



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-35-21-7
The Crossings at Dobbins PUD
December 9, 2022

Laveen Valley [Village Planning Committee](#) Meeting Date:

December 12, 2022

[Planning Commission](#) Hearing Date:

January 5, 2023

Request From:

[S-1](#) (Approved [C-2](#) or [CP/GCP](#)) (50.40 acres),
[C-2 H-R](#) (Approved [C-2](#) or [CP/GCP](#)) (13.19
acres), [C-2](#) or [CP/GCP SP](#) (Approved [C-2](#) or
[CP/GCP](#)) (1.87 acres), and [C-2 H-R SP](#)
(Approved [C-2](#) or [CP/GCP](#)) (0.64 acres)

Request To:

[PUD](#) (66.10 acres)

Proposed Use:

Planned Unit Development to allow single-family, multifamily, retail, office, and commerce park uses

Location:

Northeast corner of 63rd Avenue and Dobbins Road

Owners:

Dairy 51.8, LLC and Dairy 51.8 Trust

Applicant/Representative:

Alex Stedman,
RVi Planning & Landscape Architecture

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Commercial and Mixed Use (Commercial / Commerce/Business Park)	
		Proposed (GPA-LV-3-21-7): Mixed Use (Commercial / Commerce/Business Park)	
Street Map Classification	Dobbins Road	Arterial Street	Width varies from 43.84-foot to 110-foot north half street
	63rd Avenue	Collector Street	Not dedicated

CONNECT PEOPLE AND PLACES; CORES, CENTERS & CORRIDORS CORE VALUE; 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 proposal promotes the expansion of multifamily residential land uses in an area that will also include commercial development within the village core and within close proximity to the Loop 202 freeway. Further, the proposed development is consistent with the scale, design, and density which has been approved in the surrounding area. The Laveen Village Character Plan also specified more intense uses to be located along the Loop 202 freeway.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

This PUD proposes a variety of land uses that will serve the diverse community of Laveen. Commercial land uses will be located in close proximity to Dobbins Road to provide dining, services, and entertainment options for residents. The development will also provide an opportunity for an influx of new multifamily housing to serve the growing population in the area, as well as the potential for new assisted living facilities for the aging portion of the population.

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 Crossing at Dobbins PUD Narrative contains shade standards for walkways, public sidewalks, open areas and surface parking lots. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; ENERGY INFRASTRUCTURE; DESIGN PRINCIPLE: Provide incentives such as parking reductions or density bonuses for project's that incorporate energy efficient designs or alternative energy infrastructure.

The PUD Narrative contains a requirement to provide a minimum of 20 electric vehicle charging stations throughout the development.

Applicable Plans, Overlays, and Initiatives	
<u>Laveen Southwest Growth Study</u>	– See Background Item No. 16
<u>Tree and Shade Master Plan</u>	– See Background Item No. 17
<u>Complete Streets Guiding Principles</u>	– See Background Item No. 18
<u>Comprehensive Bicycle Master Plan</u>	– See Background Item No. 19
<u>Housing Phoenix Plan</u>	– See Background Item No. 20
<u>Zero Waste PHX</u>	– See Background Item No. 21

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Dairy farm and vacant land	S-1 (Approved C-2 or CP/GCP), C-2 H-R (Approved C-2 or CP/GCP), C-2 or CP/GCP SP (Approved C-2 or CP/GCP), and C-2 H-R SP (Approved C-2 or CP/GCP)
North	Agricultural	CP/GCP
South (across Dobbins Road)	Agricultural	S-1 (Approved C-2 or CP/GCP)
East (across Loop 202 freeway)	Agricultural	S-1 (Approved C-2 or CP/GCP) and C-2 HGT/WVR DNS/WVR
West	Agricultural	PUD

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 66.10-acre site located on the northeast corner of 63rd Avenue and Dobbins Road from S-1 (Ranch or Farm Residence District), approved C-2 or CP/GCP (Intermediate Commercial or Commerce Park/General Commerce Park), C-2 H-R (Intermediate Commercial, High-Rise), approved C-2 or CP/GCP (Intermediate Commercial or Commerce Park/General Commerce Park), C-2 or CP/GCP SP (Intermediate Commercial or Commerce Park/General Commerce Park, Special Permit), approved C-2 or CP/GCP (Intermediate Commercial or Commerce Park/General Commerce Park), and C-2 HR SP (Intermediate Commercial, High Rise, Special Permit), approved C-2 or CP/GCP (Intermediate Commercial or Commerce Park/General Commerce Park) to PUD (Planned Unit Development) to allow single-family, multifamily, retail, office, and commerce park uses.
2. The General Plan Land Use Map designation for the subject site is Commercial and Mixed Use (Commercial / Commerce/Business Park). A companion General Plan Amendment request (GPA-LV-3-21-7) proposes a Land Use Map designation of Mixed Use (Commercial / Commerce/Business Park) across the entire site. This Mixed-Use designation will allow single-family, multifamily, retail, office, and commerce park uses to locate on the site in compliance with the PUD's development standards.

NORTH

North of the subject site is agricultural land. This area is designated Commercial and Mixed Use (Commercial / Commerce/Business Park).

SOUTH

South of the subject site, across Dobbins Road, is agricultural land. This area is designated Commercial.

EAST

East of the subject site is agricultural land. This area is designated Commercial and Mixed Use (Commercial / Commerce/Business Park).

WEST

West of the subject site is agricultural land. This area is designated Mixed Use (Industrial / Commerce/Business Park).

PROPOSAL

3. The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the Crossings at Dobbins PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

4. **Conceptual Development Plan and Permitted Uses**

The PUD proposes a regulatory framework structured around the creation of splitting the subject property into two areas – Development Unit 1 and Development Unit 2. A conceptual development plan illustrating the boundaries of the two areas can be found in Figure No. 5 and page 13 of the PUD Narrative. Development Unit 1 is approximately 20 acres in size and is the northwest corner of the Laveen Village Core. Development Unit 2 is approximately 43 acres size.

Development Unit 1 is further divided into north and south sections at approximately 10 acres in size each. Development Unit 1 North (DU1N) and Development Unit 1 South (DU1S) have a unique set of permitted uses. DU1S has a permitted use list aimed at creating a vibrant hub of retail, restaurants, and other destinations. DU1N has a very similar use list to DU1S, but allows for more employment focused uses from the Commerce Park / General Commerce Park zoning district with restrictions on wholesaling and distribution as primary uses.

Development Unit 2 allows for a broader array of uses from the C-2 (Intermediate Commercial), CP/GCP (Commerce Park / General Commerce Park) and R-5 (Multifamily Residence) zoning districts. Development Unit 2 also has a restriction on wholesaling and distribution as primary uses.

Staff recommends stipulations 1.b, 1.c and 1.d have been included to reinforce the types of uses that are permitted within the PUD and to reinforce the limitations on the number and location of drive-through restaurants on the site.

Staff recommends stipulations 1.e and 1.f have been included to ensure that exact boundaries for both Development Units 1 and 2, along with DU1N and DU1S are provided in the final PUD Narrative to provide clarity regarding where the use restrictions and development standards apply on the property.

5. **Development Standards**

The PUD Narrative proposes a unique set of development standards for Development Units 1 and 2. A summary of the standards is provided below:

Development Standard	Development Unit 1 (Village Core) 20 acres	Development Unit 2 43.3 acres
Building & Landscape Setbacks Adjacent to Dobbins Road Adjacent to 63rd Avenue Adjacent to Loop 202 Freeway	50' minimum 25' minimum 15' minimum	Not applicable 25' minimum 15' minimum
Dwelling Unit Density	Residential uses prohibited	40 dwelling unit per acre maximum with a cap of 1,000 dwelling units.
Building Height	120' maximum and no more than 10 acres of development shall be above 100'	56' maximum
Development Standard	Development Unit 1 (Village Core) 20 acres	Development Unit 2 43.3 acres
Open Space	Range of minimum open space percentages from 5% to 10% depending on the height of the buildings. Minimum 10,000 square foot community space required.	Residential uses greater or equal to 14.0 dwelling units per acre require 5% of net area to be provided as open space. Residential uses less than 14.0 dwelling units per acre 15% of net area. Commercial Uses: No open space requirement

6. **Landscape Standards**

The PUD proposes landscaping within all landscape setbacks, where adjacent to buildings, along all pedestrian pathways and within surface parking areas. The standards require a mix and size of trees that exceed Zoning Ordinance requirements. For the example, the 50-foot-wide landscape setback along Dobbins Road will have minimum four-inch caliper trees planted 20 feet on center and a minimum of six 5-gallon shrubs per tree.

7. **Design Guidelines**

The PUD Narrative contains a robust Design Guidelines section (Section 6, pages 48 through 55). The Design Guidelines establish a modern rural architecture theme for Development Unit 1. For Development Unit 2, commercial buildings will be required to have minimum percentages of storefront facades and multifamily buildings will be required to incorporate the use of the modern rural architectural theme.

8. **Parking Standards**

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702 for Development Unit 1 (Village Core) and for Development Unit 2. For Development Unit 2 an additional provision is included that requires standards for a minimum number of Level 1 charging stations for electric vehicles.

The Design Guidelines require no less than 20 electric charging stations to be provided throughout the subject site.

9. **Fences/Walls**

The PUD contains guidelines and standards for walls that celebrate the heritage of the Laveen Village. Specific standards restrict the provision of long blank walls and require the incorporation of materials and colors that pay homage to the Laveen Village as illustrated in Figure 8 of the PUD Narrative.

10. **Pedestrian Infrastructure and Amenities**

The PUD Narrative has an entire section dedicated to pedestrian circulation (5h). The PUD contains standards for detached and shaded sidewalks on Dobbins Road and 63rd Avenue. The PUD also contains a requirement for a multi-use trail along Dobbins Road.

Additional provisions are included that require enhanced pedestrian crossings along all driveways, including along 63rd Avenue and Dobbins Road and a system of clearly defined, accessible pedestrian pathways throughout each Development Unit.

Stipulation No. 2 requires the developer to submit a Pedestrian Circulation Plan for review and approval by the Planning and Development that will demonstrate how pedestrians will connect to the site's destinations and perimeter pedestrian infrastructure. The Pedestrian Circulation Plan will also be required to provide a Pedestrian Paseo a minimum of 20 feet in width that will serve as a defining feature of the project.

The PUD also requires a minimum 10,000-square foot open space area with a splash pad in Development Unit 1 (Village Core) South. Stipulation No. 3 requires the developer to demonstrate how the project is providing for, contributing, or planning for the construction and installation of the open space area for any project in Development Unit 1 South.

11. **Shade**

The proposed shade standards require a minimum of 75 percent shade cover be provided over public sidewalks and 50 percent shade coverage over private sidewalks. The required shade standard along public sidewalks exceed the Zoning Ordinance requirements. The PUD Narrative also has a minimum shade requirement for parking lots of 25 percent which exceeds Zoning Ordinance requirements.

12. **Lighting Plan**

All lighting will be consistent with the standards of Section 704 (Environmental Performance Standards) and Section 507 Tab. A of the Zoning Ordinance, and Section 23-100 of the City Code. The PUD Narrative also calls for the use of energy efficient lighting technology in all lighting installed on site.

13. **Signage**

The PUD Narrative includes allowances for off-premise signs in conformance with Section 705.2 of the Phoenix Zoning Ordinance. Section 705.2 permits for the installation of off-premise signs along the State Route (Loop) 202 Ed Pastor Freeway

between Interstate 10 and up to 2,000 feet from the boundary of the South Mountain Preserve.

The Zoning Ordinance only permits off-premise signs to be on property zoned A-1 Light Industrial, A-2 Industrial District or PUD. The subject site meets the locational criterion and if approved, the PUD would be a permitted district for the off-premise signs to be installed.

To respond to the unique context of the site, the Loop 202 freeway and the Laveen Village, the PUD Narrative proposes several additional standards for off-premise signs:

- Branding requirements consistent with a set of design guidelines for the Village Core;
- Requirements for pole covers to incorporate a mix of materials to be reviewed by the Village Planning Committee;
- Requirement for final design of all off-premise signs to be reviewed and approved by the Laveen Village Planning Committee and a,
- Minimum 500-foot setback from Dobbins Road.

The off-premise signs would be the first permitted along this section of the Loop 202 Freeway as part of a rezoning request. As part of the consideration of the request, additional stipulations have been added that require the developer to provide a set of community benefits for the Laveen Village prior to the issuance of any permits for the signs. Stipulation Nos. 4 and 5 require community benefits as follows:

- A certificate of occupancy for a sit-down restaurant with a minimum 2,500 square feet of interior dining area and 1,000 square feet of an outdoor dining area, and without a drive-through.
- The developer and the City of Phoenix must agree to enter into an agreement wherein the developer will make five annual \$100,000 donations to the City of Phoenix Parks and Recreational Department to contribute to the construction, operation, or maintenance of a City park within the Laveen Village.

Additionally, staff recommends Stipulation Nos. 1.g and h to address the following:

- The reference to the comprehensive sign plan (CSP) for off-premise signs should be moved to an appropriate portion of the sign section and clarified to comply with city standards.

- Update a provision to clarify that the Village Planning Committee will review and approve the final design of off-premise signs.

14. **Sustainability**

The Development Narrative proposes several options to incorporate sustainability principals. Below is a highlight of some of the provisions:

- No less than 20 electric charging stations shall be provided throughout the PUD;
- A standalone Electric Vehicle Charging Demonstration Project in Development Unit 1;
- Enhanced landscape buffers along the site's arterial frontages; and
- Minimum shade requirements for sidewalks, pedestrian paths, parking lots and open space.

All the items outlined above will be addressed as part of the site plan approval process and Stipulation No. 3 requires the developer to address where the Electric Vehicle Charging Demonstration Project will be provided.

15. **Phasing**

The PUD Narrative does not contain a phasing schedule for development but does commit that all off-site infrastructure (water, sewer, dry-utilities, and roads with landscape setbacks) along 63rd Avenue and Dobbins Road will be included in the first phase of development.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

16. **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. It provides a land use and design planning framework to help shape the growth in Laveen, 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 subject property as Commercial for the portion within the Village Core (Development Unit 1) and Commerce Park for the portion just north of the Village Core (Development Unit 2). The proposed commercial uses within the PUD are consistent with the intent of the plan, which outlines the South Mountain

Loop freeway (Loop 202) as an employment and commerce corridor as described in the “Vision for the Future – Land Use and Design” (Page 12) section of the plan.

The Laveen Southwest Growth Study 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 and to provide enhanced building design that will contribute to the character of the area. The Crossing at Dobbins PUD proposes design standards that exceed those required by the Phoenix Zoning Ordinance.

17. **[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. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes shaded pedestrian walking paths, open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

18. **[Complete Streets Guiding Principles](#)**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There are proposed detached sidewalks adjacent to public streets and pathways throughout the site which provides a safer and more comfortable pedestrian experience.

19. **[Comprehensive Bicycle Master Plan](#)**

The Comprehensive Bicycle Master Plan also supports options for both short and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U style or other decorative design and installed per the requirements of Section 1307.H. of the City of Phoenix Zoning Ordinance.

20. **[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 allowing up to 1,000 multifamily residential units and contributing to the variety of housing types in the area.

21. [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 expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments. The provision of recycling is not addressed in the PUD narrative.

COMMUNITY INPUT SUMMARY

22. Staff has participated in discussions with the community, the developer and the Council District 7 Office regarding their suggestions for the PUD. Suggestions included, but were not limited to, limitations on the number of drive-through facilities, a permitted use list consistent with the community's vision for the Laveen Village Core, enhanced landscaping and pedestrian standards. At the time of this report, staff had not received any correspondence from the community outside of the aforementioned discussion.

INTERDEPARTMENTAL COMMENTS

23. The Street Transportation Department has proposed several stipulations related to the requirement for traffic impact studies, and the dedication and construction of right-of-way improvements for 63rd Avenue and Dobbins Road. These are addressed in Stipulations Nos. 6 through 12.
24. Fire Prevention does not anticipate any problems with the referenced case. The site and or building(s) shall comply with the 2018 IFC with Phoenix Amendments. Currently the water supply (gpm and psi) for the referenced case is unknown. The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix
25. The City of Phoenix Water Services Department has noted the development may require a sewer and water main extensions and upsizing requirement along with other water and sewer infrastructure improvements that will be identified as part of the development review process.

OTHER

26. The site has been identified as being archaeologically sensitive. 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. Stipulations Nos. 13 through 15 address archaeological requirements.
27. 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. 16.
28. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Commercial / Commerce/Business Park).
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
- 3, The proposed PUD will provide for a mixture of uses such as retail, restaurants, offices and hotels within and adjacent to the Laveen Village Core.

Stipulations

1. An updated Development Narrative for the Crossing at Dobbins 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 Development Narrative dated December 7, 2022 as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - b. Remove any reference to Urban Air Mobility or Vertiport.

- c. Page 34, Land Use Section: The following uses shall be added to the prohibited land use section for Development Unit 2.
- Adult Uses
 - Automobile Parts and Supplies, New Retail and Wholesale
 - Auto Seat Covers and Trim Shop
 - Boats, Retail Sales
 - Motorcycles, Repairing and Sales
 - Tire Repairing Equipment and Supplies
 - Tractors, Retail Sales, Display
 - Truck Stop/Travel Center
 - Self-Storage Service Warehouse
 - Automobile Service Station/ Gas Station
 - Car Wash
 - Garage Repair
 - Warehousing
 - Wholesaling, as a primary use
 - Distribution Facility, as a primary use
 - Outdoor Uses (Section 626.F.2z)
- d. All applicable sections that reference drive-thru restaurants, which include but not limited to, land use and design guidelines, shall be updated to reflect the maximum of two drive-thru restaurants.
- e. Page 17: A graphic shall be inserted within the Land Use Section identifying the boundaries for Village Core North and Village Core South in addition to language that states that Village Core North and Village Core South will each be approximately 10 acres in size.
- f. Appendices: Legal descriptions for Development Units 1 and 2 and Village Core North and Village Core South shall be added to the PUD as additional appendices. Acreages for Development Units 1 and 2 will be consistent with the Conceptual Development Plan exhibit and acreages for Village Core North and Village Core South will be approximately 10 acres each.
- g. Pages 45-46: Language referring to a Comprehensive Sign Plan found on page 46 shall be moved under the text of 5K on page 45 and be reworded as follows:

ON-PREMISE SIGNS WILL COMPLY WITH CHAPTER 7 OF THE PHOENIX ZONING ORDINANCE AND A COMPREHENSIVE SIGN PLAN MAY BE REQUIRED AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- h. Page 45, Signs Section, Second Bullet Point: Modify the last sentence in the paragraph to read as follows:

FINAL DESIGN OF OFF-PREMISE SIGNS TO BE REVIEWED AND
APPROVED BY THE LAVEEN VILLAGE PLANNING COMMITTEE.

- 2. Prior to Preliminary Site Plan approval, a Pedestrian Circulation Plan for Development Unit 1 (Village Core) shall be provided. This plan shall demonstrate how pedestrians will connect to 63rd Avenue, Dobbins Road, required open space areas and Development Unit 2 through a network of dedicated pedestrian paths and a minimum of one Pedestrian Paseo. The Pedestrian Paseo shall provide continuous north to south connectivity from Dobbins Road to Development Unit 2. The Pedestrian Circulation Plan will be updated with each site plan amendment to demonstrate how pedestrian connectivity will be accomplished as the Village Core parcel develops, as approved by the Planning and Development Department and in compliance with the following standards:
 - a. The Pedestrian Paseo shall be a minimum of 20 feet in width. Of the width, 10 feet shall remain completely free of any pedestrian impediments, including benches. The remaining 10 feet may be used for pedestrian friendly amenities or features, such as benches, tables and courtyards, etc.
 - b. A minimum of 10 feet of the Pedestrian Paseo shall be comprised of enhanced surfacing materials, such as stamped or colored concrete or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where paseos cross drive aisles.
 - c. The Pedestrian Paseos shall be shaded at a minimum of 50% at maturity.
- 3. Prior to preliminary site plan approval of any and all development within Development Unit 1 South, the developer shall demonstrate how the following elements will be addressed as part of the subject submittal or as part of a future submittal or phase of the project, as approved by the Planning and Development Department.
 - a. A standalone EV Charging Demonstration Project with a minimum of eight Level 2 electric vehicle charging stations and two fast charging stations.
 - b. Construction of a minimum 10,000 square feet common open space location with a splash pad.
- 4. No permits for off-premise signs (billboards) will be issued until a certificate of occupancy for a sit down restaurant with a minimum 2,500 square feet of interior

dining area and 1,000 square feet of outdoor dining area, and without a drive-through, is issued, as approved by the Planning and Development Department.

5. Prior to obtaining a permit for an off-premise sign (billboard), the developer and the City must agree to enter into an agreement wherein the developer will make five annual \$100,000 donations to the City of Phoenix Parks and Recreation Department to construct, operate, or maintain a City park within the Laveen Village area..
6. The developer shall dedicate 55 feet of right-of-way and construct the north side of Dobbins Road, per Cross Section Z-C Standards.
7. The developer shall dedicate and construct 63rd Avenue consistent with the approved Traffic impact Analysis.
8. Right-of-way improvements must be complete along the entire rezoning frontage during the first phase of development.
9. 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 intersections effected as part of this development. The developer shall be responsible for any additional dedications and cost of improvements as required by the approved Traffic Impact Study.
10. The developer shall be responsible for the installation of traffic signals and or escrow funds as identified in the approved Traffic Impact Analysis.
11. 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 the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
12. 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.
13. 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.

14. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
15. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. 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.

Writer

Joshua Bednarek

December 9, 2022

Team Leader

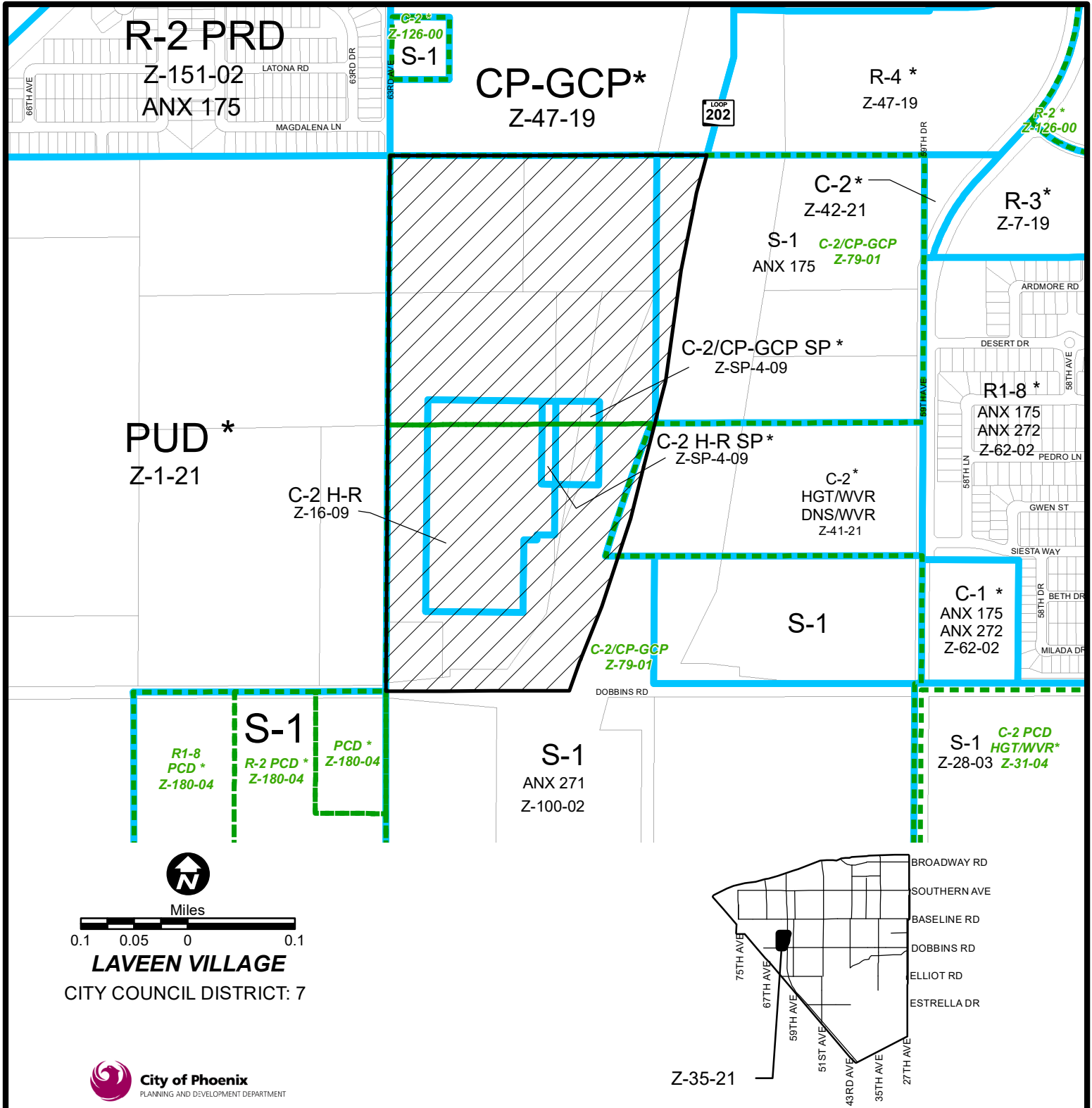
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Exhibits

Zoning Sketch Map

Zoning Aerial Map

[The Crossing at Dobbins PUD Narrative](#) date stamped December 7, 2022



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Alex Stedman		REQUESTED CHANGE: FROM: C-2 H-R SP (Approved C-2/CP-GCP) (0.64 a.c.) C-2/CP-GCP SP (Approved C-2/CP-GCP) (1.87 a.c.) C-2 H-R (Approved C-2/CP-GCP) (13.19 a.c.) S-1 (Approved C-2/CP-GCP) (50.40 a.c.) TO: PUD (66.10 a.c.)	
APPLICATION NO. Z-35-21	DATE: 6/16/2021 REVISION DATES: 11/18/2021 11/30/2022	CONVENTIONAL OPTION 93 (9 / N/A), 27 / N/A (27 / N/A), 1915 (191 / N/A), 50 (731 / N/A) 1000	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 66.10 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 02-14 ZONING MAP C-5		
MULTIPLES PERMITTED C-2 H-R SP (Approved C-2/CP-GCP), C-2/CP-GCP SP (Approved C-2/CP-GCP), C-2 H-R (Approved C-2/CP-GCP), S-1 (Approved C-2/CP-GCP) PUD		* UNITS P.R.D. OPTION N/A (11 / N/A), 32 / N/A (32 / N/A), N/A (229 / N/A), N/A (877 / N/A) N/A	

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

