

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 6, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 7 (Z-29-25-7, LAVEEN TOWNE CENTER PUD) –
SOUTHWEST CORNER OF 59TH AVENUE AND DOBBINS ROAD

Rezoning Case No. Z-29-25-7 is a request to rezone 95.11 acres located at the southwest corner of 59th Avenue and Dobbins Road from 93.12 acres of S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow for a Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living.

The Laveen Village Planning Committee heard this request on September 8, 2025 and recommended approval, per the staff recommendation, with a modification and three additional stipulations, by a vote of 11-0.

Staff recommends updating Stipulation No. 1.b to reflect the Zoning Ordinance terminology and change “smoke shop and vape shop” to “Tobacco Oriented Retailers”. Staff has no concerns with the additions of Stipulation Nos. 1.e and 2.

The Street Transportation Department does not recommend modifying Stipulation No. 6 (new 13) because the location of the SRP irrigation within the right-of-way can impact the City’s ability to install signals, streetlights and landscaping, or obtain code-required public utility easement dedications for private utilities. All infrastructure that retains exclusive rights must be located outside of the city’s right-of-way.

Stipulations from the Street Transportation Department were inadvertently left out of the original staff report; however they were consistently communicated to the applicant throughout the review process. These stipulations include the requirement of a Master Street Plan, right-of-way dedications on Dobbins Road and 59th Avenue, numerous improvements per the accepted Traffic Impact Analysis and development agreement, and a vehicular access easement. These additional requirements are addressed in Stipulation Nos. 5 through 10.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

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
 - d. to 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 LAVERN VILLAGE PLANNING COMMITTEE UNTIL ALL DEVELOPMENT AREAS HAVE PRELIMINARY SITE PLAN APPROVAL.
 - ~~2.~~ The developer shall construct two bus pads conforming with Standard Detail
 3. P1260 on 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.~~ 11. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.
- ~~5.~~ 12. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting.
- ~~6.~~ 13. **~~SUBJECT TO SRP APPROVAL,~~** Existing SRP facilities along Dobbins Road are to be relocated outside of City right-of-way, unless otherwise approved by 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.~~ 14. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and

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, 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-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 Recorder's Office and delivered to the City to be included in the rezoning application file for record.