



**ENVISION**  
DOBBINS 202 WEST

**Planned Unit Development Narrative**

**CITY OF PHOENIX**

JAN 24 2023

**Planning & Development  
Department**

**Rezoning Case No. Z-73-22-7**

**City Council Adopted: [Insert Adoption Date]**

**Second Submittal: December 23, 2022**

**First Submittal: September 30, 2022**

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## Table of Contents

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	Planned Unit Development Statement.....	
A.	Purpose & Intent.....	1
	Project Overview and Goals.....	1
	General Plan Amendment.....	2
	Overall Concept.....	2
	Development Plan Administration .....	2
B.	Land Use Plan.....	4
C.	List of Uses .....	5
D.	Development Standards Table.....	7
E.	Design Guidelines.....	11
	Architectural Design.....	11
	Walls and Fences.....	13
	Site Design / Development .....	13
	Landscaping Enhancements.....	14
	Dobbins Road Streetscape .....	14
F.	Signs .....	16
G.	Sustainability.....	17
H.	Infrastructure .....	19
	Grading and Drainage .....	19
	Water & Wastewater .....	19
	Circulation Systems.....	19
	Complete Streets .....	19
I.	Comparative Zoning Standards Table .....	22
J.	Legal Description.....	24

## List of Exhibits

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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
7. Phasing Plan
8. Kit of Parts Exhibit
9. Conceptual Architectural Elevations
10. Conceptual Color and Material Board
11. Conceptual Landscape Plan

## **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

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### 1. Project Overview and Goals

Envision Dobbins 202 West (the “Project”) is a proposed approximately 80-acre industrial / commerce park development to be located at the southwest corner of South 63rd Avenue and West Dobbins Road (the “Site”), within Laveen Village. The Site is vacant agricultural land which is bound by Dobbins Road to the north and the future alignments for 63rd Avenue (east), Olney Avenue (south), and 65th Avenue (west). Beyond these streets, there is planned industrial / commerce park development to the east and west. To the north and south is vacant agricultural land. See **Exhibit 1: Vicinity Map and Aerial Map**. In alignment with the City’s General Plan land use designations for the subject Site, as amended through a concurrent minor General Plan land use map amendment (Case No. Z-73-22-7), this application proposes a Planned Unit Development (“PUD”) for a major industrial and employment district consisting of light industrial, office, technology, manufacturing, and other employment uses.

IDM, which is a fully integrated real estate company focused on investing, developing and managing a diverse and impressive portfolio of multi-family, commercial and industrial developments, was established in 1993 and has since grown and established a meaningful presence in the Valley, including in the City of Phoenix, with more development planned or in the construction pipeline. IDM’s vision for the Site, as further outlined below, is to develop a high-quality industrial / commerce park that will provide quality employment opportunities close to major transportation arteries, proximate to existing and future residential neighborhoods within Laveen Village. Notably, as part of its core philosophy, IDM develops, owns and manages all of its developments long-term, ensuring quality and thoughtful design and development, and long-term partnerships within the communities in which it locates.

The primary goal of this PUD is to create a framework for development of a master planned industrial / commerce park that will serve as a major economic driver within the southwest region of Phoenix. This PUD establishes land uses and design principles for the proposed development. The goals and objectives of the Envision Dobbins 202 West 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.

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## 2. 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 Map**. This PUD request is accompanied by a Minor General Plan Amendment request (Case No. GPA-LV-5-22-7) to amend the Site's Land Use Map designation to Industrial and Commerce/Business Park as shown in **Exhibit 3: Proposed General Plan Land Use Map**. This revised land use designation will support the employment "hub" envisioned for the Site.

## 3. Overall Concept

The purpose of the Envision Dobbins 202 West Planned Unit Development is to create a regulatory framework for the development of an industrial / commerce park that will permit a range of land uses intended 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 foundation 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 Map**, the Site is currently zoned S-1 (Approved R1-8, R-2 and C-1 PCD\*). Due to the long-time vision of the city and stakeholders for this area to be developed as a "Tech Park," the current zoning is not conducive to that vision. Thus, the purpose of this request is to rezone the Site to PUD to establish permitted uses and to facilitate the Site's development as an employment hub. **See Exhibit 5: Proposed Zoning Map.**

This PUD encourages complementary 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 Site Plan.**

## 4. Development Plan Administration

Recognizing that specific users and site plans are not yet known, given the speculative nature of industrial development, this PUD establishes a 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, as further detailed in **Section C**, 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.

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## B. Land Use Plan

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The approximately 80-acre site is designed for Commerce Park and Industrial uses. This PUD proposes a mix of land uses including light industrial, office, technology, manufacturing, warehouse and other employment uses. Future development of the Property may 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 and design guidelines to guide development of the individual parcels.

Specific tenant users, building locations, sizes, design, and overall layout will be refined as future users materialize. However, the conceptual land use plan establishes a general circulation and access plan. Given the size of the development, access is proposed via Dobbins Road, the Project's primary frontage, with additional planned access via the 63rd and 65th Avenue alignments and the Olney Avenue alignment. See **Exhibit 6: Conceptual Site Plan**. Development parcels may be modified, subdivided, combined or reconfigured during the platting and minor land division process.

The development is anticipated to be phased with Phase 1 consisting of approximately 29.83 acres and Phase 2 consisting of approximately 50.32 acres. Please see **Exhibit 7 - Phasing Plan**. Phase 1 consists of the area beginning at the Dobbins Road property line to approximately 931 feet to the south; Phase 2 consists of the area south of the Phase 1 line, approximately 1617 feet to Olney Avenue.

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## C. List of Uses

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The 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.

### **Permitted Uses:**

- All uses permitted in the CP/GCP (Commerce Park General Commerce Park) option per Section 626.F of the Zoning Ordinance, excluding those uses included in the **prohibited use section** of this PUD
- Food and spice, manufacturing or assembly of finished products, or subassemblies that may include basic processing and compounding
- All uses permitted in the C-2 (Intermediate Commercial) zoning district per Section 623.D (subject to all applicable conditions and restrictions)

### **Prohibited Uses:**

- Multifamily residential
- Non-profit dispensary
- Tobacco-oriented retailer
- Motels and hotels
- Publicly operated buildings or properties
- Public utility buildings and facilities when necessary for serving the surrounding territory
- Environmental remediation facility
- Pet care facility

### **Performance Criteria for Distribution Uses:**

For the **Phase 1** area, as depicted and legally described in **Exhibit 7 - Phasing Plan**, distribution uses are subject to the following criteria:

- Distribution facilities as a primary use shall not be permitted within 500 feet of the property line along Dobbins Road including within Building A
- No distribution facilities are permitted as a primary use within Building B for a time period of 3 years from the date of rezoning approval.

For the **Phase 2** area, as depicted and legally described in **Exhibit 7 - Phasing Plan**, distribution uses are subject to the following criteria:

- No distribution facilities are permitted as a primary use for a time period of 3 years from the date of rezoning approval.

- After 3 years from the date of rezoning approval, distribution uses may be permitted as a primary use up to a maximum of 50% of the total building area for the Phase 2 area.
- After 6 years from the date of rezoning approval, distribution may be permitted 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:**

All Special Permit uses shall be prohibited.

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## D. Development Standards Table

Development of Envision Dobbins 202 West is subject to development standards generally based on the Commerce Park District, General Commerce Park Option, as identified within Section 626.F of the City of Phoenix Zoning Ordinance, except as modified by the Development Standards Table below.

### Development Standards

Building Setback	<p>a) Streets (Perimeter)*</p> <ul style="list-style-type: none"> <li>• Dobbins Road: Min. 50 Feet</li> <li>• 63rd Avenue: Min. 40 Feet</li> <li>• Other Street Frontages: Min. 30 Feet</li> </ul> <p>b) Interior (Not Adjacent to a Street): 0 Feet</p> <p>*Except that shade structures used to shade surface parking lots may encroach up to 5 feet in the required building setbacks</p>
Detached Sidewalks	<p>a) Dobbins Road: 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>
Maximum Building Height	<p>Maximum: 56 feet; One (1) building within Phase I may have a maximum height of 85 feet for a portion of the building area, provided that it is no more than 15% of the total building area and is a minimum of 100 feet from a property line; such height shall be limited to the west portion of the site and be located a minimum distance of 700 feet from the centerline of the 63<sup>rd</sup> Avenue and Dobbins Road intersection.</p> <p>Roof mounted equipment shall be fully screened from the adjacent public street line of sight.</p>
Lot Coverage	Maximum 50% per individual development parcels

<p>Open Space &amp; Amenity Standards</p>	<p>Minimum 8% for the overall net PUD area, exclusive of required landscape setbacks.</p> <p>A minimum of two (2) employee amenity areas shall be provided per phase, including but not limited to picnic tables, ramada, seating areas. The employee amenity areas shall each be a minimum of 250 square feet in area.</p>
<p>Parking Standards</p> <p>Electric Vehicle Parking</p>	<p>Per Section 702 of the Phoenix Zoning Ordinance.</p> <p>Installation of electric vehicle (EV) charging stations and infrastructure to provide for future installation of EV charging stations shall be provided as follows:</p> <p style="padding-left: 40px;">Minimum Percentage of Total Parking Spaces with Level 2 EV Charging Station Installed: 1% of Required Parking.</p> <p style="padding-left: 40px;">Minimum Percentage of Total Parking Spaces to be EV-Capable for Level 2 EV Charging Station: Minimum 3% of Required Parking.</p>
<p>Bicycle Parking Standards</p>	<p>Bike racks shall be provided at a rate of one bicycle space per 25 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 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 703 of the Phoenix Zoning Ordinance.
Open Storage Standards	Any open use or storage area, where permitted, shall be located no less than 100 feet from a perimeter (street) or residential zoning district line. Any open use, including loading spaces or docking areas, shall be fully screened with a solid wall to a minimum height of 8 feet, where visible from a public street or residential district. Where metal gates are provided for vehicular access, minor perforation may occur to accommodate wind loads, however perforation shall be limited to maximum 50%.
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"> <li>• Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</li> </ul>
Minimum Landscape Setbacks	<p>Perimeters:</p> <ul style="list-style-type: none"> <li>• Dobbins Road: Min. 35 Feet</li> <li>• 63rd Avenue: Min. 35 Feet</li> <li>• Other street frontage: Min. 20 Feet</li> </ul> <p>Interior: 0 feet</p>
Planting Standards for Dobbins Road	<p>Trees:</p> <p>Minimum 2-inch caliper (25% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <p>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 shade trees.</p> <p>Palm trees shall be planted at primary entrances, or other key locations, for each phase.</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p> <ul style="list-style-type: none"> <li>• A minimum of 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more.</li> <li>• Minimum 75% live groundcover</li> </ul>
<p>Planting Standards for Other Street Frontages</p>	<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 shade trees.</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p> <ul style="list-style-type: none"> <li>• A minimum of 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more.</li> <li>• Minimum 75% live groundcover</li> </ul>
<p>Landscaping Between Curb and Sidewalk</p>	<ul style="list-style-type: none"> <li>• Minimum 2-inch caliper trees planted 20-feet on center or in equivalent groupings</li> <li>• Minimum five 5-gallon shrubs per tree</li> <li>• Minimum 75% live ground cover</li> </ul>
<p>Landscaping for Parking Areas</p>	<ul style="list-style-type: none"> <li>• 5% of the surface parking lot, exclusive of perimeter landscaping and all setbacks, must be landscaped. Landscaping shall be dispersed throughout the parking area.</li> <li>• All uncovered surface parking lot areas shall be landscaped with a minimum 2-inch caliper drought</li> </ul>

	tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity.
Shade	<ul style="list-style-type: none"> <li>• Minimum 75% shading of pedestrian sidewalks along all adjacent public roads</li> <li>• Minimum 50% shading of all private walkways                             <ul style="list-style-type: none"> <li>• Shade to be provided by means of vegetation at maturity and/or shade structures.</li> <li>• Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.</li> </ul> </li> </ul>
Plant Material	<ul style="list-style-type: none"> <li>• Drought-tolerant plant material shall be utilized within the required landscape setbacks except where permitted within landscape accent areas along street frontages</li> </ul>

## E. Design Guidelines

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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. The following design guidelines shall apply to future development on the site. Those standards not addressed herein shall comply with Section 507 Tab. A. of the Zoning Ordinance.

### 1. Architectural Design

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

- All structural elements such as buildings, walls, fences, accessory structures, and signs shall exhibit a cohesive architectural theme and style throughout the development.
- A minimum of two (2) of the following historically appropriate building materials shall be incorporated into facades, screen walls, and/or site features facing the public right-of-way, in a cohesive manner:
  - River run stone masonry;
  - Field stone masonry;
  - Common brick;
  - Corrugated galvanized panels;
  - Painted steel or metal panels;

- Each building will provide a minimum of two primary entrances that will provide facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- All building facades facing a public street shall be enhanced by incorporating a minimum of three (3) different building materials and/or colors, with no more than sixty-five percent (65%) of the total façade being covered with one (1) single material and/or color. Building materials shall include:
  - Aluminum storefront
  - Insulated glazing
  - ACM canopies (aluminum composite panels)
  - Integrally colored CMU
- Concrete tilt panels with various colors and/or textures
- At prominent locations, building offsets and recesses shall be a minimum of three (3) feet in depth. To create additional articulation and visual interest, embellishments will be provided such as projected coping details, window trims, door casings, or similar treatment.
- Building façades facing Dobbins Road shall not have blank, uninterrupted wall lengths exceeding 100 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.
- Scuppers and/or downspouts are not allowed on any elevation of a building that faces a public street. Scuppers and downspouts shall be integrated into the building design.
- Vary building height along public way/street, 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. If height greater than what is permitted by Section 507.Tab.A.II.B.2.(2.2) of the Zoning Ordinance is proposed, then the following standard shall apply: The average height of such parapets shall not exceed twenty 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.
- If not already screened by an 8 foot tall wall or the building itself, 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 feet 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.
- If not already screened by an 8 foot tall wall or the building itself, 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.

## 2. 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;
- Where security fencing is located within 75 feet from a public street, it should consist of wrought iron or tubular steel, or similar materials.

## 3. 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 shaded amenities areas within the development.
- Site screen walls shall be designed to complement and emphasize the overall commerce architectural theme. Parking fronting onto streets shall have a minimum 3-foot masonry screen wall or 3-foot vegetation or a combination of the two.
- Loading docks and outdoor storage areas shall be fully screened from public view with a a minimum 8-foot-tall solid wall. Where metal gates are provided for vehicular access, minor perforation may occur to accommodate wind loads, however perforation shall be limited to maximum 50%.
- 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.
- Outdoor storage areas, where permitted, 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.
- Loading doors shall be oriented away from public streets.

## 4. 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 (per the Landscape Standards Table) 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 or meet minimum required caliper sizes as shown in the landscape standard table.
- Natural turf shall be discouraged from each individual parcel, while artificial turf shall be encouraged in-lieu of natural turf. Where natural turf is used, this shall not exceed 5% of the total landscape area for each individual parcel. The landscaping palette shall be desert, low- water use plants with enhanced features, such as accent trees and shrubs, along Dobbins Road and primary entrances. Dobbins Road streetscape shall be designed to include detached sidewalks and trees on both sides of the sidewalk per the Landscape Standards Table to provide an attractive and comfortable experience.

## 5. 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.*

- 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
  - Metal - 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

\* Any of the above amenities will be located behind the sidewalk and outside of right-of-way.

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## F. Signs

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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.

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## G. Sustainability

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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.

### 1. City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
  - Minimum 75% shading of pedestrian sidewalks along all adjacent public roads
  - Minimum 50% shading of all private walkways
    - Shade to be provided by means of vegetation at maturity and/or shade structures.
    - Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.
- Encourage water conservation through the selection of drought tolerant plants and trees and smart and water efficient irrigation systems.
- 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.

### 2. 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” and water efficient 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.
- 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.

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## H. Infrastructure

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### 1. Grading and Drainage

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

### 2. 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 and will be designed and constructed in accordance with City Code requirements.

### 3. Circulation Systems

The development will be accessed primarily from 63rd and 65th Avenues, and secondarily off of Dobbins Road, Olney Avenue and private drives.

The following information related to Street Transportation Department infrastructure shall be provided 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 development will be required to dedicate and construct all typical half street right-of-way and roadways necessary to serve the development in accordance with an approved Master Street Plan, as applicable. 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.

## 4. 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 right-of-way along Dobbins Road, 63rd and 65th Avenues and Olney Avenue. There will be meaningful landscaping along each of the aforementioned rights-of-way 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.

The City of Phoenix Complete Streets Design Guidelines provides “design guidance” for all projects within the public right-of-way and all streets accepted by the City. Some of the guidelines are applicable to the proposed development as follows:

### **Design for Context / Connectivity:**

“Bicycle treatments should be considered along all roadways...”

- The project will include bike infrastructure per Section D.

### **Design for Safety:**

“Design streets safely for all users...”

- As provided in Section D.1 and D.2, the development will incorporate detached sidewalks, providing a buffer for pedestrians from the street and vehicular traffic.

### **Design for Comfort and Convenience:**

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- Shade trees will be provided per Section D to promote pedestrian and cyclist thermal comfort.

### **Design for Sustainability:**

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

This design guideline will be furthered by the development, as trees will be provided along publicly accessible sidewalks, including between the landscape strip between the roadway and sidewalk; thus, shade will be cast over a portion of the nearest roadway.

**Design for Green Infrastructure:**

“Green infrastructure (GI) is an important element of a sustainable complete street, using living, natural systems to provide environmental services, such as capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic”

- As noted herein, the development will incorporate shaded pedestrian sidewalks, as well as shaded open space amenities. A minimum 10% of required shrubs will also be a milkweed or other native nectar species, promoting wildlife habitat.

## I. Comparative Development Standards Table

Standard	CP-GCP Zoning District	Proposed PUD
<b>Maximum Building Height</b>	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	<p>Maximum: 56 feet; One (1) building within Phase I may have a maximum height of 85 feet for a portion of the building area, provided that it is no more than 15% of the total building area and is a minimum of 100 feet from a property line; such height shall be limited to the west portion of the site and be located a minimum distance of 700 feet from the centerline of the 63<sup>rd</sup> Avenue and Dobbins Road intersection.</p> <p>Roof mounted equipment shall be fully screened from the adjacent public street line of sight.</p>
<b>Lot Coverage</b>	50%	Maximum 50% per individual development parcels
<b>Required Building Setbacks</b>	<p>a) 30' from perimeter lot line on a street, 20' not on a street</p> <p>b) 20' from interior lot line on a street, 0' not on a street</p>	<p>a) Streets (Perimeter):</p> <ul style="list-style-type: none"> <li>• Dobbins Road: Min. 50 Feet</li> <li>• 63rd Avenue: Min. 40 Feet</li> <li>• Other street frontage: Min. 30 Feet</li> </ul> <p>b) Interior (Not Adjacent to a Street): 0 Feet</p>
<b>Landscape Setbacks</b>	a. Landscaping, when required, shall consist of both an appropriate ground cover which shall include living ground cover plant material and suitable placement of shrubs and trees so as to create a setting for uses which	<p>a) Perimeters:</p> <ul style="list-style-type: none"> <li>• Dobbins Road: Min. 35 Feet</li> <li>• 63rd Avenue: Min. 35 Feet</li> <li>• Other street frontage: Min. 20 Feet</li> </ul>

	<p>can enhance the visual attractiveness of the site and to offer a desirable transition to other uses. All landscaped areas shall be supplied with an appropriate watering system. Plant materials shall be maintained in a living condition and shall be selected on the basis of minimizing water consumption, the provision of shade and visual screening where appropriate, and enhancement of the site development.</p> <p>b. Required setbacks adjacent to a street or canal right-of-way shall be landscaped.</p> <p>c. Where a lot line, not on a street, abuts residential zoning, there shall be provided a minimum five-foot-wide landscaped area containing at least fifteen gallon evergreen trees planted to average a minimum of twenty feet on center.</p>	<p>b) Interior: 0 feet</p>
<p><b>Open Space &amp; Amenity Standards</b></p>	<p>N/A</p>	<p>Minimum 8% for the overall net PUD area, exclusive of required landscape setbacks.</p> <p>A minimum of two (2) employee amenity areas shall be provided per phase, including but not limited to picnic tables, ramada, seating areas. The employee amenity areas shall each be a minimum of 250 square feet in area.</p>

## J. Legal Descriptions

---

*Refer to the following pages.*



**ENVISION DOBBINS  
PHASE 1  
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest Quarter of Section 7, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**BEGINNING** at a found brass cap in hand hole accepted as the North Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Center of said Section 7 thereof bears South 00°22'32" West, 2643.39 feet;

Thence South 00°22'32" West, 986.02 feet along the east line of the Northwest Quarter of said Section 7;

Thence leaving said east line, North 90°00'00" West, 1321.72 feet;

Thence North 00°26'37" East, 981.10 feet to the north line of said Northwest Quarter of Section 7;

Thence North 89°47'10" East, 1320.59 feet along said north line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,299,381 sq. ft. (29.83 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2419  
Date: January 2023



N1/4 COR. SEC. 7, T1S,  
R2E FOUND BRASS CAP  
IN HAND HOLE  
P.O.B.

N89°47'10"E 1320.59'

N00°26'37"E 981.10'

PHASE 1  
1,299,381 SQ FT  
29.830 ACRES

S00°22'32"W 986.02'

S0°22'32"W 2643.39'

N90°00'00"W 1321.72'


1657.37'

CENTER COR. SEC. 7,  
T1S, R2E FOUND BRASS  
CAP IN HAND HOLE



P.O.B. – POINT OF BEGINNING

PAGE 2 OF 2

PROJ.NO.: 2419	EVISSON DOBBINS	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2023		
SCALE: N.T.S.	PHASE 1	
DRAWN BY: DSP	PHOENIX, ARIZONA	
CHECKED BY: KJP	<b>EXHIBIT</b>	

**ENVISION DOBBINS  
PHASE 2  
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest Quarter of Section 7, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the North Quarter corner of said Section 7 from which a found brass cap in hand hole accepted as the Center of said Section 7 thereof bears South 00°22'32" West, 2643.39 feet;

Thence South 00°22'32" West, 986.02 feet along the east line of the Northwest Quarter of said Section 7 to the **POINT OF BEGINNING**;

Thence continuing South 00°22'32" West, 1657.37 feet along said east line to the south line of the Northwest Quarter of said Section 7;

Thence along said south line, South 89°59'52" West, 1323.68 feet;

Thence leaving said south line, North 00°26'37" East, 1657.43 feet;

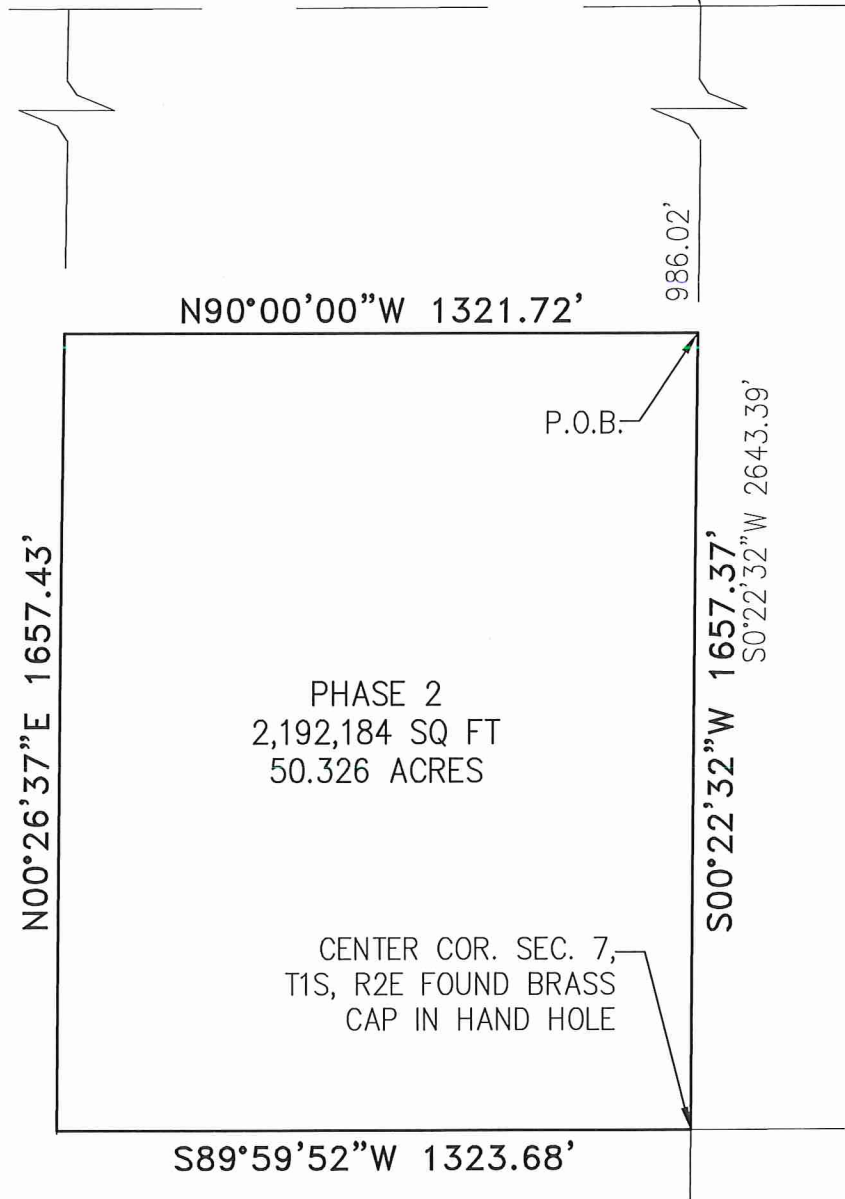
Thence North 90°00'00" East, 1321.72 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,192,184 sq. ft. (50.326 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2419  
Date: January 2023



N1/4 COR. SEC. 7, T1S,  
R2E FOUND BRASS CAP  
IN HAND HOLE  
P.O.C.



PHASE 2  
2,192,184 SQ FT  
50.326 ACRES

CENTER COR. SEC. 7,  
T1S, R2E FOUND BRASS  
CAP IN HAND HOLE



P.O.C. – POINT OF COMMENCING  
P.O.B. – POINT OF BEGINNING

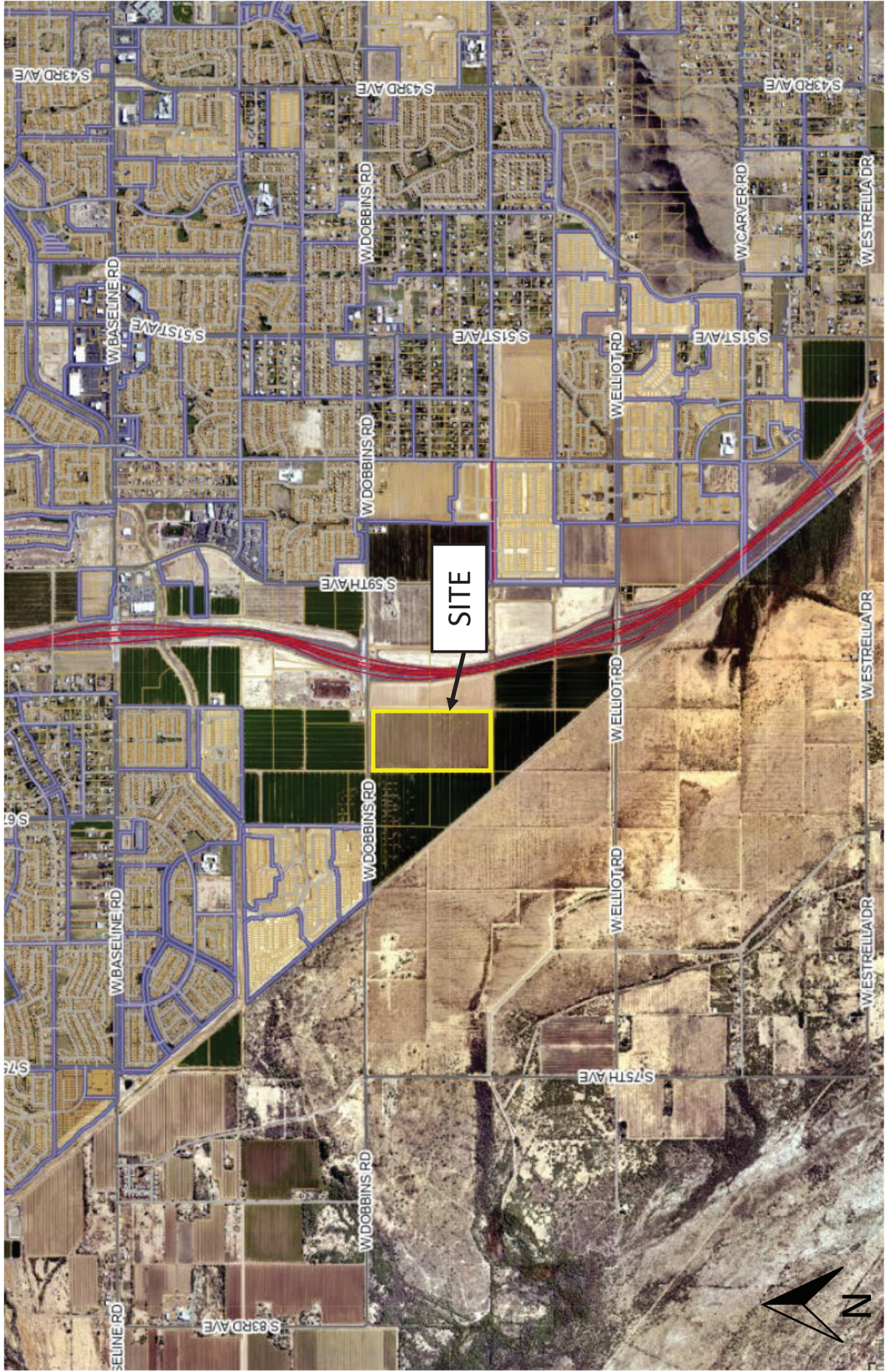
PAGE 2 OF 2

PROJ.NO.:	2419	<b>EVISION DOBBINS</b>	
DATE:	JAN 2023		
SCALE:	N.T.S.	PHASE 2	<b>HILGARTWILSON</b>
DRAWN BY:	DSP	PHOENIX, ARIZONA	2141 E. HIGHLAND AVE., STE. 250
CHECKED BY:	KJP	<b>EXHIBIT</b>	PHOENIX, AZ 85016
		P: 602.490.0535 / F: 602.368.2436	

TAB 1



# Site Vicinity Map Envision Dobbins 202 West





# Site Aerial Map Envision Dobbins 202 West



TAB 2



# LEGEND

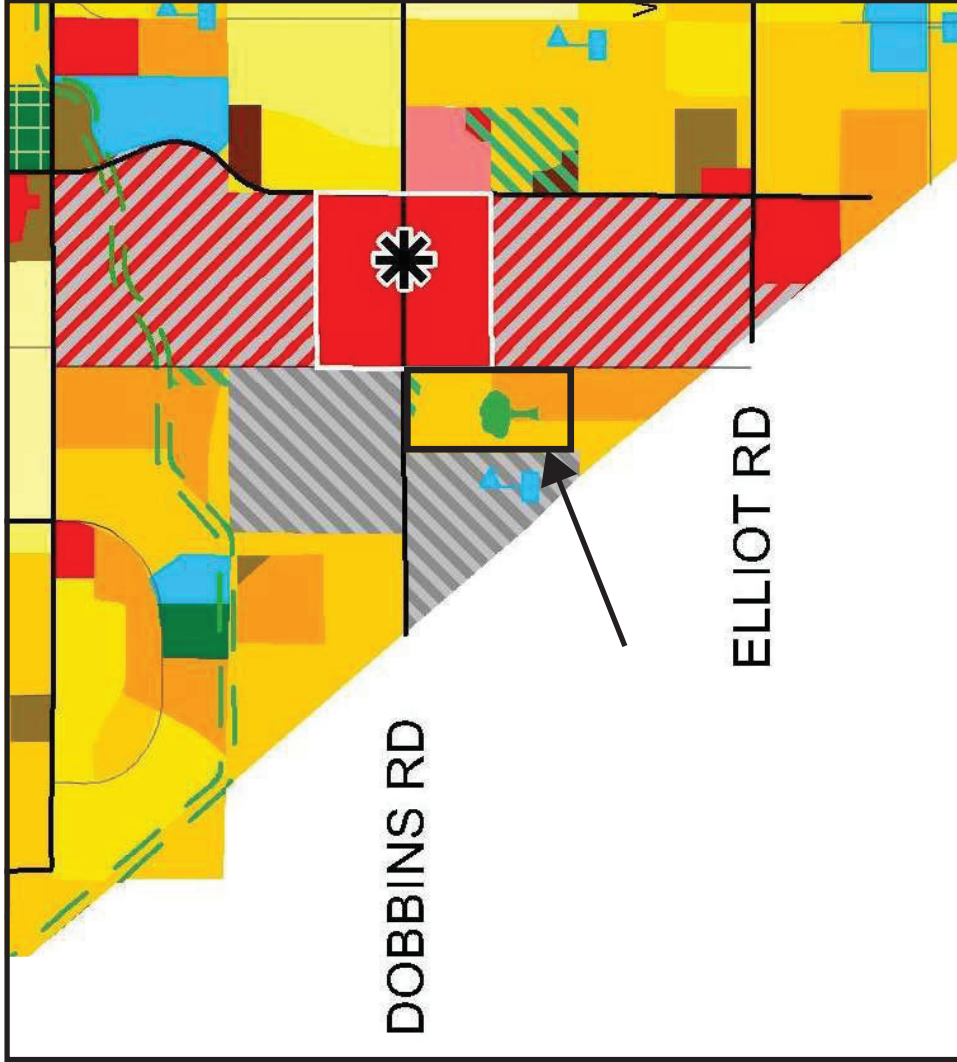
## LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 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
- Public/Quasi-Public
- Floodplain
- Undesignated Area

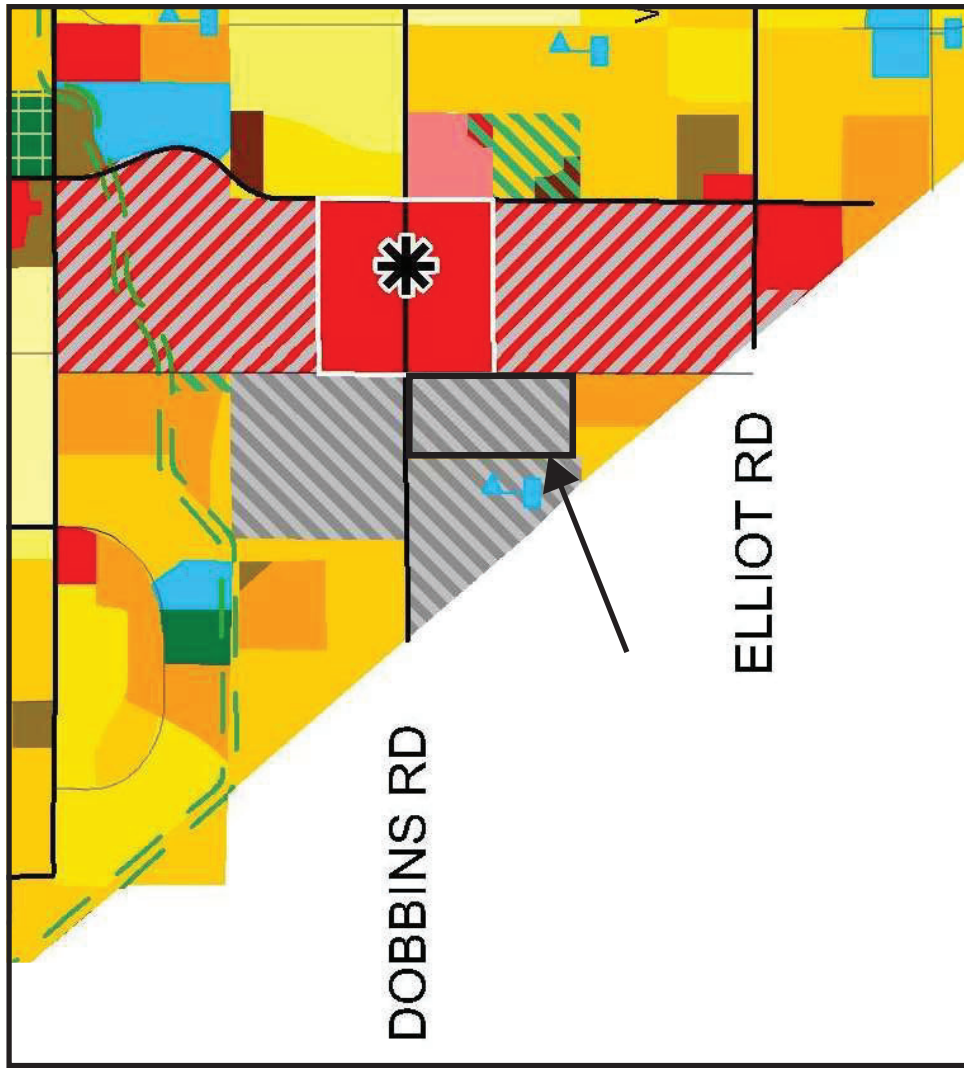
- Proposed Park in Area
- Proposed School in Area
- R Resort (See NOTES: below)
- 10 Density Cap
- ..... Density Cap Limit

**NOTE:**  
 Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

- \* Primary Core
- \* Secondary Core
- Canal, Watercourse, Wash
- Existing Railroad
- Arterial and Collector Streets
- Future Transportation
- Light Rail
- Laveen Conveyance Channel
- Infrastructure Limit Line (North Black Canyon)



TAB 3



# LEGEND

## LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 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
- Public/Quasi-Public
- Floodplain
- Undesignated Area

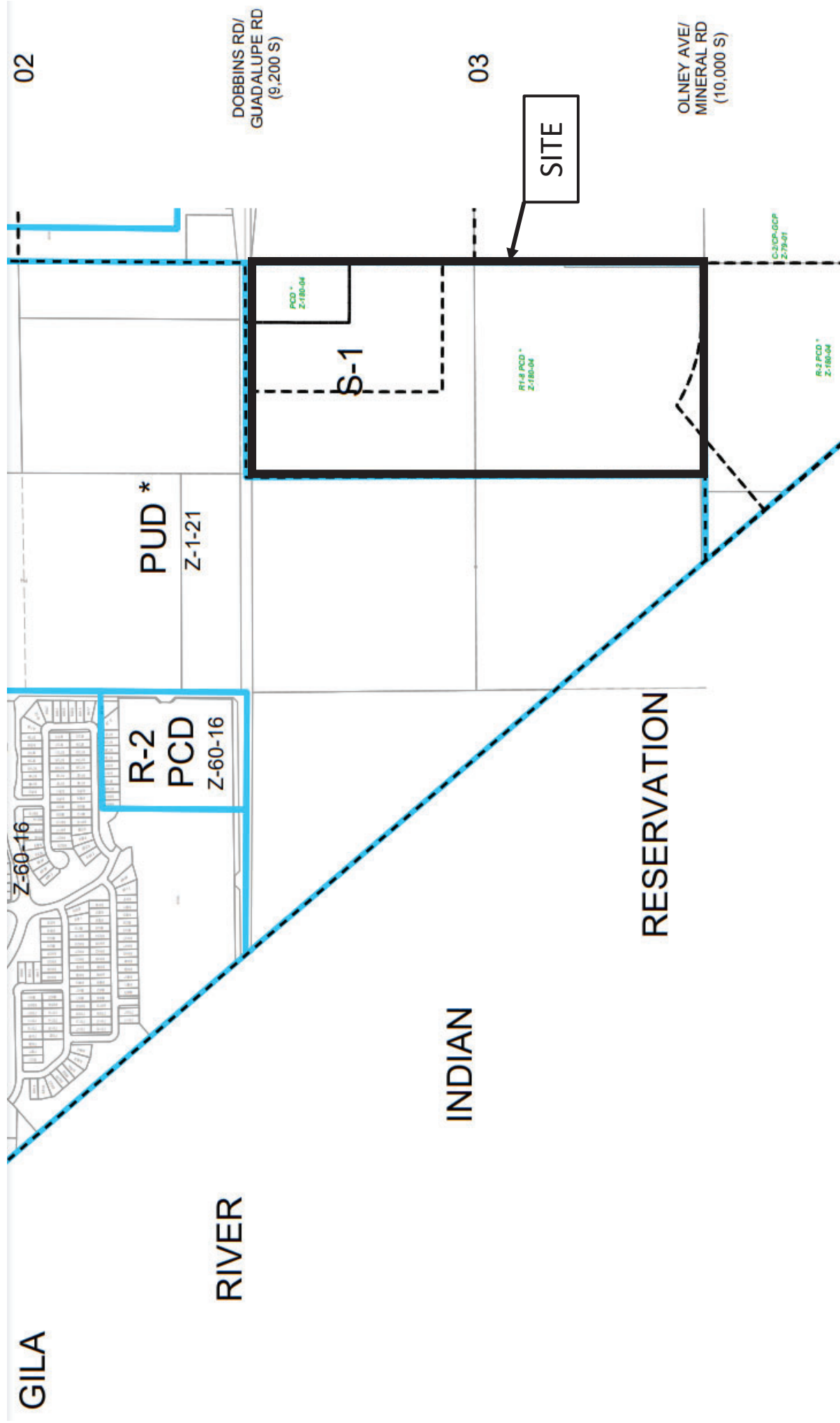
- Proposed Park in Area
- Proposed School in Area
- R Resort (See NOTES: below)
- 10 Density Cap
- Density Cap Limit

**NOTE:**  
 Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

- \* Primary Core
- \* Secondary Core
- Canal, Watercourse, Wash
- Existing Railroad
- Arterial and Collector Streets
- Future Transportation
- Light Rail
- Laveen Conveyance Channel
- Infrastructure Limit Line (North Black Canyon)

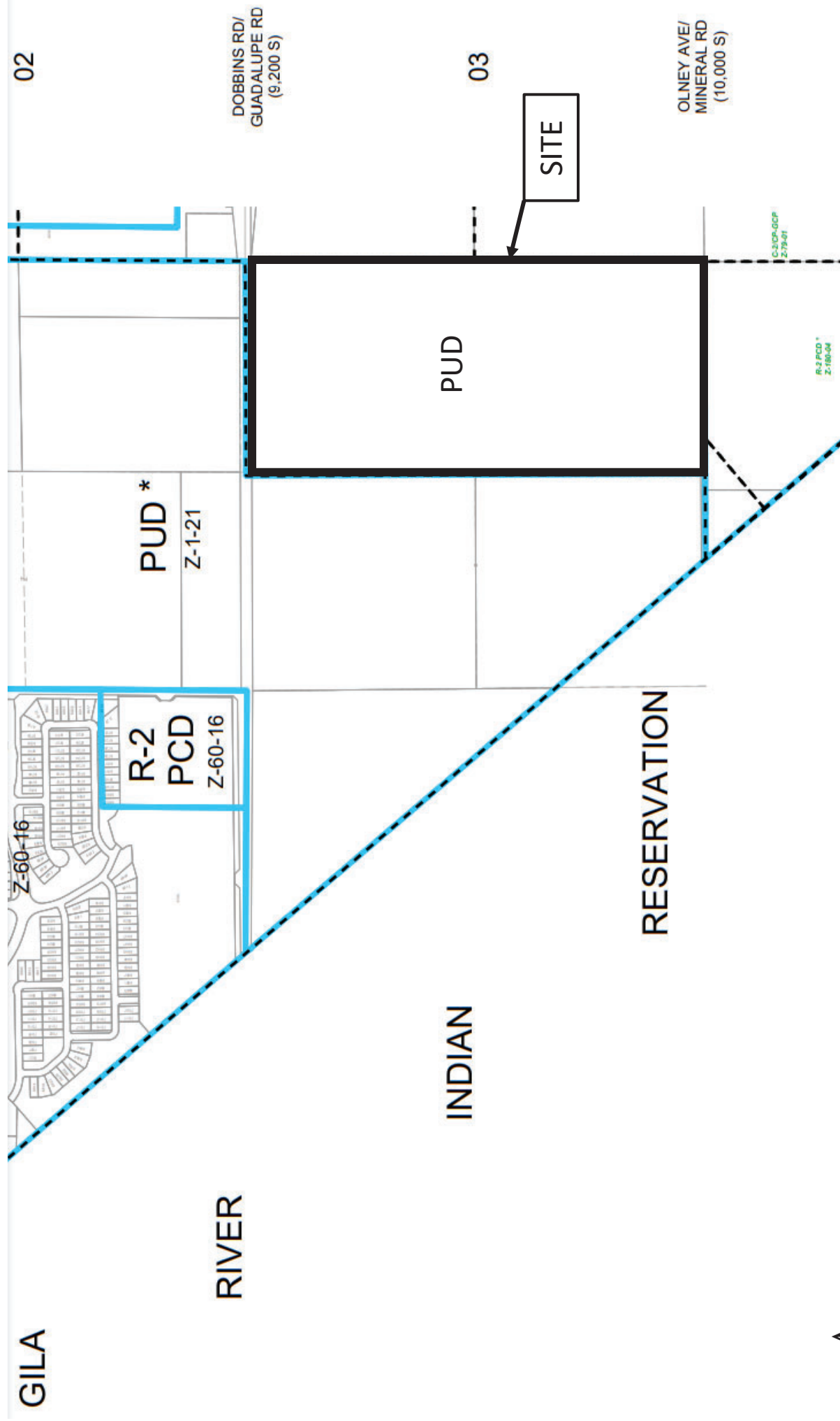
TAB 4

Existing Zoning Index Map: S-1 (Approved R1-8, R-2 and C-1 PCD)



TAB 5

Proposed Zoning Index Map: S1 (Approved R1-8, R-2 and C-1 PCD)



TAB 6

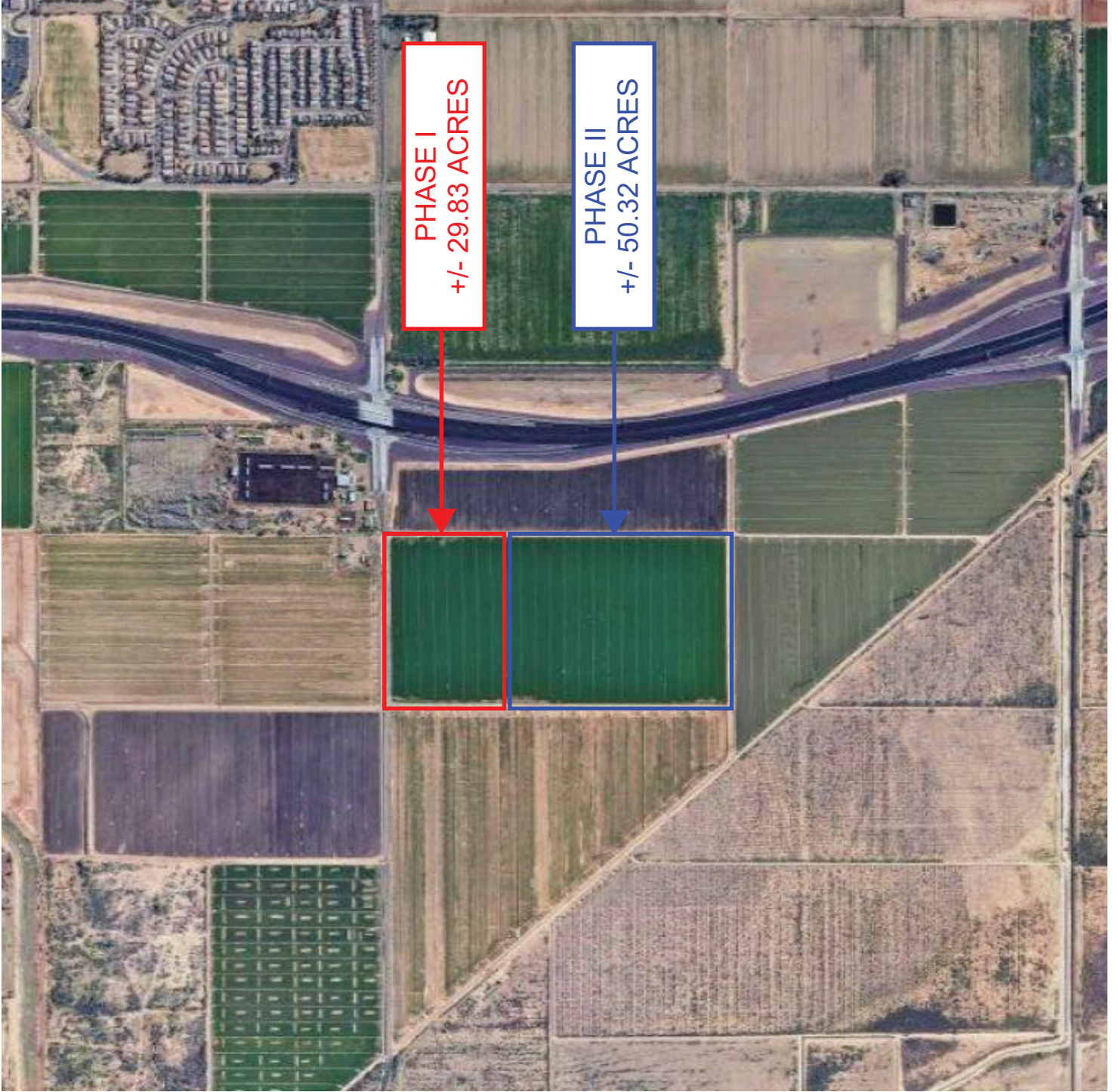






TAB 7



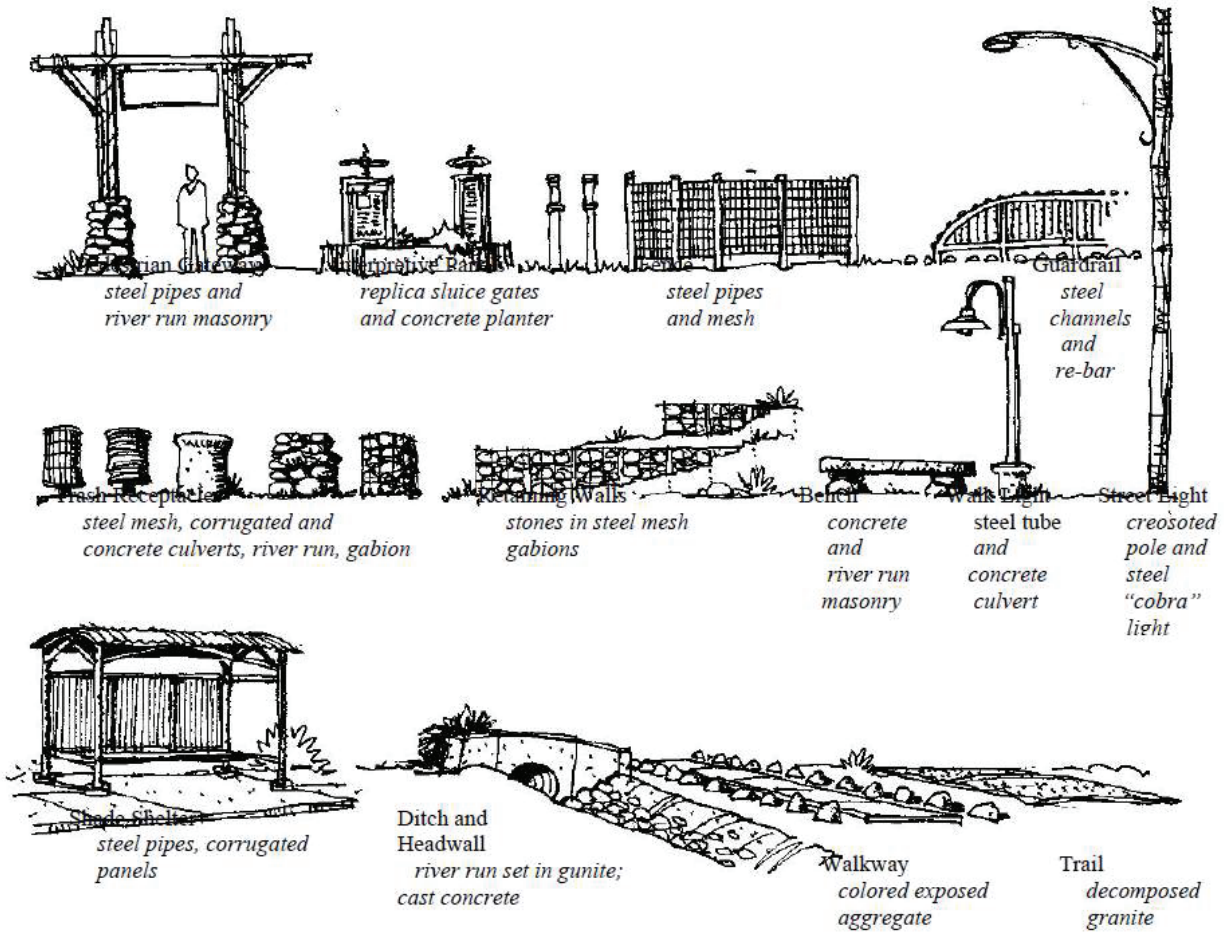


PHASE I  
+/- 29.83 ACRES

PHASE II  
+/- 50.32 ACRES

TAB 8

6.6.1 Roadway Features – “The Kit of Parts”



TAB 9

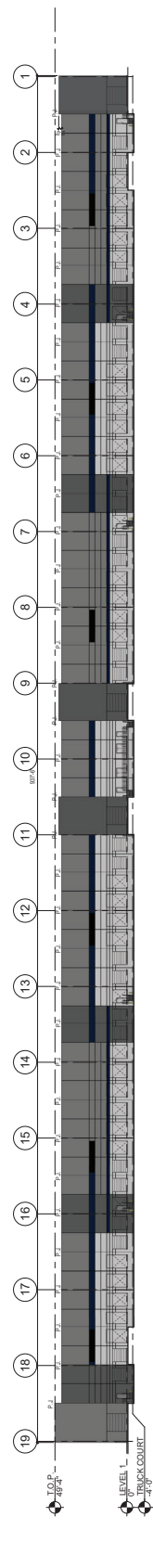




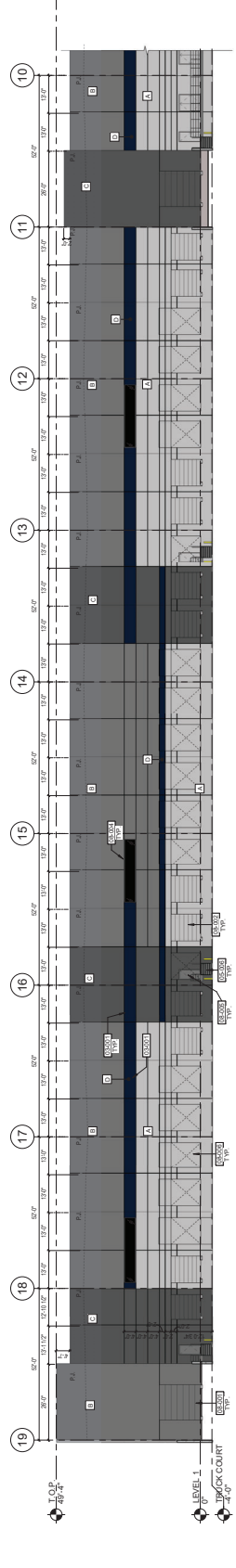




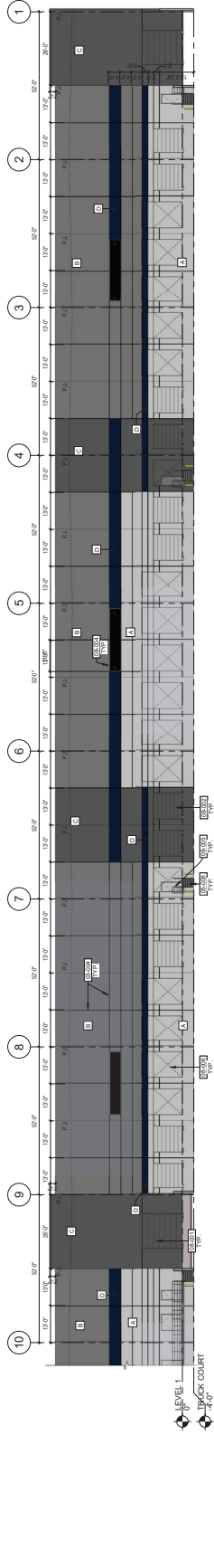




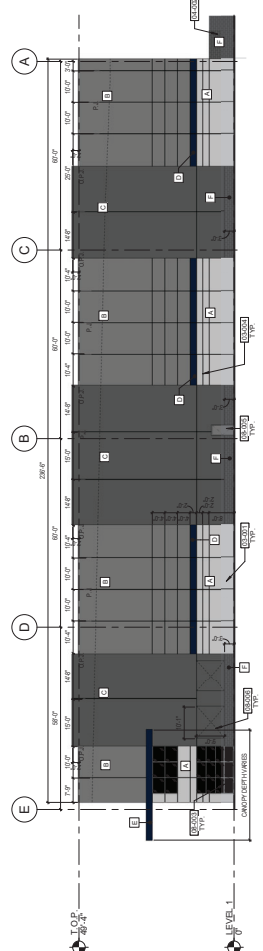
**1** NORTH ELEVATION - OVERALL 1  
 SCALE: 1/8\"/>



**2** NORTH ELEVATION 2  
 SCALE: 1/8\"/>



**3** NORTH ELEVATION 3  
 SCALE: 1/8\"/>



**4** EAST ELEVATION 4  
 SCALE: 1/8\"/>

**KEYNOTES**

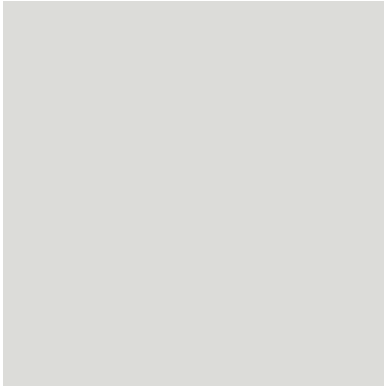
- 1000: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1001: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1002: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1003: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1004: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1005: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1006: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1007: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1008: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1009: PAINT/STAIN/CLAD OVER THE EXISTING FINISH
- 1010: PAINT/STAIN/CLAD OVER THE EXISTING FINISH

**MATERIAL LEGEND**

- 1001: PAINT - COOL GREY
- 1002: PAINT - COOL GREY
- 1003: PAINT - COOL GREY
- 1004: PAINT - COOL GREY
- 1005: PAINT - COOL GREY
- 1006: PAINT - COOL GREY
- 1007: PAINT - COOL GREY
- 1008: PAINT - COOL GREY
- 1009: PAINT - COOL GREY
- 1010: PAINT - COOL GREY

TAB 10

**PROJECT MATERIAL BOARD**



**COLOR A - DE6365 "COLD MORNING" DUNN EDWARDS**



**COLOR B - DET610 "WOLVERINE" DUNN EDWARDS**



**COLOR C - DE6328 "ANCHOR GRAY" DUNN EDWARDS**



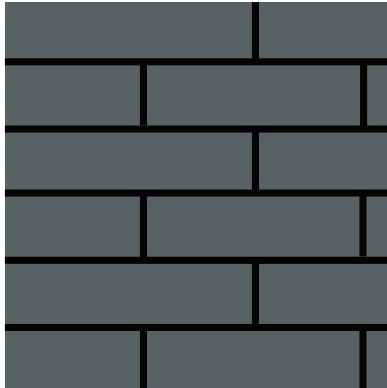
**CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM  
1" INSULATED GLASS  
(ARCADIA TC-670)**



**COLOR D - COLOR TO MATCH ACM PANEL**



**ACM PANEL - ALPOLIC "AUB BLUE" #060820**



**INTEGRAL COLORED STANDARD CMU - COLOR TO MATCH C**

TAB 11



