

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 7	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-29-25-7 (Laveen Towne Center PUD) (Companion Case GPA-LV-1-25-7)
Location:	Southwest corner of 59th Avenue and Dobbins Road
From:	S-1 and S-1 (Approved C-2 or CP/GCP)
To:	PUD
Acreage:	95.11
Proposal:	PUD (Planned Unit Development) to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living.
Applicant:	Vestar
Owner:	Cold Springs, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 6/9/2025 Information only.

Laveen 9/8/2025 Approval, per the staff recommendation, with additional stipulations and a modification. Vote: 11-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 6, 2025 and a deleted stipulation.

Motion Discussion: Commissioner Gorraiz asked if staff had an issue with deleting Stipulation No. 10, per the applicant's request.

Ms. Racelle Escolar stated that the stipulation came directly from the Street Transportation Department as they have concerns about access for maintenance and access if the land is sold in the future. She stated the current easement along Elliot Road is narrow and may be difficult to access in the future.

Motion details: Commissioner Matthews made a MOTION to approve Z-29-25-7, per the staff memo dated October 6, 2025, with a deletion of Stipulation No. 10.

Maker: Matthews
Second: Ogdard-Begay
Vote: 8-0
Absent: Hu
Opposition Present: No

Findings:

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designation and the Laveen Village Core.

2. The proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will provide additional employment options, commercial services, and housing opportunities within the Loop 202 Freeway corridor and the Laveen village.

Stipulations:

1. An updated Development Narrative for the Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - B. PAGE 16, C. LIST OF USES, C3: PROHIBITED USES, DEVELOPMENT AREA 1 AND DEVELOPMENT AREA 2: ADD ~~"SMOKE SHOPS" AND "VAPE SHOPS."~~ "TOBACCO ORIENTED RETAILERS".
 - ~~b.~~ Page 18, D. Development Standards, a. Development Area 1, 6. Minimum
 - c. Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: "5' adjacent to Development Area 2."
 - ~~e.~~ Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to
 - d. state the following "Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment."
 - E. PAGE 34, E. DESIGN GUIDELINES, B. ARCHITECTURE: ADD A ROW THAT STATES THE FOLLOWING "ROOFLINES - BUILDING DESIGN FOR BOTH THE PROJECT'S RESIDENTIAL AND COMMERCIAL COMPONENTS SHALL SEPARATELY INCORPORATE A MINIMUM OF TWO (2) UNIQUE ROOFLINES (GABLE, FLAT, HIP, SHED, ETC,) TO CREATE VISUAL DIVERSITY."
2. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIENNIAL LAND DEVELOPMENT UPDATES AND STATUS FOR DEVELOPMENT WITHIN THE PUD, STARTING SIX MONTHS AFTER CITY COUNCIL APPROVAL TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.
- ~~2.~~ The developer shall construct two bus pads conforming with Standard Detail P1260 on
3. southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.
- ~~3.~~ At the southwest corner of 59th Avenue and Dobbins Road, the developer shall
4. construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.

5. THE DEVELOPER SHALL SUBMIT A MASTER STREET PLAN (MSP), AS REQUIRED BY THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENT, PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
6. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE SOUTH HALF OF DOBBINS ROAD FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE FULL LIMITS OF DOBBINS ROAD SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.
7. A MINIMUM OF 55 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED FOR THE WEST HALF OF 59TH AVENUE FLARING TO 70 FEET TO ACCOMMODATE A FLARED INTERSECTION, AND THE ROADWAY SHALL BE CONSTRUCTED, AS REQUIRED BY THE ACCEPTED TRAFFIC IMPACT STUDY DATED JULY 3, 2025.
8. ALL MITIGATION IMPROVEMENTS SHALL BE CONSTRUCTED AND/OR FUNDED AS IDENTIFIED IN THE ACCEPTED TRAFFIC IMPACT ANALYSIS DATED JULY 3, 2025.
9. CONSTRUCTION OF RIGHT-OF-WAY IMPROVEMENTS SHALL COMPLY WITH THE APPROVED DEVELOPMENT AGREEMENT (S-49318) DATED JUNE 14, 2024.
- ~~10. A MINIMUM 28 FOOT WIDE VEHICULAR ACCESS EASEMENT SHALL BE DEDICATED THROUGH DEVELOPMENT AREA 2, AS DEPICTED ON THE CONCEPTUAL SITE PLAN IN THE PUD DEVELOPMENT NARRATIVE DATED AUGUST 19, 2025, AND IDENTIFIED ON THE FINAL PLAT TO ESTABLISH ACCESS TO THE WESTERN ADJACENT PARCEL THROUGH THE SITE TO 59TH AVENUE.~~
4. A sidewalk easement shall be dedicated to accommodate any portion of the
~~41.~~ required minimum width for the Shared Use Path along 59th Avenue that
10. extends beyond the right-of-way, as approved by the Planning and Development Department.
5. All existing electrical utilities within the public right-of-way shall be
~~42.~~ undergrounded, adjacent to the development. The developer shall to coordinate
11. with the affected utility companies for their review and permitting.
6. ~~SUBJECT TO SRP APPROVAL,~~ Existing SRP facilities along Dobbins Road
~~43.~~ are to be relocated outside of City right-of-way, unless otherwise approved by
12. the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

- ~~7.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
- ~~14.~~ broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and
- ~~13.~~ upgrade all off-site improvements to be in compliance with current ADA guidelines.

- ~~8.~~ All streets within and adjacent to the development shall be constructed with
- ~~15.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,
- ~~14.~~ landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

- ~~9.~~ In the event archaeological materials are encountered during construction, the
- ~~16.~~ developer shall immediately cease all ground-disturbing activities within a 33-
- ~~15.~~ foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

- ~~10.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207
- ~~17.~~ waiver of claims form. The waiver shall be recorded with the Maricopa County
- ~~16.~~ Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.