



## Village Planning Committee Meeting Summary

**Z-1-21-7**

### **DOBBINS INDUSTRIAL AND TECH PARK PUD**

<b>Date of VPC Meeting</b>	August 9, 2021
<b>Request From</b>	S-1 (Approved R1-8 PCD), S-1 (Approved R-2 PCD), and S-1 (Approved C-1 PCD)
<b>Request To</b>	PUD
<b>Proposed Use</b>	PUD to allow industrial and technology business park that will allow warehouse and office uses
<b>Location</b>	Southwest corner of 63rd Avenue and the South Mountain Avenue alignment
<b>VPC Recommendation</b>	Approval with additional stipulations
<b>VPC Vote</b>	11-0

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*This agenda item was heard concurrently with GPA-LV-1-21-7.*

**Sofia Mastikhina**, staff, provided an overview of the companion cases, GPA-LV-1-21-7 and Z-1-21-7 (Dobbins Industrial and Tech Park PUD), including the site area, location, existing and surrounding conditions, and relationship to the Loop 202 freeway. She noted that the proposal will help further the Community and Economic Development Department's goal of creating a high technology employment corridor along this freeway by providing a land use framework for office and manufacturing uses. She outlined the main development, landscape, and design standards, as well as the permitted land uses, noting staff-recommended restrictions on distribution uses. She presented staff's findings and recommendations for approval of the General Plan Amendment request and approval of the Rezoning request, subject to stipulations, which she then listed.

**Adam Baugh**, representative with Withey Morris PLC, provided an overview of the proposal, noting that, although the site is just outside the target area for a high employment technology corridor, this project can be the impetus to achieving this city and community vision. He stated that this proposal will remove entitlements for approximately 1,200 to 1,500 residential units and will help attract major employment generators to the area. He highlighted the major changes made to the PUD as a result of continued collaboration with community members, the committee, and staff. These include a reduction in permitted uses, tremendous landscaping requirements, extensive design standards, pedestrian and bicycle standards, and incorporation of design

features as set forth in the 2003 Dobbins Road Design Concept Report. He presented additional proposed development standards to address concerns voiced by the residential developer to the west of the site, which include increased building setback and landscape standards and enhancements along 67th Avenue, new building and architecture requirements, primary access from 65th Avenue, limitations to service bay access and outdoor storage.

**Vice Chair Linda Abegg** stated that she had reservations about this project at its onset but, through working with the applicant, staff, the community, and the council office, she is happy with the outcome and would like to make a motion to approve.

**Chair Tonya Glass** thanked the applicant for all the hard work they put into discussing this project with the various stakeholders, for adapting the development standards to accommodate the Dobbins scenic corridor, for listening to the community's concerns, and going above and beyond to provide a proposal that will benefit the community.

**Robert Branscomb** expressed the same sentiments and his excitement for the new employment opportunities in Laveen that will result from this project.

### **PUBLIC COMMENT**

**Carolyn Oberholtzer**, representative for Pulte Homes, which is being developed to the west of the project site, expressed appreciation for the appropriate transitions provided in the proposal, and the high standards along Dobbins Road, which Pulte was also held to. She outlined the additional standards that the applicant has agreed to incorporate to help further mitigate impact to the residential development to the west, and asked that the committee include these as stipulations in their motion.

**Phil Hertel** thanked the applicant for working extensively with the community on this project, praising the fact that it will remove 1,200 approved residential units from the area and replace them with job-generating uses, which will be a great asset to the community.

**Dan Penton** thanked the applicant for working with and listening to the community and coming back with a project that addresses all of the concerns voiced over the course of the process.

### **MOTION**

**Vice Chair Abegg** made motion to approve the request per the staff recommendation with additional stipulations. **Jennifer Rouse** seconded the motion.

### **VOTE**

**11-0:** Motion passes with committee members Glass, Abegg, Branscomb, Estela, Flunoy, Harlin, Hurd, Knight, Ortega, Rouse, and Rowe in favor.

### **STIPULATIONS**

1. An updated Development Narrative for the Dobbins Industrial and Tech Park PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 13, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: July 13, 2021; City Council adopted: [Add adoption date].
  - b. Page 4, List of Uses, Not Permitted: Replace existing verbiage with the following:

For the purposes of this PUD a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made, assembled or packaged.

Distribution facilities as a primary use shall not be permitted within 500 feet of the property line along Dobbins Road.

THERE SHALL BE NO DISTRIBUTION FACILITIES AS DEFINED BY THIS PUD WITHIN 500 FEET OF 67TH AVENUE, BETWEEN DOBBINS ROAD AND MCCLELLAN RANCH ROAD.

For the remainder of the Phase 1 area, as depicted in Exhibit 7 – Phasing Plan, distribution facilities as a primary use are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 1 area.
- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase I area may be utilized for distribution facility as a primary use.

For the remainder of the Phase 2 area, as depicted in Exhibit 7 – Phasing Plan, distribution facilities are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 2 area.
- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase 2 area may be utilized for distribution facility as a primary use.
- After 6 years from the first building's certificate of completion, the balance of the Phase 2 building area may be utilized for distribution facility as a primary use.

C. PAGE 5, BUILDING SETBACK: ADD A NOTE THAT READS AS FOLLOWS: "THE 67TH AVENUE PERIMETER LANDSCAPE AND RESIDENTIAL BUILDING SETBACKS NORTH OF DOBBINS ROAD SHALL BE MEASURED FROM THE 67TH AVENUE ALIGNMENT FOR THE LENGTH OF THE PROPERTY."

D. e. Page 11, Site Design/Development: Please include the following as an additional bullet point: "Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department."

2. The developer shall dedicate and construct the following along Dobbins Road:
  - a. Fifty-five feet of right-of-way for the south side, west of 67th Avenue, per Cross Section C Standards.
  - b. Fifty-five feet of right-of-way for the north and south half between 67th Avenue and the south eastern development boundary (65th Avenue alignment), per Cross Section C Standards. Development shall be responsible for any dedication and improvements for intersection designs.
  - c. Right-of-way dedication and construction to be consistent with the approved Traffic Impact Study and Master Street Plan for the north side of Dobbins Road between 65th Avenue alignment and 63rd Avenue.
3. The developer shall dedicate right-of-way and construct the east half of 67th Avenue for the full limits of the project, in accordance with the approved Traffic Impact Study and associated Master Street Plan.
4. The developer shall dedicate right-of-way and construct 63rd Avenue in accordance with the approved Traffic Impact Study and associated Master Street Plan. Development will be responsible for associated General Plan Amendment to the Street Classification Map.
5. The developer shall dedicate right-of-way and construct Olney Avenue in accordance with the approved Traffic Impact Study and associated Master Street Plan.
6. The developer shall submit Master Street Plan, Phasing Plan and Trails Plan as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, as approved by the Street Transportation Department and Planning and Development Department.
7. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. The TIS shall include signal warrant analysis of abutting and nearby intersection effected as part of this development. The developer shall be responsible for any additional dedications and cost of improvements as required by the approved TIS.

8. The developer shall be responsible for the installation of traffic signals and or escrow funds as identified within the traffic study and approved Master Street Plan.
9. Existing irrigation facilities along any existing and or proposed right-of-way are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the 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.
10. Connection of trails shall be made to collector streets through clearly defined bicycle and pedestrian routes. Local street connections alone are insufficient to provide this connectivity. This connectivity shall be addressed through the Trails Master Plan.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
12. 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.
13. THE DEVELOPER SHALL PROVIDE PULTE HOMES WITH A COPY OF ITS SITE PLAN, CONCURRENT WITH A PRELIMINARY SITE PLAN APPLICATION TO BE FILED WITH THE CITY OF PHOENIX, FOR ANY BUILDING WITHIN 500 FEET OF THE 67TH AVENUE ALIGNMENT FOR THE LENGTH OF THE PROPERTY.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

None.