

**SNELL
& WILMER**

CITY OF PHOENIX

FEB 02 2026

**Planning & Development
Department**



LAVEEN TOWNE CENTER **CASE NO. Z-29-25-7**

LOCATED AT THE SOUTHWEST CORNER OF
DOBBINS ROAD AND 59TH AVENUE

DATE OF INITIAL SUBMISSION: MARCH 26, 2025
2ND SUBMISSION: JUNE 13, 2025
3RD SUBMISSION: AUGUST 1, 2025
HEARING DRAFT: AUGUST 15, 2025
CITY COUNCIL ADOPTED: NOVEMBER 5, 2025

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

Vestar's latest open-air retail development, Laveen Towne Center (the "Development"), will be a vibrant and dynamic community focal point situated on 90 acres at the Southeast corner of the Loop 202 and Dobbins Road. The development will feature up to 530,000 SF of commercial uses, focused upon community servicing uses such as sit-down and quick-serve restaurants, personal services and specialty shops, a department store featuring groceries and general merchandise, a warehouse club, and a family entertainment facility with a movie theater. A diverse tenant mix will provide the community with dining, entertainment, and essential goods and services in one convenient and curated location.

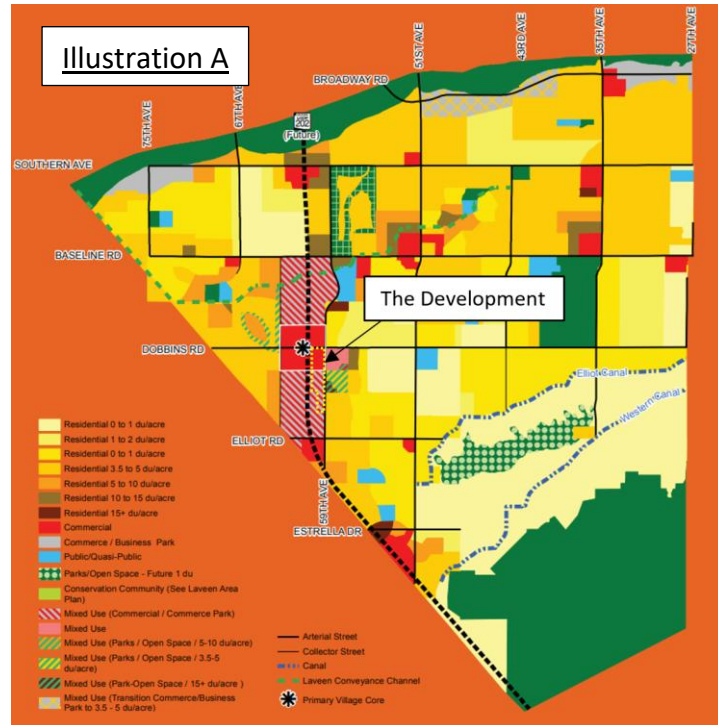
In partnership with BRIO Investment Group, the larger site will also include up to 1,456 modern residences adjacent to the retail uses, thoughtfully designed to both align with Laveen's heritage and provide stylish living spaces that foster a sense of belonging and community. While integrated, the retail and residential portions of the project will be distinct from one another, allowing the retail to be an amenity for both the immediately adjacent housing and the broader surrounding community.

The project's architecture will feature design elements keeping with Laveen's unique and rich agricultural history. Importantly, common areas and building design will pay respects to the former Hudson Farm operation which was located on the site for more than 6 decades, allowing future generations to learn of the pioneering farmers such as the Hudson's who laid the foundations of the Laveen community.

Landscaping and site design has been structured to provide for a comfortable pedestrian environment and the integration of open gathering spaces throughout the development. These areas will become focal points for relaxation, socializing, and community events, allowing neighbors to connect and build lasting relationships.

The Laveen Towne Center proposed by this PUD will result in an opportunity for significant retail and service uses that will be a community amenity while also providing quality housing opportunities proximate to the Laveen Village Core.

Strategically situated at the southeast corner of the South Mountain Freeway Extension (Loop 202) and Dobbins Road, in and abutting the Laveen Village Core, the Development will leverage its proximity to the regional transportation network, providing convenient access to neighborhood goods and services for residents of Laveen Village and the surrounding areas.



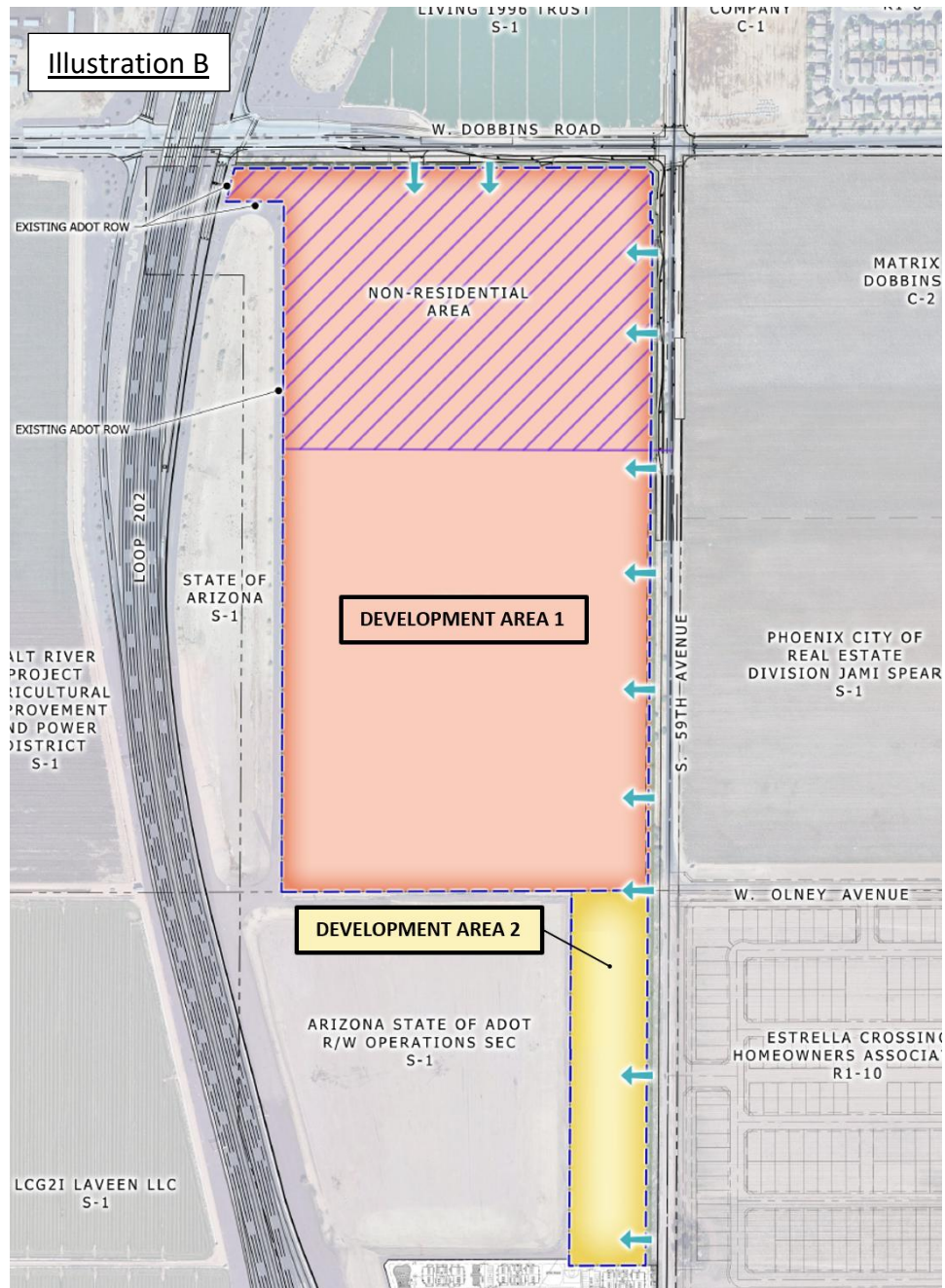
The Development is separated into two (2) distinct and conceptual development areas each defined by a unique land use designation.

The Development is anchored by commercial retail land uses, including major anchor stores, which will serve as the primary focus of Development Area 1. To promote flexibility and livability, Development Area 1 will permit mixed-use commercial and residential development. To ensure that the heaviest commercial and retail concentration is located along Dobbins Road, which bifurcates the center of the Village Core, no residential development is permitted within 1,020' of this alignment. The residential component of Development Area 1 is designed to offer an upscale multifamily living experience that complements the retail uses, while also providing housing diversity within the Village Core.

Development Area 2 is restricted to residential land uses only and may include multifamily, condominium, single-family attached or detached development options, as well as the possibility for modern assisted living.

Existing demand will form the customer base necessary to support the proposed commercial spaces, while future residents of the Development will ensure long-term sustainable economic activity at this key core location. By completing the southeastern section of the planned Village Core, the Development is envisioned as a transformative catalyst for the evolution of Laveen Village, stimulating further commercial growth in the immediate area,

forwarding the goal and purpose of the village core concept as expressed in the City of Phoenix General Plan.



The land use plan for the Development makes use of a hierarchical structure, wherein proposed land uses decrease in intensity as distance from Dobbins Avenue and the Village Core increases. The Development emphasizes cohesion, compatibility, and consistency across its different land use types. The final plans for the Development will ensure overall harmony among the various land uses through improved pedestrian connectivity and visual consistency.

Key items this PUD includes are:

Connecting to existing high-volume transportation infrastructure, as this Development leverages its location along the South Mountain Freeway to offer convenient access for retailers, goods distributors, and both local and regional visitors. The site's proposed location and regional connectivity will position the Development as a key destination for shopping, dining and daily necessities, while fostering future growth along this important freeway corridor.

Emphasis on thoughtfully designed retail and commercial spaces will encourage sustained commercial investment within the area in a manner consistent with the vision and goals of the Laveen Village.

Uniform development standards and design guidelines ensure that, regardless of the final land use, end-user or tenant, the finished Development achieves design continuity, quality, and a "best in class" appearance.

Walkability with the final plans for the Development that will strengthen the surrounding pedestrian realm via implementation of detached sidewalks, enhanced landscape treatment, and shade along the public right-of-way. Additionally, the Development will foster a comfortable pedestrian environment and livability for future residents by incorporating landscape features, shade, and natural pathways that connect the various development phases.

Respecting the high visibility of the site resulting from its location along the South Mountain Freeway by providing quality design and architectural treatment that is incorporated throughout the elevations. All portions of proposed buildings will consist of quality materials and variation of texture/colors, creating visual interest and reflecting a sense of quality for both the surrounding community and those passing by. Building heights and massing will achieve an appropriate balance between the surrounding land uses and the type of intensity expected along a major freeway arterial, ultimately serving as a buffer between the community and the South Mountain Freeway while providing for a visually important definition of the Village Core visible to passersby.

Architecture style draws inspiration from Laveen Village's agricultural identity and rural character while incorporating a contemporary flair. The Development honors Laveen's rich agricultural history through the use of inspired colors, materials and architectural elements, ensuring meaningful growth without disturbing the established and celebrated community character.

In summary, the Development, as expressed in this PUD, will be a high-quality horizontal mixed-use development that: (i) will develop an important portion of the Village Core in a manner consistent with the goals and vision of the Laveen Village; (ii) will promote modern development while reinforcing and celebrating Laveen's rich agricultural history; and (iii) will permit balanced development that is cognizant of the surrounding scale and character of the larger community and results in excellent placemaking.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The **Laveen Towne Center PUD** is a large-scale regional development anchored by major retail stores and up to 530,000 square feet of commercial and retail space. The Development will also include up to 1,456 dwelling units in multifamily, single-family and/or assisted living typologies.

B2: Conceptual Site Plan Summary

The development of the site is proposed as a multiphase project consisting of two (2) distinct development areas. The associated land use plan makes use of a hierarchical structure, wherein proposed land uses decrease in intensity and traffic generation as distance from the Dobbins Avenue, a major arterial and the center of the Village Core, increases. Development Area 1, which is located nearest Dobbins Road, is proposed for commercial retail and residential development, however, residential development is not permitted within 1,020' of Dobbins Road to ensure a strong commercial concentration along this critical arterial. Development Area 2, which is located south of Area 1 and further from the Village Core, is proposed for multifamily condominium, single-family attached or detached development options, as well as assisted living opportunities that will compliment land uses to the east.

Construction of Development Area 1 establishes primary site access by improving the full widths of Dobbins Road and 59th Avenue. The two (2) driveways with 12'-wide right turn and decelerator lanes will be constructed along Dobbins Road. Additionally, multiple driveways and 12'-wide right turn and decelerator lanes separated by no more than 479' are proposed along 59th Avenue in service of Area 1. Additional site access along 59th Avenue will be limited to standard driveway access.

ADOT owned land, developed with a regional retention basin, provides a buffer and significant separation between the Development and the northbound South Mountain Freeway travel lanes, guaranteeing high visibility of the commercial development and allowing for excellent views from the residential uses. The Development will respond to this high visibility by utilizing quality four-sided architecture and quality building materials that honor Laveen's long history as an agricultural community, preserving the unique character of the Village and establishing a visibly noticeable and defined location along this major freeway.

The Development aims to provide generous open spaces in order to integrate the natural beauty of the surrounding desert landscape and to embrace the Arizona lifestyle. The Development's proposed building heights, massing and design will carefully balance the

area's more traditional rural surroundings and with the level of intensity typically associated with freeway-adjacent commercial development as well as being of a form appropriate for the Village Core in which the project is located.

In summary, the overall project site plan provides for establishment of the key site access locations and an illustrative example of the two (2) development areas upon which each individual development will proceed in accordance with the provided design guidelines and development standards of the **Laveen Towne Center PUD**.

Concurrent with this PUD, a minor General Plan Amendment application (Case No. GPA-LV-1-25-7) has been submitted to modify the existing General Plan Land Use Map designation for the Property from its current designations of "Commercial/Commerce/Business Park" and "Commercial" to a more appropriate "Mixed-Use" classification as depicted on Exhibit 1.

C. LIST OF USES

C1: Permitted Uses

Note: The City of Phoenix Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

Development Areas are per Exhibit 2.

Development Area 1

- All C-2 uses as permitted in Zoning Ordinance Section 623 and further amended as follows:
 - Additional Permitted Primary Uses
 - Bars and Cocktail Lounges, subject to the following conditions:
 - No more than two (2) establishments shall be permitted within the boundaries of the PUD.
 - Shall not be located within 100 feet of a residential zoning 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 property line.
 - Individual bar and cocktail lounge uses shall not exceed 5,000 square feet in gross floor area unless a use permit is obtained.
 - Car Wash in an open building
 - Distillery with on premises consumption
 - Accessory retail sales for off-premises consumption permitted
 - On premises bottling permitted
 - Accessory food sales permitted
 - Gross leasable area shall be no greater than 8,000 square feet
 - Liquor, Package Retail Sales, subject to the following conditions:
 - Gross leasable area shall be no less than 6,000 square feet
 - The use shall not be located within 100 feet of a residential zoning 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 property line.
 - Massage Therapy, performed by a licensed massage therapist
 - Microbrewery, with on premises consumption
 - Accessory retail sales for off-premises consumption permitted
 - On premises bottling permitted
 - Accessory food sales permitted

- Multifamily land uses and approved accessory uses per the Zoning Ordinance Table 608.D, subject to the density and development standards of this PUD and only permitted beyond a point 1,020 feet south of Dobbins Road.
- Public Assembly, for promotional events – Active Recreational, Entertainment and General type uses, subject to the following:
 - Limited to the Laveen Village Green area as defined in Section D3.I.
 - May include outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption (subject to compliance with state law).
 - Use of outdoor stage or performance area with live and amplified music is permitted, subject to the following conditions:
 - a. Friday and Saturday events or performances shall be limited to the hours between 10:00 a.m. and 12:00 a.m. No amplified music or loudspeakers may be used outside after 10:00 p.m. unless a Use Permit is obtained.
 - b. Outdoor events or performances hosted Monday - Thursday and Sunday shall be limited to the hours between 10:00 a.m. and 10:00 p.m. No amplified music or loudspeakers may be used after 8:00 p.m unless a Use Permit is obtained.
 - c. The designated outdoor stage or performance area shall not be located within 100 feet of a residential zoning district
- Additional Permitted Accessory Uses
 - Coffee roasting accessory to a restaurant, not to exceed 10% of the total gross floor area of the restaurant.
 - Drive-through facilities accessory to Restaurants subject to the following conditions:
 - Service windows shall be screened from street view by architectural improvements and/or vegetation
 - Total drive-through facilities accessory to a Restaurant use shall not exceed 10 for the entire area of the PUD
 - Outdoor food preparation and cooking accessory to Restaurants subject to the following conditions:
 - Shall not be located within 100 feet of a residential property line.
 - Outdoor food preparation shall occur within 50 feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.

- The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
- Outdoor recreation, outdoor dining, and outdoor alcoholic beverage consumption accessory to restaurants, bars, and cocktail lounges, subject to the following conditions:
 - Shall not be located within 100 feet of a residential property line. 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 property line.
- Pet Day Care Facility, Indoor and Outdoor, accessory to retail sales subject to the following conditions:
 - Shall not be located within 100 feet of a residential zoning district or residential land use.
 - Animals must be accompanied by a facility employee at all times when outside of the building. All walks and exercise periods must take place on facility grounds.
 - A solid masonry wall or fence seven feet in height shall be constructed around outdoor yards used for animal relief and exercise.
 - Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during periods when these areas are in use.
 - The average noise level, measured at the property line, shall not exceed fifty-five dB (Ldn) when measured on an "A-weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- Pet Care Facility, accessory to retail sales, subject to the following conditions:
 - Shall not be located within 100 feet of a residential zoning district.
 - Animal housing units shall be constructed so as not to allow for direct, unaccompanied access by animals to the outside areas of the buildings.
 - Animals must be accompanied by a facility employee at all times when outside of the building. All walks and exercise periods must take place on facility grounds.
 - A solid masonry wall or fence seven feet in height shall be constructed around outdoor yards used for animal relief and exercise.
 - Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during periods when these areas are in use.
 - The average noise level, measured at the property line, shall not exceed fifty-five dB (Ldn) when measured on an "A-

weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

Development Area 2

- Assisted Living (consistent with Community Residence Center per Section 202 of the Phoenix Zoning Ordinance) and commonly associated accessory uses subject to the following conditions:
 - Shall be registered with, and administratively verified by, the Planning and Development Department Director's designee as to compliance with the standards of this section as provided in Section 701.
 - Disability accommodation from the spacing requirement may be requested by an applicant per Section 701.E.3.
 - A maximum lot coverage of 75 percent.
 - A minimum of 50 square feet of usable outdoor open space per bed shall be provided
- Multifamily land uses and approved accessory uses per the Zoning Ordinance Table 608.D, subject to the density and development standards of this PUD.
- Single-family land uses and approved accessory uses per Zoning Ordinance Table 608.D, subject to the density and development standards of this PUD.

C2: Temporary Uses

Development Area 1

Unless otherwise amended below, all temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance:

- Farmer's Market, subject to the following conditions:
 - Shall not be located within 100' of a residential zoning district
 - Shall not occur no more than four (4) total days per month.
 - Shall be limited to Saturdays and/or Sundays between the hours of 6am and 9pm
 - The Farmer's Market shall be located within the Laveen Village Green¹ and an adjacent or nearby parking area occupying a space no larger than one (1) acre, to be identified on the final site plan.
 - May include food or beverage dispensed from a vehicle.
- Mobile Vending Units, as promotional events (inclusive of Mobile Food Vending Units), at the Laveen Village Green, including outdoor food preparation, cooking and sales by an independent operator, subject to the following conditions:
 - To be located at or within 50' of the Laveen Village Green².
 - No more than five (5) mobile vending units on-site at any time.
 - No more than 12 total days of mobile vending units on-site per month.

¹ As defined by Section D3.I.

² As defined by Section D3.I.

- Shall not be located within 100 feet of a residential zoning district.
- Mobile vending units are prohibited from any vacant/undeveloped sections of the site and shall operate only upon surfaces that comply with the dustproofing and paving requirements for parking and maneuvering areas as set forth in Section 702.A.2.d. of the Zoning Ordinance.
- Mobile vendors and mobile food vendors shall not be located so as to obstruct parking spaces required by this ordinance for the operation of any other use on the site.
- Mobile vending units shall not have detached signage and are limited to on vehicle or directly adjacent A-frame signs only.
- No mobile vending unit shall:
 - (1) Be placed within fifteen feet of any street right-of-way.
 - (2) Be placed within one hundred feet of the intersection of an on- or off-ramp of a freeway and the street to which the ramp exists.

Development Area 2

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

C3: Prohibited Uses

Development Area 1

- Adult Bookstore
- Adult Novelty Store
- Adult Theatre
- Adult Live Entertainment
- Erotic Dance or Performance Studio
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Data Centers
- Garage, Repair
- Hospital
- Medical Marijuana Dispensary Facilities
- Motorcycles, Repair and Sales
- Multifamily residential within 1,020 feet of Dobbins Road
- Pawn Shop
- Self-service Storage Warehouse
- Tobacco Oriented Retailers
- Warehousing
- Window Glass Installation Shop

Development Area 2

- All uses not expressly permitted in Sections C1 and C2 are prohibited.
- Data Centers
- Self-service Storage Warehouse
- Tobacco Oriented Retailers
- Warehousing

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

Development Standards		Proposed PUD	
a. <u>Development Area 1</u>			
1. Maximum Density	1,286 units ³		
2. Residential Development Restriction, Location	Residential development shall not be permitted within 1,020’ of Dobbins Road as illustrated by <u>Exhibit 2.</u>		
3. Minimum Commercial Gross Floor Area	125,000 square feet ⁴		
4. Maximum Commercial Gross Floor Area	530,000 square feet		
5. Minimum Lot Width/Depth	No Minimum		
6. Minimum Building Setbacks ⁵	Commercial Development	Multifamily Residential Development	
North Perimeter (Adj. to Dobbins Road)	Average 30’; minimum 20’ permitted for up to 25% of frontage	N/A	
East Perimeter (Adj. to 59 th Avenue)	Average 30’; minimum 20’ permitted for up to 25% of frontage	Average 30’; minimum 20’ permitted for up to 25% of frontage	
West Perimeter (Adj. to ADOT ROW)	0’	0’	
South (Perimeter)	N/A	5’	
Interior Property Lines	0’ within Development Area 1; 5’ adjacent to Development Area 2	0’ within Development Area 2; 5’ adjacent to Development Area 2	
7. Building Height (Maximum)	Commercial Development	Multifamily Residential Development	
	56’ or 4 stories	56’ or 4 stories	
8. Building Height Restrictions	Commercial Development	Multifamily Residential Development	
	When located within 100’ feet of Dobbins Road and 59 th Avenue, buildings along	Height shall not exceed 45’ or 3 stories within the first 60’ of 59 th Avenue.	

³ A master density tracking table shall be provided and updated on all site plan submittals to track the number of units within each PUD Development Area and individual development. A template table has been provided in Exhibit 13.

⁴ To be provided at time of preliminary site plan approval for commercial development area located within 1,020' of Dobbins Road.

⁵ Minimum Building Setbacks shall be landscaped per Section D3.

	no more than 1/3 of the street frontage may exceed 30' in height.	Additional 1' in height permitted for each additional 1' of setback provide to a maximum of 56' or 4 stories.
9. Lot Coverage	60% of Development Area 1	
10. Minimum Building Separation	Per Building Code	
b. <u>Development Area 2</u>		
1. Maximum Density	170 Units ⁶	
2. Minimum Lot Width	None for multifamily 20' for single-family attached 30' for single-family detached – rear loaded 40' for single-family detached – front loaded 45' for all other lots	
3. Minimum Lot Depth	No standard except the depth-to-width ratio of the usable area of the lot shall not exceed three to one per Section 32-29.C.1, of the Subdivision Ordinance.	
4. Minimum Building Setbacks (Perimeter) ⁷		
North Perimeter (Adj. to Development Area 1)	0'	
East Perimeter (Adj. to 59 th Avenue)	Average 30'; minimum 20' permitted for up to 25% of frontage	
West Perimeter (Adj. to ADOT ROW)	0'	
South Perimeter (PUD Perimeter)	0'	
5. Minimum Building Setbacks (Interior)		
Front	10'	
Side	0'	
Street Side	10'	
Rear	0'	
6. Garage Setbacks		
Multifamily	N/A	
Street (Single-Family)	22' from back of sidewalk for front loaded garages; 10' from property line for side-loaded garages.	

⁶ A master density tracking table shall be provided and updated on all site plan submittals to track the number of units within each PUD Development Area and individual development. A template table has been provided in Exhibit 13.

⁷ Minimum Building setbacks shall be landscape per Section D3.

Auto-court Cluster (Single-Family)	3' from back of sidewalk, or curb where no sidewalk occurs
7. Building Height (Maximum)	45' or 3 stories for single-family residential land uses 56' or 4 stories for multifamily and assisted living uses
8. Lot Coverage (Maximum)	60% of Development Area 2
9. Frontage Requirement	Every lot shall abut a public street or private accessway per Section 32-39.F of the Subdivision Ordinance.
Streetscape Standards ⁸	
a. Dobbins Road	<u>Sidewalk (detached)</u>: 6' minimum width. 5' width within ADOT right-of-way, or as approved by ADOT. <u>Landscape Strip</u>: 10' minimum located between back of curb and sidewalk, except when adjacent to a right-turn deceleration lane. <u>Planting Standards</u>: The landscape strip shall be landscaped with a minimum 50% 2" and 50% 3" caliper single-trunk, drought tolerant shade-trees to be planted 25' on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 75% total live vegetative groundcover. <u>Sidewalk Tree Shade Coverage</u>: 75%, except areas where utilities, easements, and/or fire lane access or other required infrastructure and/or services that prevent installation of landscaping as detailed above are exempt for 75% coverage requirement.
b. 59th Avenue	<u>Sidewalk (detached)</u>: None. <u>Shared Use Path ("SUP")</u>: 8' minimum width. Concrete with medium broom finish. Alignment as linear as possible, no unnecessary meandering. <u>Landscape Strip</u>: 10' minimum located between back of curb and SUP, except when adjacent to a right-turn deceleration lane or when off-site infrastructure requires reduction in landscape trip width. <u>Planting Standards</u>: The landscape strip shall be landscaped with a minimum 50% 2" and 50% 3" caliper single-trunk, drought tolerant shade-trees to be planted 25' on center or in equivalent groupings. A minimum of

⁸ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 75% total live vegetative groundcover. <u>SUP Tree Shade Coverage:</u> 75%, except areas where utilities, easements, and/or fire lane access or other required infrastructure and/or services that prevent installation of landscaping as detailed above, are exempt for 75% coverage requirement.
c. Interior Streets (Single-Family Residential Development Only with Public Streets)	<u>Attached Sidewalk:</u> Minimum 5' wide.
Minimum Landscape Standards	
a. Perimeter Landscape Requirements⁹	
North (Dobbins Road)	<u>Landscaping Standards:</u> A minimum of 2" caliper single-trunk, drought tolerant shade trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover. <u>Sidewalk Tree Shade Coverage:</u> 75%, except areas where utilities, easements, fire lane access, turning lanes, or other required infrastructure and/or services that prohibit the installation of trees are exempt for 75% coverage requirement.
East (59th Avenue)	<u>Landscaping Standards:</u> A minimum of 2" caliper single-trunk, drought tolerant shade trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover. <u>Sidewalk Tree Shade Coverage:</u> 75%, except areas where utilities, easements, fire lane access, turning lanes, or other required infrastructure and/or services that prohibit the installation of trees are exempt for 75% coverage requirement.

⁹ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

West (ADOT Right-of-Way) Development Perimeter (Not Adjacent to a Street)	When possible, trees shall be staggered on either side of the detached sidewalk to achieve 75% shade at the public sidewalk. Areas where utilities, easements, fire lane access, turning lanes, or other required infrastructure and/or services that prohibit the installation of trees are exempt for 75% coverage requirement. No standard No standard
b. Uniform Perimeter¹⁰ Landscape Design	The perimeter building setbacks will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of: • Minimum 2" caliper single-trunk, drought tolerant shade trees to be planted a minimum of 20' on center, or equivalent grouping. • All trees and shrubs used at this project shall be consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area. • A minimum of five (5) 5-gallon shrubs or accent plants per tree (maximum 24" tall at maturity). • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas • The plant palette shall include a minimum of 10% Milkweed in an effort to support Phoenix's Monarch butterfly population.
c. Uniform Interior Landscape Design¹¹	The interior building setbacks will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of: • Minimum 2" caliper trees to be planted a minimum of 20' on center, or equivalent grouping, with a minimum of 10% of these plants being Milkweed.

¹⁰ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

¹¹ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	• All trees and shrubs used at this project shall be consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area. • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas • The plant palette shall include a minimum of 10% Milkweed in an effort to support Phoenix's Monarch butterfly population.	
d. Minimum Total Open Space	Commercial Development	Residential Development
	A minimum 5% of the commercial development area within Development Area 1 shall be provided as open space. Of this total, a contiguous open space of no less than 5,000 square feet, inclusive of active space, seating areas, softscape, architectural and vegetative shading, and passive landscape area shall be reserved as the Laveen Village Green as defined by this PUD in Section D3.I.	A minimum of 10% of the multifamily residential project area. A minimum 5% of the single-family residential project area.
e. Open Space Landscape Requirements	Commercial Development	Residential Development
	Active open space area programmed for recreational use shall be landscaped with a mix of ground coverings and shrubs to achieve a minimum of 50% total live vegetative groundcover or artificial turf.	Active open space area programmed for recreational use shall be landscaped with a mix of ground coverings and shrubs to achieve a minimum of 50% total live vegetative groundcover.
f. Minimum Open Space Landscape Design¹²	Other than interior courtyard spaces, common open spaces will include a shade canopy of trees and colorful	

¹² Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	mix of shrubs, accents and groundcover to provide visual interest and a comfortable seating environment. The landscape will be comprised of: • Minimum one (1) 2" caliper tree to be planted per 1,000 sf of open space area. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity), with a minimum of 10% of these plants being Milkweed • All trees and shrubs used at this project shall be consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area. • Minimum 50% live ground coverage within landscape areas • The plant palette shall include a minimum of 10% Milkweed in an effort to support Phoenix's Monarch butterfly population.	
g. Parking Area Landscape Requirements	Commercial Development	Multifamily Residential Development
	A minimum 5% of the interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped.	A minimum 5% of the interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped.
h. Parking Area Planters	Commercial Development	Multifamily Residential Development
	Full parking island planters (minimum 5' internal dimension) at ends of every parking row with diamond landscape planters (minimum 5' x 5' internal dimension) spaced every 8 contiguous parking spaces, at a minimum.	Full parking island planters (minimum 5' internal dimension) at ends of every parking row and approximately every 110'.

i. Parking Area Planter Standards¹³	All parking area planters shall be landscaped with a minimum of 1 (one) 2" caliper tree. A minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24' tall at maturity) and a minimum of 10% of these plants being Milkweed. Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover. Diamond landscape planters are exempt from providing shrubs due to issues with irrigation and plant health.	
j. Parking Area Shade	Commercial Development	Multifamily Residential Development
	A minimum of 25% of the parking area shall be shaded by vegetation.	A minimum of 25% of the parking area shall be shaded by vegetation and/or architectural shade structures.
k. Amenities	In all single-family and multifamily residential developments, resident amenities shall be provided within minimum required open space area outside of required setbacks. See <u>Section D3.f</u> for landscape design guidelines.	
l. Commercial Common Area Amenities & Enhancements	Development Area 1 shall provide the following common area amenities and enhancements: The <u>Laveen Village Green</u>: A contiguous area of a minimum of 5,000 square feet common area inclusive of active space, seating areas, softscape, architectural and vegetative shading, and passive landscape area located central to the Laveen Towne Center where visitors can gather and dine. The Village Green may be programmed with outdoor activities, recreation, dining, events, concerts, and showcases. This area is intended as flexible programable space where property management can schedule promotional outdoor events, such as movie night, live music, food truck and/or outdoor service by on-site restaurants, as well as other customer attraction activities. This area shall be identified on the Final Site Plan with a delineated area and boundary.	

¹³ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	• In at least one (1) instance, the recreation or reuse of select materials and design elements of the structures formerly on the site, utilized in a feature within a commonly visible element, such as landscaping, architecture and/or other way (benches, paving materials, interpretive element). • An informational podium in the primary common area with information on both the Hudson family and farm operation, as well as the history of Laveen's founding and early development. • A minimum of two (2) agricultural type structures positioned in a common area to supplement building design and pay respects to the agricultural history of the site and Laveen.
m. Internal Pedestrian Pathways	A minimum of two types (2) of pedestrian pathways providing internal pedestrian circulation are required. One (1) pedestrian pathway type shall provide a primary pedestrian connection between residential and commercial retail land uses through Development Area 1 (the "Enhanced Pedestrian Link") and one (1) pedestrian pathway type shall provide the pedestrian connections between and amongst the commercial retail land uses and the Dobbins Road and 59th Avenue Shared Use Paths (herein pedestrian pathway). In addition to the common requirements below applicable to pedestrian pathways and the Enhanced Pedestrian Link, the Enhanced Pedestrian Link has additional specific requirements as noted in Sections D3.o. These pedestrian pathways shall be developed as generally illustrated in the Pedestrian Circulation Plan shown in <u>Exhibit 5</u>. A final Pedestrian Circulation Plan addressing the requirements herein shall be approved by the Planning & Development Services Department prior to Final Site Plan approval. The pedestrian pathways shall meet the following criteria: Minimum Width: • Each pathway shall measure a minimum 5' in width.

	Pathway Material: - Constructed of concrete, decomposed granite, pavers, or alternative materials subject to Planning and Development Department approval. Pathway Alignment: - Each pathway may follow a circuitous alignment and may traverse any number of drive aisles. Access Conditions, Residential Areas: - Each path may be publicly accessible in non-gated multifamily development, privately accessible gated multifamily development, or an aggregate of both. - Where a gated multifamily development abuts commercial development, a pedestrian connection to the commercial development shall be provided. - Gated multifamily development that abut commercial development are not required to provide public pedestrian access across the development. Access Conditions, Commercial/Retail Areas: - Pathways within these areas will be open and ungated to encourage pedestrian movements to, from, around and through the site. - To encourage pedestrian movements through the site, the required Pedestrian Circulation Plan shall illustrate a connected pedestrian pathway network that permits movement from near the southeastern corner of the commercial/retail development to near the northwestern corner of the commercial/retail area, as approved by Planning and Development Department. - Additional pedestrian pathways to the abutting Shared Use Paths is encouraged. Landscape: - Each pedestrian pathway shall provide 75% shade coverage except areas where utilities, easements, drive aisles, and/or fire lane access, or other obstructions that prohibit the installation of trees are exempt from 50% coverage requirement.
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	Cooling Stations: • Except where adjacent to building entrances, a cooling station shall be provided an average of every 500 feet along the pedestrian pathways. Each cooling station shall provide: ○ pedestrian seating ○ enhanced landscaping for 75% shade coverage ○ dedicated lighting Development Area Separation: • No pedestrian connection is required between Area 1 and Area 2. Lighting: • The pedestrian scale lighting shall be provided an average of every 50 feet. • The pedestrian pathway shall be lit in accordance with Section D7. Pedestrian Crossings: • Where the pedestrian pathway crosses main drive aisles and driveways the pedestrian path shall be clearly delineated from the adjacent surface through alternative materials, striping, colored concrete or alternative technique as approved by the Planning and Development Department. • Crossings shall feature pedestrian scale lighting no further than 10' from either edge of the crossing for enhanced safety.
n. Pedestrian Pathways Landscaping Design¹⁴	The area adjacent to the pedestrian pathways will be landscaped to include a shade canopy of trees and colorful mix of shrubs, accents and groundcover to provide visual interest and a comfortable seating environment. The landscape will be comprised of: • Minimum 2" caliper single-trunk, drought tolerant shade trees to be planted a minimum of 25' on center, or equivalent grouping. • All trees and shrubs used at this project shall be consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area.

¹⁴ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	• Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas • The plant palette shall include a minimum of 10% Milkweed in an effort to support Phoenix's Monarch butterfly population.
o. Enhanced Pedestrian Link¹⁵	The Enhanced Pedestrian Link is to be constructed as illustrated in the cross- section shown on <u>Exhibit 6</u>. The Enhanced Pedestrian Link shall provide an enhanced connector between residential and commercial uses via additional landscaping and shade to further pedestrian comfort within this section. Landscape Treatment: • A 6' wide landscaping strip planted per Section D3.p shall be provided on both sides of the 5' wide pathway. Length: • The Enhanced Pedestrian Link shall cover the distance of the planned pedestrian trail between the multifamily residential development to the commercial uses located within Development Area 1 as generally depicted in <u>Exhibit 3</u>. The Enhanced Pedestrian Link shall be clearly identified and delineated on the Final Site Plan for the commercial/retail development. The Enhanced Pedestrian Link shall achieve a condition similar to that which is shown below: 

¹⁵ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

	 To do so, the area adjacent to either edge of the Enhanced Pedestrian Link will be landscaped to include a shade canopy of trees and colorful mix of shrubs, accents and groundcover to provide visual interest and a comfortable walking environment. The landscape will be comprised of: • Minimum 2" caliper single-trunk, drought tolerant shade trees to be planted a minimum of 20' on center, or equivalent grouping to achieve 75% shade. • Trees should be staggered on either side of the pathways to achieve the necessary shade. • All trees and shrubs used at this project shall be consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area. • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 75% live ground coverage within landscape areas • The plant palette shall include a minimum of 10% Milkweed in an effort to support Phoenix's Monarch butterfly population
q. Landscaping Design for All Other Landscape Areas¹⁶	All other landscape areas shall be planted with a mix of trees, shrubs and accent plants consistent with the Arizona Department of Water Resources' "Low Water Use and Drought Tolerant Plant List" for the Phoenix Active Management Area, to achieve a minimum of 50% live ground coverage.

¹⁶ Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

Parking Standards		
a. Minimum Parking Standards	Per Ordinance Section 702.E except amended as follows: the combined depth of the parking space and drive aisle width shall equal sixty (60) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.	
b. Off-Street Loading Spaces	Per Ordinance Section 702.B	
c. Bicycle Parking	Commercial Development	Multifamily Residential Development
	Buildings with less than 5,000 square feet shall provide a minimum of eight (8) bicycle spaces near the building's entrance.	Individual developments shall provide 1 bicycle space per 25 required vehicle parking spaces, with a maximum requirement of 50 spaces.
	Buildings with more than 5,000 square feet shall provide 1 bicycle space per 25 required vehicle parking spaces, with a maximum requirement of 20 spaces.	Bicycle parking may be distributed throughout the development and shall be provided in secured parking or storage areas located within 50 feet from building entry points.
d. Bicycle Parking Shade	Bicycle parking areas shall provide a minimum of 75% shade.	
e. Electric Vehicle Charging	Commercial Development	Multifamily Residential Development
	A minimum of 50 required parking spaces shall be EV capable ¹⁷ within the commercial area of Development Area 1	Individual developments shall provide a minimum of 5 EV installed ¹⁸ parking spaces with an additional 10 EV capable parking spaces EV capable.

¹⁷ An "EV capable" parking space is a parking space that includes access to electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle.

¹⁸ A "EV installed" parking space is a parking space that includes access to an EV charger.

f. Electric Bicycle Charging	Commercial Development	Multifamily Residential Development
	A centralized area for electric bicycle charging shall be provided in the Commercial Area of Development Area 1 for no less than 20 bicycles.	Individual developments shall provide a centralized area for electric bicycle charging for no less than 5 bicycles.

D5: Fences/Walls

Fences/Walls

Except as modified herein, fences and walls shall comply with Ordinance Section 703.

An eight (8) foot tall CMU block fence shall be permitted along the west perimeter PUD boundary line.

Blank walls adjacent to 59th Avenue and Dobbins Road shall be limited to a maximum length of 25-feet along a continuous plane, at which the wall shall be articulated with a setback, change of materials, use of artwork, or other design features

D6: Shade

Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all public sidewalks and 50% for all private sidewalks, including the pedestrian spine referenced in Section D3.I. Sidewalks are to be shaded per Section D3. All shade calculations shall be based on the summer solstice at noon.

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% within open space areas programmed for recreational use and 25% for each required open space area for single-family and multifamily developments.

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.

D7: Lighting

Lighting

All lighting shall be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

E. DESIGN GUIDELINES

Design Guidelines	
a. Exterior Materials	
Non-Residential Building Facades	Non-residential building facades (aggregate) shall include: • Maximum 45% Stucco • Minimum 20% Glazing • Minimum 25% other materials (from list below) Other materials utilized (at least two): • Concrete masonry • Brick • Architectural concrete • Simulated wood • Composite paneling • Non-reflective coated metal/corrugated metal
Multifamily Residential	Multifamily residential building facades(aggregate) shall include: • Maximum 65% Stucco • Minimum 20% Glazing • Minimum 25% other materials (from list below) Other materials utilized (at least two): • Masonry • Brick • Real and simulated wood • Board & Batten • Composite paneling • Non-reflective coated metal/corrugated metal
Single-Family Residential	Single-family residential building facades (aggregate) shall include: • Maximum 65% Stucco • Minimum 10% Glazing • Minimum 25% other materials (from list below) Other materials utilized (at least two): • Concrete masonry • Brick • Non-reflective coated metal/corrugated metal • Architectural concrete • Simulated wood • Composite paneling

b. Architecture	
Continuity	All sides of a structure should exhibit design continuity and contain multiple exterior materials that exhibit quality and durability.
Character	The architectural style and character of the development should be thoughtfully designed to reflect and honor the historic agricultural identity of Laveen Village, blending this rich heritage with modern design elements. Each building within the development should embrace a variety of rooflines—ranging from pitched, flat, to single-angle roofs—that create visual diversity and a sense of harmony with the surrounding environment. The use of a wide range of natural building materials is essential to provide depth, texture, and a warm, inviting aesthetic that pays homage to the agricultural roots of the area. Materials such as concrete masonry, steel, and metal panel should be carefully selected to evoke a sense of authenticity while adding modern functionality. The overall elevations of the structures should be designed to emphasize the agrarian history of the land, showcasing a timeless connection to farming traditions. Thoughtful architectural features that echo the simplicity and strength of historical structures should be incorporated, creating a balance between the past and present. The design should draw on key elements seen in historic hay barns and agricultural buildings—such as open, airy spaces, exposed structural elements, and simple lines. These references to traditional farm structures should be reflected in the form, massing, and proportion of the buildings, establishing a visual dialogue with the rural landscape. High-quality finishes should be used throughout the development, enhancing the building facades and enriching the overall aesthetic. Color palettes should be carefully chosen to evoke a connection to the land—earthy tones, weathered finishes, and textures that add vibrancy, warmth, and a tactile sense of place. The use of color and texture should not only be aesthetically pleasing but also serve to highlight the unique architectural detailing and craftsmanship of the development. The intention is to create a sense of timelessness, where the architecture feels both of its time and in keeping with the historic use of the land, ensuring that the development contributes meaningfully to the fabric of Laveen Village while remaining respectful of its agricultural roots. In general, the architectural design should be reminiscent of the following character images:

**Commercial
Character
Images**



**Multifamily
Residential
Character
Images -
Exterior**



**Multifamily
Residential
Character
Images -
Exterior**



**Multifamily
Residential
Character
Images -
Exterior**



**Multifamily
Residential
Character
Images -
Interior**



	 A photograph of a modern kitchen and living area. The kitchen features a white countertop, a stainless steel refrigerator, and a sink with a modern faucet. The living area has a dark blue sectional sofa, a coffee table, and a large window with a patterned curtain. The room is well-lit with pendant lights and a ceiling fan.
Single-Family Residential Character Images – Exterior (Detached)	 A photograph of a single-family detached house with a white exterior and a dark grey roof. The house features a two-car garage with dark grey doors and a covered front porch with wooden columns. The house is surrounded by greenery and a clear blue sky.  A photograph of a modern two-story detached house with a mix of white, grey, and wood siding. The house has large windows and a two-car garage with dark grey doors. The house is set on a green lawn with trees in the background.

Single-Family Residential Character Images – Exterior (Attached)	
c. Color Palette	Neutral colors complementary to the desert landscape and surrounding area.
d. Rooflines	Building design for both the project’s residential and commercial components shall separately incorporate a minimum of two (2) unique rooflines (gable, flat, hip, shed, etc.) to create visual diversity.
e. Façade Restriction	Blank walls shall not exceed a 50’ horizontal dimension without a variation in texture or building fenestration.

f. Private Balconies	For multifamily residential projects, 70% of all residential units on the second floor and above shall contain a minimum of one private balcony, measuring a minimum of 30 square feet having a minimum depth of 4'-6". For single-family residential projects, each unit shall provide a private patio, balcony or combination of the two totaling no less than 100 square feet in area.
g. Screening	Screening may be achieved through CMU walls, fencing, berms or landscape improvements. Architectural screening shall utilize detailing consistent or complementary to the building façade. Architectural screen walls may include perforated fencing as long as opacity does not exceed 40%.
h. Surface Parking Screening	Surface parking areas shall be buffered from adjacent properties and screened from public right-of-way by a minimum 36" tall screening element as permitted in Section E1.f.
i. Garage Screening	Any portion of a structured parking garage for commercial or multifamily use, other than garage entry, that is visible from a City of Phoenix public right-of-way or an off-site building shall be screened by the primary structure or screened by other materials consistent with the primary building façade. This standard excludes single-family garages and carriage units.
E2. Amenities	
a. Resident Amenities	All residential developments shall provide residential amenities (private amenities). Multifamily developments shall provide a minimum of four (4) and single-family family development shall provide a minimum of three (3) of the following amenities: • Resident leasing, lounge and/or clubhouse no less than 3,000 sf • Fitness center no less than 2,000 sf • Shaded outdoor seating area(s) • Shaded outdoor dining area containing: ○ 2 grills ○ 2 tables • Dog wash • Sports court and/or recreation area • Tot lot • Swimming pool and/or spa with at least three (3) of the following: ○ Lounge deck ○ Shaded outdoor dining area(s) ○ Barbeque grill (s) ○ Seating node(s)

F. SIGNS

F1: Permitted Signs

Project signs shall be approved pursuant to a Comprehensive Sign Plan approval per Section 705.E.2.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Salvage and reuse of existing trees is strongly encouraged.
- Electric vehicle charging as noted herein.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- Within the commercial area of Development Area 1, a minimum of 50 required parking spaces shall be EV capable.
- Individual multifamily residential developments shall provide a minimum of 5 EV installed parking spaces with an additional 10 EV capable parking spaces.
- For common areas: Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
- For single-family residential subdivisions: Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), golf courses; and functional turf areas within common areas, as approved by the Planning and Development Department. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads within multifamily and single-family residential developments.
- Energy Star Rated appliances within multifamily and single-family residential developments.
- Reduce heat island effect through ample open space, desert adapted landscaping, and vegetation to include shrubs etc.
- Within multifamily residential developments, offer on-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for tenants.
- Multifamily residential tenants will be offered paperless invoicing and billing.
- Consider use of grey water or condensate to supplement potable irrigation water.
- The developer commits to providing additional EV infrastructure in response to increased demand.

H. INFRASTRUCTURE

H1: Grading and Drainage

The site is currently underdeveloped and vacant. It is the site of a former and now vacant farm which has ceased operations. The Site generally flat and is characterized by grass ground cover with few trees. The site is surrounded by ADOT right-of-way to the west, Dobbins Road to the north, 59th Avenue to the east, and the site of a future residential development to the south. An exposed SRP canal runs the length of the northern PUD perimeter.

H2: Water and Wastewater

Water and wastewater planning will require significant coordination with the City of Phoenix. There are currently no water services on site and a main extension will be required. Connection should occur at 59th Avenue and Dobbins and extension shall occur west along Dobbins Road for the length of the property, before terminating at the ADOT right-of-way. There are currently no sewer services on site and a main extension will be required. Connection should occur within 59th Avenue with a public main extension within Dobbins Road. In order to provide a connection to the existing public water and sewer, the site will be required to cross under/over a transmission main.

H3: Circulation Systems

The Laveen Town Center development will shift local traffic patterns, reducing long trips to distant shopping centers and keeping more travel within Laveen. To accommodate increased traffic within the area, construction of the south half-street of Dobbins between Loop 202 and 59th Avenue will occur. Additionally, the installation of a traffic signal near the freeway interchange is essential for managing expected traffic volumes, preventing congestion, and ensuring efficient flow. The Laveen Towne Center development will include a total of eleven (11) proposed access points, including two (2) new full movement signalized intersections located approximately 654-feet west of 59th Avenue along Dobbins Road and 660-feet south of Dobbins Road along 59th Avenue, seven (7) non-signalized full movement access points (two (2) of which are in alignment with Olney Avenue and Lodge Drive)), and three (3) restricted right-in/right-out only access points. An internal pedestrian circulation system will be developed to connect residents with convenient access to neighborhood retail goods and services.

Internal to the site, pedestrian pathways providing direct pedestrian connection are required. One (1) pedestrian pathway shall provide pedestrian connection between residential and commercial retail land uses through Development Area 1 while other internal pedestrian pathways will provide pedestrian connection between and through commercial retail land uses. Each pedestrian pathway shall measure 5' in width, constructed of decomposed granite, concrete, or alternative paving materials, and shall be appropriately landscaped to achieve 50%

shading. Pedestrian scale lighting shall be provided an average of every 50 feet. Each pathway may follow a circuitous alignment and may traverse any number of drive aisles. At crossings, the pedestrian path shall be clearly delineated from the adjacent surface through alternative materials, striping, colored concrete or alternative technique and adequately lit to increase safety.

Except where adjacent to building entrances, a cooling station shall be provided every 500 feet along the pedestrian pathway network. Each station shall be programed with pedestrian seating, enhanced landscaping for 75% shade coverage and dedicated lighting.

H4: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).*

New detached sidewalks will be constructed along 59th Avenue and partially along Dobbins Road (where space permits). Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. The construction of detached sidewalks will be a major improvement for the area, which current lacks pedestrian infrastructure and connectivity.

- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.*

Per Section D3.l., new on-site sidewalks and walkways will meander between the project's development parcels, providing residents with convenient pedestrian access to neighborhood retail goods and services.

- *Streets should be designed to expand the availability of public seating and bicycle racks.*

See Section D4.c., adequate bicycle parking for both multifamily and commercial development will be provided. Commercial buildings with less than 5,000 square feet shall provide a minimum of four (4) bicycle spaces near the building's entrance while buildings with more than 5,000 square feet shall provide 1 bicycle space per 25 required vehicle parking spaces, with a maximum requirement of 10 spaces. Individual residential developments shall provide 1 bicycle space per 25 required vehicle parking spaces, with a maximum requirement of 50 spaces.

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-2 Standards	R-5 PRD Standards	Proposed PUD Standards
a. Maximum Building Height	30' or 56' with height waiver	48'	Development Area 1: 56' or 4 stories Development Area 2: 45' or 3 stories for single-family 56' or 4 stories for multifamily or assisted living land uses
b. Lot Coverage	50%	50%	Development Area 1: 60% Development Area 2: 60%
d. Dwelling Unit Density (Units/Gross Acre)	14.5 Dwelling Units per Gross Acre	45.68; 52.20 with bonus	Development Area 1: 1,286 units Development Area 2: 170 units
d. Building Setbacks			
North (Perimeter)	25'	20'	Avg 30', 20' min
West (Perimeter)	25'	20'	0'
East (Perimeter)	25' adjacent to street, 45' adjacent to development	20' adjacent 10 street, 10' adjacent to development	Avg 30', 20' min
South (Perimeter)	25'	20'	0'

e. Landscape Setbacks			
North (Perimeter)	10'	10'	Avg 30', 20' min
West (Perimeter)	10'	10'	0'
East (Perimeter)	10' adjacent to street, 5' adjacent to development	10' adjacent to street, 5' adjacent to development	Avg 30', 20' min
South (Perimeter)	10'	10'	0'

J. LEGAL DESCRIPTION

**LEGAL DESCRIPTION
DEVELOPMENT AREA 1
LAVEEN VILLAGE**

June 17, 2025
Job No.6590
Page 1 of 1

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE NORTHEAST CORNER BEARS NORTH 00 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,639.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 1341.30 FEET TO THE EASTERN RIGHT OF WAY LINE OF STATE ROUTE 202, AS SHOWN ON THE A.D.O.T. RIGHT OF WAY PLANS 202L MA 000 H5439 OF THE "SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT";

THENCE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 00 DEGREES 11 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,448.80 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 205.00 FEET;

THENCE NORTH 14 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 165.07 FEET TO THE SOUTH LINE OF THE NORTH 33.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, ALONG SAID SOUTH LINE OF THE NORTH 33.00 FEET, A DISTANCE OF 1,514.86 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 33.00 FEET, A DISTANCE OF 2607.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 3,538,331 SQUARE FEET OR 81.229 ACRES, MORE OR LESS.



**LEGAL DESCRIPTION
DEVELOPMENT AREA 2
LAVEEN VILLAGE**

June 17, 2025
Job No.6590
Page 1 of 1

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE NORTHEAST CORNER BEARS NORTH 00 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,639.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 33.00 FEET, A DISTANCE OF 1330.27 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, A DISTANCE OF 313.02 FEET TO THE EASTERN RIGHT OF WAY LINE OF STATE ROUTE 202, AS SHOWN ON THE A.D.O.T. RIGHT OF WAY PLANS 202L MA 000 H5439 OF THE "SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT";

THENCE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 00 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 1,330.69 FEET TO SAID EAST-WEST MID-SECTION LINE;

THENCE NORTH 89 DEGREES 47 MINUTES 27 SECONDS EAST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 313.30 TO THE **POINT OF BEGINNING**.

CONTAINS 416,630 SQUARE FEET OR 9.564 ACRES, MORE OR LESS.

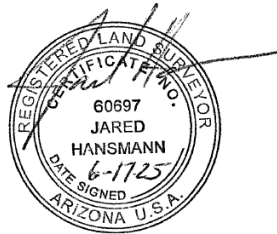


EXHIBIT 1

Proposed General Plan Land Use Designation



Current General Plan Land Use Designation

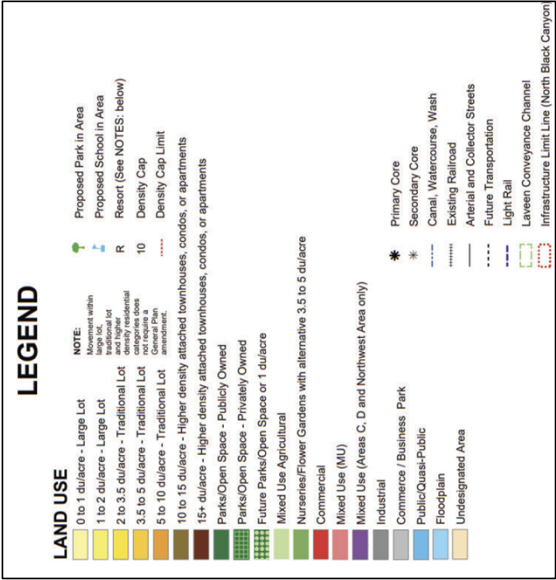
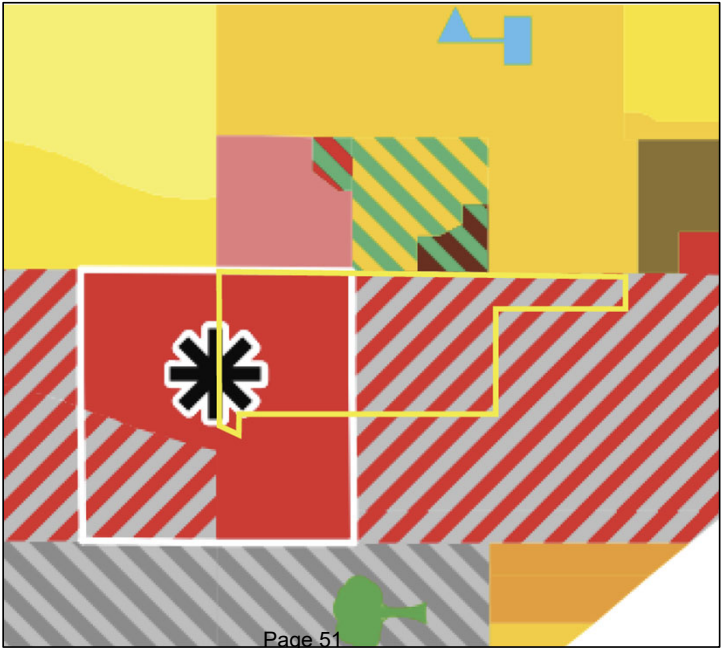
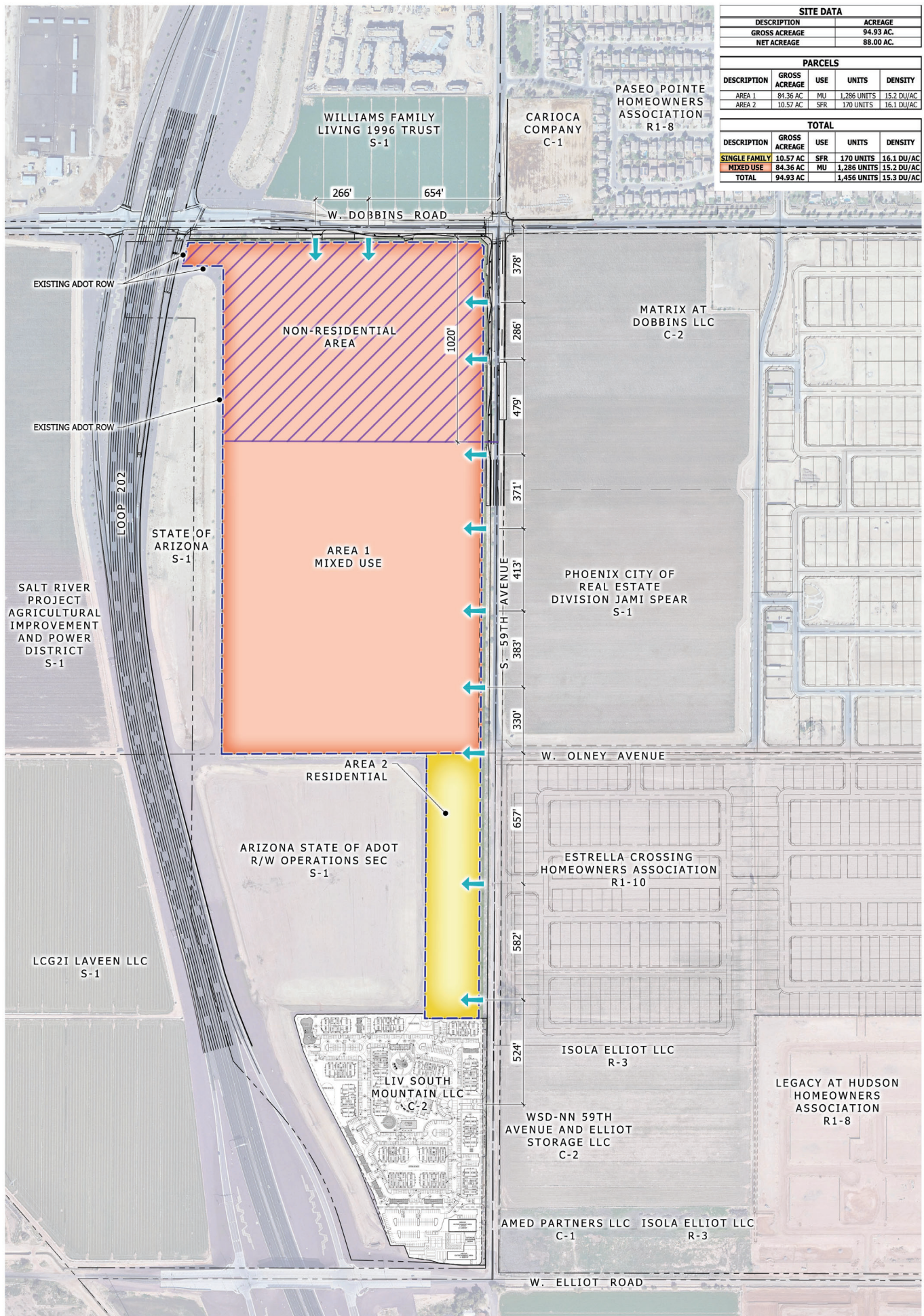


EXHIBIT 2



SITE DATA	
DESCRIPTION	ACREAGE
GROSS ACREAGE	94.93 AC.
NET ACREAGE	88.00 AC.

PARCELS				
DESCRIPTION	GROSS ACREAGE	USE	UNITS	DENSITY
AREA 1	84.36 AC	MU	1,286 UNITS	15.2 DU/AC
AREA 2	10.57 AC	SFR	170 UNITS	16.1 DU/AC

TOTAL				
DESCRIPTION	GROSS ACREAGE	USE	UNITS	DENSITY
SINGLE FAMILY	10.57 AC	SFR	170 UNITS	16.1 DU/AC
MIXED USE	84.36 AC	MU	1,286 UNITS	15.2 DU/AC
TOTAL	94.93 AC		1,456 UNITS	15.3 DU/AC

EXHIBIT 3

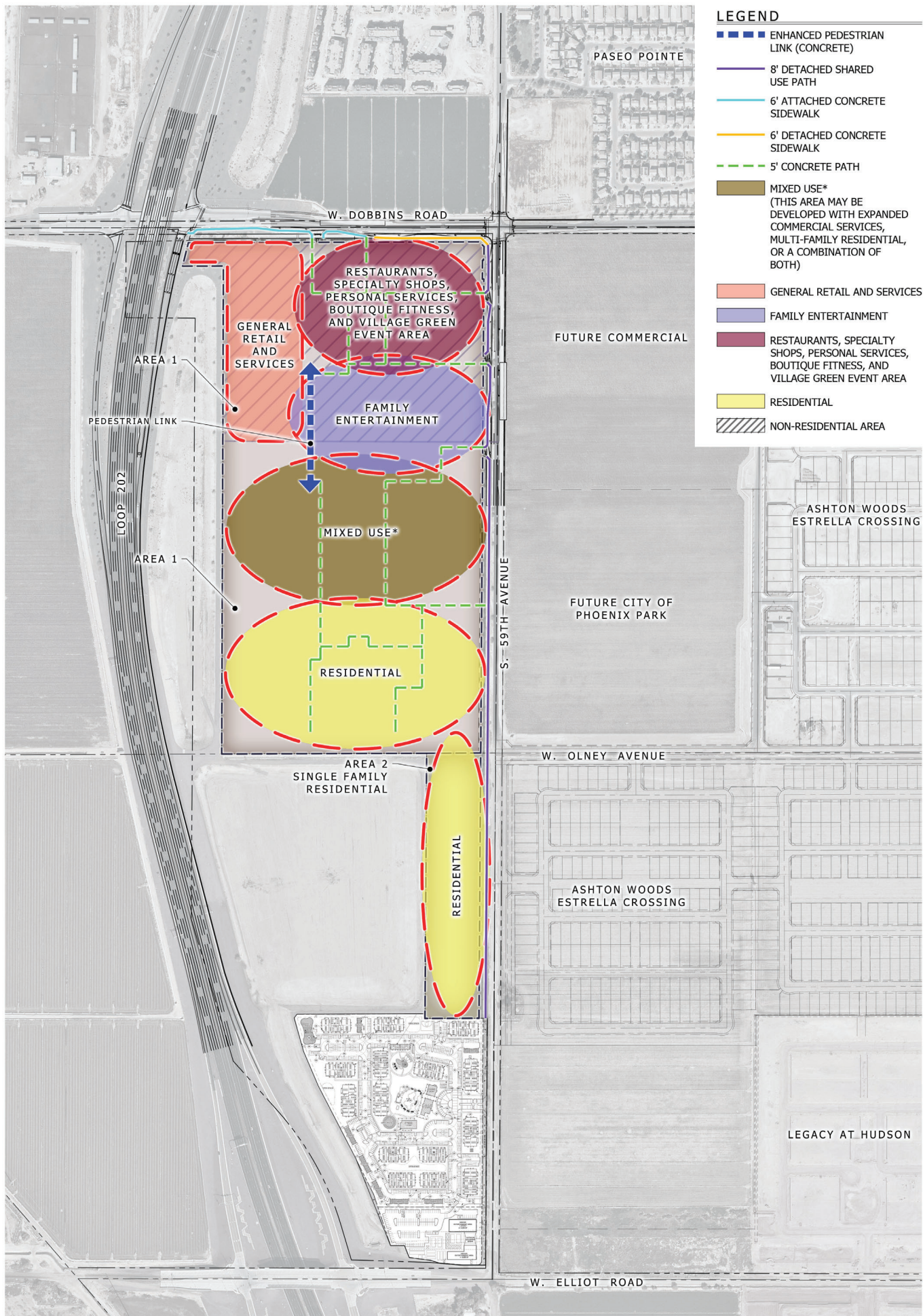


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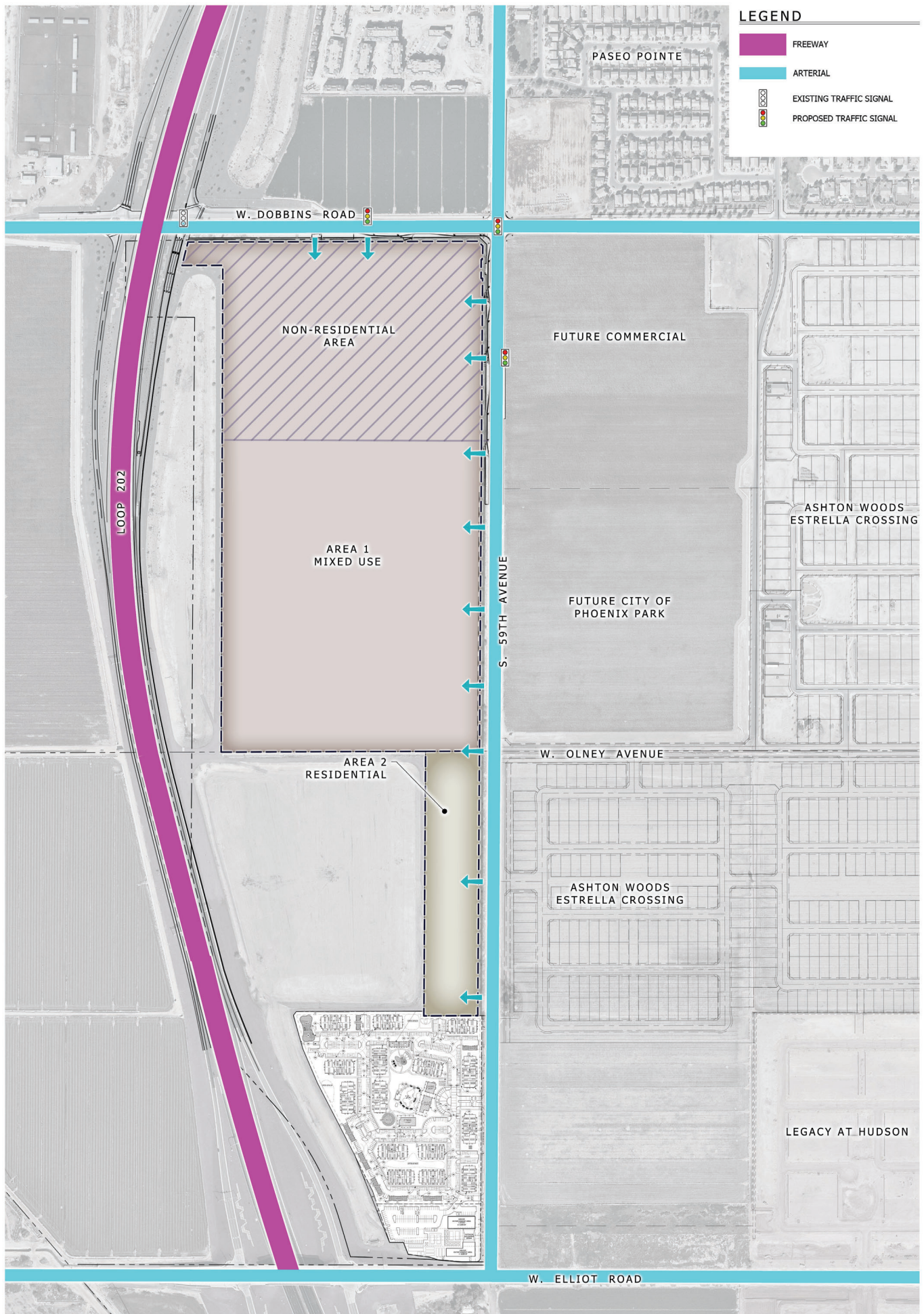


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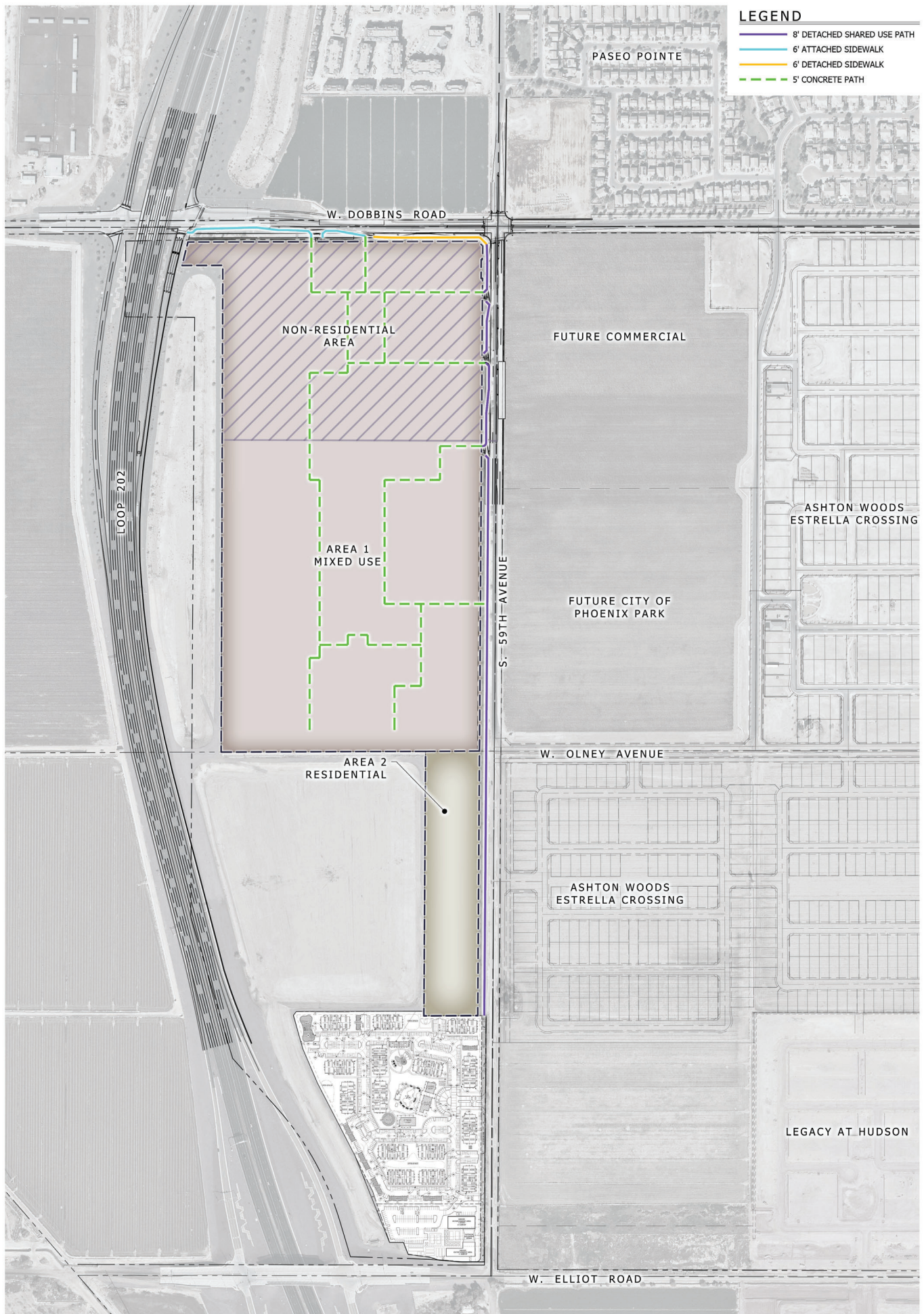


EXHIBIT 6



EXHIBIT 7

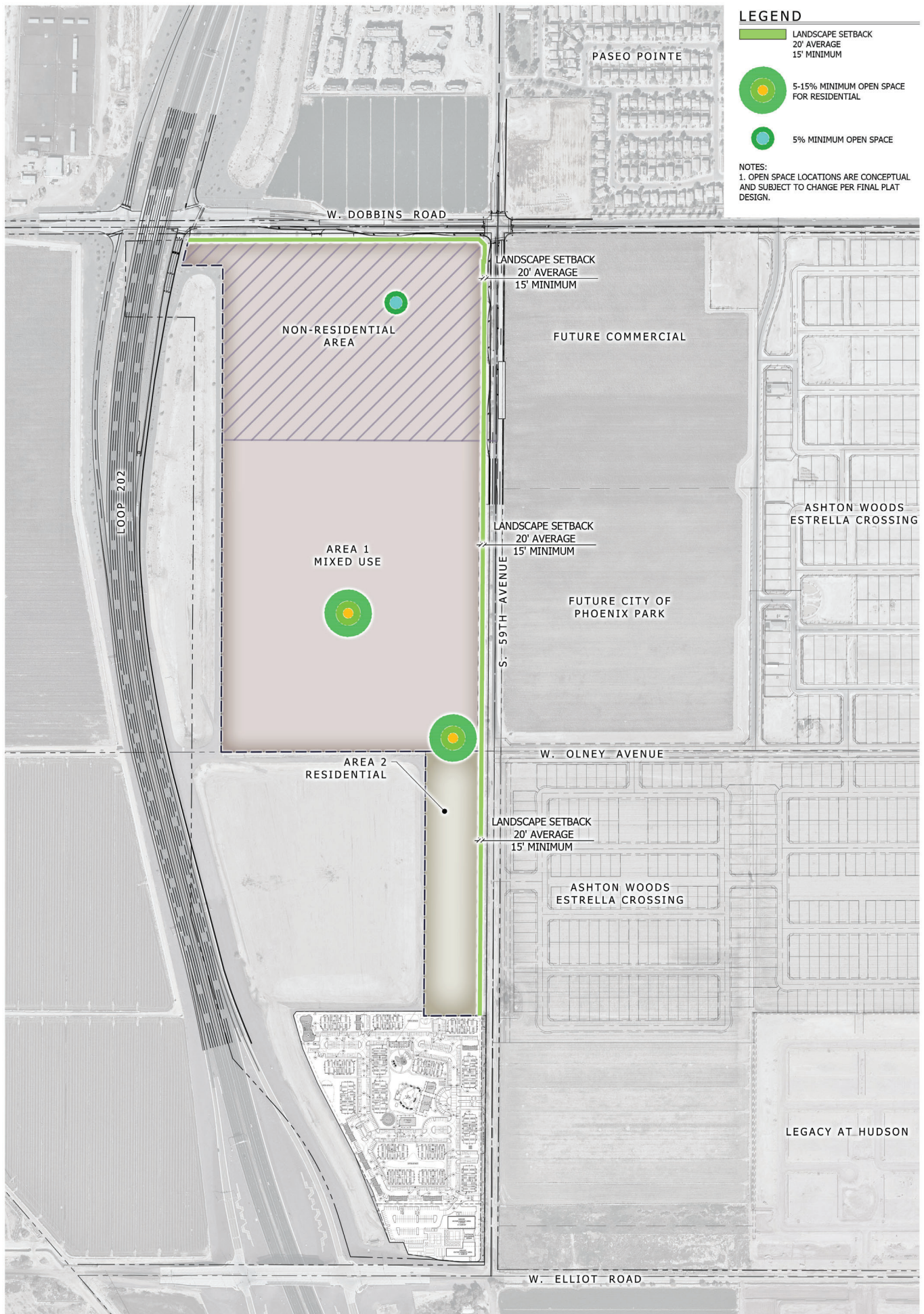


EXHIBIT 8



1 SHOPS A - SOUTH ELEVATION



2 SHOPS A - WEST ELEVATION



3 SHOPS A - EAST ELEVATION



4 SHOPS A - NORTH ELEVATION



1 SHOPS B - WEST ELEVATION



2 SHOPS B - NORTH ELEVATION



3 SHOPS B - SOUTH ELEVATION



4 SHOPS B - EAST ELEVATION

EXHIBIT 9







EXHIBIT 10





3 BR UNIT
3 BR UNIT
3 BR UNIT

1 BR UNIT
1 BR UNIT
1 BR UNIT

1 BR UNIT
1 BR UNIT
1 BR UNIT

3 BR UNIT
3 BR UNIT
3 BR UNIT

42'-4" TO ROOF TO PARAPET
30'-4 3/8" TO PARAPET
21'-4 1/2" TO PARAPET
19'-7 7/8" TO PARAPET
10'-7 7/8" TO PARAPET
6'-2" TO PARAPET

BLD TYPE 3 - FRONT/REAR ELEVATIONS

SCALE: 1/8" = 1'-0"



3 BR UNIT
3 BR UNIT
3 BR UNIT

3 BR UNIT
3 BR UNIT
3 BR UNIT

42'-4" TO ROOF TO PARAPET
30'-4 3/8" TO PARAPET
21'-4 1/2" TO PARAPET
19'-7 7/8" TO PARAPET
10'-7 7/8" TO PARAPET
6'-2" TO PARAPET

BLD TYPE 3 - SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"



CLUBHOUSE FRONT ELEVATION 1.16.25

SCALE: 1/8" = 1'-0"



CLUBHOUSE REAR ELEVATION **1.16.25**

SCALE: 1/8" = 1'-0"

EXHIBIT 11

PAINT COLOR PALETTE
by Dunn Edwards



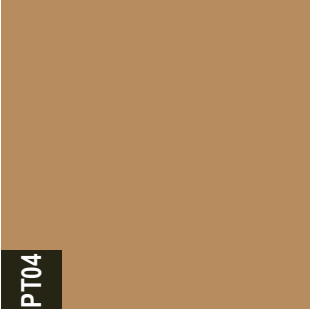
WISHFUL WHITE
DE6260



BIRCHWOOD
DEC750



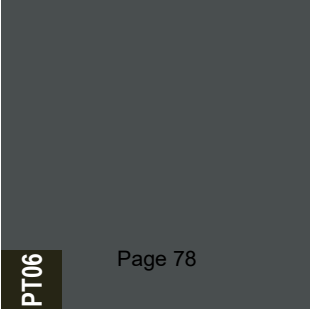
KILN DRIED
DET692



MISSION GOLD
DET685



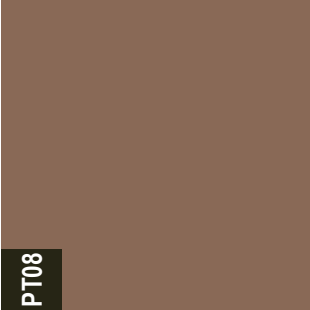
CAVE OF THE WINDS
DE6040



COVER OF NIGHT
DE6329



SOFT PUMICE
DE6326



ART AND CRAFT
DET682



ESPRESSO MACCHIATO
DET680



BLACK JACK
DE6371

COLOR AND MATERIAL PALETTE

23 AUGUST 2024
ZZ059



LAVEEN TOWNE CENTER
Proposed Commercial Shopping District
Phoenix, Arizona



Butler Design Group, Inc.
architects & planners

METAL
by Western States Metal Roofing



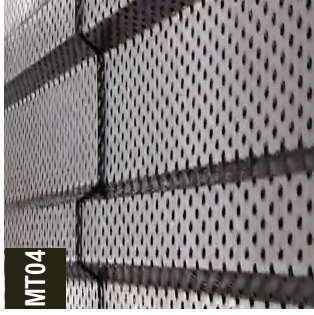
MT01
BRONZE ORE
MATTE
MASONRY
by Old Castle Superlite



MT02
DESERT TAN
PVDF FINISH



MT03
RUSTICO

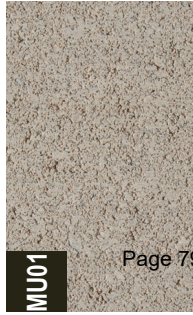


MT04
PERFORATED METAL
WESTERN RIB



METAL
by Arcadia

MT05
BLACK ANODIZED



MU01
ASPEN
8X8X16 - PRECISION
STONE
by Coronado



MU02
BONE
8X8X16 - PRECISION
WOOD
by Omnis



MU03
CHARCOAL
8X8X16 - PRECISION
CONCRETE
by TBD



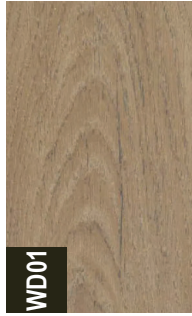
MU04
MALIBU SANDS
8X8X16 - TRENDSTONE



MU05
FOUNDRY
4X2X16 - ALLURE
GLASS
by TBD



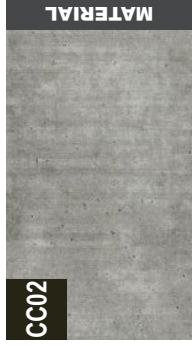
ST01
APPALACHIAN FIELDSTONE



WD01
ANTIQUE OAK



CC01
BOARD FORM



CC02
GRAY



GL01
CLEAR

COLOR AND MATERIAL PALETTE

23 AUGUST 2024
ZZ059



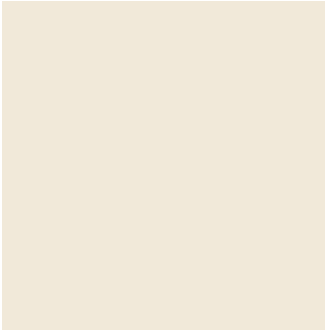
LAVEEN TOWNE CENTER
Proposed Commercial Shopping District
Phoenix, Arizona



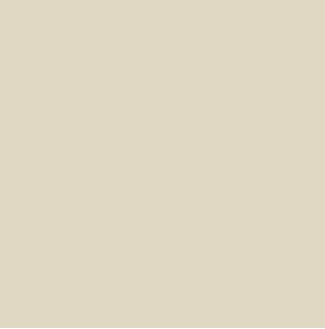
Butler Design Group, Inc.
architects & planners

EXHIBIT 12

MULTIFAMILY RESIDENTIAL



Ball Of String
DE6190
Overall Color



Exclusive Ivory
DE6191
Overall Color



Desert Gray
DEC760
Accent Color



Blackjack
DE6371
Accent Color



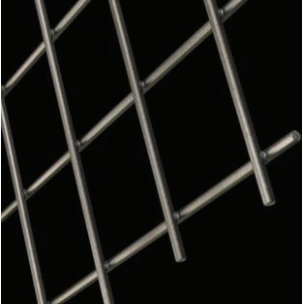
Cortez Brick
Gray



Trenwyth
Allure - Bourbon



Trenwyth
Trendstone -
Berkeley



McNichols
Wire Mesh 3" x 3"
Pool fencing



NewTechWood
Composite Wood
Siding



NewTechWood
Board & Batten

COLOR AND MATERIAL PALETTE

21 January 2025



Proposed Class-A Multifamily
Community
Phoenix, Arizona



EXHIBIT 13

Density Tracking Table

Development Area	Total Units
Development Area 1	
<Development Name>	
<Development Name>	
Total Permitted Units in Development Area 1	1,286
Development Area 2	
<Development Name>	
<Development Name>	
Total Permitted Units in Development Area 2	170
Total Units in PUD	
Total Permitted Units in PUD	1,456