved C-2 HGT/WVR PCD) ( 41.60 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>41.60 Acres</b>		<b>TO:</b> C-2 HGT/WVR DNS/WVR ( 41.60 a.c.)	
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-2 HGT/WVR PCD) C-2 HGT/WVR DNS/WVR		<b>CONVENTIONAL OPTION</b> 41, 603 1809	
<b>* UNITS P.R.D. OPTION</b> N/A, 724 2171			

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



MARICOPA COUNTY



**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 8



Z-45-22



<b>APPLICANT'S NAME:</b> Matrix at Dobbins		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-45-22		<b>FROM:</b> S-1 (Approved C-2 HGT/WVR PCD) ( 41.60 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>41.60 Acres</b>		<b>TO:</b> C-2 HGT/WVR DNS/WVR ( 41.60 a.c.)	
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-2 HGT/WVR PCD) C-2 HGT/WVR DNS/WVR		<b>CONVENTIONAL OPTION</b> 41, 603 1809	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b> N/A, 724 2171	

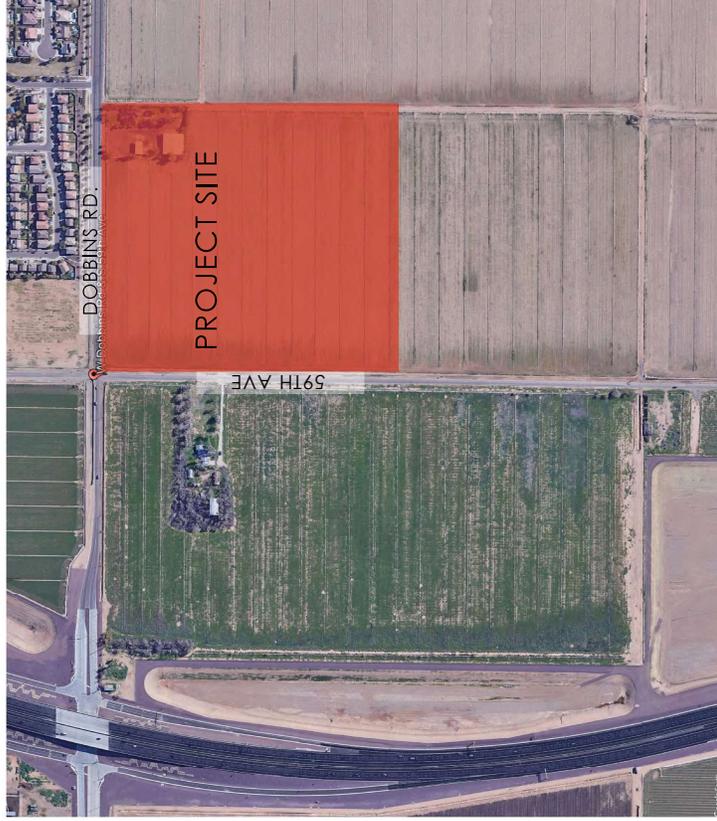
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- A - 003 LOT 1 - SITE PLAN
- A - 004 LOT 2 - SITE PLAN
- A - 005 LOT 3 - SITE PLAN
- A - 006 COMMON OPEN SPACE
  
- A - 200 TOWNSQUARE PERSPECTIVES
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# 59TH & DOBBINS

PHOENIX, AZ | JUNE 29, 2022



PROJECT LOCATION

CITY OF PHOENIX

JUN 30 2022

Planning & Development  
Department

**OWNER/DEVELOPER**

MATRIX EQUITIES, INC IS CURRENTLY UNDER CONTRACT TO PURCHASE 41.60 ACRES 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**

1,552,66.81 S.F.  
41.60 ACRES

**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**

JUN 3 0 2022

Planning & Development  
Department



**burton**  
Landscape Architecture Studio

**RICK**  
ENGINEERING COMPANY



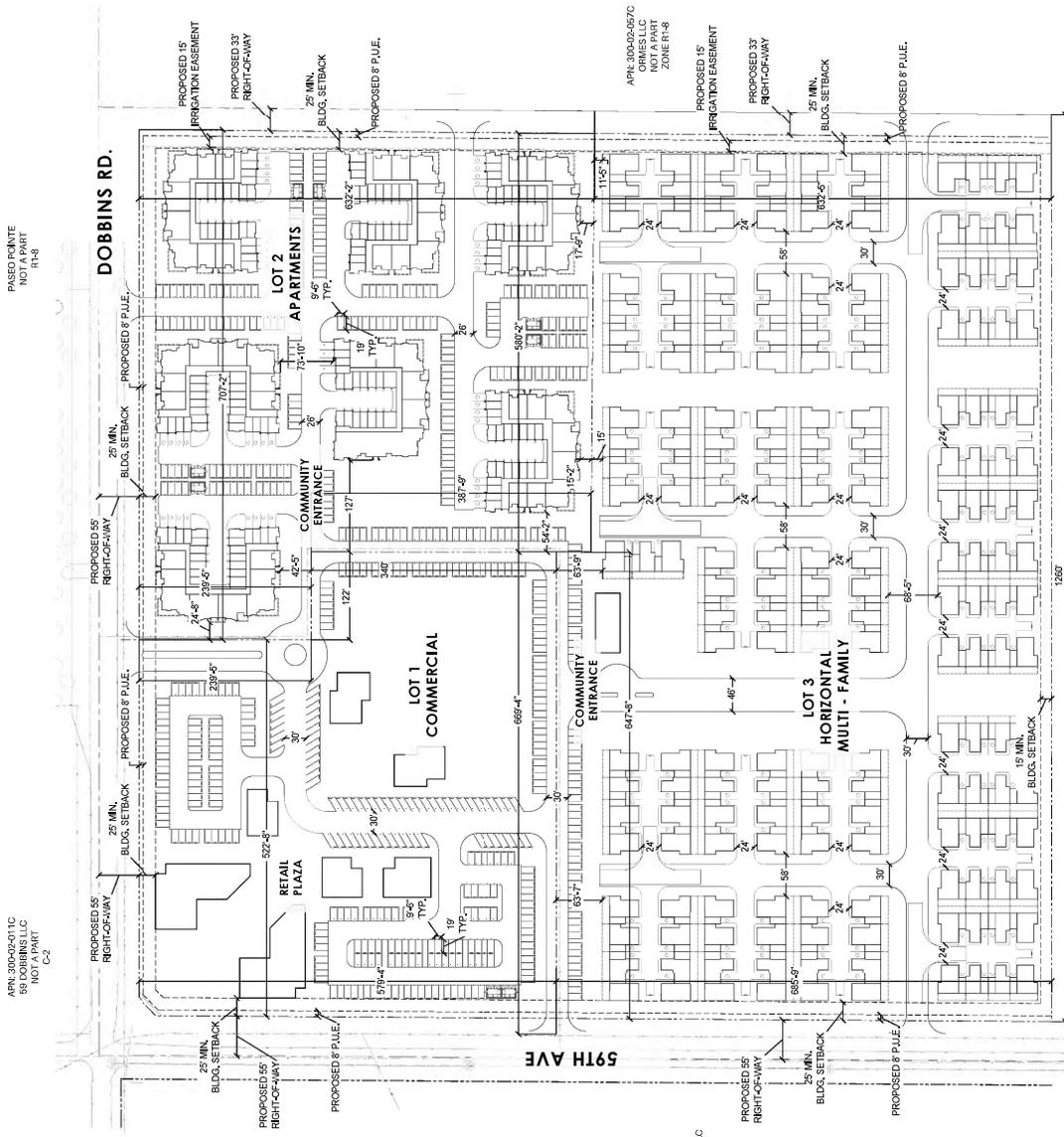
PROJECT NO.: 194161  
DATE: 06-29-2022

APN: 300-02-059E  
CITY OF PHOENIX  
NOT A PART  
ZONE S-1

APN: 300-02-057A  
COLD SPRINGS, LLC  
NOT A PART  
ZONE S-1

APN: 300-02-057C  
COLD SPRINGS, LLC  
NOT A PART  
ZONE R1-8

NO.	BY	DATE	REVISION



APN: 300-02-011C  
59TH AVENUE, LLC  
NOT A PART  
CC

PAISED POINTE  
NOT A PART  
R1-8

DOBBINS RD.

59TH AVE

APN: 016-00-018  
COLD SPRINGS, LLC  
NOT A PART

APN: 300-02-068B  
BROOKFIELD HOLDINGS  
EAST RIVER, LLC  
NOT A PART  
ZONE R1-8

APN: 300-02-067C  
COLD SPRINGS, LLC  
NOT A PART  
ZONE R1-8

APN: 300-02-068A  
CITY OF PHOENIX  
NOT A PART  
ZONE S-1

APN: 300-02-057A  
COLD SPRINGS, LLC  
NOT A PART  
ZONE S-1

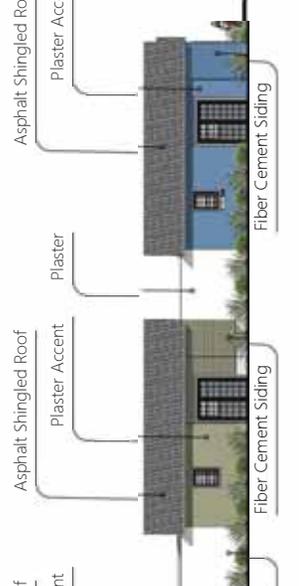
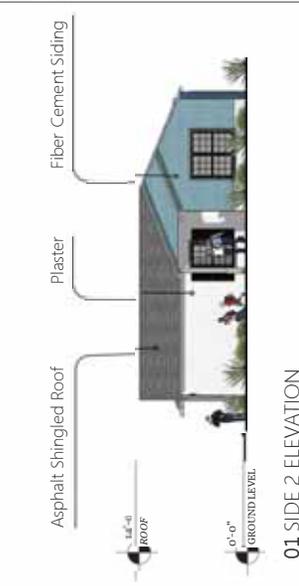






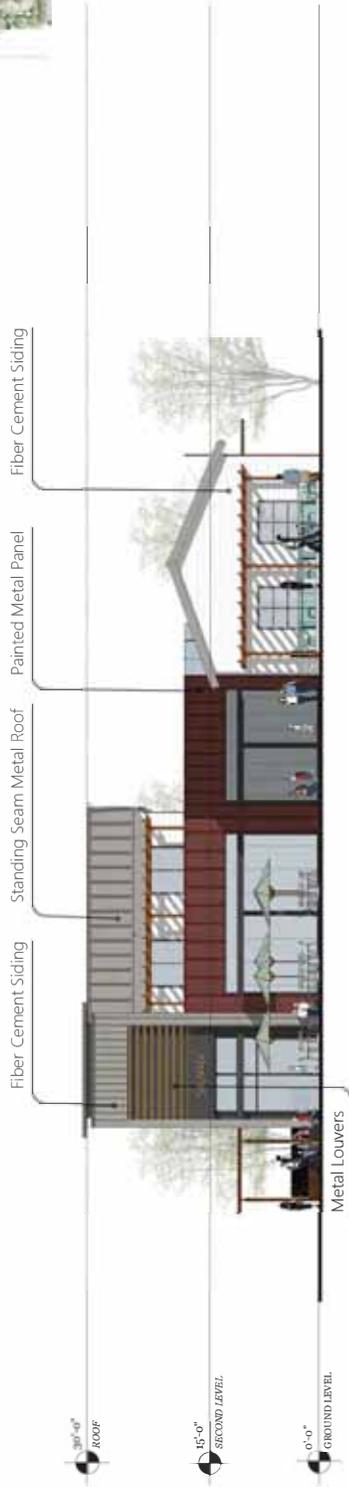






NO.	DATE	REVISION	SIGNATURE	DATE





02 SOUTH ELEVATION



01 WEST ELEVATION

**CITY OF PHOENIX**

MAY 27 2022

Planning & Development  
Department

DRAWING TITLE	Townsquare Elevations
DRAWING NO.	A - 202
SHEET NO.	2 OF 3

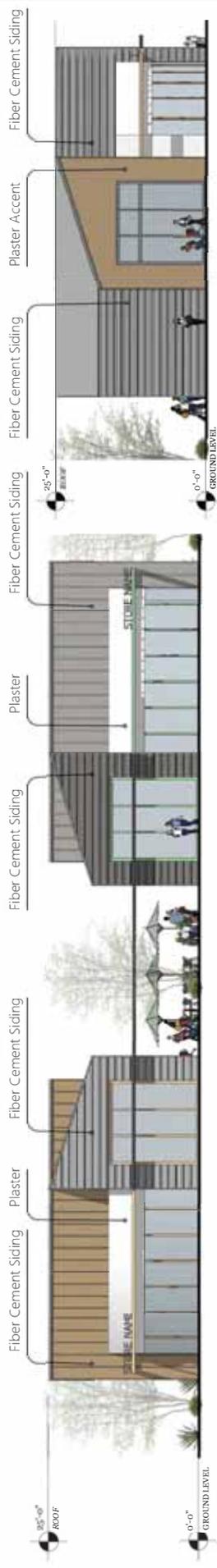
**59TH & DOBBINS**



PROJECT NO.	19461
DATE	01-12-2022
DRAWN/DESIGNED BY	XXXX
CHECKED BY	XXXX

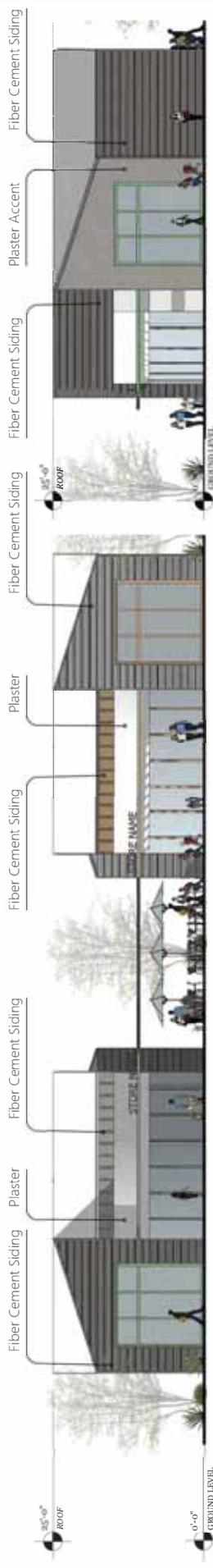
NO.	DATE	REVISION	SIGNATURE	DATE





04 NORTH ELEVATION

02 EAST ELEVATION



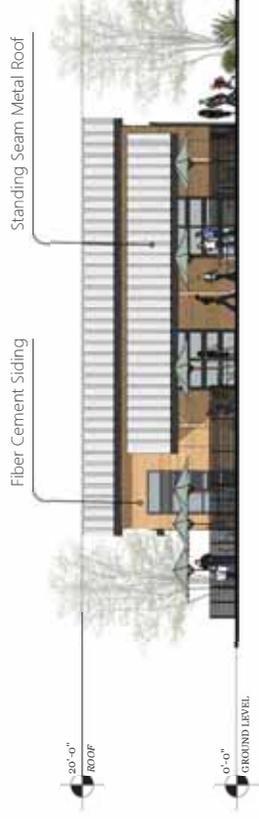
03 SOUTH ELEVATION

01 WEST ELEVATION

**CITY OF PHOENIX**  
 MAY 27 2022  
 Planning & Development  
 Department

								<b>59TH &amp; DOBBINS</b>		DRAWING TITLE <b>Townsquare Elevations</b>	
PROJECT NO: 19461 DATE: 01-12-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		PROJECT NO: 19461 DATE: 01-12-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		DRAWING NO. <b>A - 204</b>		SHEET NO. 2 OF 3	
NO.	BY	DATE	REVISION	SIGNATURE	DATE						

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04 NORTH ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



01 WEST ELEVATION

**CITY OF PHOENIX**  
 MAY 27 2022  
 Planning & Development  
 Department

DRAWING TITLE		Townsquare Elevations	
DRAWING NO.		A - 205	
SHEET NO.		2 OF 3	
PROJECT NO. 19461		DATE: 04-12-2022	
DRAWN/DESIGNED BY: XXXX		CHECKED BY: XXXX	
SIGNATURE		DATE	
NO.		DATE	
BY		DATE	

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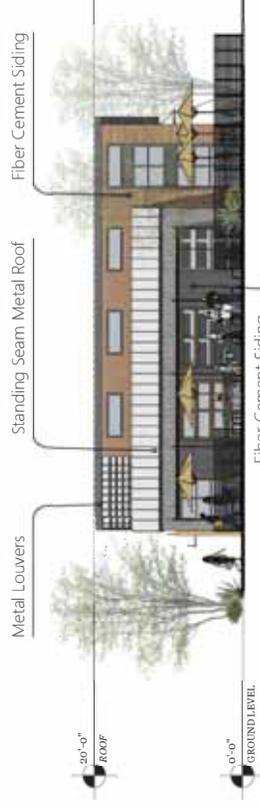
04 NORTH ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



01 WEST ELEVATION

**CITY OF PHOENIX**  
 MAY 27 2022  
 Planning & Development  
 Department

DRAWING TITLE		Townsquare Elevations	
DRAWING NO.		A - 206	
SHEET NO.		2 OF 3	
PROJECT NO. 19461		DATE: 01-12-2022	
DRAWN/DESIGNED BY: XXXX		CHECKED BY: XXXX	
59TH & DOBBINS			
NO.	DATE	SIGNATURE	DATE
1	11/15/2021	XXXX	

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02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

**CITY OF PHOENIX**  
 MAY 27 2022  
 Planning & Development  
 Department



PROJECT NO. 19461  
 DATE: 04-12-2022  
 DRAWN/DESIGNED BY: XXXX  
 CHECKED BY: XXXX

NO.	BY	DATE	REVISION

59TH & DOBBINS

DRAWING TITLE  
 Apartment  
 Perspectives

DRAWING NO. A - 210  
 SHEET NO. 2 OF 3



02 ELEVATION A (OPTION 2)

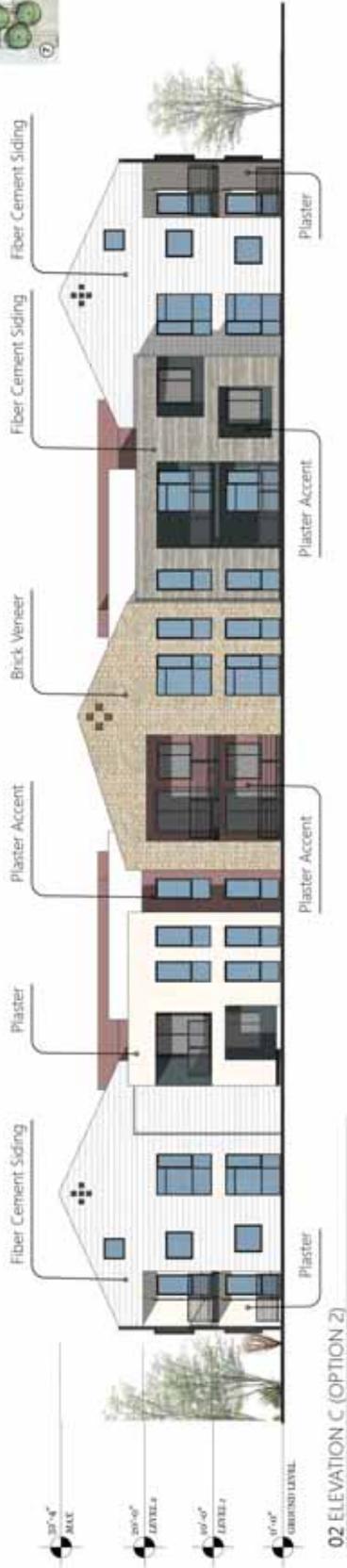


01 ELEVATION B (OPTION 2)

**CITY OF PHOENIX**  
 MAY 27 2022  
 Planning & Development  
 Department

DRAWING TITLE Apartment Elevations		59TH & DOBBINS	  		SIGNATURE _____ DATE _____
DRAWING NO. A - 211	SHEET NO. 2 OF 3				
PROJECT NO: 19461 DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX					
DATE: 05-12-2022					

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02 ELEVATION C (OPTION 2)



01 ELEVATION D (OPTION 2)

**CITY OF PHOENIX**  
 MAY 13 2022  
 Planning & Development  
 Department

**811**  
 Know what's below.  
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**RICK**  
 PROFESSIONAL SERVICES

**burton**  
 landscape architecture studio

**SVA**  
 ARCHITECTS

PROJECT: 402-14481  
 DATE: 05-12-2022  
 DRAWN/REVISED BY: EXXK  
 CHECKED BY: MAM

59TH & DOBBINS

DRAWING TITLE  
 Apartment  
 Elevations

SHEET NO. A - 212

NO.	DATE	DESCRIPTION	SCALE

1:ASAP/2:2020-05/11/21/22 - 3000' Street and Avenue (South) - 2020-05/11/21/22 - 3000' Street and Avenue (North)