

DOBBINS INDUSTRIAL AND TECH PARK



CITY OF PHOENIX

DEC 01 2021

Planning & Development
Department

Planned Unit Development Narrative

Rezoning Case Number: Z-1-21-7

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Planned Unit Development Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-a-lone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

A. Purpose & Intent

Project Overview and Goals

The Dobbins Industrial and Tech Park PUD (the “PUD”) rezones approximately 240-acres of vacant land located within the Laveen Village Planning Area. The Site is bordered by the Gila River Indian Community to the southwest, planned residential to the north and west, and the Loop 202 Freeway to the east. See **Exhibit 1: Vicinity Map and Aerial Map**. In alignment with the City’s General Plan land use designations for the subject property, as amended through a concurrent minor General Plan land use amendment, this application proposes a major industrial and employment district consisting of light industrial, office, technology, manufacturing, and other employment uses.

The primary goal of this PUD is to allow for the implementation of a master planned vision for the property that will serve as a major economic driver within the southwest region of Phoenix. This 240-acre PUD will incorporate land uses and design principles that establish an entitlement framework for a an industrial and employment/tech park development. The goals and objectives of the Dobbins Industrial and Tech Park PUD are to:

- Establish entitlement flexibility to attract industrial uses and major employment generators on the Site to benefit the region and City as a whole.
- Encourage future development to southwest Phoenix that incorporates light industrial, office, technology, manufacturing, and other employment uses near a key freeway corridor.
- Establish development and performance standards to ensure a high quality of design and land use compatibility.

General Plan Amendment

The Site is currently designated for a mix of uses including traditional (3.5-5 du/ac) and medium (5-10 du/ac) density residential, parks, and open spaces as shown in **Exhibit 2: Current General Plan Land Use**. This PUD request is accompanied by a Minor General Plan Amendment request to amend the Site’s land use designations to Industrial and Commerce/Business Park as shown in **Exhibit 3: Proposed General Plan Land Use**. This revised land use designation will support the employment hub development planned for this Site.

Overall Concept

The purpose of the Dobbins Industrial and Tech Park Planned Unit Development is to create a regulatory framework for the development of an industrial and technology business park that will allow warehouse and office uses to attract high-wage jobs in technology, bioscience, light

manufacturing, finance and other office and industrial uses. Specific users, building locations, building design, and overall layout will be refined as future uses materialize. This PUD establishes land use entitlement flexibility and design expectations to encourage and attract future users.

This PUD provides the framework for a well-planned, cohesive project that integrates employment, manufacturing, warehouse, office, finance, and technology uses into a connected and aesthetically unified development. As shown on **Exhibit 4: Existing Zoning**, the Site is currently zoned S-1, the City’s least intense zoning designation. The purpose of this request is to rezone the Site to PUD to establish flexible zoning districts with a variety of compatible land uses and to facilitate the site’s development as an industrial and technology hub. **See Exhibit 5: Proposed Zoning.**

This PUD provides for a variety of complimentary land use types. The flexibility in design enabled by the PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. The PUD establishes the foundation for a superior development that will provide future end users with a cohesive environment comprised of a variety of related and compatible uses. See **Exhibit 6: Conceptual Plan**

Development Plan Administration

Recognizing that specific users and site plans are unknown, this PUD sets up a unique framework for evaluating future uses and development within the PUD boundaries. Uses permitted by right include uses typically found in the Commerce Park and Light Industrial Zoning Districts and are subject to the City of Phoenix Site Plan Review Process.

Amendments to the PUD, if any, will be processed under the requirements for PUD amendments within the City of Phoenix Zoning Ordinance. Any future PUD amendment application made by a future user or successor that seeks only to limit or expand the development standards applicable solely to the successor’s property, and where the proposed PUD Amendment would not affect any other provision of this PUD, such amendment may be processed as an isolated amendment to the PUD and apply only to the property of the successor requesting such change.

B. Land Use Plan

The approximate 240-acre site is designed for Commerce Park and Industrial uses. The PUD proposes a mix of uses that include light industrial, office, technology, manufacturing, warehouse and other employment uses. Future development of the Property could also include a variety of support uses such as commercial and retail uses complementary to the intended employment, manufacturing and office uses. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels.

Specific users, building locations, building design, and overall layout will be refined as future users materialize. However, the land use plan establishes a general circulation plan and potential development parcels. The development will be accessed primarily from Dobbins Road and secondarily off of future roadway alignments and private drives. See **Exhibit 6: Conceptual Plan**. Development parcels may be modified, subdivided, combined or reconfigured during the platting and minor land division process.

C. List of Uses

The Zoning Administrator may administratively approve a use analogous to those listed in the lists below.

Permitted:

- All uses permitted in the Commerce Park General Commerce Park option per Section 626.F of the Zoning Ordinance;
- Manufacturing or assembly of finished products or subassemblies that may include the basic processing and compounding of raw materials.
- Retail
- Restaurants including outdoor dining, outdoor alcoholic beverage consumption, outdoor recreation uses, and the sale of alcoholic beverages
 - No restaurant shall be located closer than 100 feet from a residential district. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line.
- Conference and Reception Center;
- Automotive accessory sales and installation uses;
- Recreational assembly uses including gun range, gymnastics, trampoline park;
- Veterinary Office and Hospital, subject to Sections 623.D.204 and 623.D.205 of the Zoning Ordinance;
- Contractors Equipment and Supplies

Not Permitted:

For the purposes of this PUD a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made, assembled or packaged.

Distribution facilities as a primary use shall not be permitted within 500 feet of the property line along Dobbins Road.

THERE SHALL BE NO DISTRIBUTION FACILITIES AS DEFINED BY THIS PUD WITHIN 500 FEET OF 67TH AVENUE, BETWEEN DOBBINS ROAD AND MCCLELLAN RANCH ROAD.

For the remainder of the Phase 1 area, as depicted in Exhibit 7 - Phasing Plan, distribution facilities as a primary use are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 1 area.

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- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase I area may be utilized for distribution facility as a primary use.

For the remainder of the Phase 2 area, as depicted in Exhibit 7 - Phasing Plan, distribution facilities are permitted as follows:

- No distribution facilities as a primary use are permitted for a time period of 3 years from the certificate of completion of the first building completed within the Phase 2 area.
- After 3 years from the first building's certificate of completion, a maximum of 50% of the total building area for the Phase 2 area may be utilized for distribution facility as a primary use.
- After 6 years from the first building's certificate of completion, the balance of the Phase 2 building area may be utilized for distribution facility as a primary use.

Temporary:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Accessory:

All accessory uses permitted in the Commerce Park, General Commerce Park District (Section 626) in the City of Phoenix Zoning Ordinance.

Special Permit Uses:

Special Permit uses related to the Commerce Park District, per Section 647, shall be prohibited.

D. Development Standards Table

Development of the Dobbins Industrial and Tech Park are subject to development standards generally based on the Commerce Park District, General Commerce Park Option identified within Section 626 of the City of Phoenix Zoning Ordinance, except as modified in the Development Standards Table below.

Development Standards

<p>Building Setback</p>	<p>a) Streets</p> <ul style="list-style-type: none"> • Dobbins Road and 67th Avenue: Min. 50' • Other street frontage: Min. 30' <p>b) Overall Perimeter & Interior</p> <ul style="list-style-type: none"> • Adjacent to residential: 100' (except an 8' wall shall be permitted at 30') • In the event that a perimeter property line is not adjacent to a street, the perimeter building setbacks shall be measured starting at 30 feet from the property line • not adjacent to residential: 20' • Interior: 0' <p>*Shade structures permitted with setback.</p>
<p>Multi-Use Trails</p>	<p>Multi-use trails shall be developed along the southwestern property line, along the north side of Dobbins Road, and along the east side of 67th Avenue.</p> <p>Minimum 30-foot-wide MUTE, with a 10-foot-wide MUT constructed within (Total 30 feet)</p>
<p>Detached Sidewalks</p>	<p>a) Dobbins Road and 67th Avenue: Minimum 5-foot-wide detached sidewalks with minimum 10-foot-wide landscape area between sidewalk and back of curb (Total 15 feet)</p> <p>b) Other streets: Minimum 5-foot-wide detached sidewalk with minimum 5-foot-wide landscape area between sidewalk and back of curb (Total 10 feet)</p>

<p>Maximum Building Height</p>	<p>Maximum 56 feet</p> <p>Rooftop building appurtenances can exceed roof height up to 75' maximum provided they are more than 20' from the building's roof edge and do not exceed more than 15% of roof area. Roof mounted equipment shall be fully screened from the adjacent public street line of sight.</p> <p>Material silos or other similar building specific support, ground, or platform mounted elements may exceed roof height up to 75' maximum and shall be setback 150' from property line when adjacent to residential.</p>
<p>Lot Coverage</p>	<p>Maximum 50% per individual development parcels</p>
<p>Open Space</p>	<p>Minimum 8% for the overall PUD area.</p> <p>Open space retention areas should include a minimum of two of the following amenity items such as tables, ramada, seating area, or other similar offering.</p> <p>Open space calculations are exclusive of required landscape setbacks.</p>
<p>Parking Standards</p>	<p>Per Section 702 of the Phoenix Zoning Ordinance.</p>
<p>Bicycle Parking Standards</p>	<p>Bike racks shall be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 10 bicycle parking spaces per building.</p> <p>A bicycle rack should be a minimum of 30 inches from a wall or other obstruction. The minimum length for a bicycle parking should be 72 inches.</p> <p>Bicycle parking should comply with ADA requirements and not impede on-site pedestrian access. A clearance of at least four feet in width must be provided for pedestrian access.</p> <p>Bicycle parking required may be placed in the setback and may be allowed in the right-of-way</p>

	<p>subject to review by the Planning and Development Department Traffic Engineer.</p> <p>Bike racks should be located within 50 feet from building entry points.</p>
Fences and Walls	Fences and walls shall comply with the standards contained in Section 626 of the Phoenix Zoning Ordinance.
Open storage standards	Open storage shall be no taller than 8' within 50' of a residential district; shall be screened by a solid 8 wall; and shall not exceed 30% of the individual development parcel.
Lighting	All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance.

Landscape Standards

General	<ul style="list-style-type: none"> • Landscaping shall be provided below except as limited by utility easements. • 75% live groundcover for all landscape areas along Dobbins Road and 67th Avenue; 50% elsewhere.
Minimum Landscape Setbacks	<p>a) Streets</p> <ul style="list-style-type: none"> • Dobbins Road and 67th Avenue: Min. 30' • Other street frontage: Min. 20' <p>b) Overall Perimeter & Interior</p> <ul style="list-style-type: none"> • Adjacent to residential: 50' (except an 8' wall shall be permitted at 30') • In the event that a perimeter property line is not adjacent to a street, the perimeter landscape setbacks shall be measured starting at 30 feet from the property line • not adjacent to residential: 20' • Interior: 0'

	*Shade structures permitted with setback.
Planting standards for Dobbins Road	<p>Trees: Minimum 2-inch caliper (25% of required trees) Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (25% of required trees)</p> <p>Tree spacing 20-feet on center or in equivalent groupings</p> <p>All trees on both sides of the sidewalk shall be large canopy, single trunk shade trees.</p> <p>Palm trees shall be planted at primary entrances for each individual development parcel.</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p>
Planting Standards for other street frontages	<p>Trees: Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (50% of required trees)</p> <p>All trees on both sides of the sidewalk shall be large canopy, single trunk shade trees.</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p>
Planting Standards for interior property lines adjacent to residential uses	<p>Trees: Minimum 3-inch caliper (60% of required trees) Minimum 2-inch caliper (40% of required trees)</p> <ul style="list-style-type: none"> • Tree spacing 20-feet on center or in equivalent groupings • Double row of triangulated large canopy single trunk evergreen shade trees • Minimum 50% live ground cover • Additional 2-inch caliper trees shall be provided for every 500 sf of landscape area.
Landscaping between curb and sidewalk	<ul style="list-style-type: none"> • Minimum 2-inch caliper trees planted 20-feet on center or in equivalent groupings • Minimum five 5-gallon shrubs per tree

	<ul style="list-style-type: none"> • Minimum 75% live ground cover
Landscaping alongside multi use trails	<ul style="list-style-type: none"> • Minimum 2-inch caliper trees planted 20-feet on center or in equivalent groupings to provide 75 % shade along trail.
Landscaping for Parking Areas	<ul style="list-style-type: none"> • 5% of the surface parking lot, exclusive of perimeter landscaping and all setbacks, must be landscaped. Landscaping shall be dispersed throughout the parking area. • All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity.
Shade	<p>Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.</p>

E. Design Guidelines

Planned Unit Developments (PUD) within the City of Phoenix are required to define key design guidelines that will guide development across the project and ensure a high level of consistent design vernacular throughout the site as it develops. Below is a discussion of how this PUD will establish design guidelines that contribute to a cohesive, high-quality project.

Architectural Design

Objective – Visual interest with unified elements to establish sense of place

- The color palette for the overall development shall consist of natural and subdued desert colors and tones.
- All structural elements such as buildings, walls, fences, accessory structures, and signs shall exhibit a cohesive architectural theme and style throughout the development.
- The overall development shall incorporate a minimum of two (2) of the following historically appropriate building materials in a cohesive manner:
 - River run stone masonry;
 - Field stone masonry;
 - Common brick;
 - Corrugated galvanized panels;
 - Painted steel;
 - Heavy lumber such as creosote wood salvaged from telephone poles.
- Primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- Building facades facing Dobbins Road shall have enhanced architecture by incorporating a minimum of three (3) different building materials, with no more than sixty-five percent (65%) of the total façade being covered with one (1) single material. Building offsets, reveals, recesses, building projections, masonry piers, or other architectural treatment: Building offsets, reveals and recesses to be a minimum of three (3) feet in depth.
- Building façades facing Dobbins Road and 67th Avenue shall not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
- Public building entries shall be clearly identifiable by design and shall incorporate functional shade elements such as awnings and canopies to create a comfortable entry experience while addressing pedestrian scale.
- Projected coping details, window trim, and door casing create additional definition and visual interest.
- Scuppers and/or downspouts are not allowed on any elevation of a building that faces a street or pedestrian arrival. Scuppers and downspouts shall be integrated into the building design.

- Vary building height, by providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, must provide vertical modulation.
- Parapets shall conceal flat roofs and mechanical rooftop equipment, such as HVAC units, from public view. Such parapets shall feature three-dimensional cornice treatments and shall not be of a constant height for a distance of greater than one-hundred fifty feet. If greater height than what is permitted by Section 507.Tab.A.II.B.2.(2.2) of the Zoning Ordinance, then the following standard shall apply:
 - o The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall and such parapets shall not exceed, at any point, one-third of the height of the supporting wall.
- All air conditioning compressors, pool motors, and mechanical equipment are encouraged to be ground mounted to minimize noise. All electrical and large satellite equipment over 24' shall be ground mounted. Roof-mounted equipment, vents and stacks must be completely screened by parapets or decorative shielding that is visually compatible with the primary building.
- Mechanical equipment and refuse containers must be screened on all four sides, with the screening treatment as an integral part of the elevations and constructed of the same or compatible materials as the primary building. Electrical and other service boxes should be painted to match the building and/or screened from view.
- Street furniture such as benches, waste containers, bicycle racks, and bollards should be design and style appropriate to ensure compatibility with the architecture of surrounding buildings and the general area.

Walls and Fences

- The colors, materials, and appearance of walls and fences should be compatible with the overall design, character, and style of the development;
- When security fencing is required adjacent to streets, it should consist of wrought iron or tubular steel, or similar materials.

Site Design / Development

Objective – Innovative design of access, circulation, privacy, security, shelter, and other factors to create a unique location that complements the surrounding context.

- Shaded pedestrian pathways /sidewalks shall be connected to amenities areas within the development.
- Site screen walls shall be designed to complement and emphasize the overall commerce architectural theme. Lots fronting onto streets shall have a 3-foot masonry screen wall or 3-foot vegetation or a combination of the two.
- Loading docks shall be fully screened from public view with solid walls visible from the public street shall be screened with a solid 6-foot wall.

- Offices and other active uses should be located facing the street to engage the public realm.
- The front, public portions of buildings, should be separated from parking areas by landscaping and pedestrian walkways.
- For properties fronting Dobbins Road or 67th Avenue, access to service bays and loading docks shall be provided from private streets or internal site circulation and not directly from Dobbins Road or 67th Avenue.
- In multiple building developments requiring multiple service / loading facilities, the design of such facilities should be located adjacent to each other to reduce visual and noise impacts.
- Outdoor storage yards shall be located behind buildings and/or screened from public right-of-way.
- Convenient public access and short-term visitor parking should be at the front of the building to produce the shortest route of travel from a building entrance.
- Any parking garage structures should be located behind buildings so that they are not visible from public right-of-way.
- Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

Landscaping Enhancements

Objective – Provide shade and soften the look of the development to create a more natural environment

- Tree lined streets and shaded walkways shall be provided with trees evenly spaced (20-foot on center) to provide visual corridors to businesses while also shading the pedestrian walkway.
- Detached sidewalks with landscape between the curb and sidewalk will create an aesthetic and physical buffer for pedestrians.
- Trees provided along arterial streets are to exceed meet City of Phoenix minimum required caliper sizes as shown in the landscape standard table.
- Turf shall not exceed 10% of total landscape areas for each individual parcel. Areas where turf is not used shall have a minimum of 75% plantings with live groundcovers.
- The landscaping palette shall be desert, low water use plants with enhanced features, such as palm trees and other vegetation, along Dobbins Road.
- Dobbins Road streetscape shall be designed to include detached sidewalks and trees on both sides of the sidewalk to provide an attractive and comfortable experience.

Dobbins Road Streetscape

Objective - The streetscape along Dobbins Road shall incorporate features and enhancements that pay homage to the agricultural heritage of the Laveen Village.

- A minimum of one (1) equestrian hitching post shall be provided along the Multi-Use Trails at each entry point.

- Historically relevant light fixtures shall be incorporated at a pedestrian scale to provide lighting along the sidewalks (please see the exhibit titled “Roadway Features – “The Kit of Parts” for the design intent)
- The following pedestrian street furniture shall be provided at an interval of every 600 feet along Dobbins Road:
 - A minimum of one (1) bench;
 - Trash and recycling receptacles;
 - Structural shade;
- All street furniture (benches, trash receptacles, shade structures, etc.) shall incorporate at minimum two (2) of the following historic-era materials: **Exhibit 8 Kit of Parts (2003 Dobbins Road Design Concept Report)**
 - Masonry
 - River run stone masonry
 - Field stone masonry
 - Common brick
 - Salvaged specialized silo blocks – curved masonry units
 - Salvaged chunks of Farm-to-Market concrete road, 6-inches thick
 - Steel - painted, galvanized, and weathered
 - Structural sections (Tubes, pipes, bars, wide flanges, angles, channels, plates)
 - Reinforcing bars
 - Wire mesh (Horse fence, pig fence, welded wire re-enforcing mesh)
 - Panels – galvanized
 - Sheet metal
 - Corrugated
 - Standing seam
 - Expanded metal lath
 - Wood/Heavy Timber
 - Creosoted wood telephone poles
 - Treated wood fence posts

F. Signs

Signage for the site will comply with Section 705 of the Zoning Ordinance. A comprehensive sign plan may be processed and approved in accordance with Section 705.E.2 of the Phoenix Zoning Ordinance.

G. Sustainability

The following are sustainability practices that are encouraged for development throughout the PUD and divided into those that are city-enforced and those that are the developer goals.

City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
 - Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures. Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.
- Encourage water conservation through the selection of drought tolerant plants and trees and drip irrigation system.
- Encourage the use of recycling collection.
- Landscape to be utilized around buildings to shade the structures and entries as well as seating/ gathering areas.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks and/or bike lockers.

Developer Goals:

- The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption.
- Utilize “Smart” irrigation control systems.
- Incorporate LED and energy efficient lighting technology into all lighting constructed on the site, including parking lots and streets.
- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Utilize efficient drip irrigation technology.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Incorporate dual-pane, energy efficient windows.
- Install enhanced HVAC systems with 14 SEER or higher.
- Provide a HERS Index of 65 or higher.
- Support enhanced indoor air quality and fresh airflow.

- Develop and implement a plan for recycling and materials management during construction.
- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Encourage the use of construction, roofing materials and paving surfaces with solar reflectance with thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Utilize low VOC paints, carpet and flooring materials.
- Recycled local materials may be used in the landscape and the hardscape designs.

H. Infrastructure

Grading and Drainage

Development shall conform to the City of Phoenix regulations and design guidelines.

Water & Wastewater

Water and wastewater infrastructure requirements shall be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands, and wastewater generation and infrastructure locations have been clearly established for a future use. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be de-signed and constructed in accordance with city Code requirements and Water Service Department Design Standards, and Policies.

Circulation Systems

The development will be accessed primarily from Dobbins Road and secondarily off of future roadway alignments and private drives. Buildings without frontage along Dobbins Road shall have primary access off of 65th or 63rd Avenues, and secondary access if needed, off 63rd or 67th Avenue.

Future developers shall provide the following information related to Street Transportation Department infrastructure prior to the first preliminary site plan approval.

- Identification of roadway classification and identification of arterial and collector street network alignments.
- Roadway construction and tapers (interim and ultimate)
- Phasing Plan
- Intersection locations and design.
- Traffic signal locations and funding responsibility.
- Utility corridors and relocations
- Transmission line corridors outside of right-of-way
- Drainage crossings and locations, identification of constructed infrastructure, (i.e.) bridges and culverts
- Access control and median island locations

Future developers will be required to dedicate and construct all right-of-way and roadways necessary to serve the development and in accordance with the Master Street Plans. The developer shall also submit a Traffic Impact Study (TIS) to the City for all development as determined by the City of Phoenix Street Transportation Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the

completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.

Complete Streets

The development, as outlined in this PUD, improves the connectivity and thermal comfort of the site. The existing site is vacant and has no trees on it. The new development will bring in updates on the ROW along Dobbins Road and any other roadways for the site. There will be significant landscaping along Dobbins Road to provide thermal comfort to pedestrians.

While the uses are industrial in nature, there will be bicycle parking available in case employees would rather bike commute to work.

Trees and pedestrian scale amenities, such as benches and ramadas will be provided throughout the development and in central locations to the businesses. In addition, shaded pedestrian sidewalks will be provided throughout the site and connected to open space amenities.

I. Exhibits

1. Vicinity and Aerial Maps
2. Existing General Plan Land Use Map
3. Proposed General Plan Land Use Map
4. Existing Zoning Maps
5. Proposed Zoning Maps
6. Conceptual Site Plan – Phase 1
7. Phasing Plan
8. Kit of Parts Exhibit
9. Context Plan & Photos
10. Legal Description

Exhibit 1



Map





Map

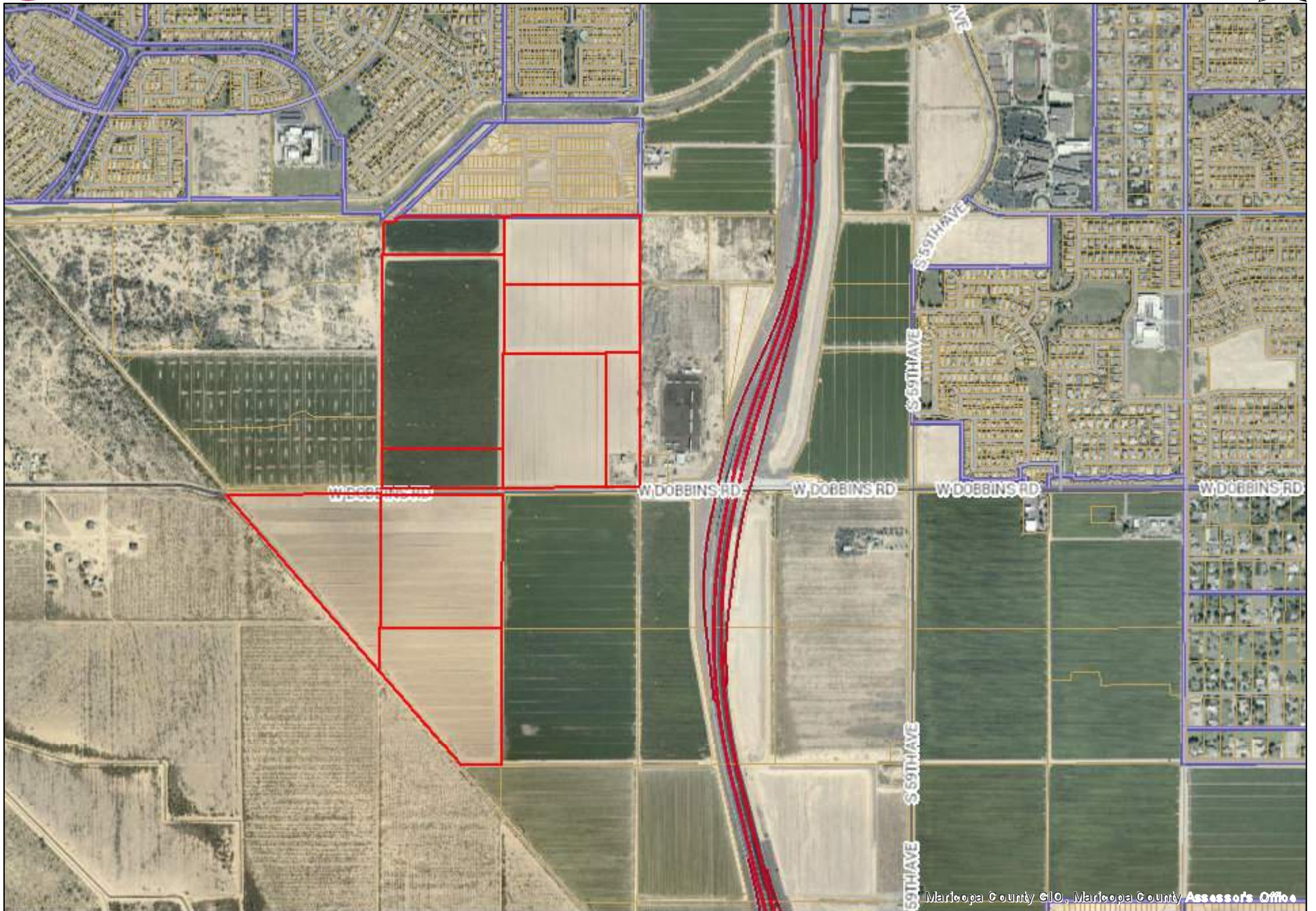
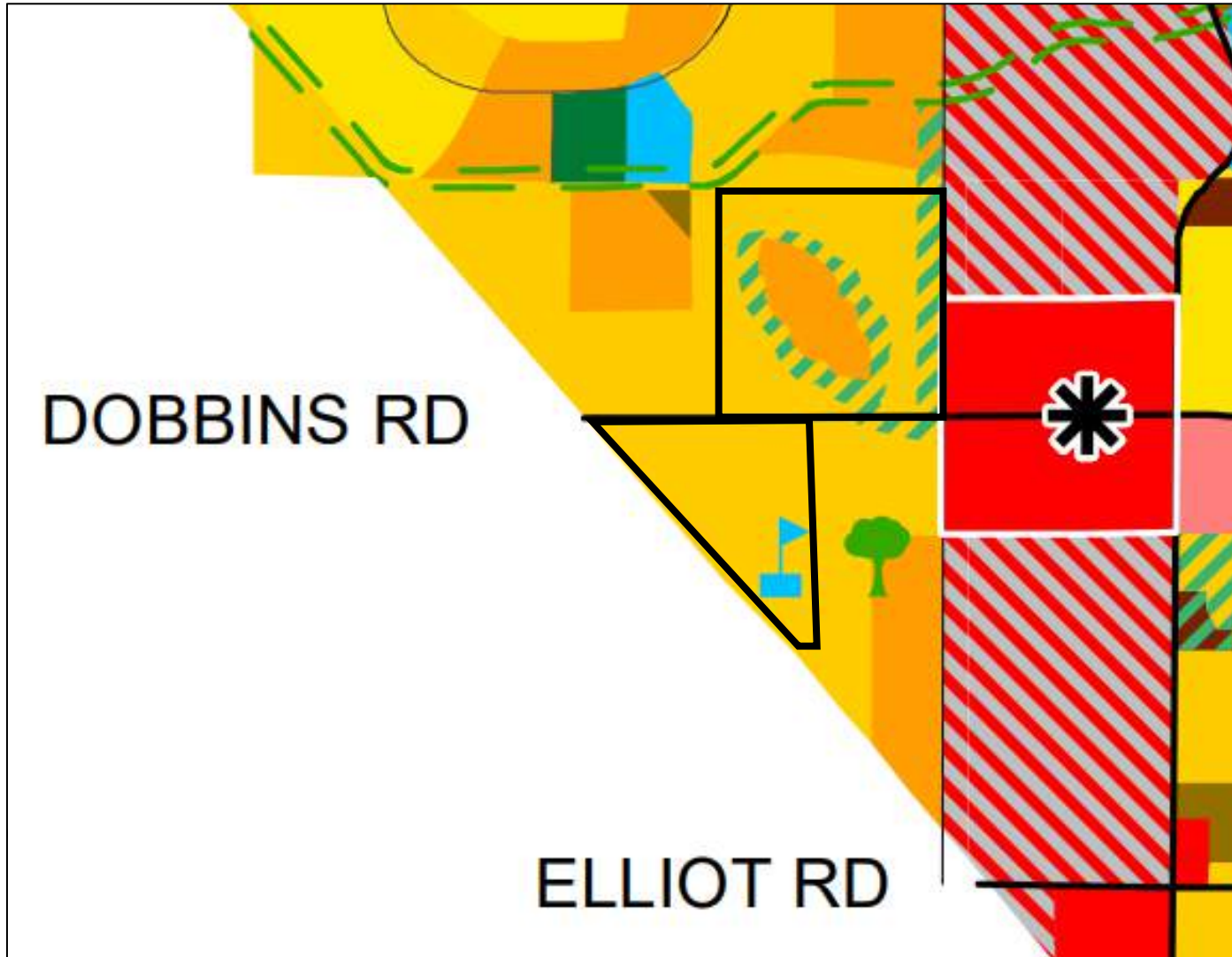


Exhibit 2

Current General Plan Land Use Designation

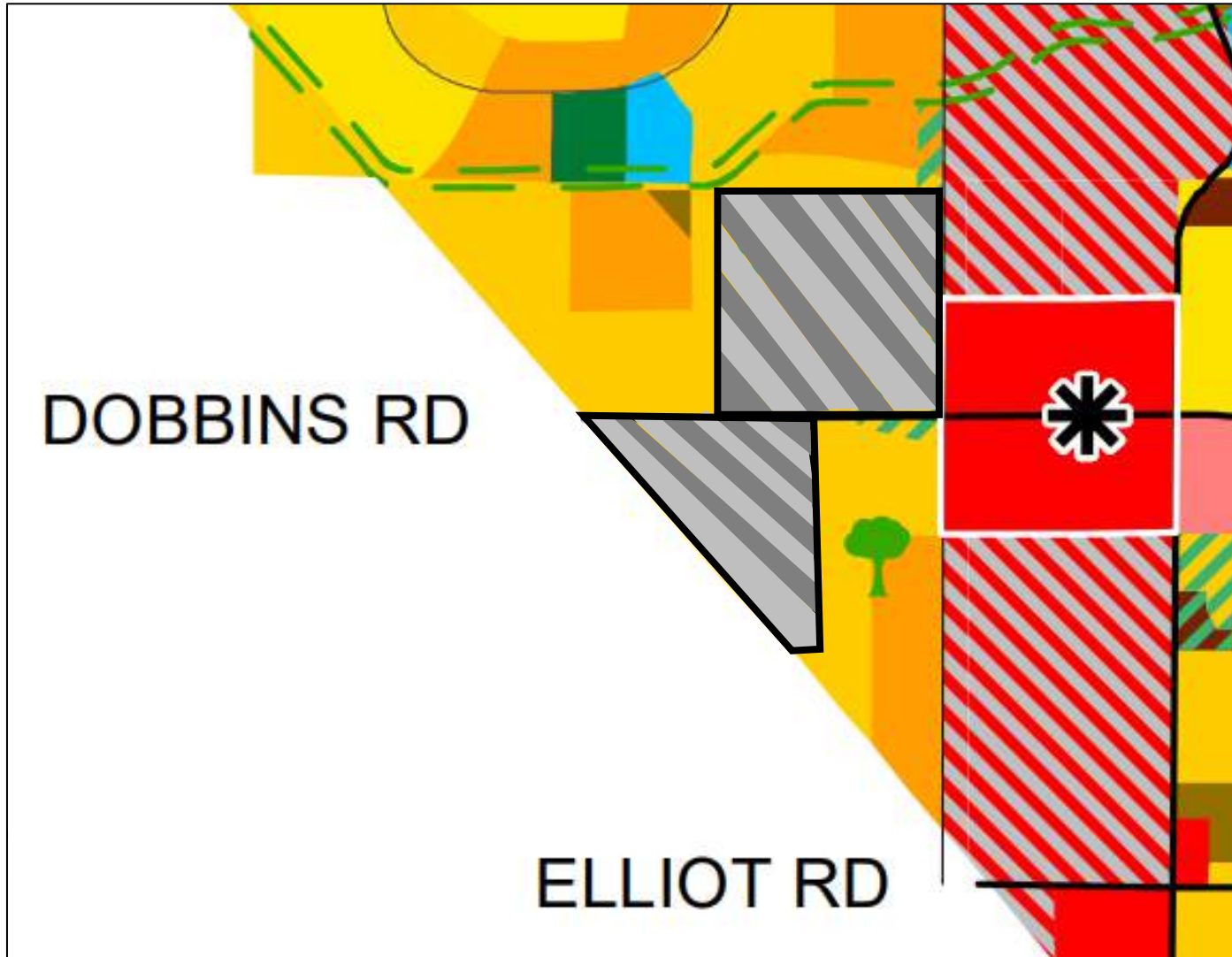


LAND USE

- | | | | | |
|--|--|---|----|--|
| | 0 to 1 du/acre - Large Lot | NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. | | Proposed Park in Area |
| | 1 to 2 du/acre - Large Lot | | | Proposed School in Area |
| | 2 to 3.5 du/acre - Traditional Lot | | R | Resort (See NOTES: below) |
| | 3.5 to 5 du/acre - Traditional Lot | | 10 | Density Cap |
| | 5 to 10 du/acre - Traditional Lot | | | Density Cap Limit |
| | 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | 15+ du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | Parks/Open Space - Publicly Owned | | | |
| | Parks/Open Space - Privately Owned | | | |
| | Future Parks/Open Space or 1 du/acre | | | |
| | Mixed Use Agricultural | | | |
| | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre | | | |
| | Commercial | | | |
| | Mixed Use (MU) | | | |
| | Mixed Use (Areas C, D and Northwest Area only) | | | |
| | Industrial | | | |
| | Commerce / Business Park | | | Primary Core |
| | Public/Quasi-Public | | | Secondary Core |
| | Floodplain | | | Canal, Watercourse, Wash |
| | Undesignated Area | | | Existing Railroad |
| | | | | Arterial and Collector Streets |
| | | | | Future Transportation |
| | | | | Light Rail |
| | | | | Laveen Conveyance Channel |
| | | | | Infrastructure Limit Line (North Black Canyon) |

Exhibit 3

Proposed General Plan Land Use Designation



LAND USE

- | | | | | |
|--|--|---|-------|--|
| | 0 to 1 du/acre - Large Lot | NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. | | Proposed Park in Area |
| | 1 to 2 du/acre - Large Lot | | | Proposed School in Area |
| | 2 to 3.5 du/acre - Traditional Lot | | R | Resort (See NOTES: below) |
| | 3.5 to 5 du/acre - Traditional Lot | | 10 | Density Cap |
| | 5 to 10 du/acre - Traditional Lot | | | Density Cap Limit |
| | 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | 15+ du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | Parks/Open Space - Publicly Owned | | | |
| | Parks/Open Space - Privately Owned | | | |
| | Future Parks/Open Space or 1 du/acre | | | |
| | Mixed Use Agricultural | | | |
| | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre | | | |
| | Commercial | | | |
| | Mixed Use (MU) | | | |
| | Mixed Use (Areas C, D and Northwest Area only) | | | |
| | Industrial | | | |
| | Commerce / Business Park | | | Primary Core |
| | Public/Quasi-Public | | | Secondary Core |
| | Floodplain | | | Canal, Watercourse, Wash |
| | Undesignated Area | | | Existing Railroad |
| | | | | Arterial and Collector Streets |
| | | | | Future Transportation |
| | | | | Light Rail |
| | | | | Laveen Conveyance Channel |
| | | | | Infrastructure Limit Line (North Black Canyon) |

Exhibit 4

Existing Zoning Map

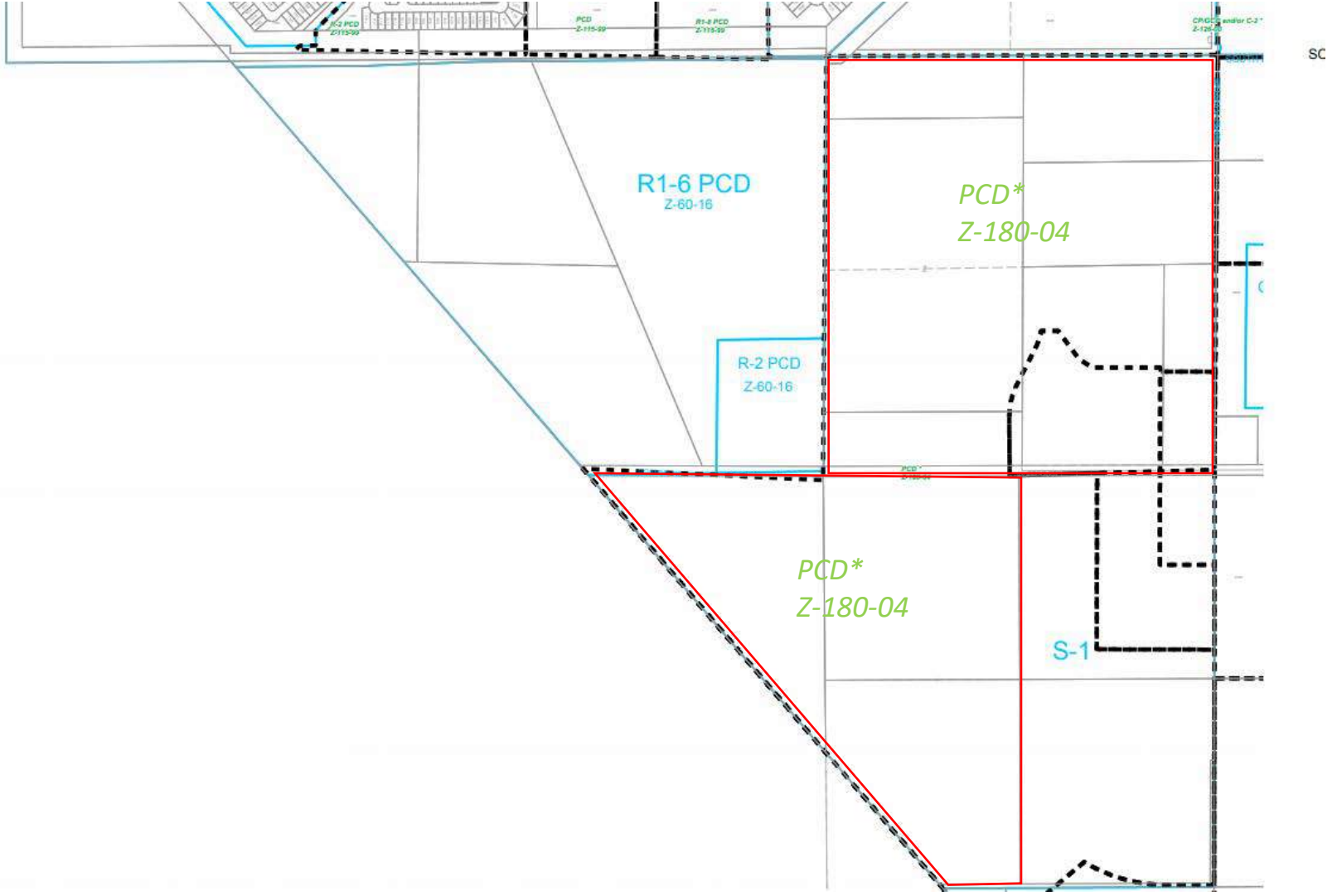


Exhibit 5

Proposed Zoning Map

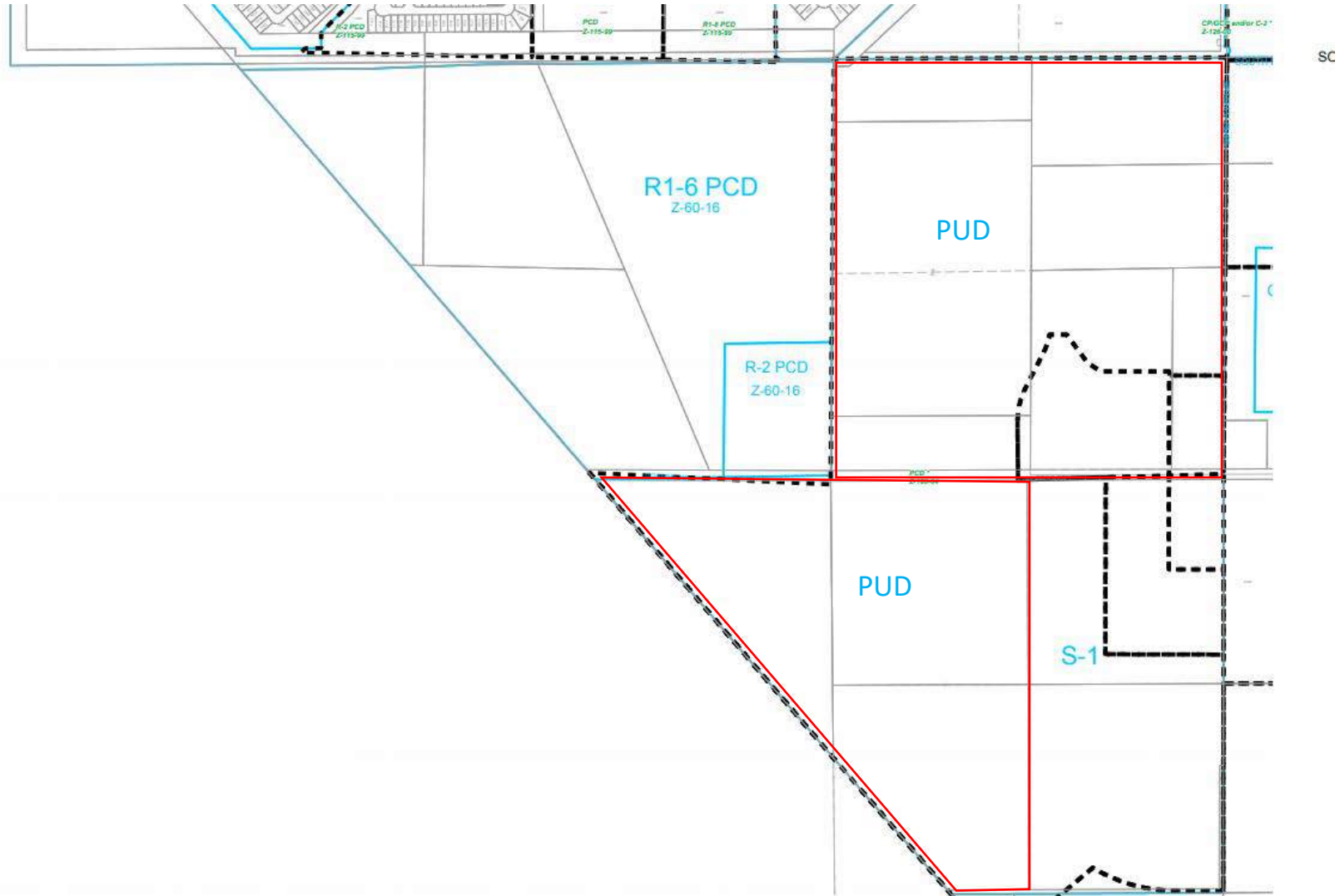
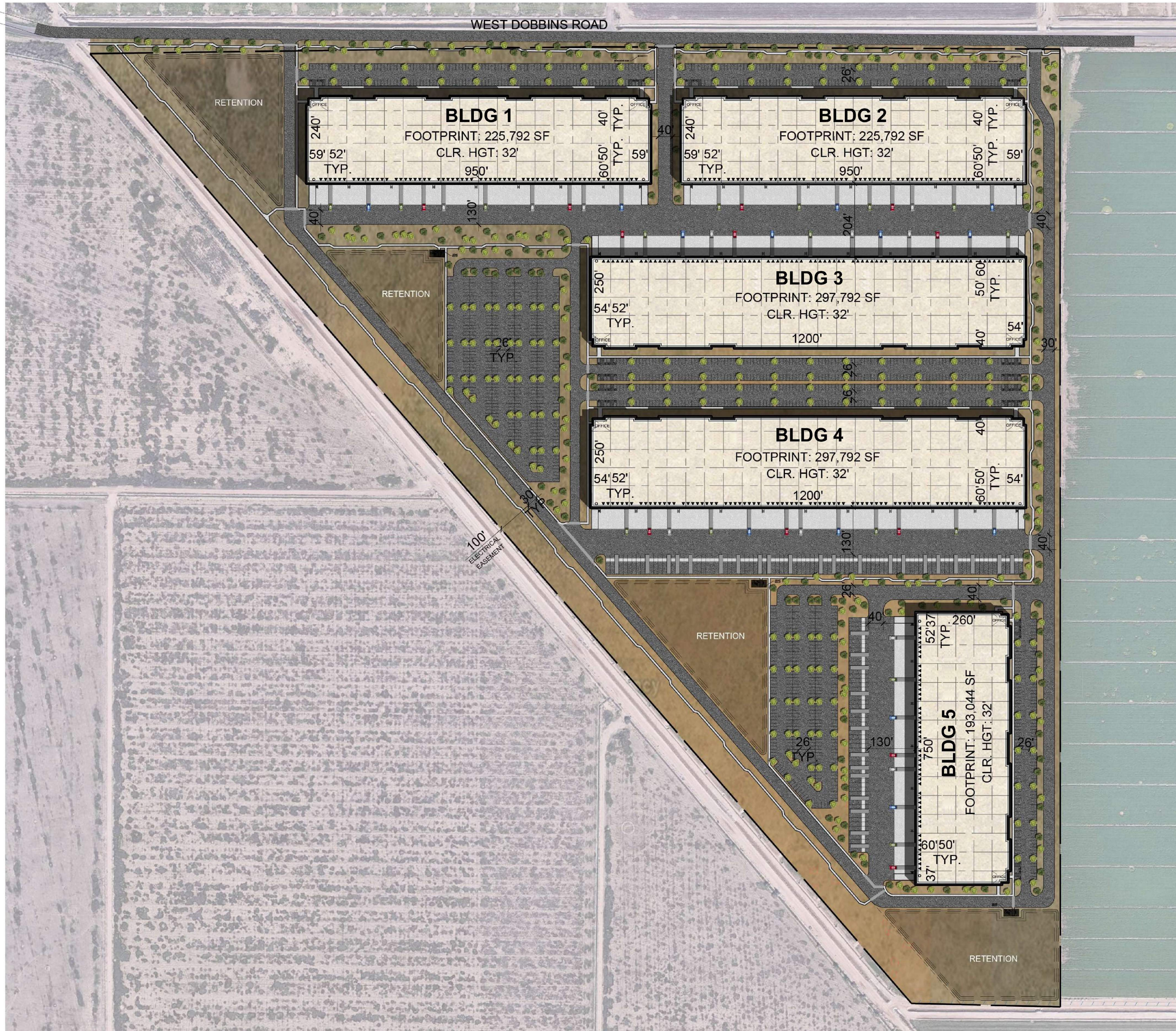


Exhibit 6



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: BROKER PLAN



scheme: 01

Conceptual Site Plan

West Dobbins Road
Phoenix, AZ 85339

WARE MALCOMB

PHX21-0030-00
05.18.2021

SHEET
1



Exhibit 7

Scannell Properties
Dove Ranch
202 & W. Dobbins, Laveen, AZ

Phase 2
+/- 148 Acres

Phase 1
+/- 91 Acres



Exhibit 8

6.6.1 Roadway Features – “The Kit of Parts”

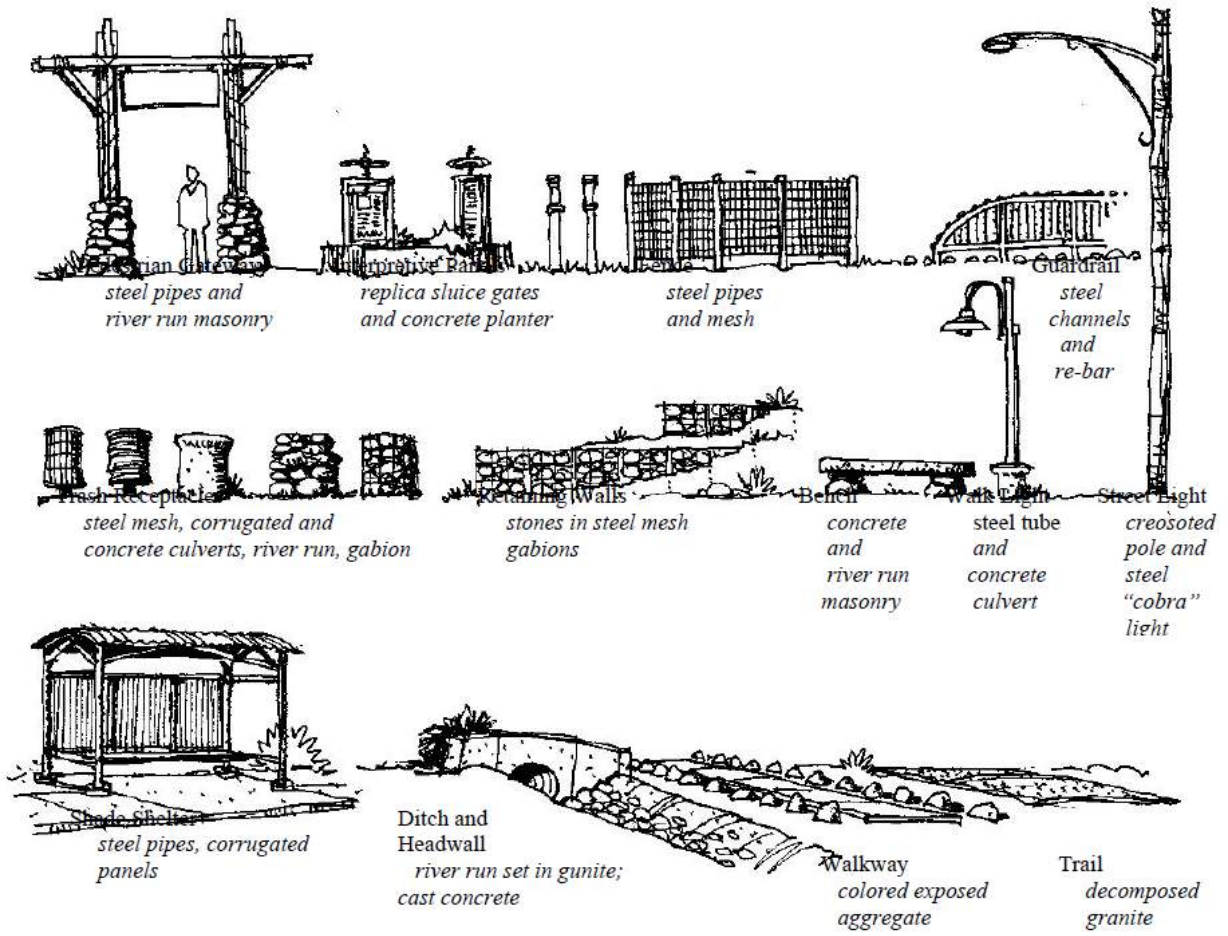


Exhibit 9

Context Plan



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30



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Exhibit 10



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1024504-CHI2

File No.: NCS-1024504-CHI2

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

LOT ONE (1), SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

FARM UNIT "D", BEING ALSO KNOWN AS LOT SIX (6), OR THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) AND LOT SEVEN (7), OR THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH THIRTY-THREE (33) FEET, AS CONVEYED TO MARICOPA COUNTY BY DEED RECORDED AS [DOCKET 169, PAGE 18](#); AND

EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED AS [2003-0638294](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89°51'35" EAST, A DISTANCE OF 146.24 FEET;

THENCE SOUTH 46°43'27" WEST, A DISTANCE OF 66.73 FEET;

THENCE SOUTH 89°28'20" WEST, A DISTANCE OF 98.02 FEET;

THENCE NORTH 00°27'02" EAST, A DISTANCE OF 46.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

FARM UNIT "D", ACCORDING TO THE FARM UNIT PLAT, OR LOTS ONE (1) AND TWO (2), SECTION SEVEN (7), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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EXCEPT THE SOUTH THIRTY-THREE (33) FEET FOR ROAD PURPOSES.

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