



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-45-22-8** July 8, 2022

<u>Laveen Village Planning Committee Meeting Date:</u>	July 11, 2022
<u>Planning Commission Hearing Date:</u>	August 4, 2022
Request From:	<u>S-1</u> (Approved <u>C-2 HGT/WVR PCD</u>) (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) (39.74 acres)
Request To:	<u>C-2 HGT/WVR DNS/WVR</u> (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)

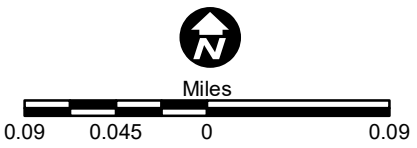
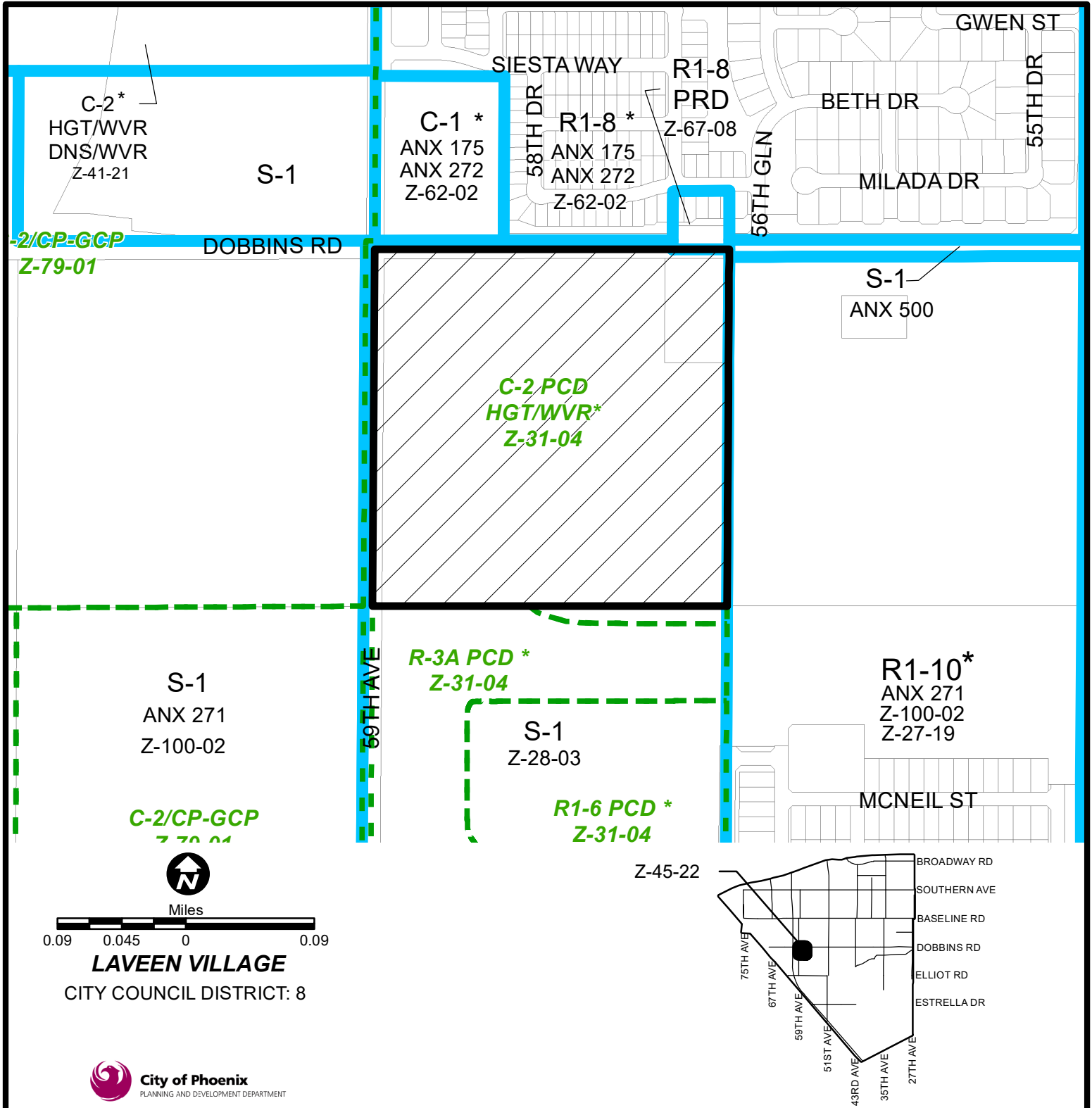
22. The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.
23. Lot 2 shall be limited to a maximum of 207 units.
24. A minimum of 9% of the gross area of Lot 2 shall be retained as open space, 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)

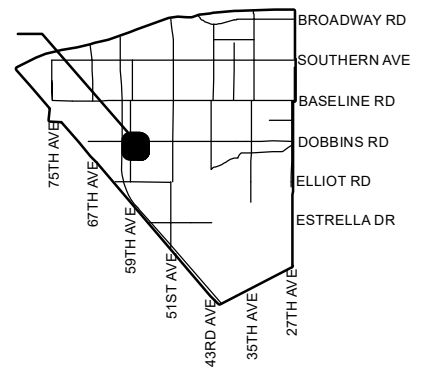
26. The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations and approved by the Planning and Development Department.
27. Lot 3 shall be limited to a maximum of 197 units.
28. A minimum of ~~42%~~ **13%** of the gross area of Lot 3 shall be retained 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

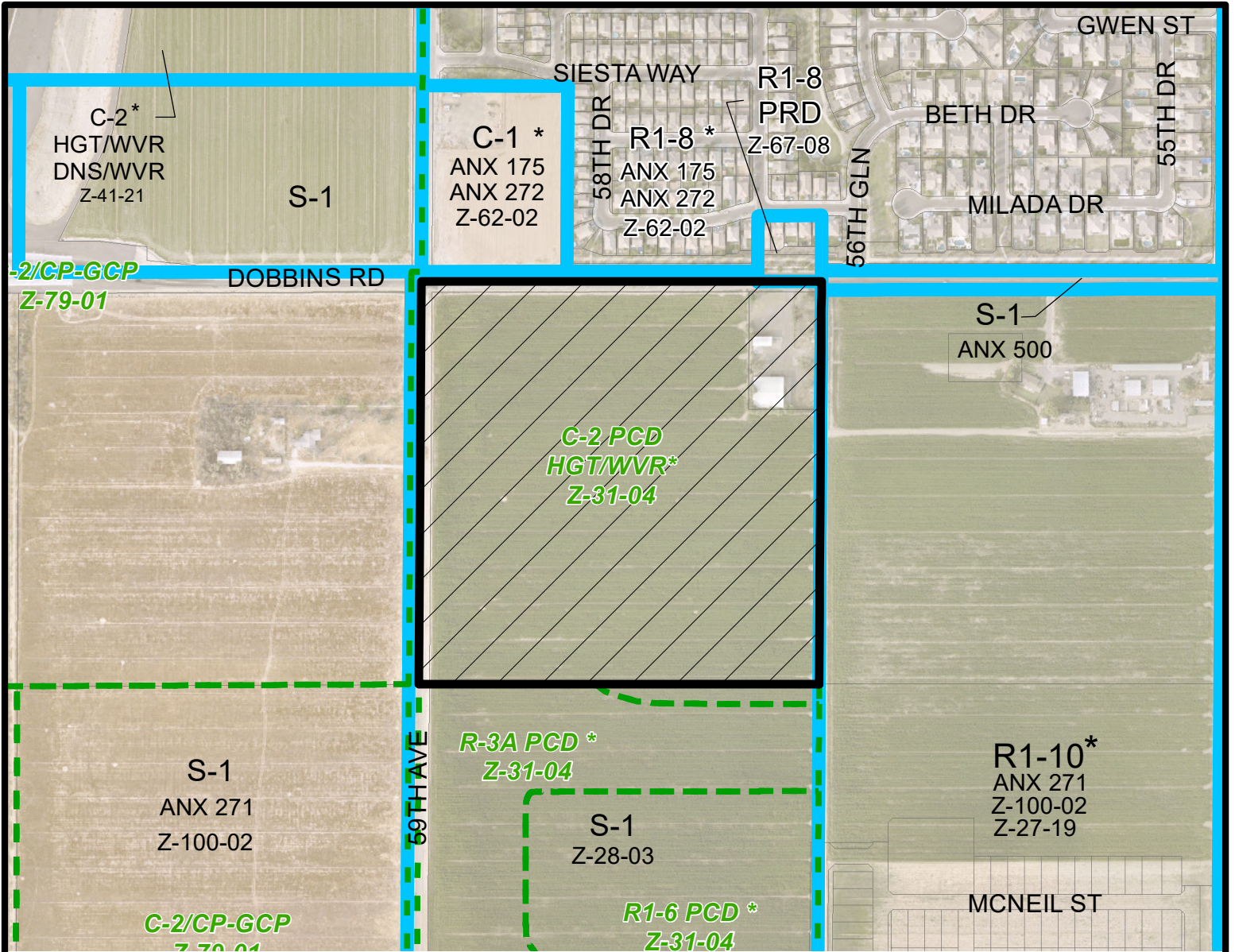
Updated sketch maps (2 pages)
Conceptual Site Plan date stamped July 7, 2022 (5 pages)
Conceptual Elevations date stamped July 8, 2022 (6 pages)
Correspondence



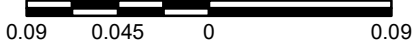
LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Matrix at Dobbins		REQUESTED CHANGE:	
APPLICATION NO. Z-45-22		FROM: S-1 (Approved C-2 HGT/WVR PCD) (39.74 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 39.74 Acres		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	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION N/A, 691 2,074	



Miles



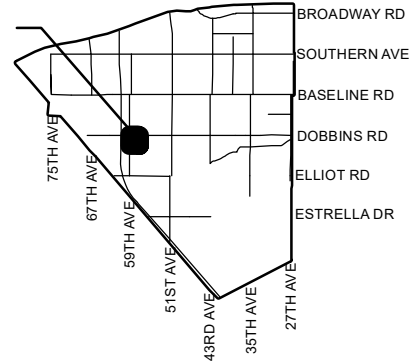
LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-45-22



APPLICANT'S NAME: **Matrix at Dobbins**

APPLICATION NO. **Z-45-22**

DATE: **6/10/2022**
REVISION DATES:

7/6/2022

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

REQUESTED CHANGE:

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

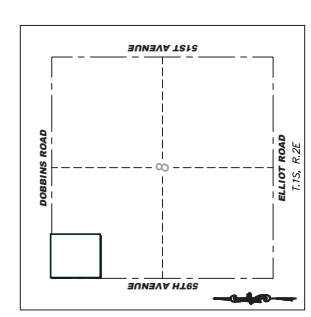
TO: **C-2 HGT/WVR DNS/WVR (39.74 a.c.)**

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



VICINITY MAP
7/15, R.2E

OWNER/DEVELOPER
MATRIX EQUITIES, INC IS CURRENTLY UNDER CONTRACT TO PURCHASE #39,744 ACRES OF VACANT PROPERTY LOCATED AT THE CORNER OF 59TH AVENUE AND DOBBINS ROAD IN THE LAVEEN VILLAGE

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

APN #
300-02-059E

SITE ACREAGE
± 39.74 ACRES

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;

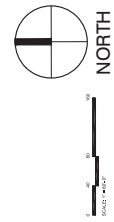
EXCEPT THE FOLLOWING:
BEGINNING AT THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTHLINE OF SAID SECTION, A DISTANCE OF 239 FEET;
THENCE SOUTH AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 419 FEET;
THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION, 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 DDED IN BOOK 105 OF DEEDS, PAGE 412

(APPROXIMATE IN NATURE, EXACT LEGAL DESCRIPTION AND AREA TO BE FURNISHED UPON COMPLETION OF AN ALTA SURVEY)

CITY OF PHOENIX

JUL 07 2022

Planning & Development
Department



NO.	BY	DATE	REVISION

DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.
A-002



burton
Landscape Architecture Studio

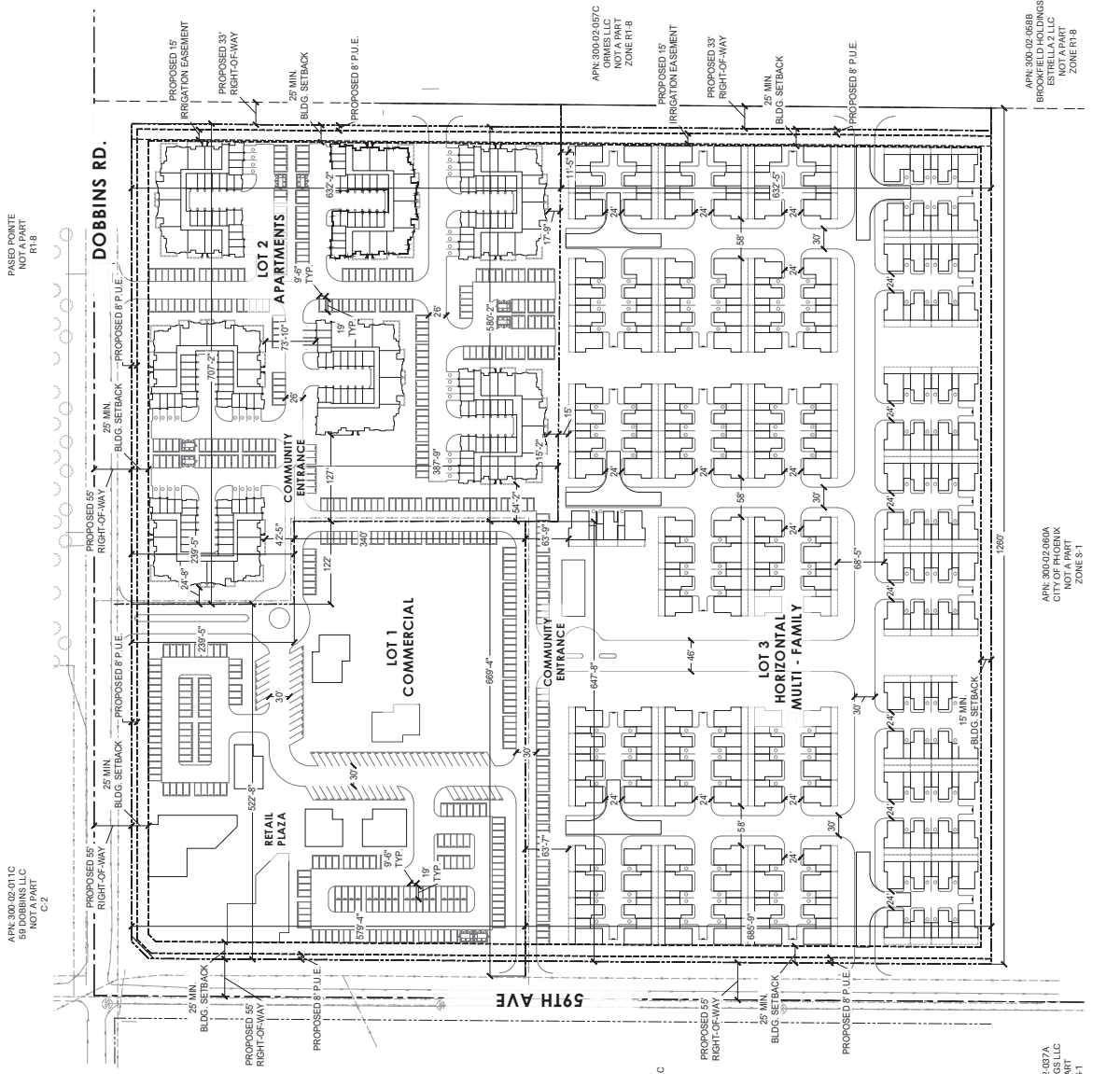
DRAWN/DESIGNED BY: XXXX
CHECKED BY: XXXX

RICK
ENGINEERING COMPANY

PROJECT NO: 19461
DATE: 07/06/2022



SIGNATURE _____ DATE _____



APN: 300-02-011C
59TH AVENUE LLC
NOT A PART
C-2

DOBBINS RD.

59TH AVE

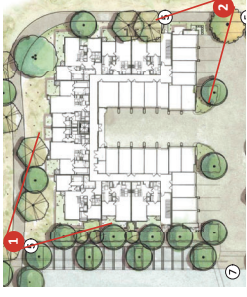
APN: 300-02-068A
CITY OF PHOENIX
NOT A PART
ZONE S-1

APN: 300-02-057A
COLD SPRINGS LLC
NOT A PART
ZONE S-1

APN: 300-02-057C
GRIMES LLC
NOT A PART
ZONE R1-8

APN: 300-02-668B
BROOKFIELD HOLDINGS
LLC
NOT A PART
ZONE R1-8

APN: 300-02-058E
COLD SPRINGS LLC
NOT A PART



02 PERSPECTIVE 1 (OPTION 2)



01 PERSPECTIVE 2 (OPTION 2)

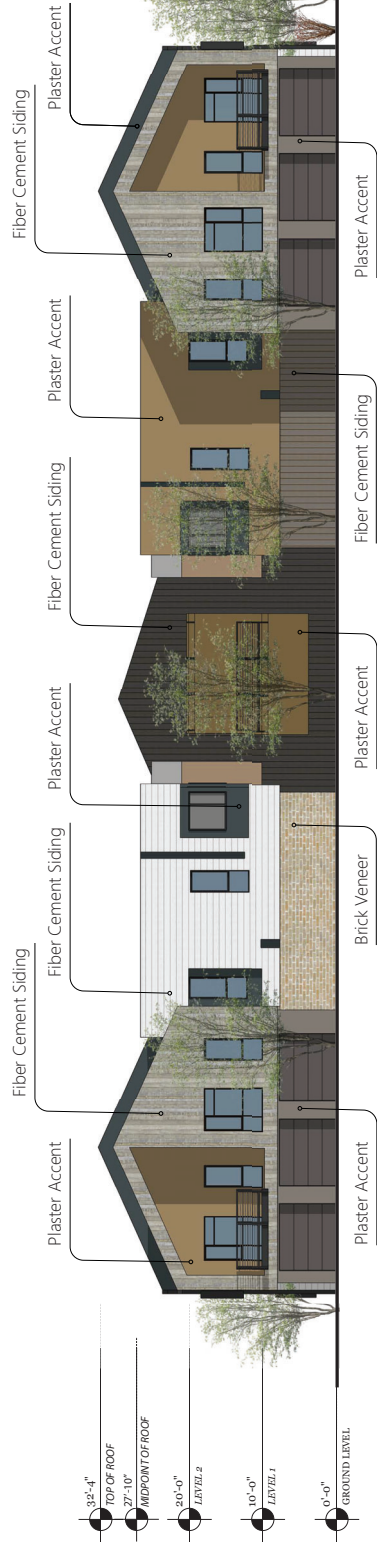
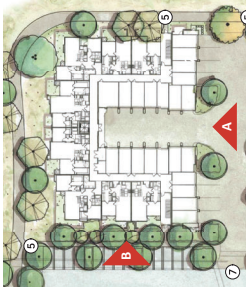
CITY OF PHOENIX

JUL 08 2022

Planning & Development
Department

DRAWING TITLE Apartment Perspectives		DRAWING NO. A - 210		SHEET NO. 2 OF 3	
59TH & DOBBINS		  		 Know what's below. Call before you dig.	
PROJECT NO: 19461		DRAWN/DESIGNED BY: XXXX		CHECKED BY: XXXX	
DATE: 05-29-2022		SIGNATURE _____		DATE _____	
NO.	BY	DATE	REVISION		

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02 ELEVATION A (OPTION 2)



01 ELEVATION B (OPTION 2)

CITY OF PHOENIX
 JUL 08 2022
 Planning & Development
 Department



59TH & DOBBINS

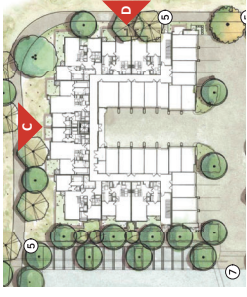
DRAWING TITLE
 Apartment Elevations

DRAWING NO. A - 211
 SHEET NO. 2 OF 3

PROJECT NO: 19461
 DATE: 05-29-2022
 DRAWN/DESIGNED BY: XXXX
 CHECKED BY: XXXX

SIGNATURE _____ DATE _____

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02 ELEVATION C (OPTION 2)



01 ELEVATION D (OPTION 2)

CITY OF PHOENIX
 JUL 08 2022
 Planning & Development
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								59TH & DOBBINS		DRAWING TITLE Apartment Elevations	
PROJECT NO: 19461 DATE: 05-29-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		DRAWING NO. A - 212		SHEET NO. 2 OF 3		NO. DATE REVISION			
SIGNATURE		DATE									

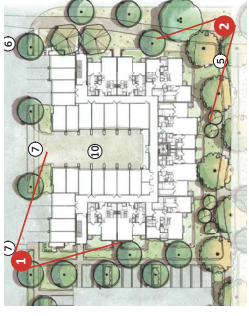
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02 PERSPECTIVE 1 (OPTION 2)



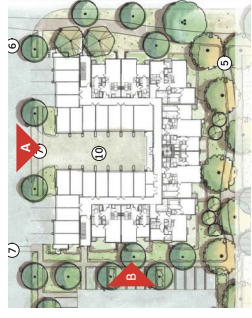
01 PERSPECTIVE 2 (OPTION 2)



CITY OF PHOENIX
 JUL 08 2022
 Planning & Development
 Department

								59TH & DOBBINS		DRAWING TITLE Apartment Perspectives	
PROJECT NO: 19461 DATE: 05-29-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		DRAWING NO. A - 216		SHEET NO. 2 OF 3					
NO.	BY	DATE	REVISION	SIGNATURE	DATE						

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02 ELEVATION A (OPTION 2)



01 ELEVATION B (OPTION 2)

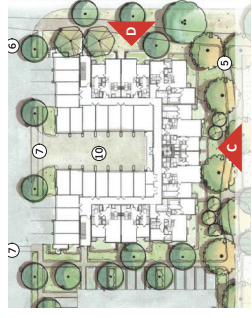
CITY OF PHOENIX

JUL 08 2022

Planning & Development
Department

								59TH & DOBBINS		DRAWING TITLE Apartment Elevations	
PROJECT NO: 19461 DATE: 05-29-2022		PROJECT NO: 19461 DATE: 05-29-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		DRAWING NO. A - 217		SHEET NO. 2 OF 3			
NO.	REV.	DATE	REVISION	SIGNATURE	DATE						

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02 ELEVATION C (OPTION 2)



01 ELEVATION D (OPTION 2)

CITY OF PHOENIX
 JUL 08 2022
 Planning & Development
 Department

								59TH & DOBBINS		DRAWING TITLE Apartment Elevations	
PROJECT NO: 19461 DATE: 05-29-2022		DRAWN/DESIGNED BY: XXXX CHECKED BY: XXXX		DRAWING NO. A - 218		SHEET NO. 2 OF 3		NO. BR DATE REGION 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