



Village Planning Committee Meeting Summary

Z-1-21-7

DOBBINS INDUSTRIAL AND TECH PARK PUD INFORMATION ONLY

Date of VPC Meeting	June 14, 2021
Request From	S-1 (Approved R1-8 PCD), S-1 (Approved R-2 PCD), and S-1 (Approved C-1 PCD)
Request To	PUD
Proposed Use	PUD to allow industrial and technology business park that will allow warehouse and office uses
Location	Southwest corner of 63rd Avenue and the South Mountain Avenue alignment

VPC DISCUSSION:

Adam Baugh, representative with Withey Morris, provided an update on the proposed PUD. He outlined the location of the project site, the expected phasing of development, and the street improvements and connections that will be constructed. He explained the overall purpose of the PUD, which is to attract quality businesses to the Laveen area, noting that while there are no specific users for the site yet, the development team has been working closely with the city and key stakeholders in the area to attract the right types of employers. He provided an overview of the development standards, which closely follow Commerce Park standards, and the permitted uses such as commerce and industrial. He stated that there is a lot of interest from high technology companies to expand to and in Arizona, and that the development team is hopeful that they can attract them to this site. He listed some of the changes made to the PUD based on community feedback, such as increased street setbacks and setbacks from residential uses, enhanced landscaping standards, and a more limited list of permitted uses. He then outlined the architectural guidelines for the project, stating that, regardless of the user within a building, the exteriors will be highly designed and large building masses will be avoided and mitigated. He presented some examples of other buildings developed by his client, noting the quality of the design. He then stated that the types of businesses that the city and the community want here are looking for sites that already have zoning and infrastructure in place, and that this site has neither. He highlighted the importance of ensuring the first few tenants on this site and building out the infrastructure needed to attract the big technology companies.

PUBLIC COMMENT

Phil Hertel stated that this project will eliminate 600 homes from Laveen, will reduce congestion, and will bring jobs to the community. He stated that this will also create an enhanced streetscape and will be an asset to the community.

Dan Penton thanked the applicant for incorporating a lot of the community's feedback into the project and stated that this will help grow the employment base in Laveen. He urged the community to remain involved, as these applicants are very receptive and work well with the community.

COMMITTEE QUESTIONS

Stephanie Hurd expressed her concern from the previous meeting, which was allowing warehousing on the site, but stated that she would be more accepting of it if there were more certainty about what the community would be getting back. She suggested that palm trees be integrated into the streetscape in addition to the shade trees, as they are consistent with the character of Laveen. She echoed the applicant's statement that companies such as Taiwan Semiconductor Company would not even consider a site if the zoning and infrastructure aren't already in place. **Baugh** replied that, although he can't guarantee which companies will locate here, this PUD has been structured similarly to the zoning on the Taiwan Semiconductor site to attract the same type of use.

Carlos Ortega expressed concern with allowing warehousing at this site, stating that having the whole site develop with warehouses is not what the community wants. **Vice Chair Linda Abegg** expressed the same concern and stated that, if not limiting warehousing as a use, she would like to see other limitations included in the PUD narrative, such as a maximum percentage of the site that can be developed as such, or only permitting it as an accessory use. **Baugh** explained that permitting warehousing is necessary in order to attract businesses to this site, adding that one warehouse building can house multiple companies and will provide the space flexibility to accommodate different types of users. He stated that this project will be required to construct and bring in all of the necessary infrastructure, so flexibility in the uses will help fund the required improvements. He stated that the intent is not to develop the property with only warehousing, but that it is an important use to have as an option. **Vice Chair Abegg** stated that the committee understands the need to have some warehousing on the site, as many of the technology and manufacturing companies need the space and a way to store and distribute their products. However, the specific users are unknown at this point and, although the applicant repeatedly says they are hopeful for a certain type of company that is not warehousing, there is no way to guarantee it and remove the possibility that the entire site will develop as warehousing. As such, limitations must be written into the PUD narrative. **Baugh** provided an example of a Northrop Grumman site in Chandler, which was 75 percent warehousing, but is a research laboratory, so the warehouse portion of the site was not used solely for storage and distribution but as an actual employment generating use where they conducted rocket testing. **Vice Chair Abegg** pondered whether this would be considered an accessory use and that the discussion going forward should include defining this type of accessory use in the narrative to avoid solely using warehouses for storage and distribution.

Cinthia Estela expressed her support for the project, stating that it is exactly what the community has been asking for.

Jennifer Rouse expressed concern with the setbacks adjacent to the residential neighborhoods. **Baugh** explained that the setbacks have been increase from 20 feet to 75 feet to help buffer existing residences.

Vice Chair Abegg stated that this project will be very important for the community and will bring jobs to Laveen that they have wanted for some time. She stressed that the need for flexibility to attract quality businesses to the site should still be balanced with the community's needs and wants for this development. She then addressed the regulatory standards in the PUD narrative, stating that she'd like to see enforceable language regarding palm trees along the streets, variety and enhanced design of building facades, and further standards for breaking up of building mass. She also suggested that the developer work with the school district on potential new school sites, which are needed in the area.