

ATTACHMENT C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-45-22-8

July 8, 2022

Laveen Village Planning Committee July 11, 2022

Meeting Date:

Planning Commission Hearing Date: August 4, 2022

Request From: S-1 (Approved C-2 HGT/WVR PCD)
(Ranch or Farm Residence District,
Approved Intermediate Commercial, Height
Waiver, Planned Community District)
(39.74 acres)

Request To: C-2 HGT/WVR DNS/WVR (Intermediate
Commercial, Height Waiver, Density
Waiver) (39.74 acres)

Proposed Use: Mixed-use development

Location: Southeast corner of 59th Avenue and
Dobbins Road

Owner: Tyson Family, LTD, et al.

Applicant: Matrix at Dobbins

Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

The purpose of this addendum is to revise the gross acreage calculations included in the staff report and update the site plan and elevations.

The original gross acreage for the site was incorrectly determined to be 41.60 acres. The applicant provided updated legal descriptions for the overall site and proposed lots. The overall gross acreage for the site was recalculated as 39.74 acres and the gross acreages for the proposed lots are as follows: Lot 1 – 9.37 acres, Lot 2 – 10.43 acres, Lot 3 – 19.94 acres. The changes to the gross acreage also impacted the open space percentages in Stipulation Nos. 19 and 28.

The applicant submitted an updated site plan on July 7, 2022, to reflect the gross acreage and open space revisions. The applicant also submitted updated elevations on July 8, 2022, to include the three-story multifamily elevations. Staff recommends modification to Stipulation No. 1, regarding general conformance, to include the updated plans.

Staff recommends approval per the modified stipulations provided below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~June 30, 2022~~ **JULY 7, 2022** and elevations date stamped May 27, 2022 **AND JULY 8, 2022**, as modified by the following stipulations and approved by the Planning and Development Department.
2. The primary entryway to Dobbins Road shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.
3. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
4. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 59th Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
5. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape area located between the back of curb and sidewalk along the south side of Dobbins Road, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 57th Avenue with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

- a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
7. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of 59th Avenue with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
- a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
8. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the south side of Dobbins Road, as approved by the Planning and Development Department.
9. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the west side of 57th Avenue connecting at the 56th Glen alignment, as approved by the Street Transportation Department.
10. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the east side of 59th Avenue, as approved by the Planning and Development Department.
11. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is approved. Signal warrant analysis shall be included for 59th Avenue and Dobbins as part of the Study. The developer shall be required to provide a minimum 25% contribution towards future traffic signal if not warranted for construction by the TIA.
12. Existing irrigation along Dobbins Road are to be undergrounded and relocated outside City of Phoenix right-of-way. Contact SRP to identify existing land rights

and establish 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.

13. 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.
14. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along eastbound Dobbins Road, as approved by the Planning and Development Department.
15. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along northbound 59th Avenue, as approved by the Planning and Development Department.
16. 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.
17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 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.

LOT 1 (TOWN CENTER AND RETAIL PLAZA)

18. The maximum building height shall be 30 feet.
19. A minimum of ~~25%~~ **28%** of the gross area of Lot 1 shall be retained as open space, as approved by the Planning and Development Department.
20. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.
21. A minimum of 14 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

LOT 2 (MULTIFAMILY APARTMENTS)

22. The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.
23. Lot 2 shall be limited to a maximum of 207 units.
24. A minimum of 9% of the gross area of Lot 2 shall be retained as open space, as approved by the Planning and Development Department.
25. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

LOT 3 (HORIZONTAL MULTIFAMILY)

26. The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.
27. Lot 3 shall be limited to a maximum of 197 units.
28. A minimum of ~~12%~~ **13%** of the gross area of Lot 3 shall be retained as open space, as approved by the Planning and Development Department.
29. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

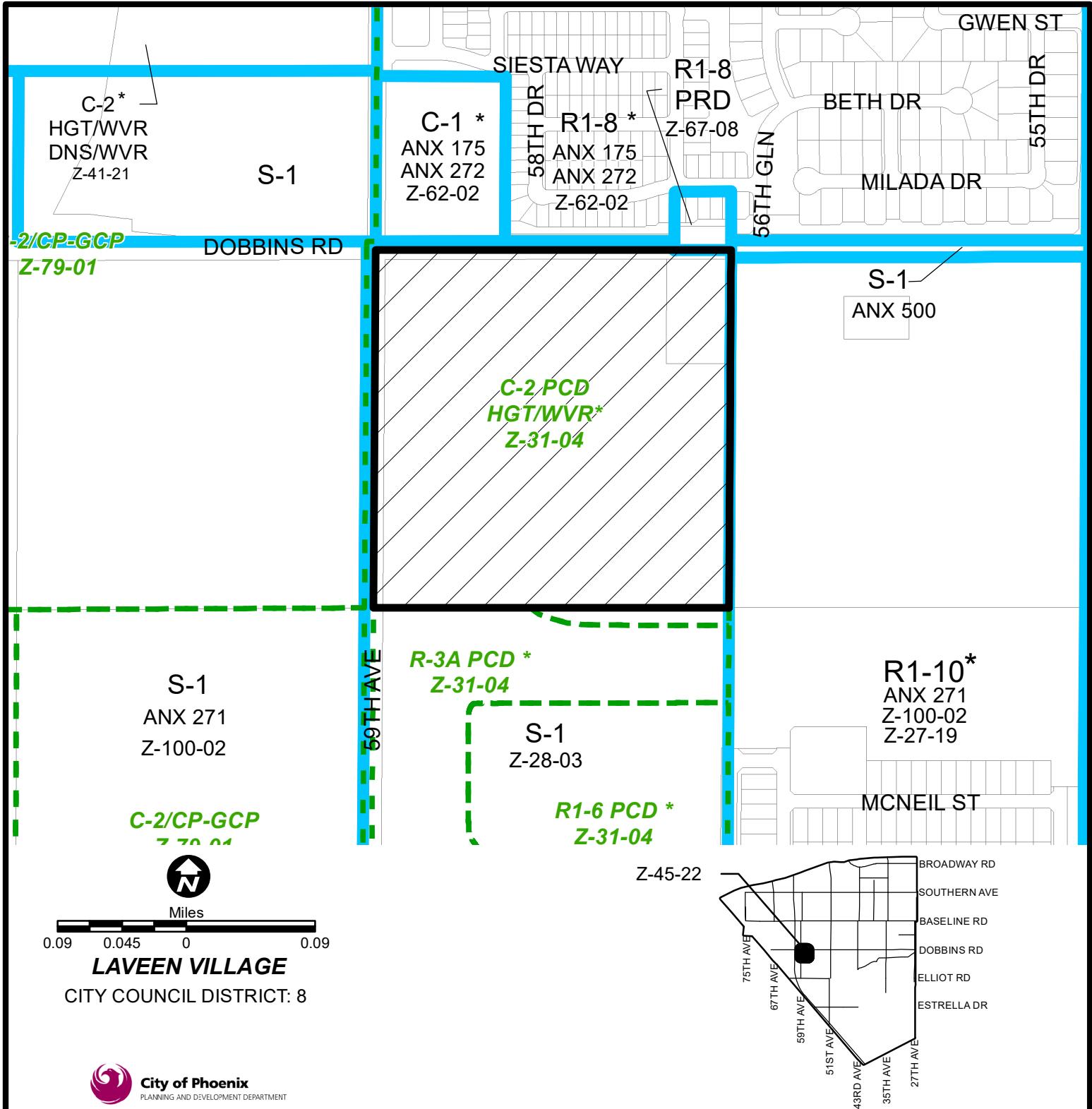
Exhibits

Updated sketch maps (2 pages)

Conceptual Site Plan date stamped July 7, 2022 (5 pages)

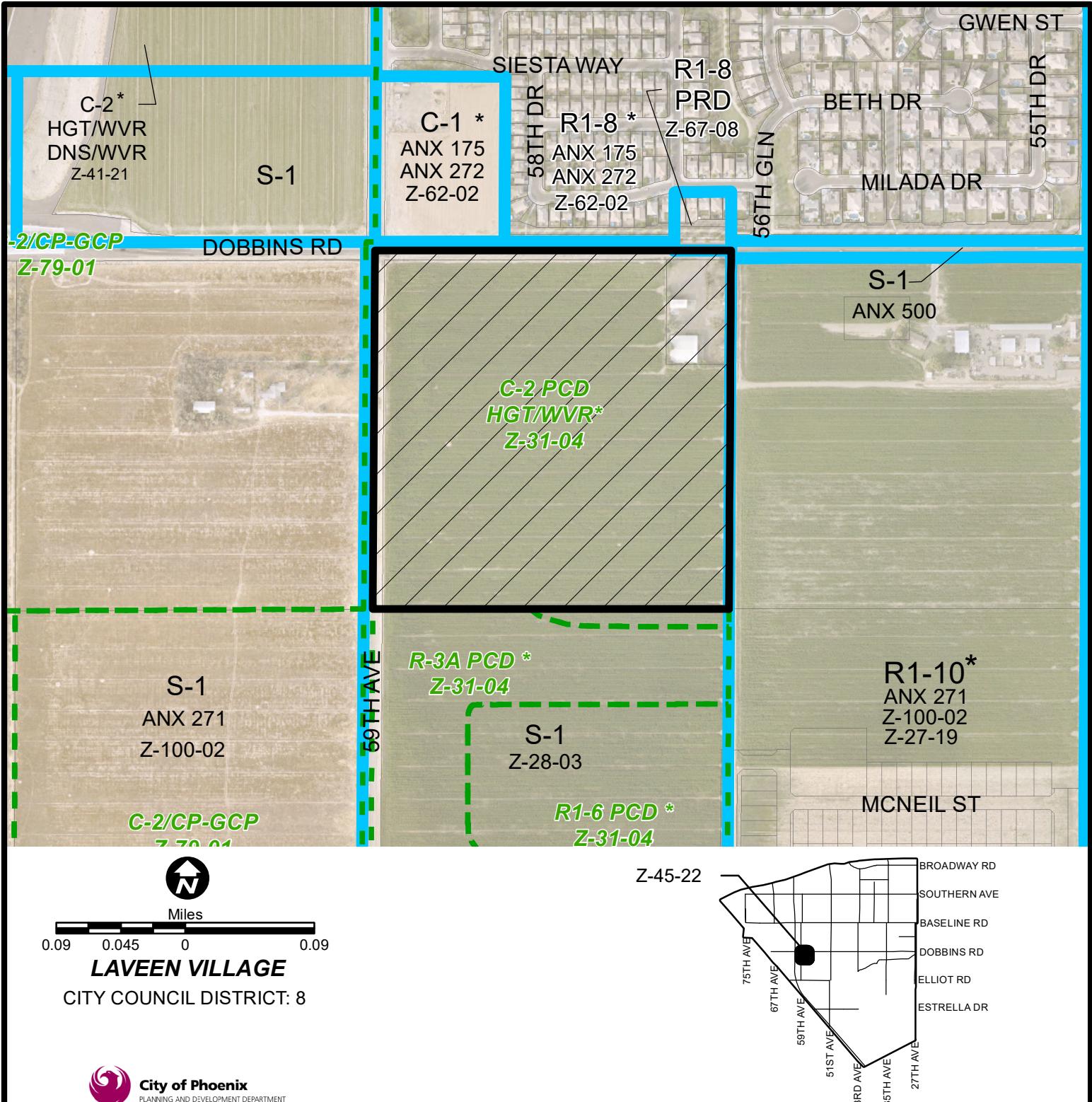
Conceptual Elevations date stamped July 8, 2022 (6 pages)

Correspondence



APPLICANT'S NAME: Matrix at Dobbins		REQUESTED CHANGE:	
		FROM:	
APPLICATION NO. Z-45-22	DATE: 6/10/2022 REVISION DATES: 7/6/2022	S-1 (Approved C-2 HGT/WVR PCD) (39.74 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 39.74 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 03-15	ZONING MAP C-5	TO: C-2 HGT/WVR DNS/WVR (39.74 a.c.)
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1 (Approved C-2 HGT/WVR PCD)		39, 576	
C-2 HGT/WVR DNS/WVR		1,728	
		* UNITS P.R.D. OPTION	
		N/A, 691	
		2,074	

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



OWNER/DEVELOPER
MATRIX EQUITIES, INC IS CURRENTLY UNDER CONTRACT TO PURCHASE 539.74 ACRES OF VACANT PROPERTY LOCATED AT THE CORNER OF 59TH AVENUE AND DOBBINS ROAD IN THE LAVEEN VILLAGE PHOENIX, AZ

SITE ADDRESS
S.E. CORNER OF 59TH AVE & DOBBINS ST
PHOENIX, AZ

APN #
300-02-059E

SITE ACREAGE
± 39.74 ACRES

VICINITY MAP

ZONING SUMMARY

THE CURRENT ZONING OF THE PROJECT IS DESIGNATED AS S-1 PER THE MARICOPA COUNTY ASSESSOR'S OFFICE, PER A TECHNICAL MEMO DATED FEBRUARY 27TH, 2004. THE DEVELOPMENT IS TO BE IN GENERAL CONFORMANCE TO THE LAVEEN TOWN CENTER DISTRICT MAP AND THE LAVEEN TOWN CENTER GENERAL DEVELOPMENT PLAN LAND USE TABLE DATED MARCH 8TH, 2004.

THE DEVELOPMENT CONFIGURATION CONTAINED HEREIN IS IN CONFORMANCE WITH THE GOALS SET FORTH IN THE PCD DISTRICT MAP, WITH THE LAND USE DENSITIES ADHERING TO THE OVERALL LAND USE GUIDELINES.

LEGAL DESCRIPTION

THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1, SOUTH RANGE 2, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTHLINE OF SAID SECTION, A DISTANCE OF 239 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 419 FEET;

THENCE EAST AND PARALLEL TO THE NORTHLINE OF SAID SECTION, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER

THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING; AND

EXCEPT THE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER TO THE POINT BEGINNING; AND

EXCEPT THE NORTH 30 FEET AS DEDD IN BOOK 105 OF DEEDS, PAGE 412 (APPROXIMATE IN NATURE, EXACT LEGAL DESCRIPTION AND AREA TO BE FURNISHED UPON COMPLETION OF AN ALTA SURVEY)

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JUL 07 2022
Planning & Development Department

DOBBINS RD.

RICK ENGINEERING COMPANY
PROJECT NO.: 19461
DATE: 07/06/2022

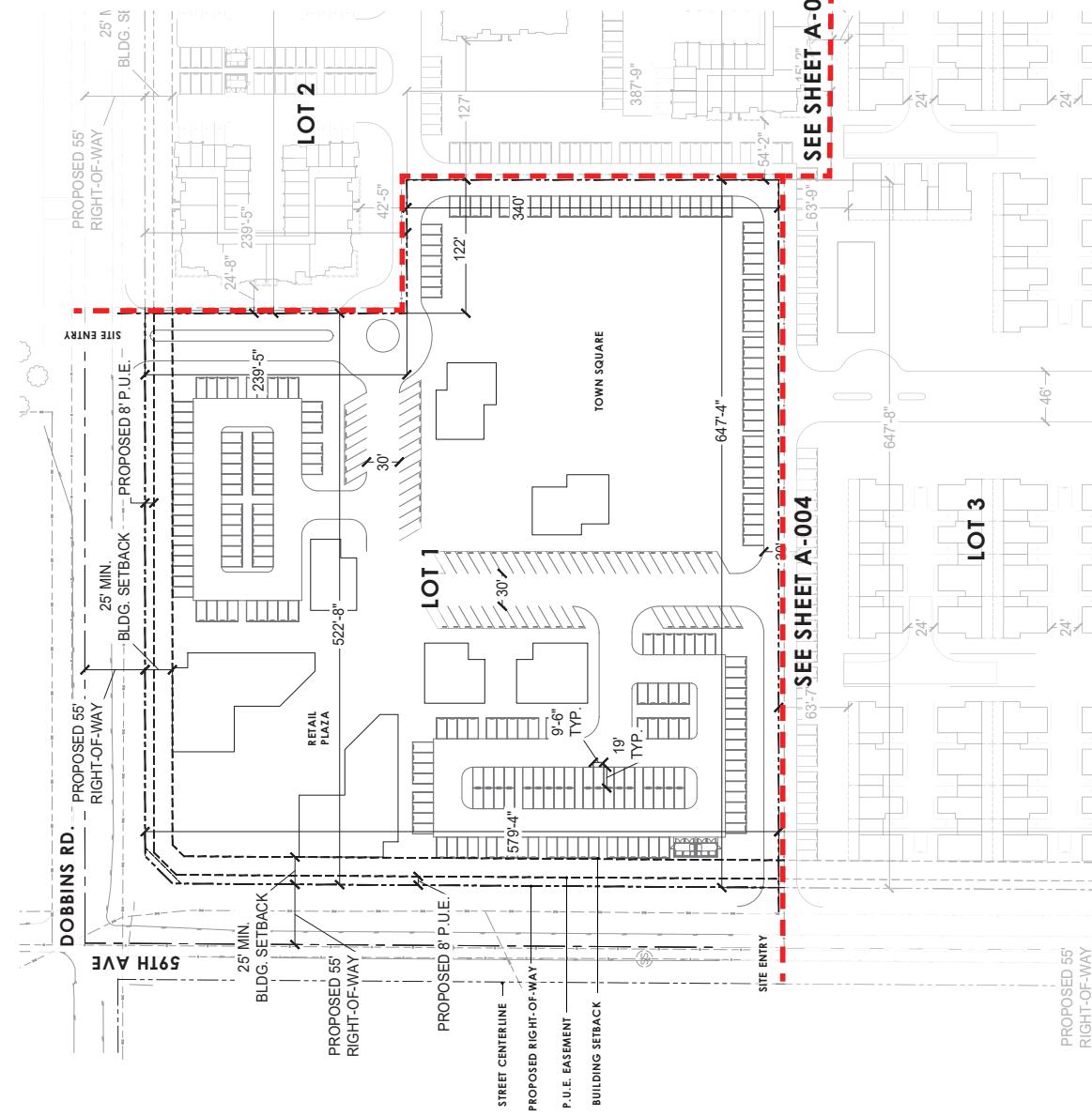
burton Landscape Architecture Studio
APN: 300-02-059B
BROOKFIELD ARCHITECTURE LLC
NOT A PART
ZONE R18

Overall Site Plan
DRAWING NO.: A-002
DRAWING TITLE: Overall Site Plan

811 Call before you dig.
APN: 300-02-059A
COLD SPRINGS LLC
NOT A PART
ZONE S-1

North

COMMERCIAL		Project Description	Single Story Retail and Restaurants	Refer to Building Elevations
Project Zoning		C-2		Varies. Refer to Site Plan
Site Area	Coverage	9.37 acres	408,157 sq.ft.	
Allowable Footprint		50 %	30,500 sq.ft	
Site Area	Actual	408,157 sq.ft	408,157	
		7%		
Site Area	Floor Area Ratio (FAR)	Building Area	408,157 sq.ft.	0.07 FAR
			30,500 sq.ft	
Building Height	Setbacks	Provided	Provided	



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SOTH & DOBBINS

SVA
ARCHITECTS
burton
Landscape Architecture Studio
RICK
ENGINEERING COMPANY

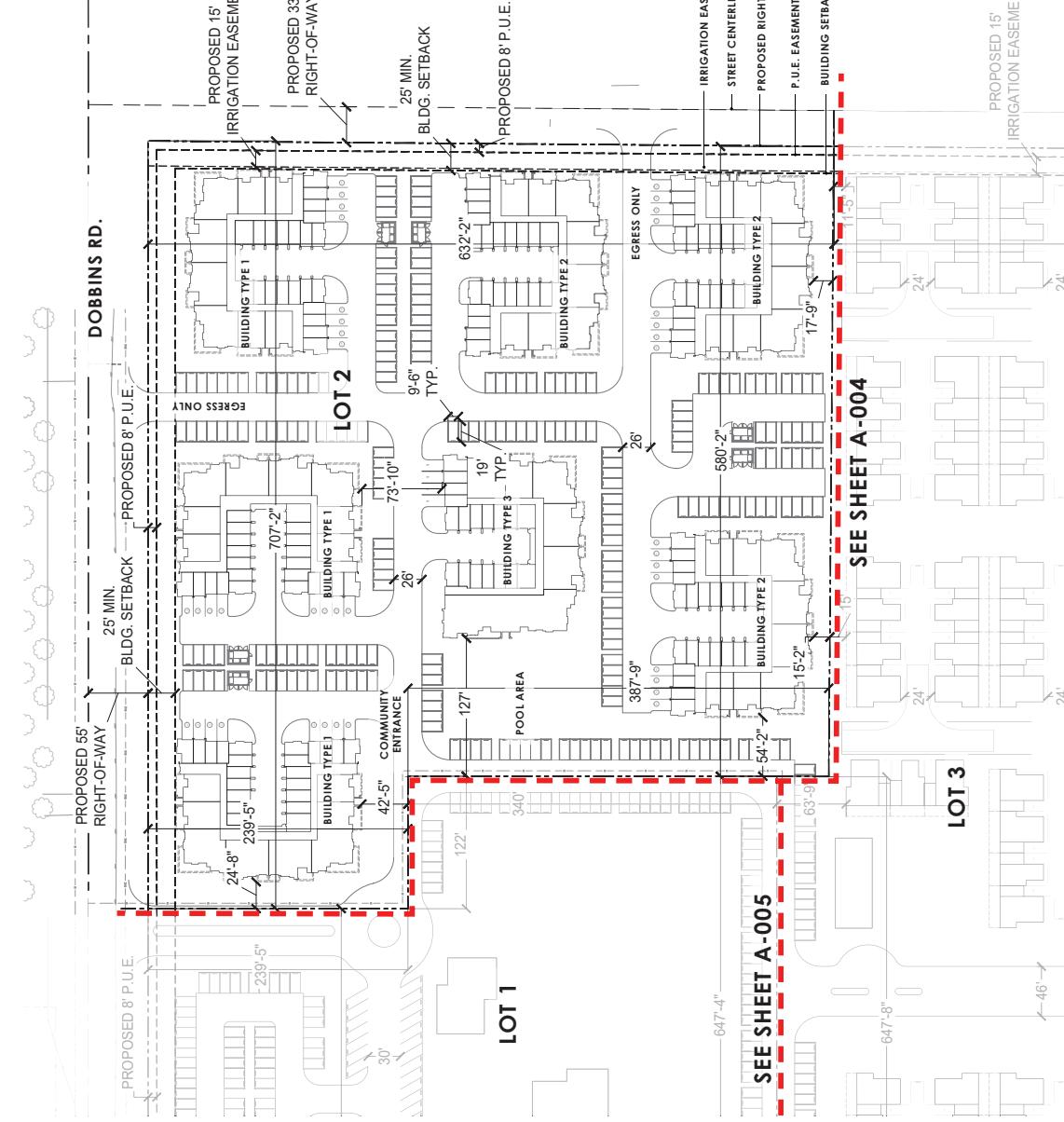
RICK
ENGINEERING COMPANY

DRAWING TITLE	COMMERCIAL SITE PLAN
DRAWING NO.	A-003

MULTI-FAMILY APARTMENTS		Three 2-Story Residential Walk Ups / Four 3-Story Residential Walk Ups			
Project Description					
Site Area					
R-3-a	10.33 acres 4,541,311 sqft.	Allowable (per zoning)	23.1 du per acres 26.4 du per acres (with Density Bonus)	Provided	207 units 19.85 du per acre
Density		Allowable	45 %	Provided	Refer to Building Elevation
Footprint		Footprint	112,000 sf/dt	Provided	Street (North @ 58th Street)
Site Area		Site Area	454,331 sf/dt	Provided	Side (East)
Actual		Actual	454,331	Provided	25'-0" x 25'-0"
Site Area		Site Area	768,000 sf/dt	Provided	Interior (South)
Building Area		Building Area	169.4sf	Provided	Varies (refer to site plan)
Coverage				Provided	Interior (West)
Floor Area Ratio (FAR)				Provided	Varies (refer to site plan)
Building Height					
Setbacks					

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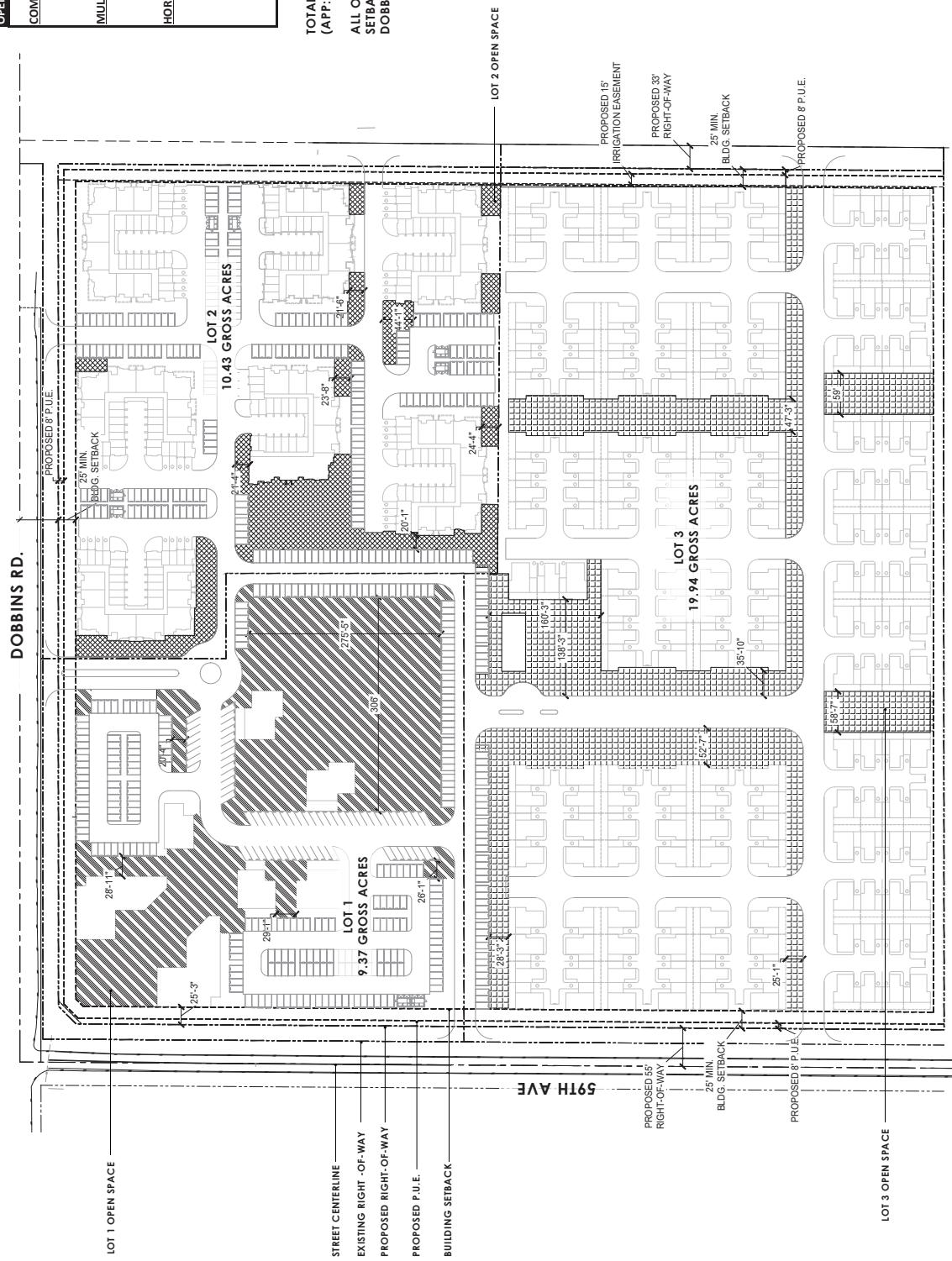
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		DRAWING TITLE APARTMENTS - SITE PLAN	
		DRAWING NO. A-004	
		59TH & DOBBINS	
 burrton <small>Landscape Architecture Studio</small>			
<p>Know what's below. Call before you dig.</p>		<p>FROZEN/DESIGNED BY: XXXX DATE: 07/17/2007 CHECKED BY: XXXX DATE: _____</p>	
<p>SIGNATURE: _____</p>		<p>SIGNATURE: _____</p>	

OPEN COMMON SPACE		Sq Ft	Acres	
COMMERCIAL (Lot 1)		Open Space	126,603 408,157	2.91 9.37
		Site Area		
MULTIFAMILY APARTMENTS (Lot 2)		Open Space (%)	45,507 454,331	1.04 10.43
HORIZONTAL MULTI-FAMILY (Lot 3)		Site Area		
	Open Space (%)	Open Space (%)	10.02%	
	Open Space (%)	Site Area	129,454 863,586	2.97 19.94
	Open Space (%)	Total Site Area	39,74 14.90%	6.92 17.42%
	Total Open Space	Total Open Space (%)		
	Total Open Space	Total Open Space (%)		

TOTAL SITE AREA IS BEING CALCULATED USING THE ZONING AMENDMENT MAP (APP.Z-45-22 Lots) AND THE GROSS AREAS AS ILLUSTRATED ON THAT EXHIBIT.
ALL OPEN SPACE NOT TO ENROACH INTO THE BUILDING AND LANDSCAPE SETBACK AS ILLUSTRATED AND LABELED ON THIS PLAN. DIMENSIONS FROM DOBBINS AND 59TH ARE FROM THE CENTERLINE OF THE STREET.



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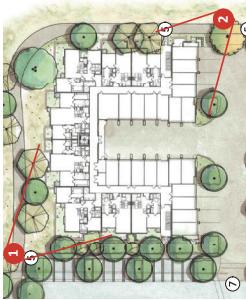
JUL 07 2022

Planning & Development
Department



59TH & DOBBINS		59TH & DOBBINS	
ARCHITECTS		Landscape Architecture Studio	
RICK burton		RICK burton	
PROJECT NO: 19461		DRAWN/DESIGNED BY: XXXX	
DATE: 07-16-2022		CHECKED BY: XXXX	
SIGNATURE _____ DATE _____		SIGNATURE _____ DATE _____	
No. B1	Date	Revision	

DRAWING TITLE: ZONING MAP
DRAWING NO.: A-006



02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

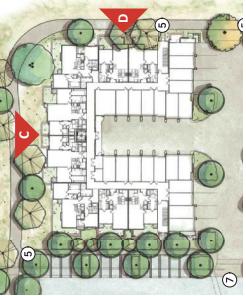


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DRAWING TITLE		Apartment Elevations	
		DRAWING NO.	211
		SHEET NO. 2 OF 3	
RICK	burton	59TH & DOBBINS	
ENGINEERING COMPANY	Landscape Architecture Studio		
PROJECT NO. 19461	DRAWN/DESIGNED BY: XXXX		
DATE: 06/20/2022	CHECKED BY: XXXX		
811	Know who's below. Call before you dig.	SIGNATURE	
		DATE	
NO.	REV.	DATE	REVISION
1	A	06/20/2022	4
Architectural Drawing - Site Plan and Detailed Sheet (Option 2) - City of Phoenix, AZ			

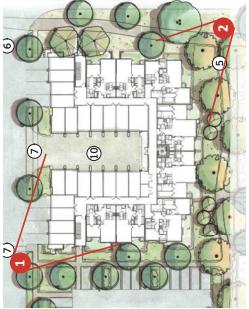


01 ELEVATION D (OPTION 2)



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JUL 08 2022
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DRAWING TITLE		Apartment Elevations	
		DRAWING NO. A - 212	
		SHEET NO. 2 OF 3	
NO.	REV.	DATE:	REVISION
100-2022-V01-4015A00		07/08/2022	Street and Building Sheet (01) City of Phoenix, AZ
RICK		59TH & DOBBINS	
ENGINEERING COMPANY		SA	
Landscape Architecture Studio		ARCHITECTS	
PROJECT NO.: 19461		DRAWN/DESIGNED BY: XXXX	
DATE: 06/29/2022		CHECKED BY: XXXX	
811		Know who's below. Call before you dig.	
SIGNATURE _____ DATE _____		SIGNATURE _____ DATE _____	



02 PERSPECTIVE 1 (OPTION 2)

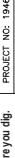


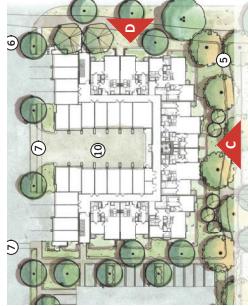
01 PERSPECTIVE 2 (OPTION 2)



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			DRAWING TITLE Apartment Perspectives		DRAWING NO. A - 216	SHEET NO. 2 OF 3
			59TH & DOBBINS			
			 SVA <small>ARCHITECTS</small>			
			 burton <small>Landscape Architecture Studio</small>			
			 RICK <small>ENGINEERING COMPANY</small>			
			 811 <small>Know what's below.</small> <small>Call before you dig.</small>			
			PROJECT NO.: 19461 DATE: 06 / 29 / 2022			
			DRAWN BY: XXXX CHECKED BY: XXXX			
			SIGNATURE _____ DATE _____			
			NO. BY DATE REVISION			



02 ELEVATION C (OPTION 2)



		59TH & DOBBINS		DRAWING TITLE Apartment Elevations
				DRAWING NO. A - 218
				SHEET NO. 2 OF 3
NO.	REV.	DATE	REVISION	
1	1	JUL 08 2022	4	
Architect: VSB1-A03A00 - Street and Building Sheet 01-City of Phoenix, AZ		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		
PROJECT NO.: 19461 DATE: 06/29/2022		RICK burton ENGINEERING COMPANY Landscape Architecture Studio		
Know who's below. Call before you dig.		SIGNATURE _____ DATE _____		

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From: [Dan Penton](#)
To: [Maria D Lopez](#); [Yassamin Ansari](#)
Cc: [Stephanie Hurd](#); [Julianna Pierre](#)
Subject: MEETING RE: LAVEEN TOWN CENTER [URGENT]
Date: Wednesday, July 6, 2022 9:22:20 AM

Good morning Maria

If you recall Stephanie heard and I met with you and yes I'm in a few months back regarding 59th Avenue and Dobbins in Laveen for the Laveen Town Center, that case has moved forward without public input in manner that meets city requirements.

Stephanie Heard and I are requesting to meet with Councilwoman Ansari urgently, as this case (Z-45-22) is set to come to the Village next week, and applicant has not held an appropriate community meeting, knowing there is significant opposition to this project.

Applicant & Representatives have been stonewalling and ignoring repeated attempts to speak with them about the project for 6 months. Finally, last week they have agreed to hold another community meeting but have yet to do so, and like I said they're coming to the Village next Monday so the chances of them actually doing that are not likely at this point, so we need your help.

Stephanie Heard and I would like to speak with you as soon as possible prior to the Village planning committee meeting which is next Monday if you can please get back to me my number is 602-384-8201 or the email above thank you so much

Gratefully
Dan Penton