

ATTACHMENT C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-45-22-8

July 8, 2022

Laveen Village Planning Committee
Meeting Date:

July 11, 2022

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 ~~42%~~ **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.

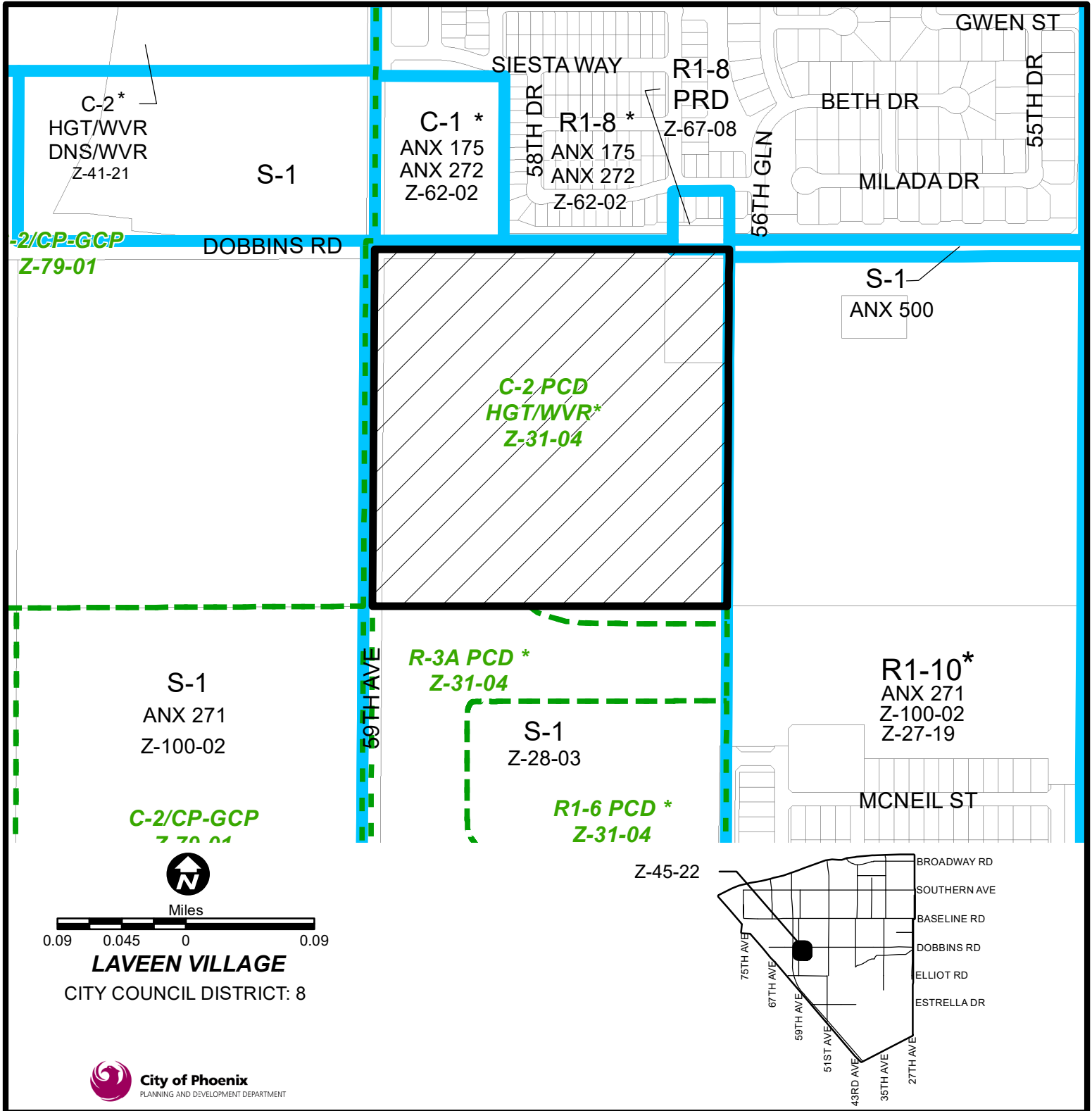
Exhibits

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

APPLICATION NO. Z-45-22

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

39.74 Acres

DATE: 6/10/2022
REVISION DATES:

7/6/2022

AERIAL PHOTO &
QUARTER SEC. NO.

QS 03-15

ZONING MAP

C-5

REQUESTED CHANGE:

FROM:

S-1 (Approved C-2 HGT/WVR PCD) (39.74 a.c.)

TO:

C-2 HGT/WVR DNS/WVR (39.74 a.c.)

MULTIPLES PERMITTED

S-1 (Approved C-2 HGT/WVR PCD)

C-2 HGT/WVR DNS/WVR

CONVENTIONAL OPTION

39, 576

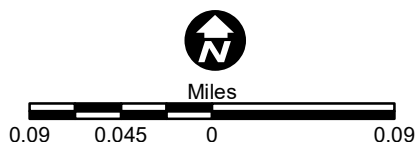
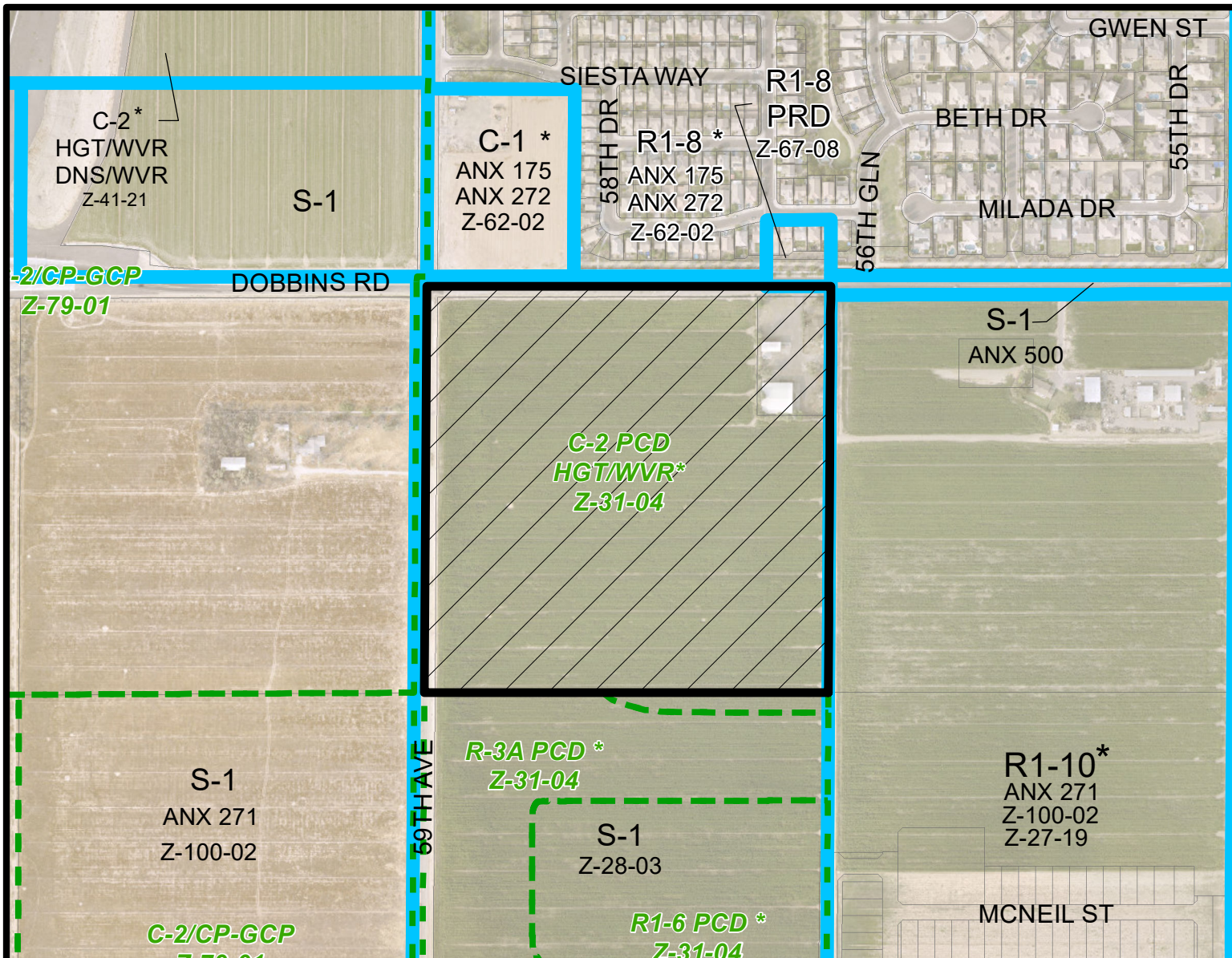
1,728

* UNITS P.R.D. OPTION

N/A, 691

2,074

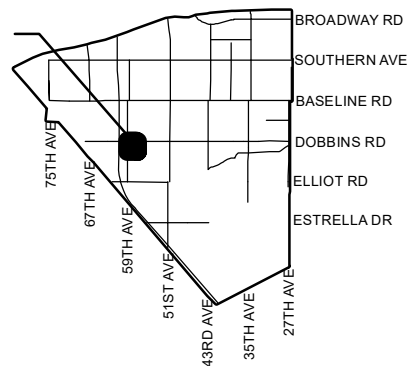
* Maximum Units Allowed with P.R.D. Bonus



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



Z-45-22



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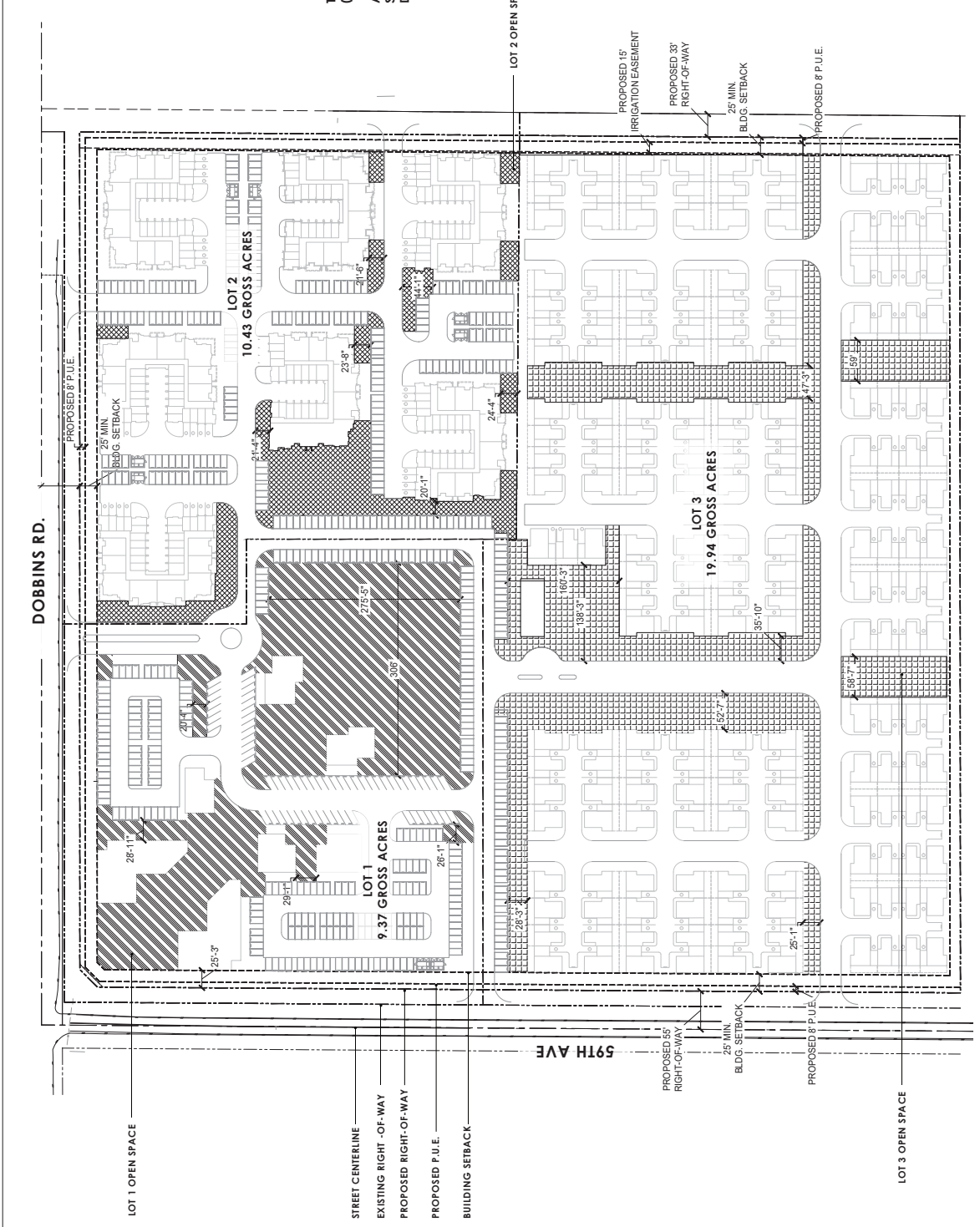
2,074

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

OPEN COMMON SPACE			
	Sq Ft	Acres	
COMMERCIAL (Lot 1)	Open Space	126,603	2.91
	Site Area	408,157	9.37
	Open Space (%)	31.02%	
MULTIFAMILY APARTMENTS (Lot 2)	Open Space	45,507	1.04
	Site Area	454,331	10.43
	Open Space (%)	10.02%	
HORIZONTAL MULTI-FAMILY (Lot 3)	Open Space	129,454	2.97
	Site Area	868,586	19.94
	Open Space (%)	14.90%	
Total Site Area		39.74	
Total Open Space		6.92	
Total Open Space (%)		17.42%	

TOTAL SITE AREA IS BEING CALCULATED USING THE ZONING AMENDMENT MAP (APP:2-45-22 Lots) AND THE GROSS AREAS AS ILLUSTRATED ON THAT EXHIBIT.

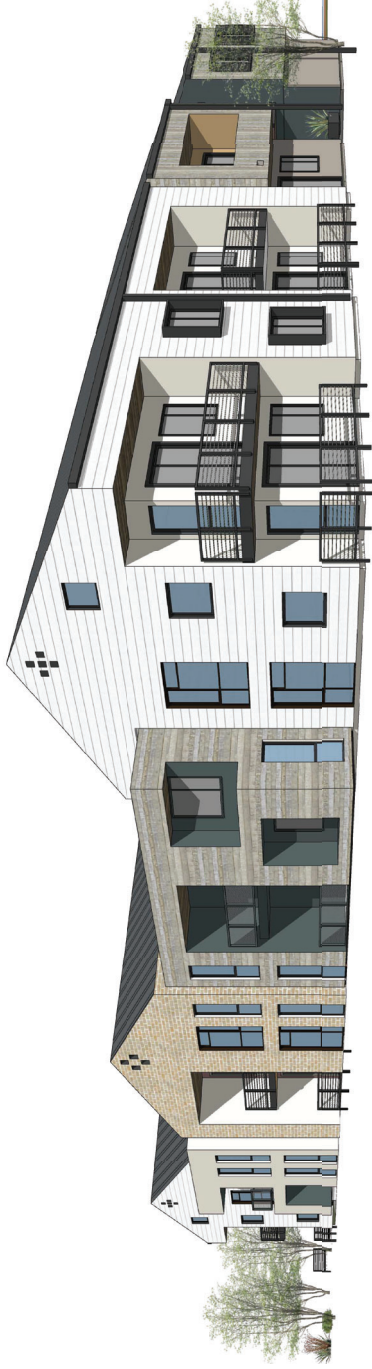
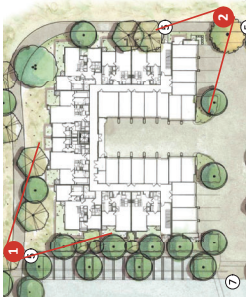
ALL OPEN SPACE NOT TO ENCROACH INTO THE BUILDING AND LANDSCAPE SETBACK AS ILLUSTRATED AND LABELED ON THIS PLAN. DIMENSIONS FROM DOBBINS AND 59TH ARE FROM THE CENTERLINE OF THE STREET.



CITY OF PHOENIX
JUL 07 2022
 Planning & Development
 Department



NO. 81 DATE REVISION	SIGNATURE DATE	Know what's below. Call before you dig.					59TH & DOBBINS	DRAWING TITLE ZONING MAP
							PROJECT NO: 19461 DATE: 07/06/2022	DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX
							DRAWING NO. A-006	



02 PERSPECTIVE 1 (OPTION 2)



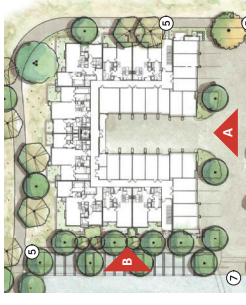
01 PERSPECTIVE 2 (OPTION 2)

CITY OF PHOENIX

JUL 08 2022

Planning & Development
Department

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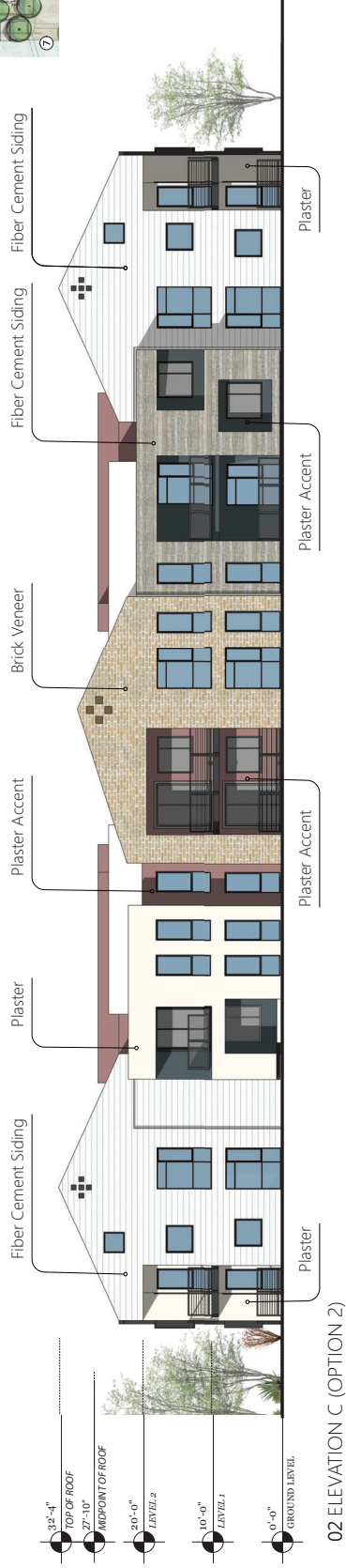
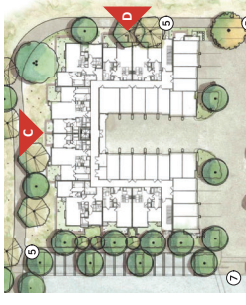
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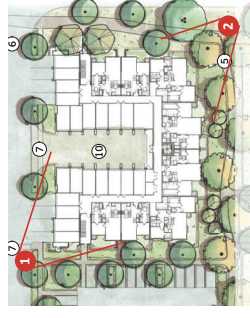
CITY OF PHOENIX
JUL 08 2022
Planning & Development
Department

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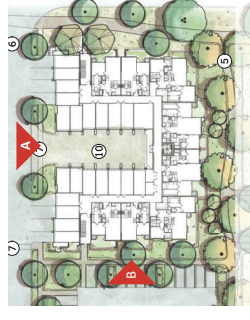
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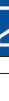
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From: [Dan Penton](#)
To: [Maria D Lopez](#); [Yassamin Ansari](#)
Cc: [Stephanie Hurd](#); [Julianna Pierre](#)
Subject: MEETING RE: LAVEEN TOWN CENTER [URGENT]
Date: Wednesday, July 6, 2022 9:22:20 AM

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