



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-29-25-7 (The Laveen Towne Center PUD) September 5, 2025

Laveen [Village Planning Committee Meeting](#) Date:

September 8, 2025

[Planning Commission](#) Hearing Date:

October 6, 2025

Request From:

[S-1](#) (Approved [C-2/CP-GCP](#)) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) (93.12 acres) and [S-1](#) (Ranch or Farm Residence) (1.99 acres)

Request To:

[PUD](#) (Planned Unit Development) (95.11 acres)

Proposed Use:

Planned Unit Development to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living

Location:

Southwest corner of 59th Avenue and Dobbins Road

Owner:

Cold Springs, LLC

Applicant:

Vestar

Representative:

Nick Wood, Snell & Wilmer, LLP

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Current: Commercial / Commerce / Business Park (52.30 acres) and Commercial (43.56 acres), Village Core

Pending (GPA-LV-1-25-7): Commercial / Residential 15+ dwelling units per acre (95.86 acres), Village Core

<u>Street Map Classification</u>	Dobbins Road	Arterial	33-feet south half street
	59th Avenue	Arterial	33-foot west half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed PUD will add commercial, employment opportunities, and additional housing within the Laveen Village Core and in close proximity to the Loop 202 freeway. Development Area 1 of the PUD promotes a wide range of commercial uses that will activate the Village Core.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposal is located within the Laveen Village Core and includes numerous amenities such as a continuous open space to host promotional event that reflect urban living. In addition, the proposal includes enhanced design guidelines to reflect the character of the Village.

CONNECT PEOPLE & PLACES; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

The PUD proposal incorporates retail shopping, entertainment, multi-story residential uses, and facades that reflect the agrigarian character of the Laveen Village. The proposed intensity of uses and enhancements are appropriate due to proximity to the Loop 202 freeway and location within the Village Core.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD Narrative incorporates enhanced landscaping and shade standards throughout the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays and Initiatives	
<u>Laveen Southwest Growth Study</u>	Background Item No. 6.
<u>Housing Plan Phoenix</u>	Background Item No. 7.
<u>Complete Streets Guiding Principles</u>	Background Item No. 8.
<u>Transportation Electrification Action Plan</u>	Background Item No. 9.
<u>Comprehensive Bicycle Master Plan</u>	Background Item No.10.
<u>Shade Phoenix Plan</u>	Background Item No. 11.
<u>Monarch Butterfly</u>	Background Item No. 12.
<u>Conservation Measures for New Development</u>	Background Item No. 13.
<u>Phoenix Climate Action Plan</u>	Background Item No. 14.
<u>Zero Waste PHX</u>	Background Item No. 15.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Agricultural land	S-1 (Approved C-2/CP-GCP)
North (Across Dobbins Road)	Vacant land	S-1 (Approved C-2/CP-GCP)
East (Across 59th Avenue)	Agricultural and vacant land (proposed multifamily residential and commercial) and single-family residential	C-2 HGT/WVR DNS/WVR, S-1 (Approved C-2 HGT/WVR PCD, R-3A PCD, and R1-6 PCD), and R1-10
South	Vacant land (proposed multifamily residential)	C-2 HGT/WVR DNS/WVR
West	ADOT retention	S-1 (Approved C-2/CP-GCP)
Southwest	ADOT retention	S-1 (Approved C-2/CP-GCP)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 95.11 acres located on 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 a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living. The proposed PUD will activate the Laveen Village Core and provide additional housing within the Laveen Village. The site currently consists of vacant land with a historic structure known as the historic Hudson Farmhouse.

SURROUNDING LAND USES AND ZONING

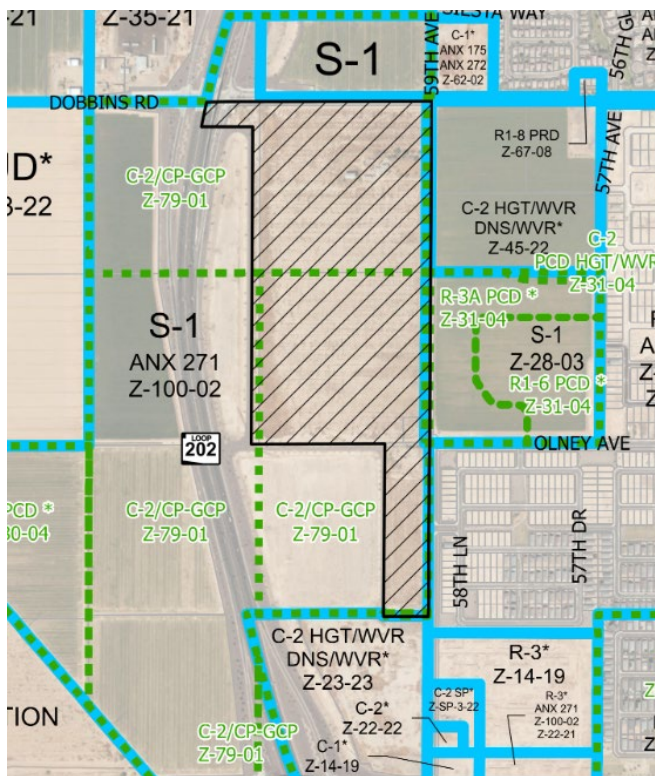
2. The property to the north, across Dobbins Road, is agricultural land zoned S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option).

The properties to the east, across 59th Avenue, are currently agricultural and vacant land but are proposed as a mix of commercial and multifamily residential with an open space area. This area is zoned C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height and Density Waiver) and S-1 (Approved R-3A PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District) and

S-1 (Approved R1-6 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District) and a small segment of C-2 HGT/WVR PCD (Intermediate Commercial, Height Waiver, Planned Community District).

South of the subject site is vacant land proposed as multifamily residential and is zoned C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver).

The properties to the west and southwest of the PUD boundary are vacant and serve as ADOT retention for the Loop 202 freeway. These properties are zoned S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option).



Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The northern portion of the subject site is designated Commercial and the southern portion is designated as Commercial / Commerce/Business Park.

North of the subject site, across Dobbins Road, is designated Commercial.

The properties to the east, across 59th Avenue, are designated Mixed Use, Preserves/Commercial, Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, and Parks/Open Space / Residential 15+ dwelling units per acre. The single-family residential development located south of Olney Avenue is designated Residential 3.5 to 5 dwelling units per acre.

The properties to the south are designated Commercial / Commerce/Business Park.

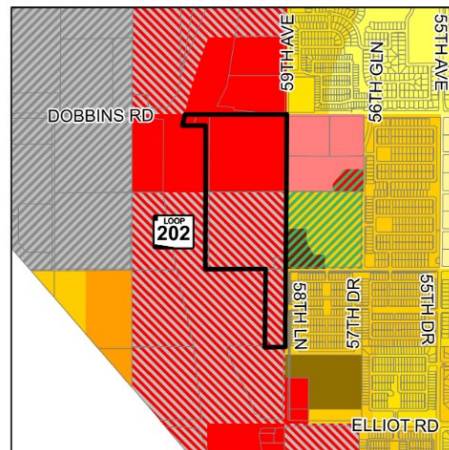
The properties to the west of the subject site are owned by the Arizona Department of Transportation (ADOT) and are designed Commercial and Commercial / Commerce/Business Park.

A concurrent minor General Plan Land Use Map amendment, GPA-LV-1-25-7, is proposed to change the land use map designation to Commercial / Residential 15+ dwelling units per acre. The requested PUD zoning is consistent with the proposed General Plan Land Use Map designations.

EXISTING:



Commercial / Commerce-Business Park
(52.30 +/- Acres)
Commercial (43.56 +/- Acres)

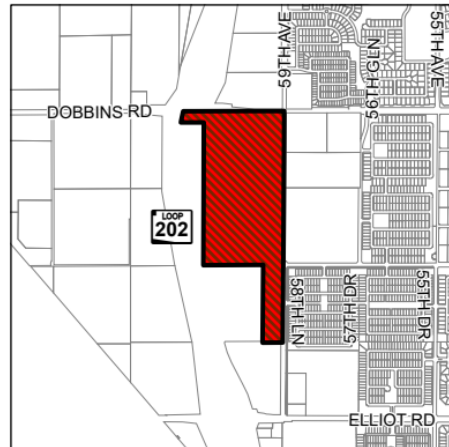
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Commercial
-  Commercial / Commerce / Business Park
-  Industrial / Commerce / Business Park
-  Mixed Use
-  Parks/Open Space / Residential 3.5 to 5 du/ac
-  Parks/Open Space / Residential 15+ du/ac
-  Preserves / Commercial



PROPOSED CHANGE:

Commercial / Residential 15+ du/ac
 (95.86 +/- Acres)

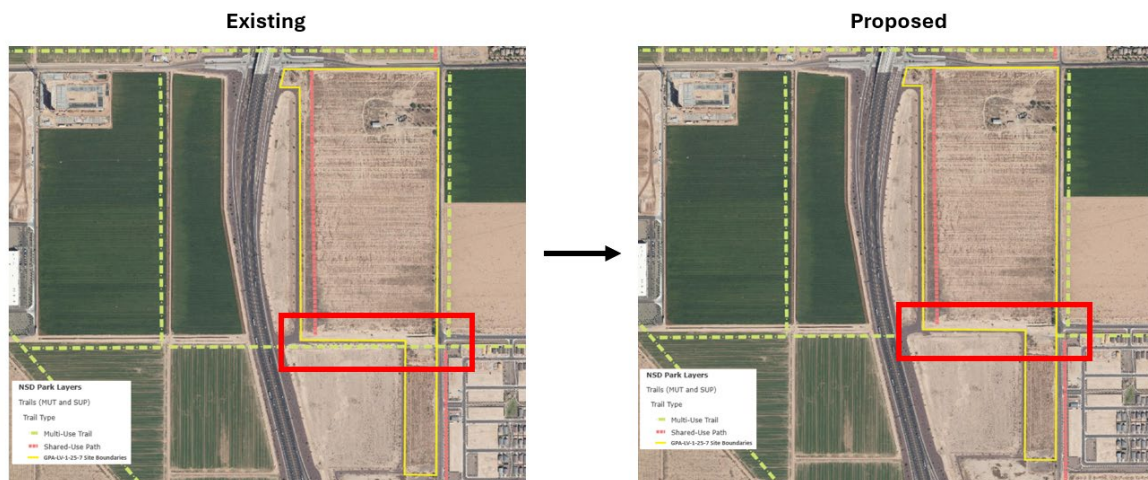
 Proposed Change Area
 Commercial / Residential 15+ du/ac



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

The minor General Plan Land Use Map amendment also proposes the deletion of a portion of the designated multi-use trail along the Olney Avenue alignment between the Loop 202 freeway and west of 59th Avenue. The Loop 202 freeway prevents the the multi-use trail from crossing to the west side of the freeway.



Trails Map, Existing and Proposed

Source: Snell & Willmer

PROPOSAL

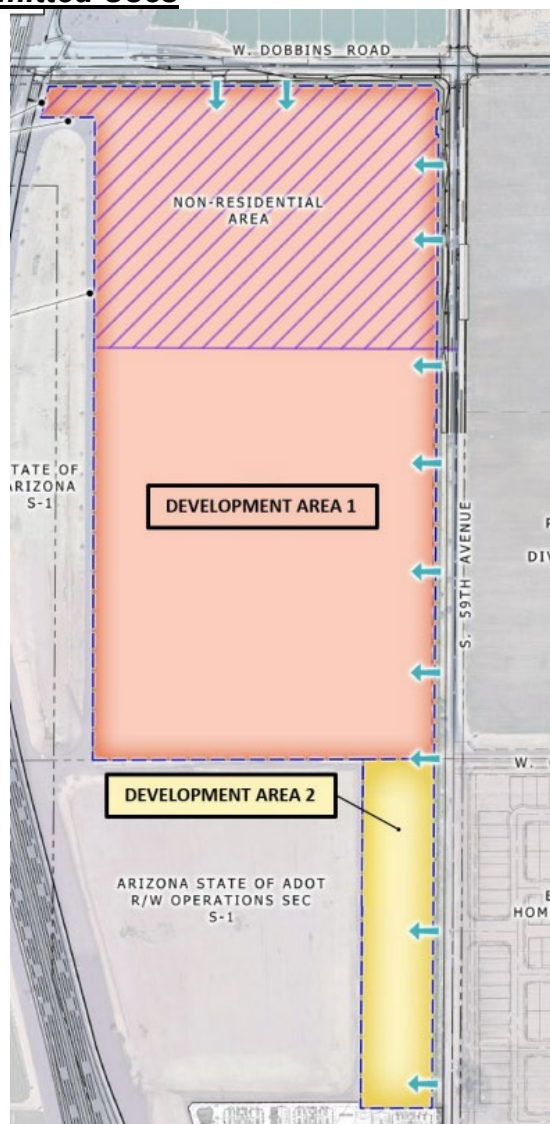
4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 19, 2025. The

proposed standards were designed to allow commercial, multifamily residential, single-family residential, and assisted living uses that would generate housing and a create a community asset within the Laveen Village Core.

Conceptual Development Plan and Permitted Uses

The PUD proposes a regulatory framework structured around the creation of splitting the subject site into two development areas. Development Area 1 is located on the north portion of the subject site. Development Area 1 allows a mixture of commercial and multifamily uses. However, multifamily residential development is prohibited within the first 1,020 feet south of Dobbins Road. This would ensure that a portion of Development Area 1 is developed solely as commercial.

In general, the commercial uses proposed are consistent with C-2 uses, with some flexibility related to restaurants, bars, and promotional events. The PUD Narrative delineates a continuous open space area called Laveen Village Green with an area of 5,000 square feet. This open space will allow for promotional outdoor events such as a movie night, live music, food vendors, and customer attraction activities. The Laveen Village Green will also include an informational podium on the Hudson family and farm operations and two agricultural structures. There are several prohibited uses, such as but not limited to, adult oriented uses, hospitals, and self-storage.



Development Areas
Source: The Laveen Towne Center PUD Narrative

Development Area 2 is located on the southern portion of the subject site and located along 59th Avenue, south of the Olney Avenue alignment. This development area allows assisted living, multifamily residential, and single-family attached or detached residential uses. The range of allowed residential uses in Development Area 2 would allow aging in place.

Development Standards

The PUD development narrative proposes a unique set of development standards for Development Areas 1 and 2. A summary of the standards are provided below.

Development Standard	Development Unit 1	Development Unit 2
Maximum Units	1,286 units	170 units
Minimum Lot Width	None	None for multifamily, 20 feet for single-family attached, 30 feet for single-family detached-rear loaded, 40 feet for single-family detached-front loaded, 45 feet for all other lots
Minimum Perimeter Building and Landscape Setbacks		
North (Adjacent to Dobbins Road)	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage	Adjacent to Development Area 1: 0 feet
East (Adjacent to 59th Avenue)	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage	Average 30 feet; minimum 20 feet permitted for up to 25% of the frontage
South	Adjacent to Commercial: 0 Adjacent to Multifamily: 5	0 feet
West (adjacent to ADOT ROW)	0 feet	0 feet
Minimum Interior Building Setbacks		
Front	0 feet	10 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
Street side	0 feet	10 feet
Adjacent to Development Area 2	5 feet	5 feet
Maximum Building Height	56 feet or 4 stories Plus stepbacks adjacent to 59th Avenue and Dobbins Road	45 feet or 3 stories for single-family, 56 feet or 4 stories for multifamily and assisted living

Development Standard	Development Unit 1	Development Unit 2
Maximum Lot Coverage	60%	60%
Minimum Open Space	5%; With at least one area no less than 5,000 contiguous open space	10% for multifamily and 5% for single-family

Some of the building and landscape setbacks are reduced from typical Zoning Ordinance standards. However, several of the PUD standards exceed the Zoning Ordinance standards, such as open space, shading, and enhanced landscaping on street frontages.

Staff recommends updating the building setbacks for interior property lines to provide clarity. The intent is to provide a 5-foot setback between development areas. As a result, the stipulation would require the development standards to be updated for both commercial and multifamily development. This is addressed in Stipulation No. 1.b.

Landscape Standards

The PUD narrative proposes numerous landscaping enhancements that include landscaping buffers, shading along public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance standards. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on Dobbins Road and 59th Avenue, exceeding the minimum requirements of the Zoning Ordinance. Furthermore, all landscape setbacks and buffers will have trees consisting of 50 percent 2-inch caliper trees and 50 percent 3-inch caliper single-trunk, drought tolerant, shade trees. All interior landscaped areas including landscape setbacks will be required to provide a minimum of 2-inch caliper shade trees.

Furthermore, Development Area 1 will contain a continuous area of a minimum of 5,000 square feet of common space called the Laveen Village Green.

An internal pedestrian pathway system is also required within the PUD. The pedestrian pathways will provide a shaded environment with 75 percent shade, exceeding the minimum requirements of the Zoning Ordinance. All internal pedestrian pathways must be shaded utilizing 2-inch caliper trees. An enhanced pedestrian link is required to connect the commercial and residential portion of Development Area 1 will require 2-inch caliper shade trees to achieve 75 percent shade.

The required commercial and residential development have a minimum parking area landscape requirement of 5 percent. The Zoning Ordinance typically requires a minimum of 10 percent for commercial parking lots. While the Zoning Ordinance does not address shade requirements in parking lots and only mandates the provision of landscape areas as previously noted, the PUD Narrative goes further by committing to a minimum of 25 percent shading for parking areas.

The landscape standards within the PUD narrative exceed the requirements in the Zoning Ordinance in most cases and will mitigate the urban heat island effect by covering hard surfaces.

Parking Standards

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.E with the exception that the combined depth of parking space and drive aisle width shall equal 60 feet for a double loaded aisle and 43 feet for a single-loaded aisle, rather than the Zoning Ordinance requirement of 62 feet for double loaded aisles.

The PUD also requires bicycle parking within all development units. Development Area 1 is required to provide a minimum of eight bicycle spaces near the building entrances for buildings less than 5,000 square feet. For buildings larger than 5,000 square feet, Development Area 1 is required to provide 1 bicycle space per 25 required vehicle parking spaces with a maximum of 20 spaces required. Development Area 2 requires all multifamily development to provide 1 bicycle parking space per 25 required vehicle parking spaces with a maximum of 50 spaces. Furthermore, bicycle parking areas shall be shaded a minimum of 75 percent.

The PUD Narrative also includes a requirement for EV parking within Development Unit 1 and 2. A minimum of 50 required parking spaces shall be EV Capable within Development Area 1 and individual developments in Development Area 2 are required to provide a minimum of five EV Installed parking spaces.

Design Guidelines

The Development Narrative includes design standards for non-residential buildings, multifamily residential and single-family development. Non-residential buildings are required to have a minimum of 20 percent glazing and minimum of two accent materials totaling 25 percent of the building façade. Some of the accent materials include architectural concrete, simulated wood, and non-reflective metal. Multifamily residential and single-family residential development must have a minimum of two accent materials totaling 25 percent of the building façade. Accent materials that need to be incorporated into the buildings include composite paneling, metal, real or simulated wood, and architectural concrete. Furthermore, blank walls shall not exceed 50 feet of horizontal dimension without a variation in texture.

Architecture within the PUD must reflect the historical agricultural character of the Laveen Village. All buildings within the PUD must have a variety of rooflines ranging from pitched, flat, and single-angle roofs in order to create diversity. Materials such as concrete, steel, and metal are all encouraged in order to achieve the historic agrarian design.

Fences/Walls

The PUD Narrative notes that an eight-foot-tall CMU fence shall be provided

along the west perimeter of the PUD boundary, adjacent to ADOT right-of-way. Furthermore, all walls along 59th Avenue and Dobbins Road shall have a maximum length of 25 feet of continuous plan and include changes in materials, use of artwork, or other design features.

Shade

The Development Narrative includes a range from 50 to 75 percent shade cover to be provided over public sidewalks, depending on the area. The required shade standards along many of the public sidewalks exceed the Zoning Ordinance requirements.

Staff recommends updating the shading exception regarding utility conflicts to be consistent with the rest of the shading requirements in the development standards. This is addressed in Stipulation No. 1.c.

Signage

This section of the PUD Narrative includes provisions for on-premise signage and new residential monumentation. This site is not eligible for off-premise signs. The site is not within 300 feet of a freeway. The proposed PUD shall follow a Comprehensive Sign Plan approval per Section 705.E.2 of the Zoning Ordinance.

Sustainability

The Development Narrative requires several sustainability principals within the development. Below is a highlight of some of the options:

- EV parking.
- Smart irrigation controllers shall be utilized within the development.
- Natural turf shall only be used for required retention areas.
- Two green infrastructure techniques.
- Utilizing the Low-Water-Use/Drought-Tolerant Plant List.
- For single-family residential subdivisions, natural turf shall not be utilized on individual single-family lots.

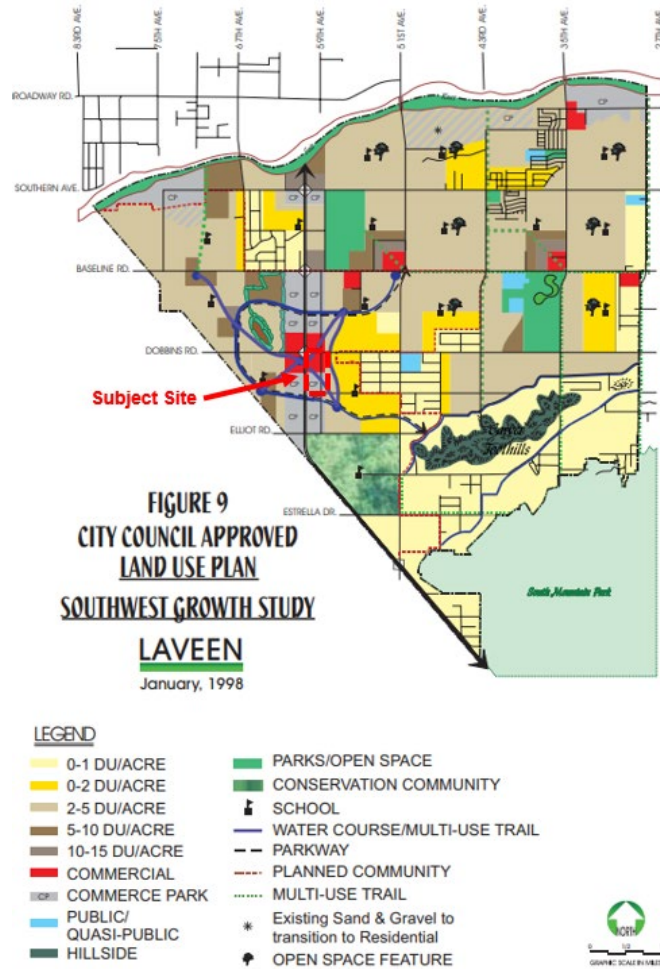
AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site Commercial and Commerce Park.

The majority of the subject site is consistent with the Laveen Southwest Growth Study Land Use Map designation. The proposed multifamily residential designations, although not consistent with the designation of Commerce Park, will provide a mix of housing opportunities within the Laveen Village Core.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The Development Narrative proposes a variety of building materials on future buildings with a focus on maintaining the character of the area.



Laveen Southwest Growth Study Land Use Map
Source: Planning and Development Department

7. Housing Phoenix Plan

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for housing units. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

8. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes pedestrian pathways which will allow for multi-modal mobility, and design techniques to reduce direct sunlight exposure to pedestrians and cyclists. Furthermore, a shared use path will be provided along the west side of 59th Avenue. This would allow for a larger multi-modal pedestrian environment along 59th Avenue that connects to other trails in the area.

9. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative contains requirements for electrical vehicle parking for non-residential and residential uses.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of Destinations. The Development Narrative includes bicycle parking provisions in all development areas.

11. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing

shade stipulations in rezoning cases. The Development Narrative requires a 75 percent shade on all adjacent perimeter public sidewalks, enhanced shade on internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **Monarch Butterfly**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD Narrative has numerous conservation measures for the proposed commercial and residential uses. All development within the PUD will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, limitations on the use of natural turf, and Green Stormwater Infrastructure features to reduce water waste.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative does not address trash and recycling receptacles on site. However, the City provides recycling service to single-family residential developments.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department has requested the following stipulations:
 - A sidewalk dedication to accommodate any portion of the required Shared Use Path along 59th Avenue that extends beyond the right-of-way (Stipulation No. 4).
 - All utilities within the public right-of-way shall be undergrounded (Stipulation No. 5).
 - All existing SRP facilities along Dobbins Road shall be relocated outside of City right-of-way (Stipulation No. 6).
 - Replace unused driveways with sidewalk, curb, and gutter (Stipulation No. 7).
 - All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 8).
18. The Public Transit Department has requested that two bus pads be provided southbound on 59th Avenue located a quarter mile and a half mile south of Dobbins Road. A bus bay shall be constructed at the southwest corner of 59th Avenue and Dobbins Road on southbound 59th Avenue. This is addressed in Stipulation Nos. 2 and 3.
19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 9.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.
21. Development and use of the site is subject to all applicable codes and

ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designation and the Laveen Village Core.
2. The proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will provide additional employment options, commercial services, and housing opportunities within the Loop 202 Freeway corridor and the Laveen village.

Stipulations

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 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: "5' adjacent to Development Area 2."
 - c. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify 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."
2. The developer shall construct two bus pads conforming with Standard Detail 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 construct a bus bay on southbound 59th Avenue. The bay shall be constructed

according to Standard Detail P1256 with an attached pad.

4. 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. 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. 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. 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 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 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 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.

Writer

Nayeli Sanchez Luna

September 5, 2025

Team Leader

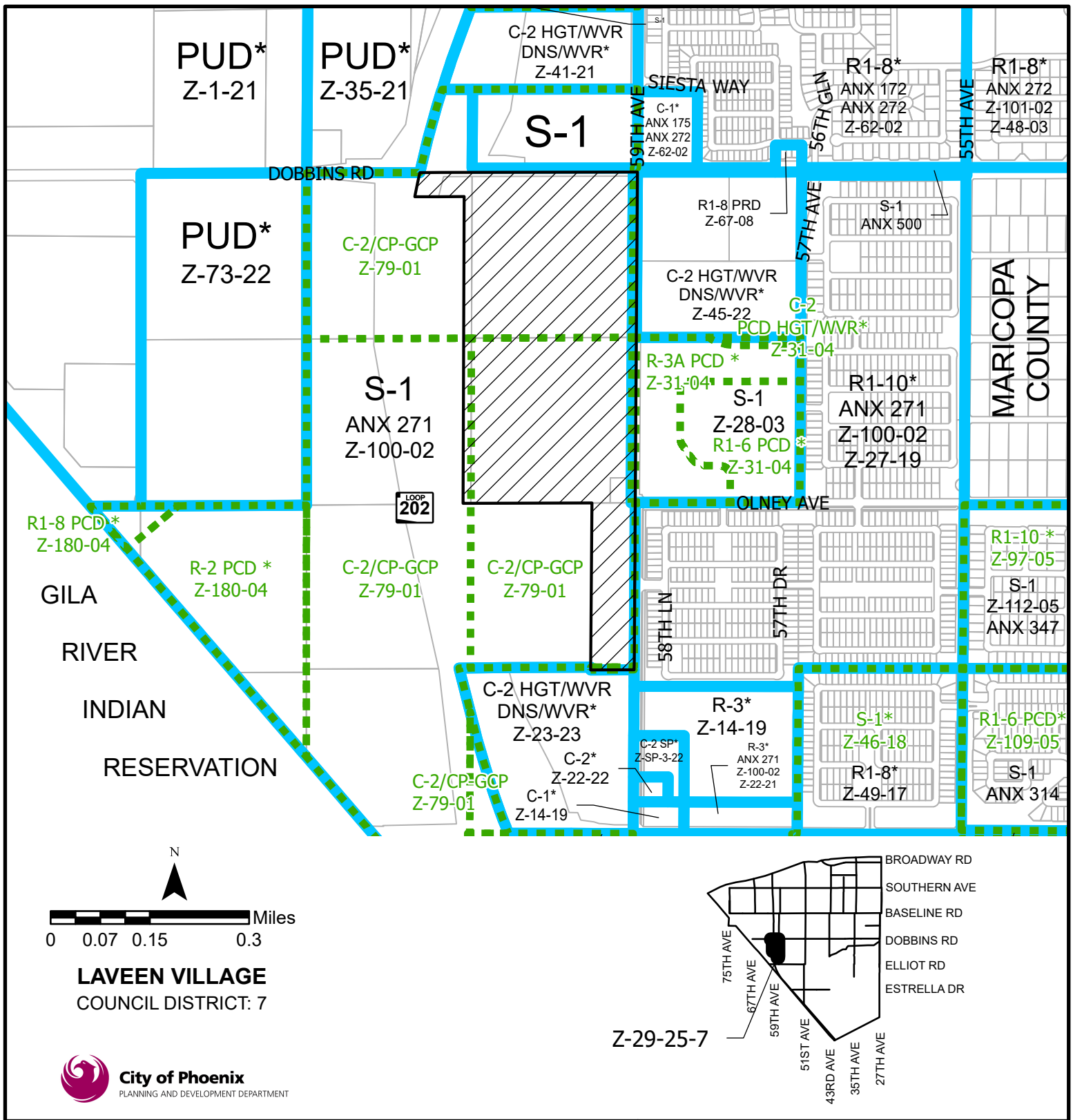
Racelle Escolar

Exhibits

Sketch Map

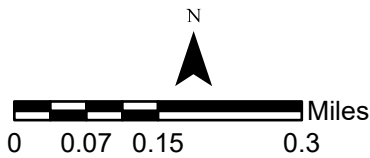
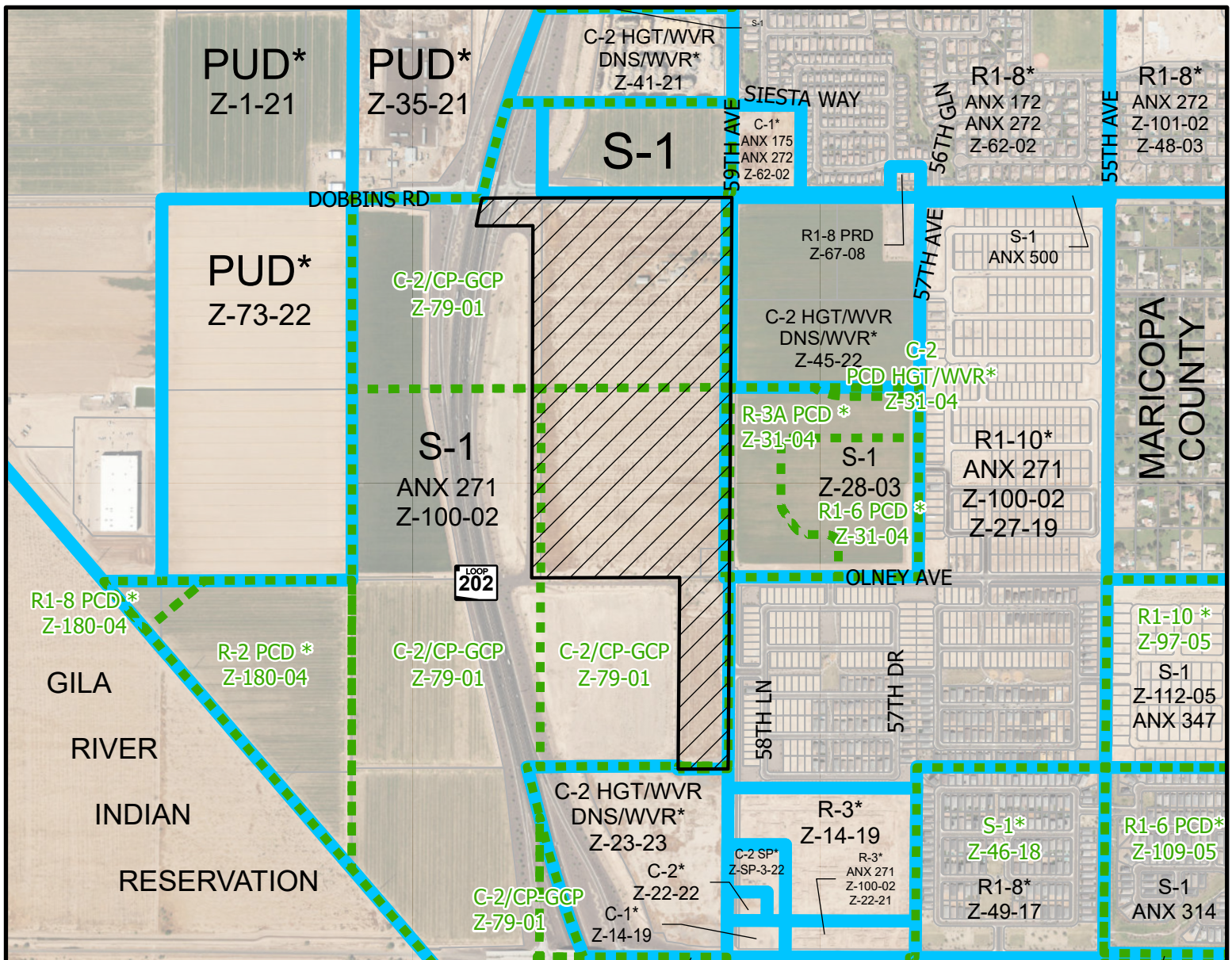
Aerial Map

[The Laveen Towne Center PUD](#) date stamped August 19, 2025

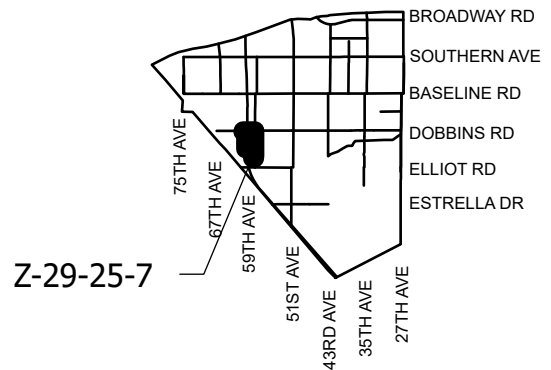


APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-29-25-7	DATE: 4/9/2025	FROM: S-1 (Approved C-2/CP-GCP) (93.12 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	REVISION DATES:	S-1 (1.99 ac.)	
95.11 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 03-14, QS 04-14	TO: PUD (95.11 ac.)	
	ZONING MAP C-5		
MULTIPLES PERMITTED S-1 (Approved C-2/CP-GCP), S-1 PUD	CONVENTIONAL OPTION 93 (1350), 1 1456	* UNITS P.R.D OPTION N/A (1620), N/A N/A	

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



LAVEEN VILLAGE
COUNCIL DISTRICT: 7



Z-29-25-7

APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-29-25-7	DATE: 4/9/2025	FROM: S-1 (Approved C-2/CP-GCP) (93.12 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 95.11 Acres	REVISION DATES:	S-1 (1.99 ac.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 03-14, QS 04-14	TO: PUD (95.11 ac.)	
MULTIPLES PERMITTED S-1 (Approved C-2/CP-GCP), S-1 PUD	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
	93 (1350), 1 1456		N/A (1620), N/A N/A

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