



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: August 7, 2026

Subject: P.H.O. APPLICATION NO. PHO-6-26--Z-47-19-7 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **September 16, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **August 14, 2026**.

DISTRIBUTION

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City Council (Stephanie Bracken), 11th Floor
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Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
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Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Laveen Village), 3rd Floor
Village Planning Committee Chair (Ms. Stephanie Hurd, Laveen Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-6-26--Z-47-19-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 13 regarding Proposition 207 Waiver (PHO-4-21--Z-47-19).

2) Modification of Stipulation 13 (Z-47-19) and Stipulation 14 (PHO-4-21--Z-47-19) regarding general conformance to the site plan date stamped October 23, 2019.

3) Modification of Stipulation 17 (Z-47-19) and Stipulation 18 (PHO-4-21--Z-47-19) regarding pedestrian pathways.

4) Modification of Stipulation 24 (Z-47-19) and Stipulation 25 (PHO-4-21--Z-47-19) regarding pedestrian pathways.

5) Modification of Stipulation 26 regarding architectural features (PHO-4-21--Z-47-19).

6) Modification of Stipulation 29 (Z-47-19) and Stipulation 31 (PHO-4-21--Z-47-19) regarding amenity space.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	09-16-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Wendy Riddell, Berry Riddell, LLC	Applicant	6750 East Camelback Road Suite 100 Scottsdale AZ 85251	4806823916		
Wendy Riddell, Berry Riddell, LLC	Representative	6750 East Camelback Road Suite 100 Scottsdale AZ 85251	4806823916		
David Koval, Laveen Baseline, LLC	Owner	1707 East Highland Avenue Phoenix AZ 85016 United States	602-264-4411		
Michael McCauley, Harkins Laveen, LLC	Owner	8901 East McDonald Drive Scottsdale AZ 85250	(602) 631-6177		

Property Location: Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road

Acreage: 19.58

Geographic Information

Zoning Map	APN	Quarter Section
D5	300-02-931	Q01-15
D5	300-02-927A	Q01-15
Village: Laveen		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at

<https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information			
Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	07/21/26	PHO (3+ stipulations)

PHO Application Narrative for Target (PHO-6-26--Z-47-19-7)

59th Avenue & Baseline

August 7, 2026

Prepared by:

Berry Riddell LLC

Wendy Riddell, Esq.

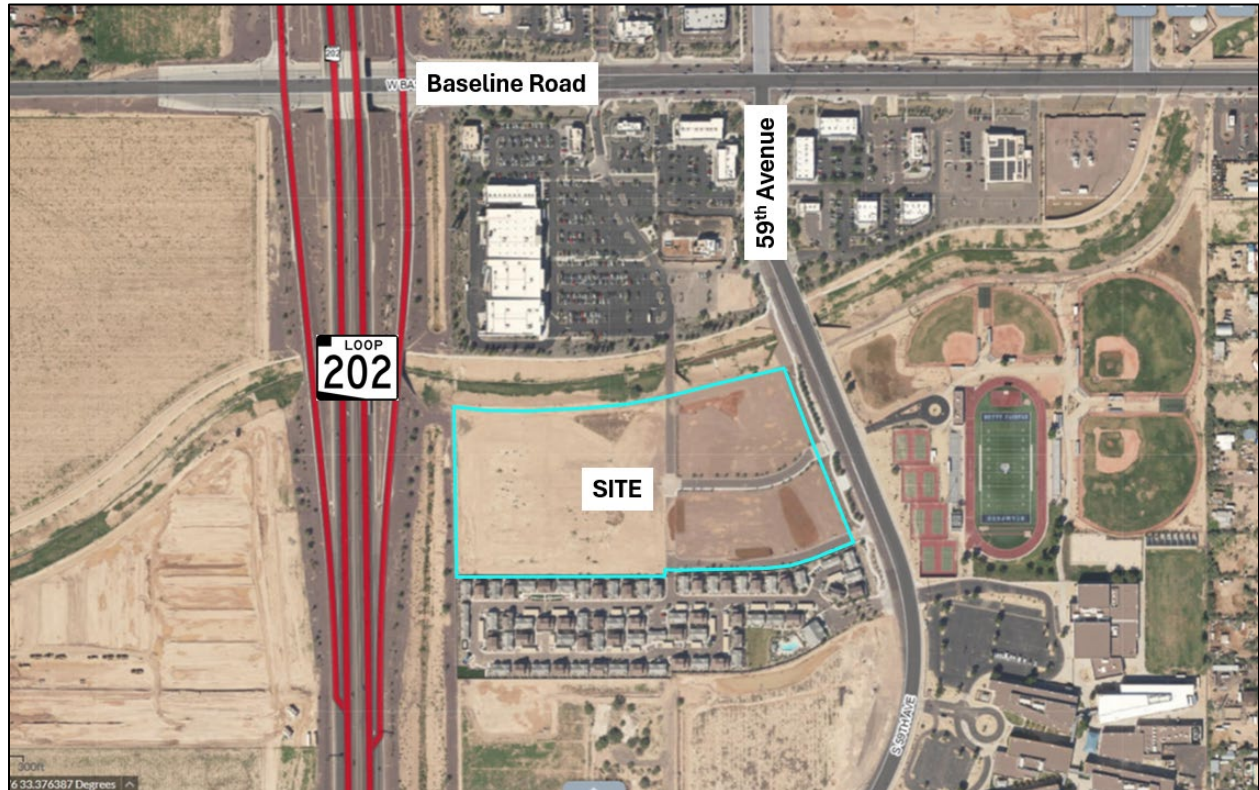
Kaelee Palmer

6750 E Camelback Road, Suite 100

Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek Planning Hearing Officer (“PHO”) approval of stipulation modifications attached in case number Z-47-19-7. The subject site (Assessor’s Parcel Numbers 300-02-927A and 300-02-931) is located south of the southwest corner of 59th Avenue and Baseline Road, south of the Laveen Area Conveyance Channel, and is 16.08 gross acres in size (the “Site”). The Property is zoned C-2 HGT/WVR (Intermediate Commercial with a Height Waiver) and is designated for mixed uses (Commercial/Commerce Business Park) according to the City of Phoenix General Plan.



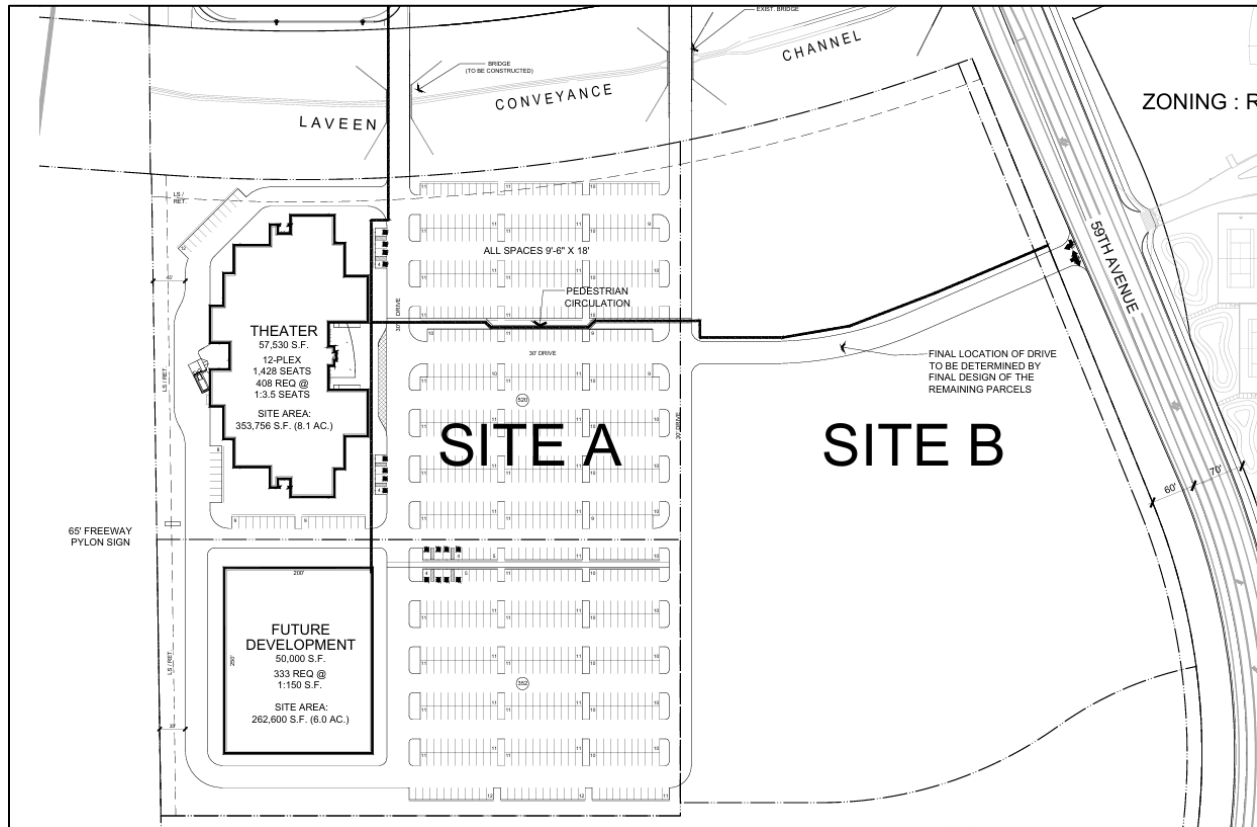
SITE CHARACTERISTICS & BACKGROUND

The subject Site is mostly vacant with the exception of a few constructed drive aisles and consists of previously graded land. The property does not contain any significant natural features, vegetation, or notable slopes that would limit or influence future development. The Site is also adjacent to the Loop 202 freeway and is south of the Loop 202 and Baseline Road interchange. The site is well-suited for commercial development consistent with the property's existing zoning.

Immediately north of the site is the Laveen Area Conveyance Channel. Beyond the channel is an established commercial center containing a mix of retail stores, restaurants, and other commercial services. To the east is 59th Avenue with a religious institution’s athletic fields just beyond. To the south, the site is adjacent to an existing single-unit residential neighborhood with primary access from 59th Avenue. To the west, the property is bordered by the Loop 202 freeway, which serves as a significant regional transportation corridor and provides separation from uses located farther

west.

In 2019, the subject property was rezoned to C-2 HGT/WVR as part of a larger 128-acre zoning case. At that time, a conceptual site plan identified the subject parcel (labeled as Sites A and B) as the potential location for a movie theater and a second major tenant on Site A. Due to the operational and design characteristics of a theater, additional building height was requested and approved through the zoning entitlement process. Site B had not yet been conceptually designed.



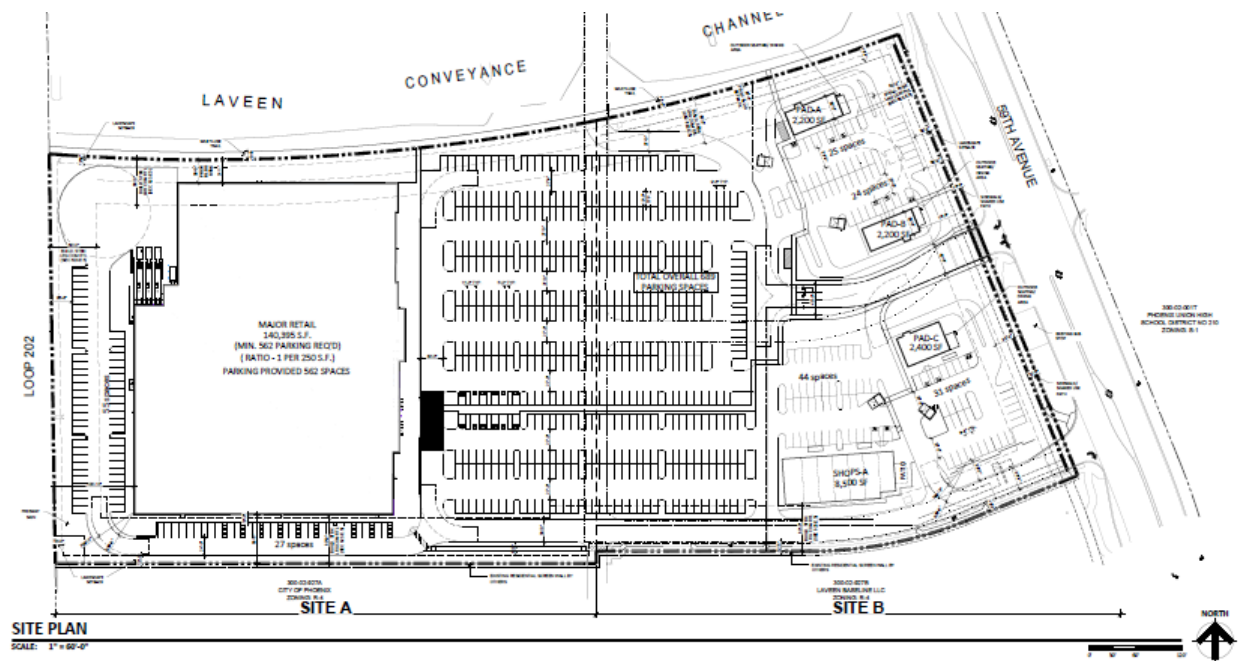
Z-47-19-7 Conceptual Site Plan

DEVELOPMENT PLAN

Since the rezoning approval, market conditions have evolved and the previously contemplated movie theater with a second major tenant is no longer proposed for Site A. Instead, the property is planned to be developed with a Target that will serve as an anchor for the commercial center south of the Laveen Area Conveyance Channel. Additionally, four pad sites and a multi-tenant building are contemplated for Site B which could house a future mix of commercial uses.

While the proposed uses remain consistent with the Site's C-2 zoning designation and the commercial vision established for the development the change in the anchor tenant to Target and layout development of Site B necessitates revisions to the approved zoning stipulations. The modifications requested are intended to accommodate the operational requirements and site layout of the proposed Target while maintaining compatibility with the overall development and the

surrounding area.



Proposed Site Plan

STIPULATION MODIFICATION REQUESTS

Please note, the subject property of this case is currently subject to the stipulations of two prior approvals (i.e., Z-47-19 (west portion) and PHO-4-21--Z-47-19 (east portion)). The requests below propose modifications to either letter, as applicable, to ensure that the current case produces a single approval letter applicable to the proposed development.

Below is a list of stipulations that are being modified. The proposed modifications are identified either by **~~bold-red-strikethrough-text~~** to indicate removal or **bold blue underline text** to indicate an addition.

Modification of Stipulation 13 regarding Proposition 207 Waiver (PHO-4-21--Z-47-19).

Prior to **~~preliminary~~ final** site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Rationale: This modification is only to provide consistency with current City of Phoenix standard language regarding the Proposition 207 Waiver of Claims. It does not constitute any impactful changes to the stipulations which are applicable to the entire development.

Modification of Stipulation 13 (Z-47-19) and Stipulation 14 (PHO-4-21--Z-47-19) regarding general conformance to the site plan date stamped October 23, 2019.

- **NOTE: The existing language of both stipulations is currently identical. We are proposing the same legislative edit to both stipulations for consistency.**

The development shall be in general conformance with the site plan ~~and elevations~~ date stamped ~~October 23, 2019~~ August 7, 2026 as modified by the following stipulations and approved by the Planning and Development Department.

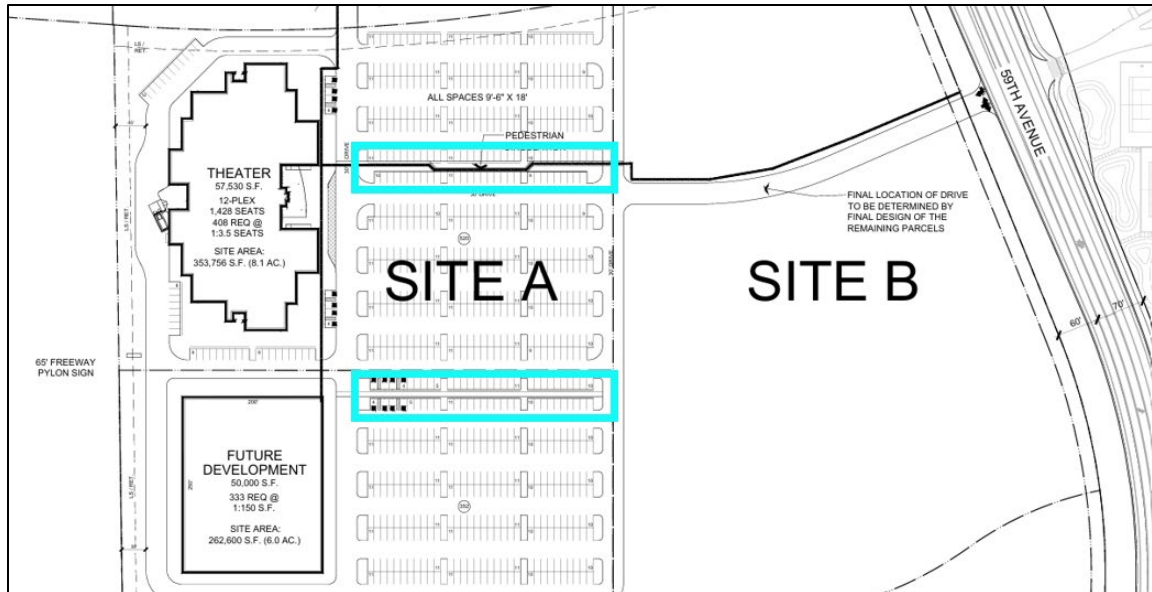
Rationale: Because the proposed anchor tenant is changing from a movie theater to Target, the movie theater's elevations included in the site plan are no longer applicable. The new proposed conceptual site plan depicts the proposed Target.

Modification of Stipulation 17 (Z-47-19) and Stipulation 18 (PHO-4-21--Z-47-19) regarding pedestrian pathways.

- **NOTE: The existing language of both stipulations is currently identical. We are proposing the same legislative edit to both stipulations for consistency.**

~~A minimum of two~~ One pedestrian pathways that ~~are~~ is a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

Rationale: The original stipulation was developed to reflect the conceptual site plan which contemplated two major tenants within this portion of the development, one of which was a proposed movie theater. The two pedestrian pathways required by this stipulation were intended to provide direct connections between each major tenant and the eastern portion of the overall development (identified as Site B), as illustrated below.



Z-47-19 Conceptual Site Plan for Sites A & B

Since the approval of the 2019 zoning case, the site plan has been substantially refined and now proposes a single anchor tenant (Target) rather than two separate anchor uses. As a result, the need for two independent pedestrian connections no longer exists. The revised site design incorporates a centrally located pedestrian pathway that effectively links the eastern and western portions of the development while providing convenient access throughout the site. The proposed pathway shall meet the other standards within this stipulation; such as, minimal drive aisle crossings, a shaded walkway, and mature plantings. As such, the modified stipulation continues to achieve the intent of promoting pedestrian connectivity while reflecting the updated site layout.

Modification of Stipulation 24 (Z-47-19) and Stipulation 25 (PHO-4-21--Z-47-19) regarding pedestrian pathways

Stipulation 24 (Z-47-19)

~~The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following.~~

The site plan and elevations should incorporate the following items:

~~a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:~~

- (+) **A.** A minimum of ~~two~~ **ONE** pedestrian pathways that ~~are~~ **IS** a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be

designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.

- (ii) **B.** A minimum of ~~two~~ ONE clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with ~~two~~ ONE pedestrian scale ~~amenities~~ amenity (open space, benches, tables, etc.) provided within close proximity of the trail.
- b. ~~Arcades and overhangs shall be incorporated into the buildings to promote shade.~~
- e. ~~All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet~~
- d. ~~Accent building materials such as native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area~~

Stipulation 25 (PHO-4-21--Z-47-19)

~~The development shall be in general conformance with the site plan and landscape plan date stamped December 3, 2021, as modified by the following stipulations, with specific regard to the following, and as approved by the Planning and Development Department.~~
The site plan and elevations should incorporate the following items:

- A. A minimum of ~~two~~ One pedestrian pathways that ~~are~~ is a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2 inch minimum caliper trees located in minimum 5 foot wide landscape areas and/or an architectural shading element.
- B. A minimum of ~~two~~ One clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with ~~two~~ One pedestrian scale ~~amenities~~ AMENITY (open space, benches, tables, etc.) provided within close proximity of the trail.

Rationale: As mentioned previously, the proposed site layout now includes a single anchor tenant (Target) in the western portion of the site. Therefore, only one pedestrian pathway is necessary to connect 59th Avenue to Site A.

Modification of Stipulation 26 regarding architectural features (PHO-4-21--Z-47-19).

~~The development shall be in general conformance with the elevations date stamped December 3, 2021, as modified by the following stipulations, with specific regard to the following, and as approved by the Planning and Development Department. The site plan and elevations should incorporate the following items:~~

- a. Arcades and/or overhangs shall be incorporated into the buildings to promote shade.
- b. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
- c. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

Rationale: This is a minor modification intended to allow flexibility in the architectural details regarding shade. This does not alter any existing requirement regarding shade, but instead allows an alternative design to provide required shade.

Modification of Stipulation 29 (Z-47-19) and Stipulation 31 (PHO-4-21--Z-47-19) regarding amenity space.

- **NOTE: The existing language of both stipulations is currently identical. We are proposing the same legislative edit to both stipulations for consistency.**

A minimum of 30 percent of the linear frontage of ~~the~~ buildings **over 5,000-square feet**, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

- a. **A minimum of 100 SF of amenity space shall be provided for each 1,000 SF of building area or portion thereof, for buildings up to 5,000 SF in size, that have public entries oriented towards parking area. One pedestrian scale amenity (benches, tables, etc.) shall be provided within the amenity space.**

Rationale: The proposed alternative landscape planting and shading stipulation is a result of the change in the project's anchor tenant to Target and the subsequent refinement of the development plan for the eastern portion of the site (Site B on the conceptual site plan). At the time the original standard was established, the eastern area of the property had not

been conceptualized or incorporated into a detailed site design. Since then, the development has evolved to include multiple pad sites intended to accommodate complementary commercial uses. As the site plan has become more defined, modifications to the landscape and shading requirements have been identified to better support the revised layout, proposed uses, and circulation patterns. The proposed alternative standard reflects these changes while continuing to provide an attractive and functional site design that is consistent with the initial stipulation.

CONCLUSION

In summary, the requested stipulation modifications are necessary to accommodate the evolution of the development plan since the 2019 zoning approval. The proposed changes reflect the transition from a conceptual movie theater-centered design to a site plan anchored by Target and supported by future pad-site development. While the specific design elements have been refined, the intent of the original stipulations is maintained. The requested modifications will allow a functional and efficient site design while maintaining compatibility with the overall vision for Laveen Park Place and the surrounding commercial development.

Existing Stipulations for Rezoning Case No. Z-47-19

Official Records of Maricopa County Recorder
ADRIAN FONTES
20200043095 01/16/2020 03 30
ELECTRONIC RECORDING
G6659-17-1-1-

ORDINANCE G-6659

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-19-7) FROM S-1, APPROVED CP/GCP AND/OR C-2 (RANCH OR FARM RESIDENCE DISTRICT, APPROVED COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT AND/OR INTERMEDIATE COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER), AND R-4 (MULTIFAMILY RESIDENCE DISTRICT)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows

SECTION 1 The zoning of a 128 61 acre site located at the southeast corner of 63rd Avenue and Baseline Road in a portion of Sections 5 and 6, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1, Approved CP/GCP and/or C-2" (Ranch or Farm Residence District, Approved Commerce Park/General Commerce Park District and/or Intermediate Commercial District) to 76 70 acres of "CP/GCP" (Commerce Park/General Commerce Park District), 28 64 acres of "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver), and 23 27 acres of "R-4" (Multifamily Residence District) to allow commerce park

development, commercial development with a height waiver for up to 56 feet and multifamily residential

SECTION 2 The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B "

SECTION 3 Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance

Overall Site

- 1 The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department
- 2 All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department
- 3 All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb, and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings, and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department
- 4 The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department

- 5 The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
- 6 The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
- 7 Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
- 8 All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
- 9 The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department.
 - a Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
 - b Three bus stop pads shall be located along Southbound 59th Avenue.
- 10 If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- 11 If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- 12 In the event archaeological materials are encountered during construction, the

developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials

Site A

- Mod. 13 The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department
- 14 The maximum building height shall be limited to 56 feet
- 15 There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height
- 16 A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc) provided within close proximity of the trail, as approved by the Planning and Development Department

- Mod. 17 A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department
- 18 A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 19 The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department

- 20 The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department
- 21 The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department

Site B (Retail/Restaurant)

- 22 The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B
- 23 There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height

Mod.

- 24 The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following
 - a Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element
 - (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade

c

All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet

d

Accent building materials such as native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area

- 25 Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department
- 26 Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department
- 27 A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 28 A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- Mod. 29 A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department
- 30 The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department
- 31 The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel

- 32 The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department

Site C (Multifamily)

- 33 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following
- a Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including
 - b A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts
 - c Arcades and overhangs shall be incorporated into the buildings to promote shade
 - d All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department
 - e Ensuring architectural style is consistent with prior phases of the project and development in the area
- 34 There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department
- 35 A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 36 The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department

- 37 The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel
- 38 The developer shall provide⁴ conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department

Site D (Commerce Park/General Commerce Park North of the LACC)

- 39 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following
- a Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc) each
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade
 - c All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet
 - d Ensuring architectural style is consistent with prior phases of the project and development in the area
- 40 There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department
- 41 The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department

- 42 A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 43 A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 44 A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department
- 45 The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department
- 46 The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department
- 47 A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department
- 48 The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department
- 49 The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department

- 50 The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
- 51 The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved by the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

- 52 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
- a Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d Ensuring architectural style is consistent with prior phases of the project and development in the area.
- 53 There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
- 54 The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.

- 55 A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 56 A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 57 A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department
- 58 The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department
- 59 The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department
- 60 The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department

SECTION 4 If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof

PASSED by the Council of the City of Phoenix this 8th day of January

2020

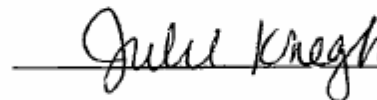

MAYOR

ATTEST

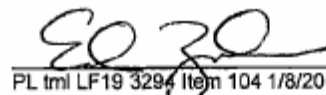

City Clerk
01-15-2020



APPROVED AS TO FORM


Acting City Attorney pml

REVIEWED BY


City Manager
PL tml LF19 3294 Item 104 1/8/20 2160318v1

Exhibits

A – Legal Description (4 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-47-19-7

APN 300-02-925

A parcel of land being situated within the Northeast Quarter of Section 6, 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 Maricopa County Department of Transportation brass cap in hand hole accepted as the South quarter corner of Section 31, Township 1 North, Range 2 East, from which a found cotton picker spindle flush with tag RLS 38862 accepted as the Southeast corner of said Section 31, bears North 89°42'58" East, 2632 53 feet,

Thence North 89°42'58" East, 466 00 feet along the north line of said Northeast quarter,

Thence leaving said north line and along the west line of the proposed Loop 202 right-of-way per First Amended Complaint in Condemnation, Case No CV2015-013691, the following 6 courses

Thence South 00°17'22" East, 81 00 feet,

Thence South 85°50'12" East, 90 27 feet,

Thence South 88°30'19" East, 76 00 feet,

Thence South 88°30'19" East, 375 00 feet,

Thence South 00°04'56" East, 763 63 feet,

Thence South 12°59'57" East, 31 20 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1050 00 feet, the center of which bears South 17°20'23" East, said curve being the northerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No 2003-0869416, Maricopa County records, Arizona, Thence leaving said west line and southwesterly along said curve and said northerly Right-of-way line, through a central angle of 24°58'10", an arc length of 457 59 feet to a tangent line,

Thence continuing along said northerly Right-of-Way line, South 47°41 '27" West, 77 77 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 1400 00 feet,

Thence continuing along said northerly Right-of-Way line and southwesterly along said curve, through a central angle of 39°33'28", an arc length of 966 58 feet to a non-tangent line, said line being the Decreed line as defined by Docket 14621, Pages 356-366, Maricopa County Records, Arizona,

Thence leaving said northerly Right-of-Way line, North 00°26' 18" East, 92 05-feet along said Decreed line also being the east line of the Final Plat for Avalon Village, as recorded in Book 704, Page 30, Maricopa County Records, Arizona,

Thence continuing along said east line, North 00°37'09" East, 1438 69 feet to the north line of said Northeast quarter from which a found Maricopa County Department of Transportation brass cap in hand hole accepted as the North quarter corner of said Section 6, bears South 89°41 '36" West, 8 02 feet,

Thence leaving said east line, North 89°41'36" East, 294 91 feet along the north line of said Northeast quarter to a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South Quarter corner of Section 31, Township 1 North, Range 2 East and to the POINT OF BEGINNING

Said portion of land containing 1,621,105 sq ft , or 37 2154 acres, more or less 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

APN 300-02-926

A parcel of land being situated within the North half of Section 6, 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 Maricopa County aluminum cap accepted as the East Quarter corner of said Section 6 from which a found aluminum cap accepted as the Center of said Section 6 bears South 89°48'16" West, 2636 89 feet,

Thence South 89°48'16" West, 1318 45 feet along the south line of the Northeast Quarter of said Section 6 to the POINT OF BEGINNING,

Thence continuing along said south line, South 89°48'16" West, 1319 71 feet,
Thence North 00°27'14" East, 379 20 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona,

Thence leaving said property line, North 89°48'16" East, 295 76 feet along the southerly line of the property as described in the Warranty Deed as recorded in Document No 1997-0356797, Maricopa County Records, Arizona, to the southeast corner thereof,

Thence North 00°24'33" East, 307 25 feet, along the easterly line of said Warranty Deed to the northeast corner thereof,

Thence South 89°48'16" West, 295 52 feet along the northerly line of said Warranty Deed,

Thence leaving said northerly line, North 00°27'14" East, 230 08 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona, to a non-tangent curve, concave northwesterly, having a radius of 1600 00 feet, the center of which bears

North 02°22'31" West, said curve being the southerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No 2003-0869416, Maricopa County records, Arizona,

Thence leaving said property line and along said southerly Right-of-Way line and northeasterly along said curve, through a central angle of 39°56'02", an arc length of 1115 16 feet to a tangent line,

Thence continuing along said southerly Right-of-Way line, North 47°41 '27" East, 77 77 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 850 00 feet,

Thence continuing along southerly Right-of-Way line and northeasterly along said curve, through a central angle of 23°56'44", an arc length of 355 24 feet to a non-tangent line, said line being the west line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No CV2015-013691,

Thence leaving said southerly Right-of-Way line and along said west line the following 3 courses

Thence South 12°59'57" East, 19 86 feet,

Thence South 06°55'48" East, 788 63 feet,

Thence South 11 °56'17" West, 772 34 feet to the POINT OF BEGINNING

Said parcel of land containing 1,561,584 sq ft , or 35 8490 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

APN 300-02-927

A parcel of land being situated within the Northwest quarter of Section 5 and the Northeast quarter of Section 6, 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 2 inch Maricopa County aluminum cap accepted as the West quarter corner of said Section 5 from which a found 2 inch aluminum cap accepted as the Northwest corner of said Section 5 bears North 00° 14'04" East, 2651 54 feet, Thence South 89°48'16" West, 688 97 feet along the south line of said Northeast quarter,

Thence leaving said south line, North 00°50'29" West, 1581 70 feet along the east line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No CV2015-01 3691,

Thence leaving said east line, South 85°58'47" East, 17 82 feet along the southerly right-of-way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No 2003-0869416, Maricopa County Records, Arizona, to the beginning of a tangent curve, concave northerly, having a radius of 2600 00 feet,

Thence continuing along said southerly right-of-way line and easterly along said curve, through a central angle of 24°26'25", an arc length of 1109 07 feet to a non-tangent line,

Thence along the westerly right-of-way line of 59th A venue, as shown on the Map of Dedication of "P U H S D #210 - Comprehensive High School", as recorded in Book 846, Page 5, Maricopa County Records, Arizona, the following 3 courses

Thence South 22°09'01" East, 647 57 feet to the beginning of a tangent curve, concave westerly, having a radius of 895 00 feet,

Thence southerly along said curve, through a central angle of 64°58'18", an arc length of 1014 90 feet to a tangent line,

Thence South 42°49'17" West, 256 23 feet,

Thence leaving said westerly right-of-way line, South 89°43'27" West, 292 52 feet along the south line of said Northwest quarter to the POINT OF BEGINNING

Said parcel of land containing 2,082,374 sq ft , or 47 8047 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise

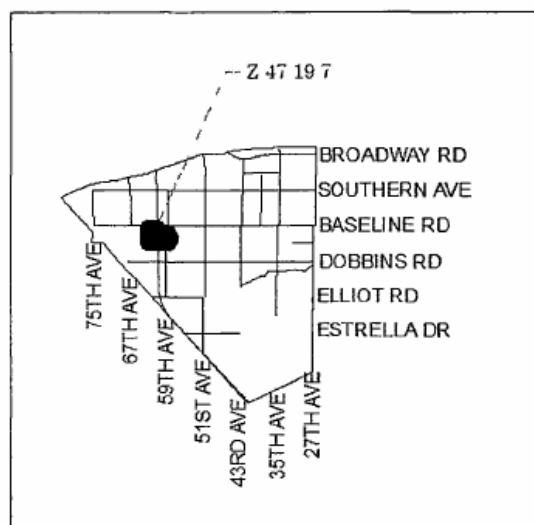
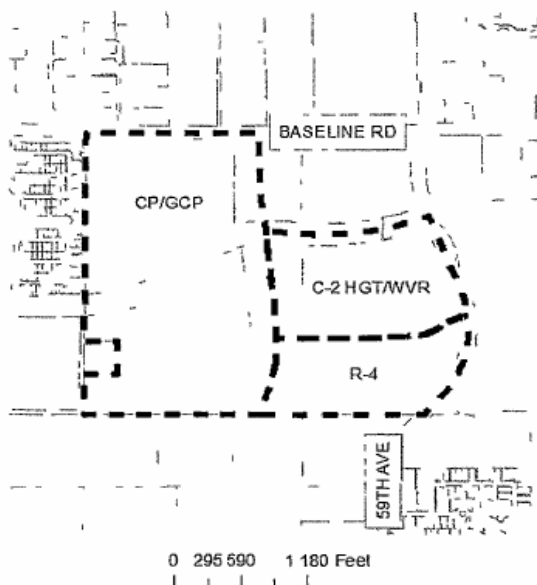
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS
SUBJECT AREA - - - - -

Zoning Case Number Z-47-19-7
Zoning Overlay: N/A
Planning Village Laveen



NOT TO SCALE



Drawn Date 12/17/2019

ora addSharedDepartment 5 - are in a mission 5 - term P: 6545 TeamCore_Foreton Zoning Susplaps_CrdMapa 2023_0 - 1-5 2u24 19- mxd

Existing Stipulations for PHO Case No. PHO-4-21--Z-47-19-7

ORDINANCE G-6963

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE
TO REZONING APPLICATION Z-47-19-7 PREVIOUSLY
APPROVED BY ORDINANCE G-6659.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The zoning stipulations applicable to the property located
approximately 800 feet south of the southwest corner of 59th Avenue and Baseline
Road in a portion of Section 6, Township 1 South, Range 2 East, as described more
specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted

25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.

4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.
5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
 - a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.

b. Three bus stop pads shall be located along Southbound 59th Avenue.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Mod.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Site A

Mod.

14. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
15. The maximum building height shall be limited to 56 feet.
16. There shall be a 150-foot stepback provided from 59th Avenue for buildings over 30 feet in height.
17. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.

Mod.

18. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
19. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
20. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
21. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
22. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

23. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.
24. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.

Mod.

25. ~~The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND LANDSCAPE PLAN DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC

REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- a- ~~Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:~~
 - A. A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
 - (ii) B. A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.

Mod. 26. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- A. Arcades and overhangs shall be incorporated into the buildings to promote shade.
- B. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
- C. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.

~~25.~~ 27. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

~~26.~~ 28. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.

~~27.~~ 29. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.

~~28.~~ 30. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

Mod.

~~29.~~ 31. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.

~~30.~~ 32. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.

~~31.~~ 33. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

~~32.~~ 34. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

~~33.~~ 35. The site plan, landscape plan showing pedestrian circulation, and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual

review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
 - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
36. There shall be a minimum of 10 percent common area open space provided
~~34.~~ onsite, as approved by the Planning and Development Department.
37. A minimum of 25 percent of the surface parking areas shall be shaded by a
~~35.~~ minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
38. The developer shall construct the west half street of 59th Avenue, as
~~36.~~ consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
39. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th
~~37.~~ Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.

- ~~40.~~ The developer shall provide conduit plan and junction boxes at 59th Avenue
~~38.~~ and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

- ~~41.~~ The site plan, landscape plan showing pedestrian circulation and elevations
~~39.~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
- b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
- c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
- d. Ensuring architectural style is consistent with prior phases of the project and development in the area.

- ~~42.~~ There shall be a minimum of one exterior employee balcony provided on each
~~40.~~ four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

- ~~43.~~ The glazing on all building windows shall have a maximum reflectivity of 20
~~41.~~ percent, as approved by the Planning and Development Department.

- ~~42.~~ 44. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
- ~~43.~~ 45. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- ~~44.~~ 46. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
- ~~45.~~ 47. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
- ~~46.~~ 48. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
- ~~47.~~ 49. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
- ~~48.~~ 50. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
- ~~49.~~ 51. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.

52. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for
~~50.~~ the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
53. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the
~~51.~~ southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

54. The site plan, landscape plan showing pedestrian circulation and elevations
~~52.~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
- a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
55. There shall be a minimum of one exterior employee balcony provided on each
~~53.~~ four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.

56. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
57. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
58. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
59. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
60. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
61. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
62. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6659 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6659 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix

Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

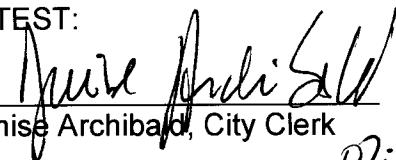
SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 16th day of February, 2022.



MAYOR

ATTEST:


Denise Archibald, City Clerk

02.28.2022

APPROVED AS TO FORM:
Cris Meyer, City Attorney

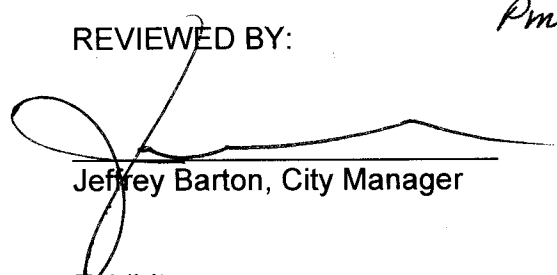


By:


Acting Chief Counsel

REVIEWED BY:

Pml


Jeffrey Barton, City Manager

Exhibits:

- A - Legal Description (1 Page)
- B - Ordinance Location Map (1 Page)

PL:tml:LF21-3522:2-16-2022:2300862v1

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-4-21--Z-47-19-7

A PORTION OF LOT 2 ACCORDING TO THE LOT COMBINATION MAP RECORDED IN BOOK 1309 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 67 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE MONUMENT LINE OF 59TH AVENUE;

THENCE SOUTH 22 DEGREES 09 MINUTES 01 SECOND EAST, ALONG SAID MONUMENT LINE OF 59TH AVENUE, A DISTANCE OF 620.15 FEET;

THENCE SOUTH 67 DEGREES 50 MINUTES 59 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 216.53 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES 01 SECONDS, A DISTANCE OF 208.76 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 279.08 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 561.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2 AND TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS BEARS NORTH 11 DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF 2,600.00 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 02 MINUTES 01 SECONDS, A DISTANCE OF 409.93 FEET TO THE **POINT OF BEGINNING**.

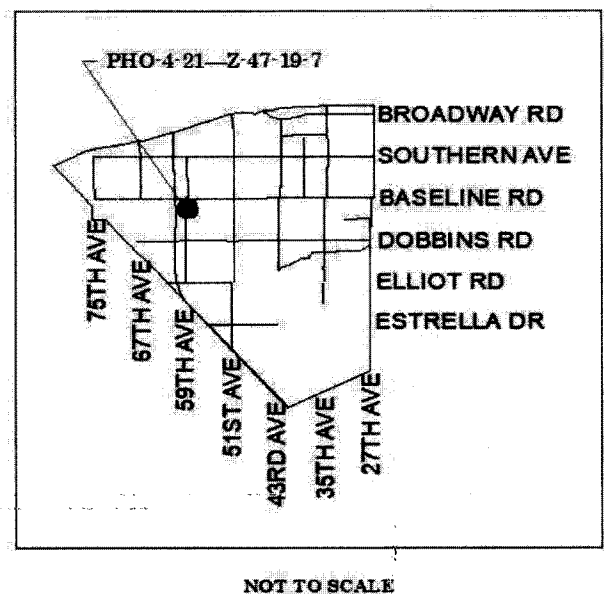
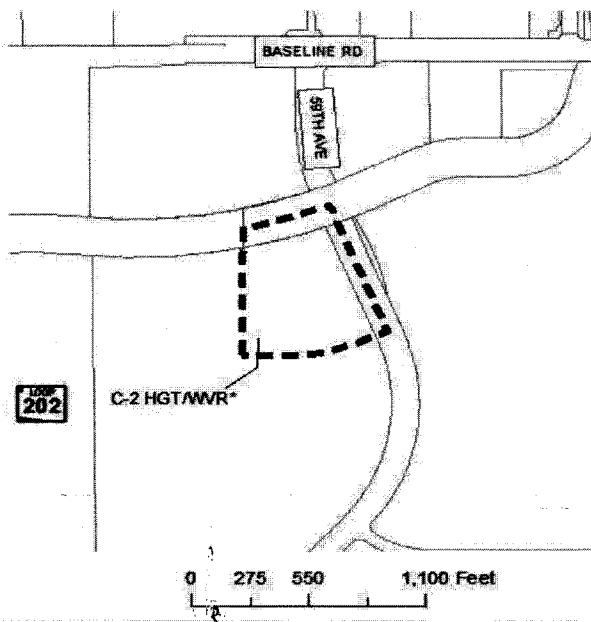
SAID PARCEL CONTAINS 355,607 SQUARE FEET OR 8.164 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

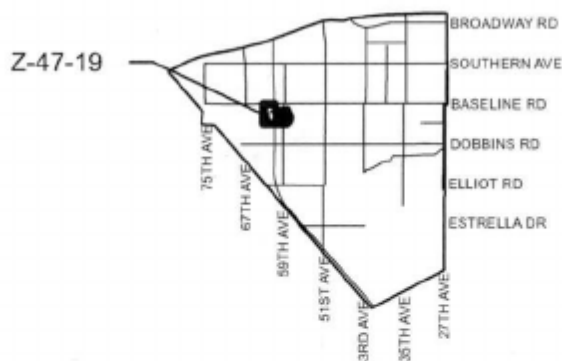
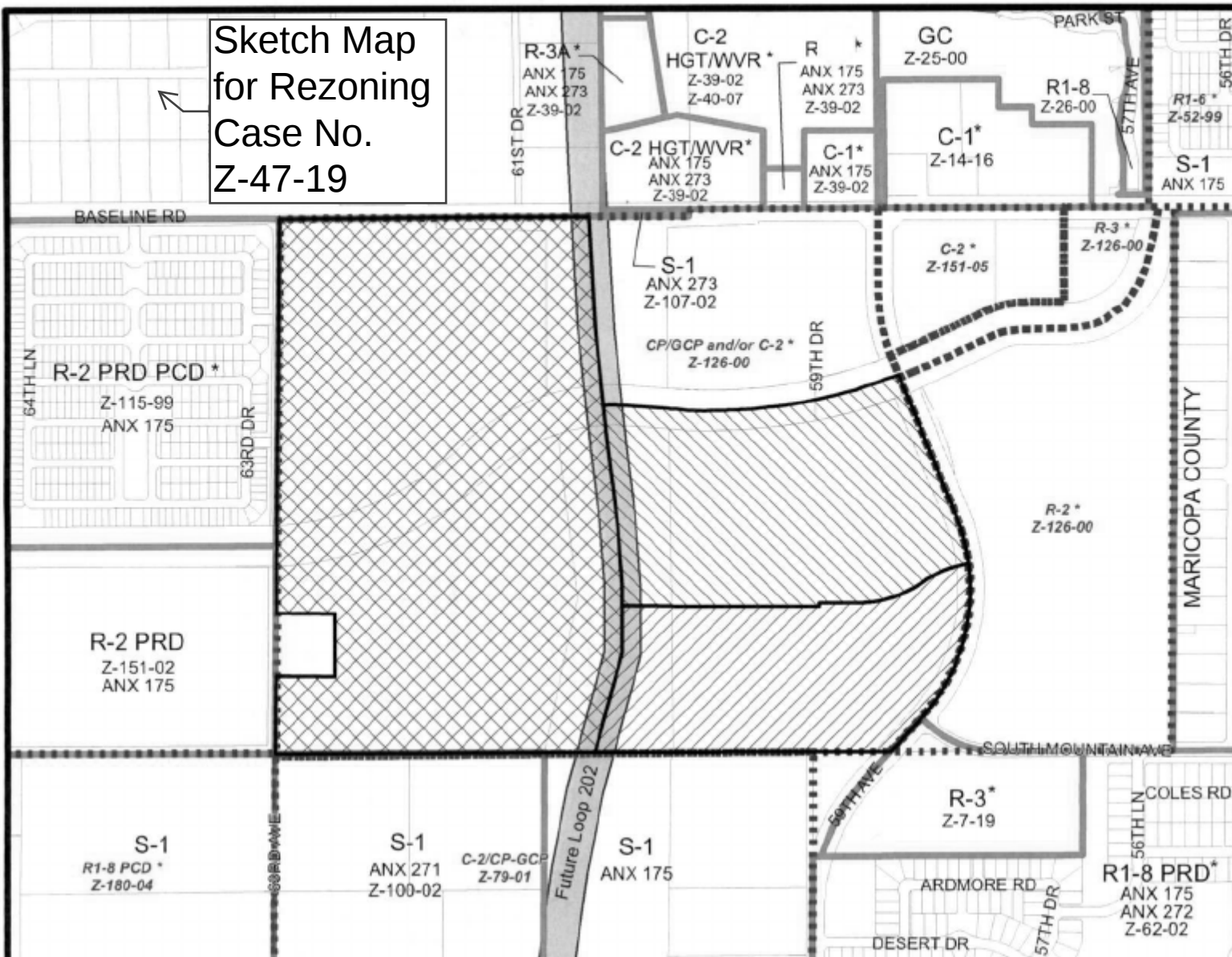
Zoning Case Number: PHO-4-21-Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen



Drawn Date: 1/20/2022

S:\Department Shared Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\Map\Maps_Ord\Maps\2022 Ord\2-18-22\PHO-4-21-Z-47-19-

Sketch Map for Rezoning Case No. Z-47-19



APPLICANT'S NAME: Wendy Riddell/Berry Riddell LLC

APPLICATION NO. Z-47-19

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

128.61 Acres

DATE: 10/3/2019

REVISION DATES:

10/11/2019 10/17/2019

**AERIAL PHOTO &
QUARTER SEC. NO.**

QS 01-14

ZONING MAP

D-5

REQUESTED CHANGE:

FROM: S-1 (Approved CP/GCP and/or C-2) (128.61 a.c.)

TO:

- CP/GCP (76.70 a.c.)
- C-2 HGT/WVR (28.64 a.c.)
- R-4 (23.27 a.c.)

MULTIPLES PERMITTED

S-1 (Approved CP/GCP and/or C-2)
CP/GCP, C-2 HGT/WVR, R-4

CONVENTIONAL OPTION

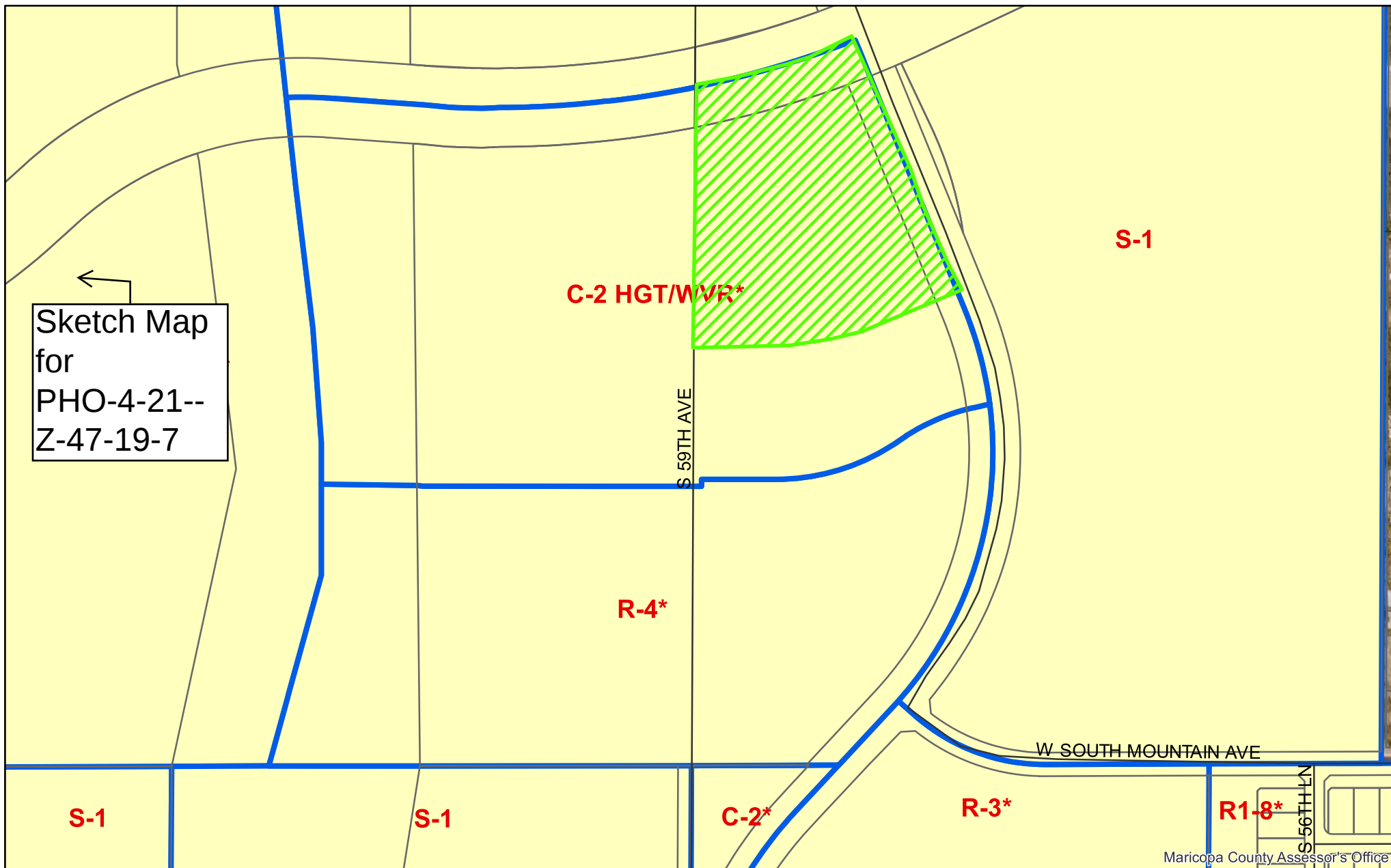
128 (N/A, 1,865)
N/A, 415, 675

*** UNITS P.R.D. OPTION**

N/A (N/A, 2,238)
N/A, 498, 810

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

Sketch Map
for
PHO-4-21--
Z-47-19-7



Maricopa County Assessor's Office

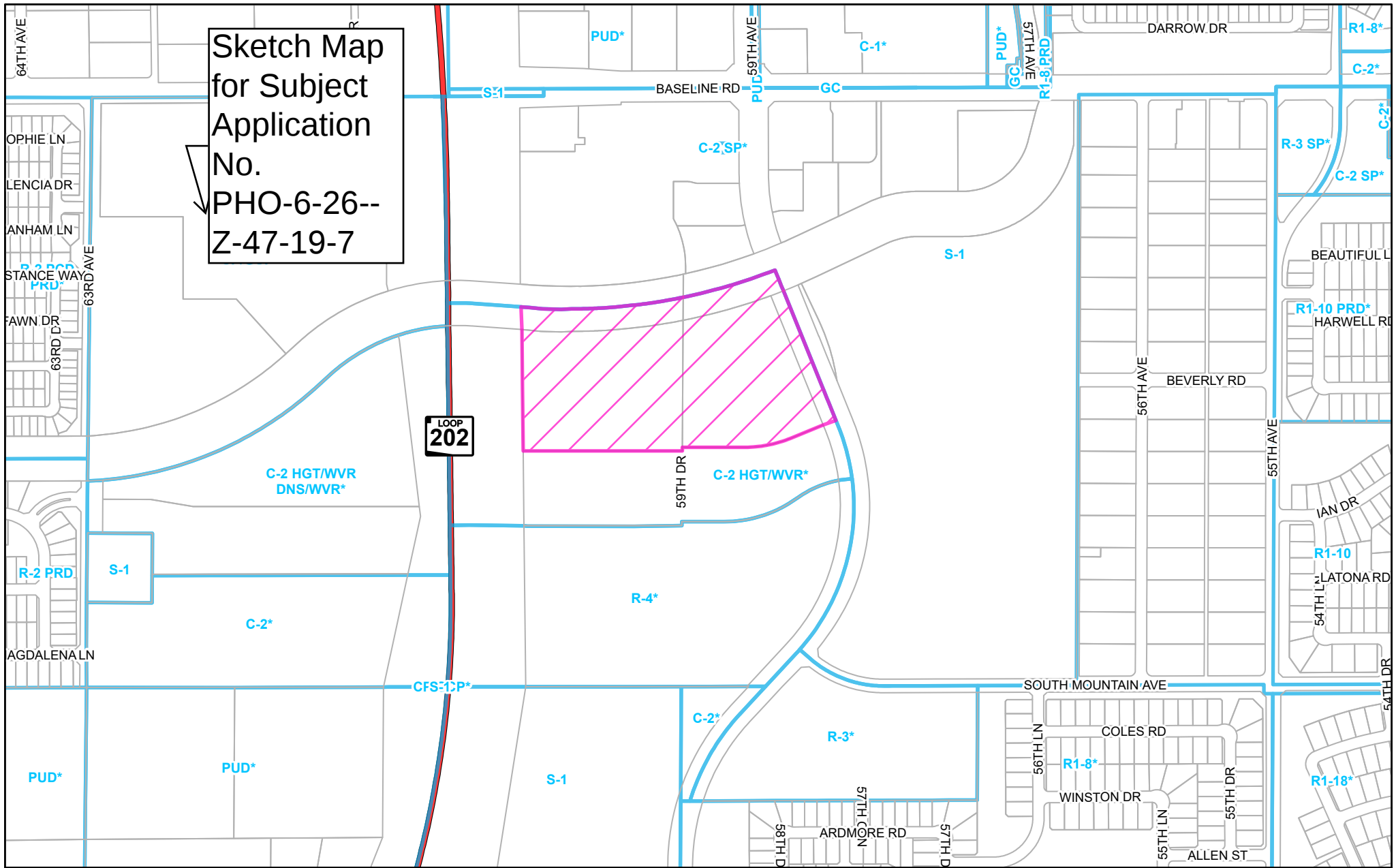
PHO-4-21--Z-47-19-7

**Property Location: Approximately 800 feet south of the southwest corner
of 59th Avenue and Baseline Road**



PHO-6-26--Z-47-19-7

Property Location: Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road



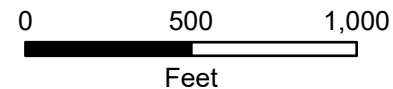
PHO-6-26--Z-47-19-7

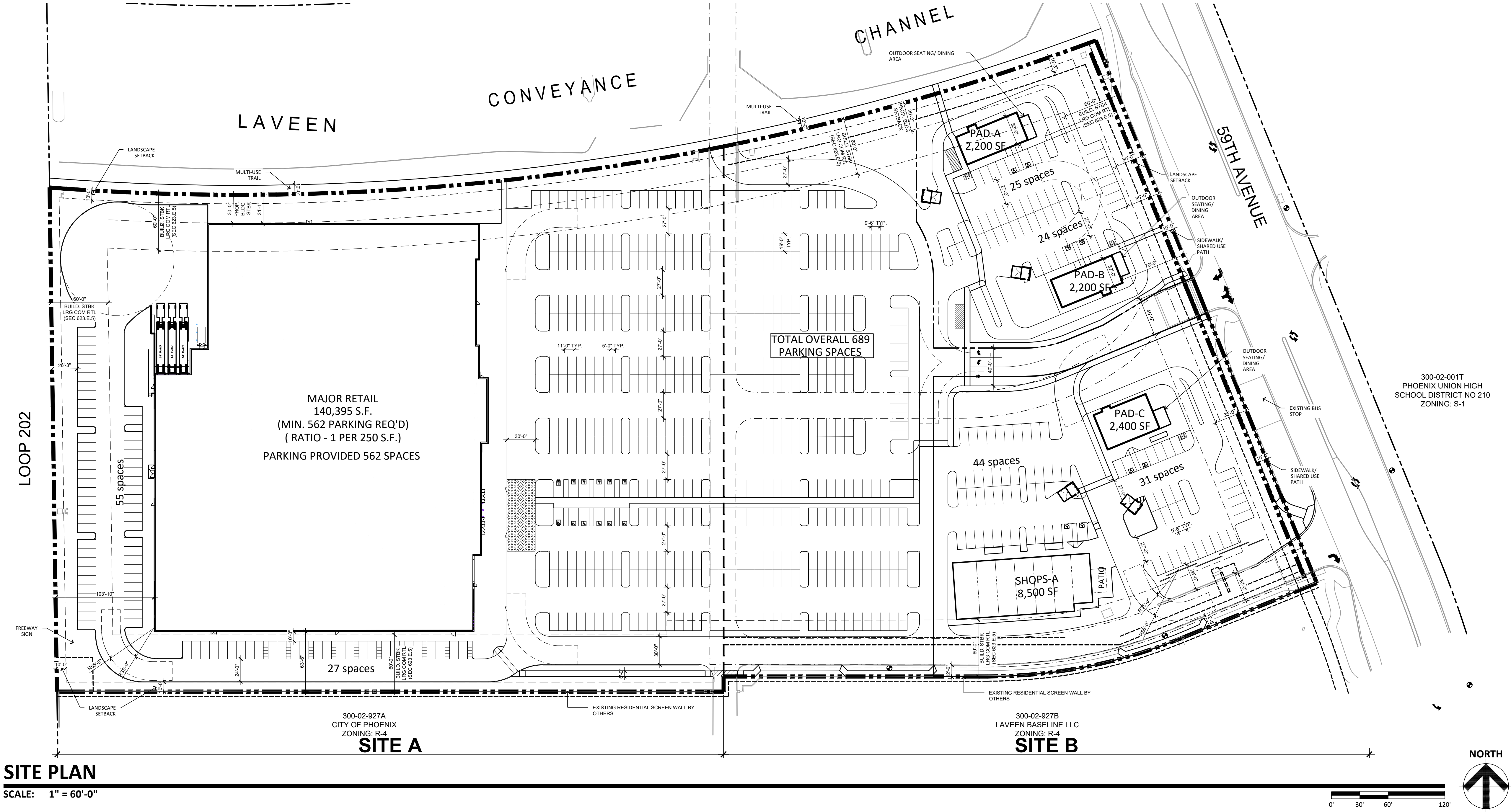
Property Location: Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





SITE PLAN

SCALE: 1" = 60'-0"

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

LEGAL DESCRIPTION (SITE A):
PT LT 2 AS SHOWN IN LOT COMBINATION MAP MCR 1309-41 IN PT NE4 SEC 6 T1S R2E DAF BEG NW COR SD LT 2 TH S
85D 58M E 17.82F TO CUR WI RAD 2600F TH ALG CUR 699.13F TH S 577.04F TH W 705.53F TH N 533.57F TO POB P/F
21-0252216

LEGAL DESCRIPTION (SITE B):
PT LT 2 AS SHOWN IN LOT COMBINATION MAP MCR 1309-41 IN PT NE4 SEC 6 T1S R2E DAF BEG NW COR SD LT 2 TH S
85D 58M E 17.82F TO CUR WI RAD 2600F TH ALG CUR 699.13F TH S 577.04F TH W 705.53F TH N 533.57F TO POB P/F
21-0252216

PARCEL NUMBER: 300-02-927A, 300-02-931
EXISTING ZONING: PHOENIX C-2 HGT/WVR
GROSS SITE AREA: PER MCR 16.08 ACRES (700,672 S.F.)
NET SITE AREA: 11.41 ACRES (497,055 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS / OFFICE

SITE A - MAXIMUM BUILDING HEIGHT 56'
PROPOSED BUILDING HEIGHT 30'

SITE B - MAXIMUM BUILDING HEIGHT 30' (WITHIN 150' OF 59TH AVE) & 45'
PROPOSED BUILDING HEIGHT 22'

BUILDING AREA:
PAD A: 2,200 S.F.
PAD B: 2,200 S.F.
PAD C: 2,400 S.F.
SHOPS A: 8,500 S.F.
MAJOR RETAIL: 140,395 S.F.

NET LOT AREA CALCULATION - 155,695 S.F.
TOTAL BUILDING AREA: 22.22 %
SITE COVERAGE:

PARKING REQUIRED:
PAD A: 1200 SEATING - 1 PER 50 24 SPACES
PAD B: 1200 SEATING - 1 PER 50 24 SPACES
PAD C: 1200 SEATING - 1 PER 50 24 SPACES
SHOPS A-4,000 REST.: 1800 SEATING - 1 PER 50 34 SPACES
SHOPS A-4,500 RETAIL - 1 PER 300 16 SPACES
MAJOR RETAIL: - 1 PER 250 560 SPACES
TOTAL PARKING REQUIRED: 684 SPACES

TOTAL PARKING PROVIDED: 686 SPACES

ACCESSIBLE SPACES REQUIRED: MIN 2% 14 SPACES
ACCESSIBLE SPACES PROVIDED: 20 SPACES

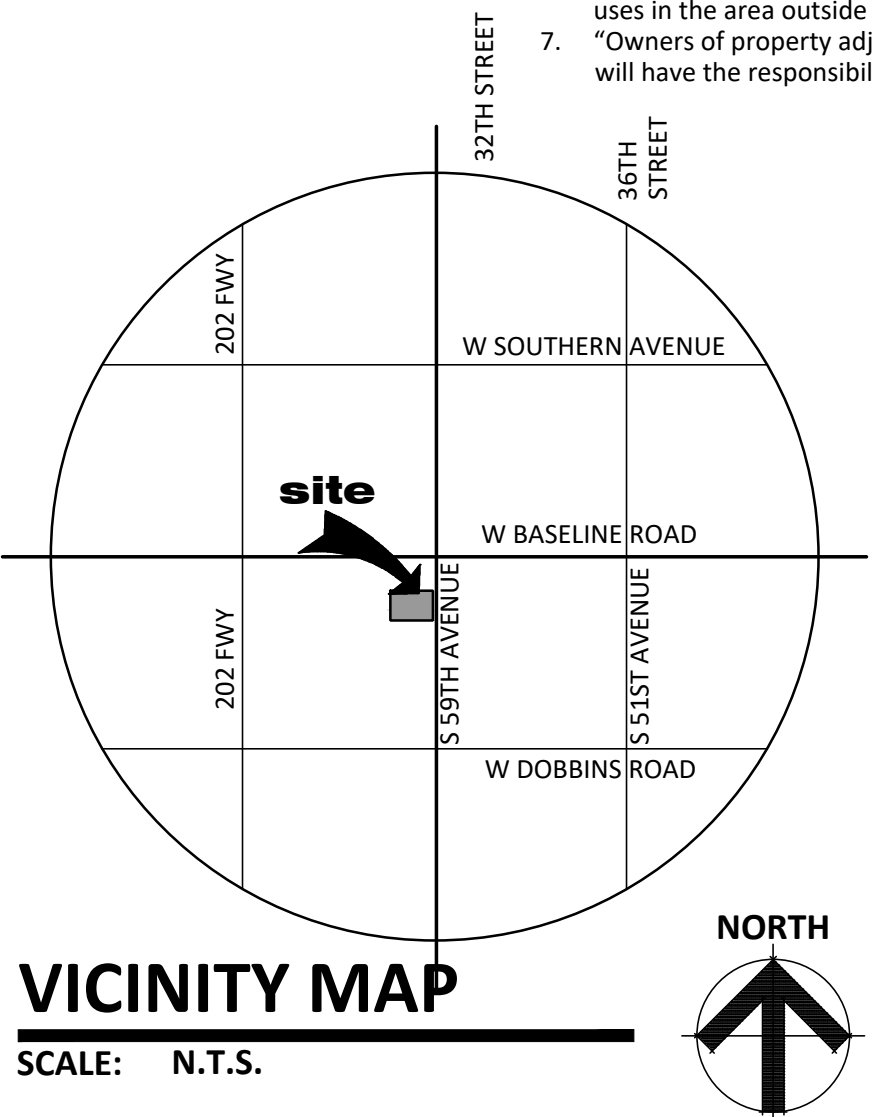
BIKE PARKING REQUIRED: 1 PER 100 SPACES
BIKE PARKING PROVIDED: MIN. 4 SPACES PER BLDG. 20 SPACES

BIKE PARKING PROVIDED: 20 SPACES

SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances."
- "All new or relocated utilities will be placed underground."
- "Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'."
- "Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'."
- "An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as "Tracts" or "Easements", including private streets, landscaped areas, and drainage facilities in accordance with approved plans."
- "Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site."
- "Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans."
- "All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment."
- "All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets."
- "All signage requires separate reviews, approvals, and permits. No signs are approved per this plan."
- Please consider placing the following note (signed and dated) on the site plan to authorize minor amendment to the plan in the future:

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.



VICINITY MAP

SCALE: N.T.S.

TRACKING NUMBERS:
KIVA 06-2778
SDV 2100261
PAPP 2600098
QS 01-14

CITY OF PHOENIX

AUG 0 7 2026

Planning & Development
Department

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

CITY OF PHOENIX REQUIRED PARKING :
GENERAL RETAIL @ 1/300
RESTAURANT (SEATING AREA) @ 1/50
DRIVE THROUGH STACKING: 150 FEET

59TH & BASELINE LAVEEN

S OF SWC OF 59TH AVE AND BASELINE ROAD

LAVEEN VILLAGE AZ 85339

DATE: 07-30-2026 (PRELIMINARY)

Proposed Conceptual Site Plan

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RIGHTS RESERVED.
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INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
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DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

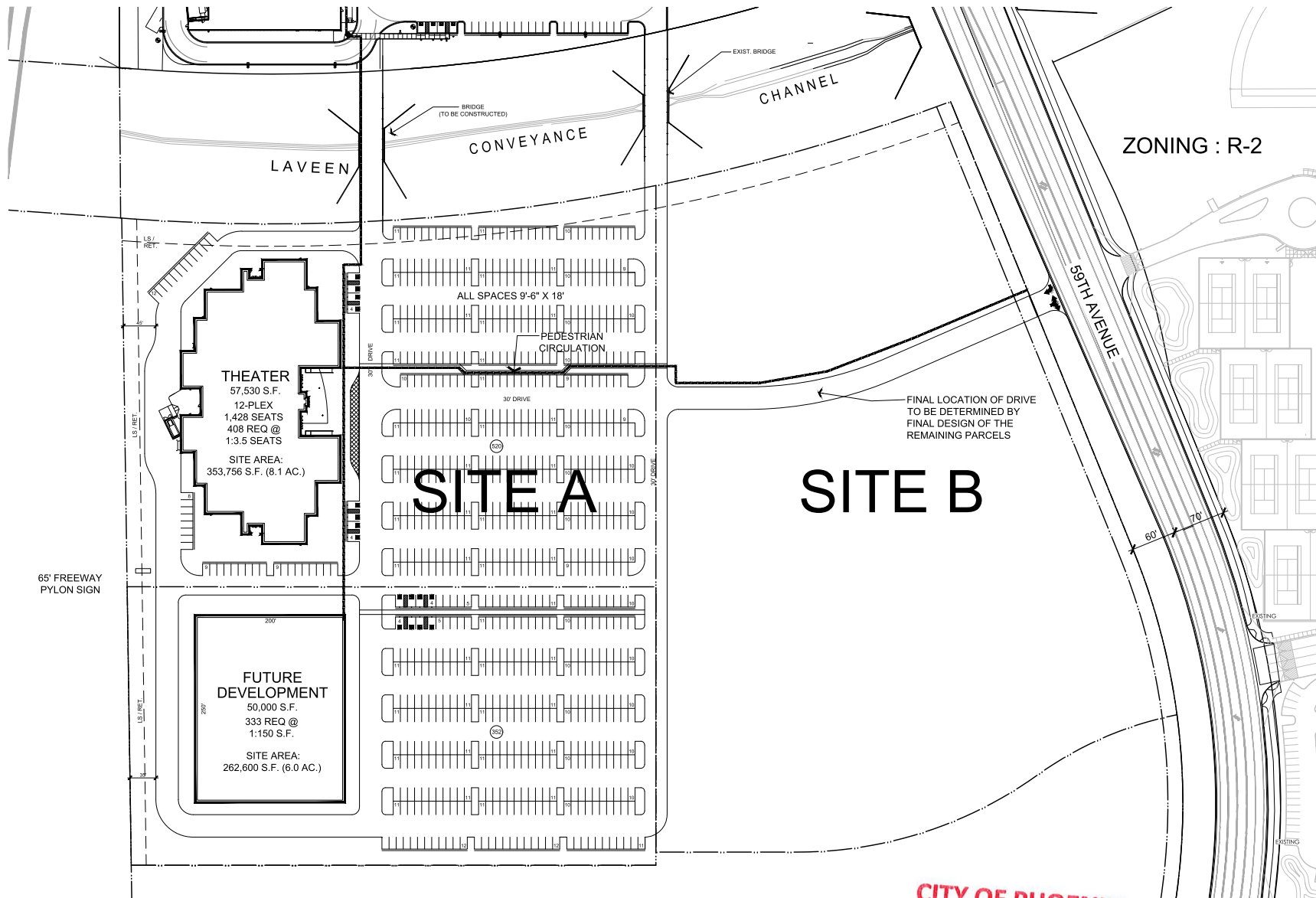
SP-1

RKAA# 25299.01



Hearing Date: September 16, 2026

PHO-6-26--Z-47-19-7



Laveen Park Place Proposed Retail Development Laveen, Arizona

CITY OF PHOENIX

OCT 23 2019

Planning & Development
Department



Butler Design Group, Inc
architects & planners

10-22-2019
12004-ST59

PHO-6-26--Z-47-19-7

Stipulated Site Plan
For Z-47-19 and PHO-4-21--Z-47-19

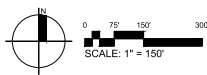
Hearing Date September 16, 2026



CITY OF PHOENIX

OCT 23 2019

**Planning & Development
Department**



Laveen Park Place CONCEPTUAL MASTER SITE PLAN Laveen, Arizona



10-21-19
12004-ST60
MSP

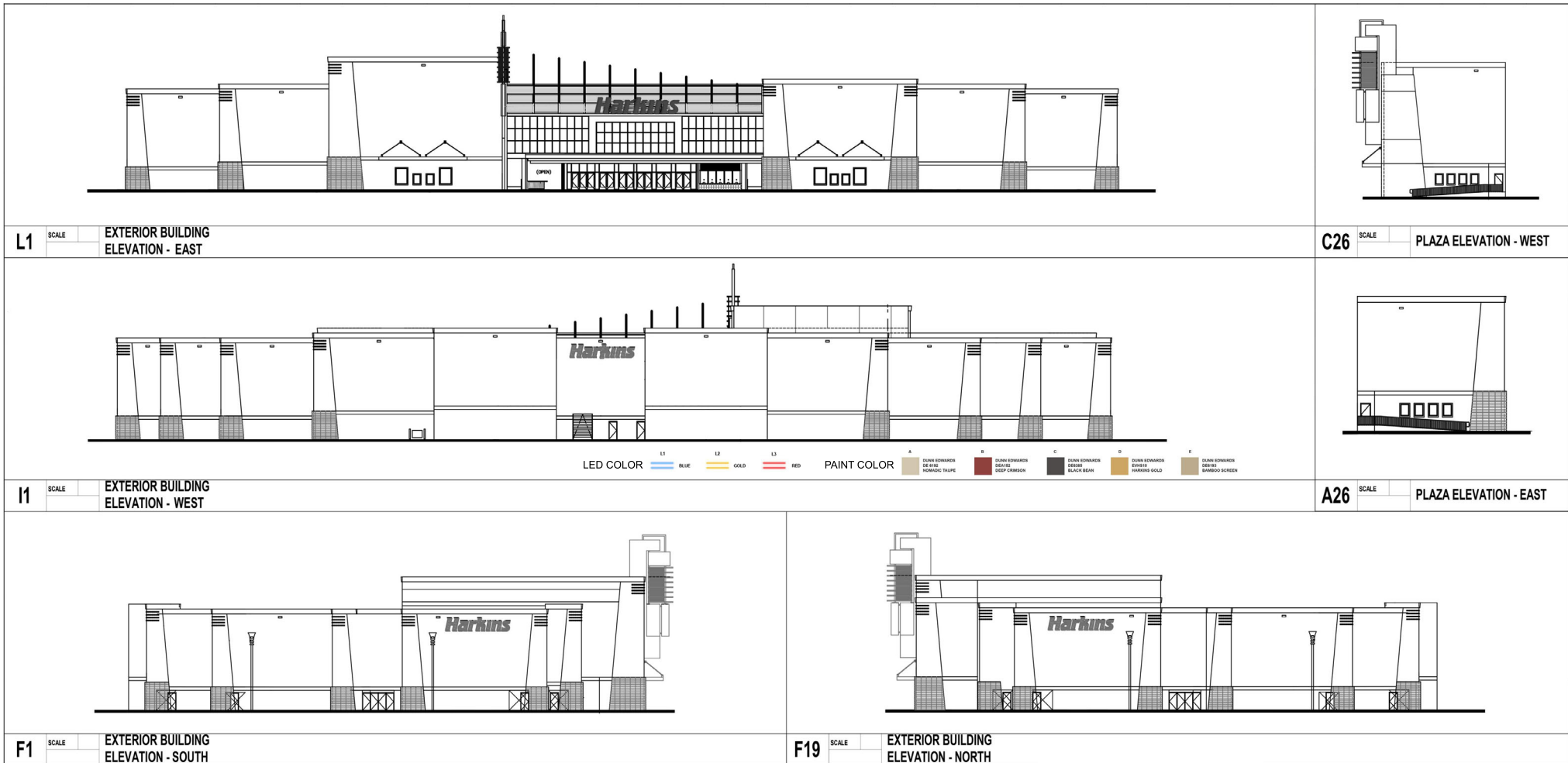


PHO-6-26--Z-47-19-7

Stipulated Site Plan
For Z-47-19 and PHO-4-21--Z-47-19

Hearing Date September 16, 2026

PROPOSED EXTERIOR ELEVATION
LAVEEN 12



CITY OF PHOENIX

OCT 23 2019

Planning & Development
Department

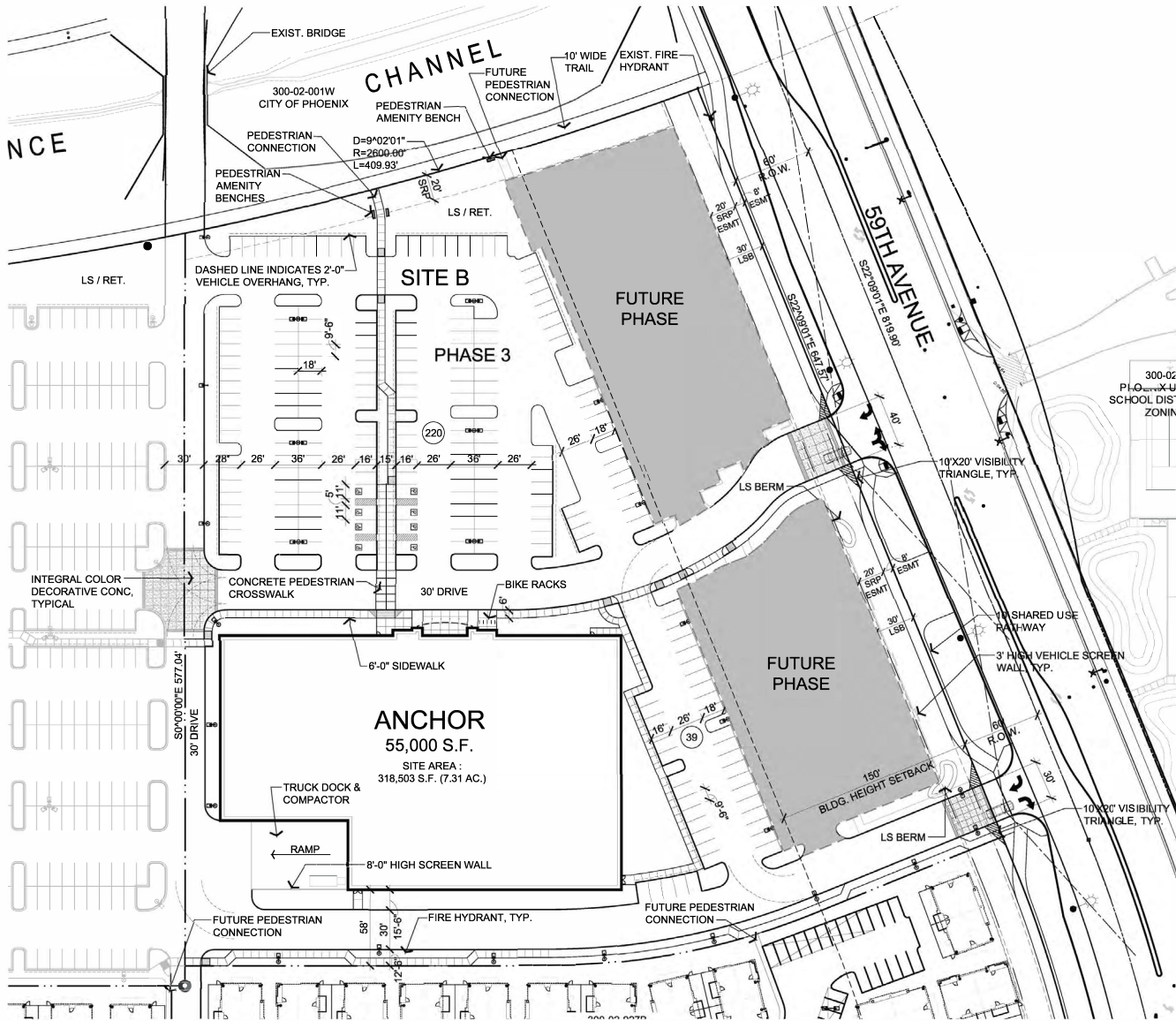
OCTOBER 16, 2019

Harkins
THEATRES

PHO-6-26--Z-47-19-7

Stipulated Elevations
For Z-47-19 and PHO-4-21--Z-47-19

Hearing Date: September 16, 2026



CITY OF PHOENIX NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 3' ALONG THE PROPERTY LINE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, VIBRATION OR VIBRATION EMITTED BY LINES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.

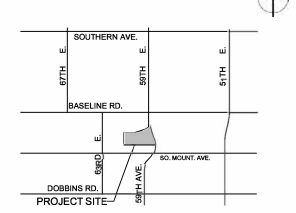
SITE DATA

Previous Zoning Cases:	Z-125-00 / Z-47-19
Existing Zoning:	S-1
Proposed Zoning:	C-2 with Height Waiver
APN:	300-02-027A / 300-02-027B
Gross Site Area:	738,551 S.F. (16.1 AC.)
Net Site Area:	701,369 S.F. (15.1 AC.)
Building Area:	112,530 S.F.
Maximum Building Height:	30'-0" (MAX)
Proposed Building Height:	30'-0" (MAX)
Lot Coverage:	120,000 SF / 701,369 SF = 17.1%
FAR:	120,000 SF / 701,369 SF = 17
Parking Required	
ANCHOR	220 Spaces
55,000 / (4 per 1,000 s.f.):	
Seating count is approximate - actual parking requirements will vary based on seat count	
Parking Provided	220 Spaces
ADA Parking Required (220 x 0.02):	5 Spaces
ADA Parking Provided:	8 Spaces
Loading Spaces Required:	3 Spaces
Loading Spaces Provided:	2 Spaces at Loading Dock of Anchor
Bicycle Spaces Required (1 per 25 vehicle parking spaces):	1 Future Space at Theater
Bicycle Spaces Provided:	10 Spaces

PROJECT TEAM

Developer	Architect
Kitchell Corporation	Butler Design Group
1707 E. Highland Ave.	5017 E. Washington St. Ste 107
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Brad Anderson	Contact: Rick Butler
Ph: (602) 264-4411	Ph: (602) 957-1800

VICINITY MAP



DATE	SUBMISSION
05.20.2021	PRE-APPLICATION SITE PLAN
09.08.2021	PRELIMINARY SITE PLAN
12.01.2021	PRELIMINARY SITE PLAN RE-SUBMITTAL

DEVELOPMENT SERVICES DEPARTMENT APPROVAL	
DATE	SUBMISSION
05.20.2021	PRE-APPLICATION SITE PLAN
09.08.2021	PRELIMINARY SITE PLAN
12.01.2021	PRELIMINARY SITE PLAN RE-SUBMITTAL
DSD KIVA # : 06-2778	
SDEV # : 2100261	
QS # : 01-14/15	



CITY OF PHOENIX
DEC 03 2021
Planning & Development
Department

Laveen Park Place CONCEPTUAL MASTER SITE PLAN Laveen, Arizona



12-01-2021
12004.011-ST15
A1



Hearing Date: 1/19/2022

PHO-4-21--Z-47-19-7

PHO-6-26--Z-47-19-7

Stipulated Site Plan
For PHO-4-21--Z-47-19

Hearing Date: September 16, 2026

PROJECT DATA

Previous Zoning Cases:	Z-126-00 / Z-47-19
Existing Zoning:	S-1
Proposed Zoning:	C-2 with Height Waiver
APN:	300-02-927A / 300-02-927B
Gross Site Area:	738,551 S.F. (17 AC.)
Net Site Area:	701,369 S.F. (16.1 AC.)
Building Area:	112,530 S.F.
Maximum Building Height:	30'-0"
Proposed Building Height:	56'-0" (MAX)
Lot Coverage:	120,000 SF / 701,369 SF = 17.1%
FAR:	120,000 SF / 701,369 SF = .17

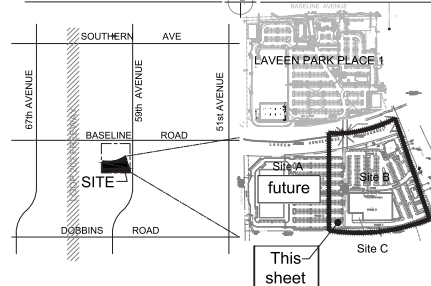
Parking Required

Theater	
+/-1,450 Seats / (1 Space per 3.5 seats) :	415 Spaces
Seating count is approximate - actual parking requirements will vary based on seat count	
Parking Provided	542 Spaces
ADA Parking Required (542 x 0.02) :	11 Spaces
ADA Parking Provided :	14 Spaces
Loading Spaces Required :	2 Spaces
Bicycle Spaces Required (1 per 25 vehicle parking spaces):	22 Spaces

GENERAL LANDSCAPE NOTES:

1. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE. FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTIPLE TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
4. A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRUST UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.
7. GRANITE RIP RAP 3" TO 6" TO BE PLACED AT ALL CURB CUTS AND DOWN SPOUTS TO PREVENT EROSION. (SEE CIVIL PLANS)
8. SCREEN TRANSFORMERS AND UTILITY RISERS WITH LANDSCAPE MATERIAL.

VICINITY MAP



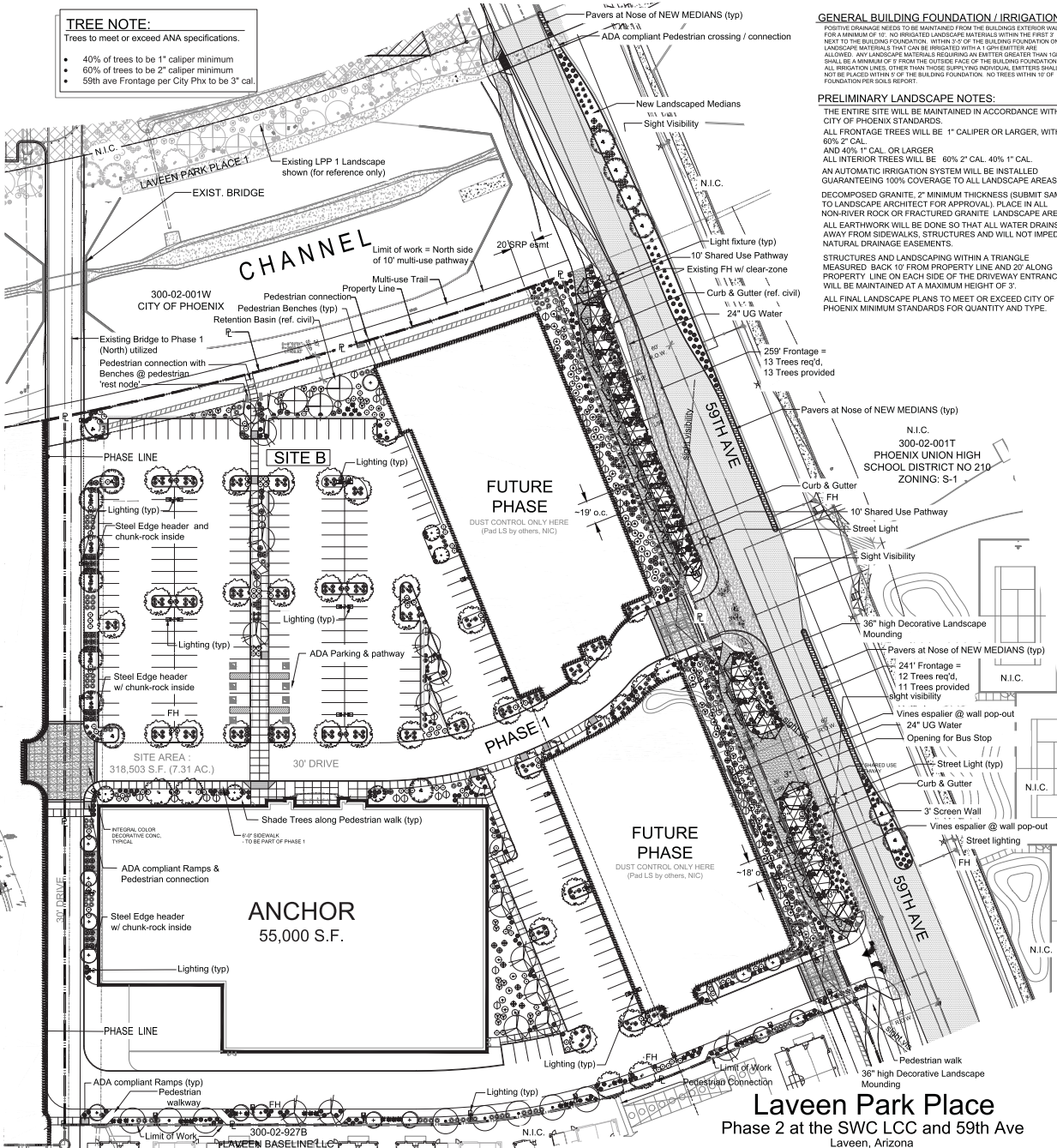
PRELIMINARY LANDSCAPE SITE PLAN



KIVA: 06-2778
SDEV: 210028
PAPP: 2104188

TREE NOTE:

- Trees to meet or exceed ANA specifications.
- 40% of trees to be 1" caliper minimum
- 60% of trees to be 2" caliper minimum
- 59th ave Frontage per City Phx to be 3" cal.



GENERAL BUILDING FOUNDATION / IRRIGATION:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR MINIMUM 2" IN. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 7' NEXT TO THE BUILDING FOUNDATION. WITHIN 3" OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH SHALL BE A MINIMUM OF 1' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. NO TREES WITHIN 10' OF FOUNDATION PER SOILS REPORT.

PRELIMINARY LANDSCAPE NOTES:

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF PHOENIX STANDARDS.
ALL FRONTAGE TREES WILL BE 1" CALIPER OR LARGER, WITH 60% 2" CAL. AND 40% 1" CAL. OR LARGER.
ALL INTERIOR TREES WILL BE 80% 2" CAL. 40% 1" CAL.
AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
DECOMPOSED GRANITE: 2" MINIMUM THICKNESS (SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL). PLACE IN ALL NON-RIVER ROCK OR FRACTURED GRANITE LANDSCAPE AREAS.
ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
ALL FINAL LANDSCAPE PLANTS TO MEET OR EXCEED CITY OF PHOENIX MINIMUM STANDARDS FOR QUANTITY AND TYPE.

LANDSCAPE LEGEND

TREES	CALIPER
Chilopsis linearis Art's Seedless® Desert Willow - Art's var.	2" caliper 7 h x 4' w Multi
Parkinsonia hybrid "Desert Museum" Desert Museum Palo Verde	2" caliper U.O.N 8' h x 5' w
Acacia salicina Willow Acacia	Standard 2" caliper U.O.N. 7 h x 2.5' w
Caesalpinia mexicana Mexican Bird of Paradise	1" caliper Multi-Trunk
Acacia aneura Mulga	1" caliper 6' h x 5' w
Parkinsonia praecox Palo Verde, Sonoran Palo Verde	Multi-Trunk 3" caliper U.O.N. 13' h x 7' w
Eucalyptus microtheca Coolibah Tree	1" caliper 7' h x 3' w
Nerium Oleander Tree (red) Red Oleander standard	1.5" caliper 8' h x 4' w

SHRUBS / ACCENTS / VINES	SIZE
Muhlenbergia capillaris 'Lemca' Peggy Maestl Pink Mully Grass	5 Gallon
Dodonaea viscosa Green Hopsced Bush	5 Gallon
Hesperaloe parviflora 'Perpa' Brakeflights 'red' Yucca	5 Gallon
Leucosiphium zygophyllum (Cimarron) Compact Texas Sage	5 Gallon
Nerium oleander "Petite Pink" Petite Pink Oleander	5 Gallon
Echinocactus grusonii Golden Barrel Cactus	8" Diameter Matching
Hesperaloe funifera Giant Hesperaloe	5 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
Enemophila hygrophane Blue Bells Eimu	5 Gallon
Calliandra californica Baja Red Fairy Duster	5 Gallon
Sinningia chinensis Joppe	5 Gallon
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon
Muhlenbergia rigida Nashville® Nashville Mully	5 Gallon
Bougainvillea 'Barbara Karst' var. Bougainvillea vine (espallier, staked)	5 Gallon

GROUNDCOVERS	SIZE
Acacia redolens 'Desert Carpet' tm Desert Carpet tm Acacia	1 Gallon
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 Gallon
Decomposed Granite-3/4" (match LPP1, contact ROCK-PROS USA 2" min thickness in all landscape areas ** JMT DG = 1/4" minus stabilizes DG, color to match LPP1 trail) Submit samples to Landscape Architect	
Rip-Rap 3" - 6" sized, match chunk-rock from LPP1 north of this project (typ) 3" min thickness in all landscape areas	
Dust Proofing = 1/4" minus Decomposed Granite 2" depth in all FUTURE landscape areas	
Rip-Rap: Desert Rock. Color to match LPP1, size is 3" to 6" Submit samples to LA (Place inside all Steel Header Planter areas) 3" minimum thickness	
3/16" x 6" rusted steel header - secure every 4' with rebar	

CITY OF PHOENIX

DEC 03 2021

Planning & Development
Department



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Butler Design Group, Inc.
architects & planners

PL-02

PHO SUBMITTAL
PRELIMINARY LANDSCAPE

Hearing Date: 1/19/2022

Hearing Date: September 16, 2026

Stipulated Landscape Plan
For PHO-4-21--Z-47-19

PHO-6-26--Z-47-19-7

PHO-4-21--Z-47-19-7



1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"



3 WEST ELEVATION
Scale: 1/16" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

MATERIAL / COLOR SCHEDULE						
MARK	DESCRIPTION	FINISH/COLOR	TBD	MODEL	MANUFACTURER	COMMENTS
MT1	ALUMINUM STOREFRONT	DARK BRONZE ALUMINUM	TBD	TBD	TBD	
GL1	INSULATED GLAZING	CLEAR	TBD	TBD	TBD	
MJ1	BRICK	CITY HALL				
PT1	PAINTED STUCCO	REPOSE GRAY	SKY015		SHERWIN WILLIAMS	
PT2	PAINTED CMU BLOCK	PAVESTONE	SKY042		SHERWIN WILLIAMS	
PT3	PAINTED CMU BLOCK	HOMESTEAD BROWN	SKY1515		SHERWIN WILLIAMS	
PT4	PAINTED METAL	TRICORN BLACK	SKY250		SHERWIN WILLIAMS	

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09.08.2021	PRELIMINARY SITE PLAN
12.01.2021	PRELIMINARY SITE PLAN RE-SUBMITTAL
DEVELOPMENT SERVICES DEPARTMENT APPROVAL	
DSD KIVA # : 06-2778 SDEV # : 2100261 QS # : 01-1415	



CITY OF PHOENIX
DEC 03 2021
Planning & Development
Department

Laveen Park Place
Laveen, Arizona



12-01-2021
12004.011-ST15
A7



Meeting Minutes for
Rezoning Case No.
Z-47-19

Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-19-6 and rezone the site from R1-6 to P-1 to allow parking to serve adjacent businesses.

Summary

Current Zoning: R1-6

Proposed Zoning: P-1

Acreage: 0.78

Proposed Use: Parking to serve adjacent businesses

Owner: James Aaron Klusman

Applicant: Ed Bull, Burch & Cracchiolo, PA

Representative: Ed Bull, Burch & Cracchiolo, PA

Staff Recommendation: Approval subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Aug. 6, 2019, and recommended approval per the staff recommendation by a 15-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Camelback East Village Planning Committee recommendation by a 9-0 vote.

Location

Approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue

Council District: 6

Parcel Addresses: 3216 and 3220 E. Minnezona Circle

This item was continued to the March 4, 2020 City Council Formal Meeting.

**104 Amend City Code - Ordinance Adoption - Rezoning Application
Z-47-19-7- Southeast Corner of 63rd Avenue and Baseline Road
(Ordinance G-6659)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-47-19-7 and rezone the site from S-1 (approved CP/GCP and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet, and multifamily residential.

Summary

Current Zoning: S-1 (approved CP/GCP and/or C-2)

Proposed Zoning: CP/GCP, C-2 HGT/WVR and R-4

Acreage: 128.61

Proposed Use: Commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential

Owner: Laveen Baseline, LLC

Applicant: Wendy Riddell, Berry Riddell, LLC

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Nov. 4, 2019, and recommended approval per the staff recommendation with a modified stipulation by an 8-0 vote.

PC Action: The Planning Commission heard this case on Dec. 5, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

Location

Southeast corner of 63rd Avenue and Baseline Road

Council District: 7

Parcel Addresses: 8388 S. 59th Drive

This item was adopted.

**105 Amend City Code - Ordinance Adoption - Rezoning Application
Z-23-19-8 - Approximately 165 Feet East of the Southeast Corner of
the 35th Street Alignment and Van Buren Street (Ordinance
G-6655)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-23-19-8 and rezone the site from C-3 to WU Code T5:3 GW to allow multifamily and mixed use.

Summary

Current Zoning: C-3

Proposed Zoning: WU Code T5:3 GW

Acreage: 3.21

Proposed Use: Multifamily residential and mixed use

Item #	11
Application #	Z-47-19-7
From	S-1 (Approved CP/GCP and/or C-2)
To	CP/GCP, C-2 HGT/WVR and R-4
Acreage	128.61
Location	Southeast corner of 63rd Avenue and Baseline Road
Proposal	Commerce park development commercial development with a height waiver for up to 56 feet, and multifamily residential
Applicant	Wendy Riddell, Berry Riddell, LLC
Owner	Laveen Baseline, LLC
Representative	Wendy Riddell, Berry Riddell, LLC

Ms. Racelle Escobar stated that Item No. 11 is Z-47-19-7, a request to rezone 128.61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Ranch or Farm Residence District), approved CP/GCP (Commerce Park/General Commerce Park option) and/or C-2 (Intermediate Commercial District). The requested zoning is CP/GCP, C-2 with a height waiver for up to 56 feet, and R-4 (Multifamily Residence District) to allow commerce park development, commercial development with the height waiver up to 56 feet, and multifamily residential.

The Laveen Village Planning Committee recommended approval with a modified stipulation by an 8-0 vote.

Stipulation No. 22 was modified to limit the building height to 30 feet within 150 feet of 59th Avenue, and to reduce the height from 56 feet to 45 feet for the remainder of Site B, the northeast portion of the site.

Staff recommends approval per the Laveen Village Planning Committee recommendation.

Commissioner Johnson stated that he received one speaker card from Mr. Robert Branscomb, wishing to speak in favor, but received no cards in opposition. He asked Mr. Branscomb if he still wanted to speak.

Mr. Robert Branscomb stated no.

Commissioner Shank made a MOTION to approve Z-47-19-7, per the Laveen Village Planning Committee recommendation.

Commissioner Montalvo SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 9-0.

Stipulations

Overall Site

- 1 The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department
- 2 All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department
- 3 All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb, and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade) planted 25 feet on center or in equivalent groupings and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department
- 4 The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways as approved by the Planning and Development Department
- 5 The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department
- 6 The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines
- 7 Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department
- 8 All multi-use trails and shared use paths shall be shaded a minimum of 50

percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department

- 9 The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department
 - a) Eastbound Baseline Road east of 63rd Avenue Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258
 - b) Three bus stop pads shall be located along Southbound 59th Avenue
- 10 If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval
- 11 If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations
- 12 In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist and allow time for the Archaeology Office to properly assess the materials

Site A

- 13 The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department
- 14 The maximum building height shall be limited to 56 feet
- 15 There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height
- 16 A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc) provided within close proximity of the trail, as approved by the Planning and Development Department
- 17 A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings The parking lot shall be designed to have minimal vehicular drive crossings

through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.

18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 FEET WITHIN 150 FEET OF 59TH AVENUE AND 45 ~~56~~ FEET FOR THE REMAINDER OF SITE B.
23. There shall be a 150-foot step back provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a

minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element

- (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc) provided within close proximity of the trail
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade
 - c All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet
 - d Accent building materials such as native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area
- 25 Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department
- 26 Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department
- 27 A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 28 A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 29 A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department

- 30 The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
- 31 The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
- 32 The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

- 33 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including
 - b A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e Ensuring architectural style is consistent with prior phases of the project and development in the area.
- 34 There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
- 35 A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and

Development Department

- 36 The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
- 37 The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
- 38 The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

- 39 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following
 - a Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d Ensuring architectural style is consistent with prior phases of the project and development in the area.

- 40 There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department
- 41 The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department
- 42 A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 43 A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 44 A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department
- 45 The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department
- 46 The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department
- 47 A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department
- 48 The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road as approved by the Planning and Development Department
- 49 The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department

- 50 The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department
- 51 The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department

Site E (Commerce Park/General Commerce Park South of the LACC)

- 52 The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following
 - a Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each
 - b Arcades and overhangs shall be incorporated into the buildings to promote shade
 - c All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet
 - d Ensuring architectural style is consistent with prior phases of the project and development in the area
- 53 There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department
- 54 The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department

- 55 A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department
- 56 A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance as approved by the Planning and Development Department
- 57 A minimum of 30 percent of building linear frontage that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department
- 58 The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department
- 59 The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department
- 60 The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department

173542

LAVEEN VILLAGE PLANNING COMMITTEE

Meeting Minutes

Monday, November 4, 2019

**Laveen Elementary School District Office #59
Laveen Education Center, Building B, Room #101
5001 West Dobbins Road, Laveen Arizona**

Members Present

Robert Branscomb, Chair
Tonya Glass, Vice Chair
Cinthia Estela
Gary Flunoy
Stephanie Hurd
John Mockus
Carlos Ortega
Jennifer Rouse

Members Excused

Linda Abegg
Wendy Ensminger
Rochelle Harlin

Staff Present

Samantha Keating

1 Call to order, introductions and announcements by Chair

Chairman Robert Branscomb called the meeting to order at 6 30 p m There was a quorum with 8 members present

2 Review and approval of the October 14, 2019, meeting minutes

MOTION

Mr John Mockus moved to approve the minutes as presented **Ms Stephanie Hurd** seconded the motion

Vote

8-0, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor

3 Public comment concerning items not on the agenda

None

- 4 Z-47-19-7** Presentation, discussion, and possible recommendation regarding a request to rezone 128 61 acres located at the southeast corner of 63rd Avenue and Baseline Road from S-1 (Approved CP/GPC and/or C-2) to CP/GCP, C-2 HGT/WVR and R-4 to allow commerce park development, commercial development with a height waiver for up to 56 feet and multifamily residential

Ms Samantha Keating provided an overview of the request, noting the location and proximity to the Loop 202 freeway **Ms Keating** explained that the site was broken up into subareas in terms of staff's recommended stipulations

Mr Carlos Ortega explained that he was concerned about not having a bus pull out

Mr John Mockus asked if the height waiver was being requested for both Sites A and B **Ms Keating** confirmed that the height waiver was for both portions of the development site and noted they were treated differently in the stipulations because Site A has a conceptual site plan that requires general conformance

Ms Stephanie Hurd asked why a path was being asked for in Site B **Ms Keating** relayed that the stipulation called for a wider sidewalk that could also be used as a pathway

Vice Chair Tonya Glass commented that she understood why the height was needed for Site A because of the height of the movie screens but was unsure why it was needed for Site B

Ms Wendy Riddell of Berry Riddell LLC, the applicant explained she was representing Kitchell, the property owner **Ms Riddell** explained that the certainty of the Harkins theater will help ensure the needs of the community are met The project looks to reduce the number of overall dwelling units currently permitted They are hoping to attract other entertainment-type uses next to the planned Harkins theater The planned multifamily will make the retail more successful The proposal is really a refinement of the existing entitlements on the site

Chairman Robert Branscomb asked for clarification on the size of the units **Ms Riddell** stated they would be a mix of one to three bedrooms

Ms Hurd commented that she liked the elevated design and plan for trails She explained that commercial land is important in the area and does not want to see too much of it turn residential She also commented that although palm trees do not provide shade, she thinks they add a nice aesthetic

Ms Hurd also commented that she would like to see ground floor retail with units above She suggested fun bike racks

Ms Jennifer Rouse commented that the development should be dog friendly and that she understands certain retail uses will follow a theater Multifamily can be beautiful but it needs to be better than just stucco The mountain views need to be maintained

Mr Mockus explained he was excited to have the project move forward but wants to see the project done right

Mr Ortega commented that everyone talks about mountain views and he suggest oriented the multifamily project toward the mountains

Mr Gary Flunoy asked what the planned height was for Site B and the multifamily area **Ms Riddell** responded that the use for Site B was hopefully an entertainment-type use and they were looking for flexibility on the height No height waiver is being requested for the multifamily area

Nine public comment cards were submitted for this item Two cards were submitted by Tracie Riggs and Joe Jannuzzi in opposition to the request, but not wishing to speak Two cards were submitted indicating they were in favor of the request and wishing to speak Two cards were submitted indicating they were in opposition to the item and wishing to speak Three cards were submitted wishing to speak, not indicating in favor

or opposed

Mr Jon Kimoto indicated he liked the uses proposed and the early meetings the applicant held, but felt there was no compelling argument for the height variance. The apartments were to be built on a higher piece of land and maintaining mountain views would be critical. The scale should not dominate the environment. It is important to maintain the guidelines in the Southwest Growth Study and other formative documents.

Ms Jae Storm president of Mir' Ra Image explained she was before the committee representing youth. She indicated she would like to see the builders and developers be involved with the youth. She felt that there should be stipulations for more neighborhood meetings.

Ms Lynette Lee explained to the committee she had questions regarding the proposed theater and asked if the theater was planning to have reclining seats. She also asked how much the apartments were planned to rent for and how they will be maintained.

Ms Riddell responded that only newer, luxury theaters with reclining seats are being built now. The developer will ensure the multifamily is maintained as they have a financial interest and want to keep a good reputation.

Ms Riddell also responded to some of the preceding comments and explained that they were not seeking a height variance, but a height waiver and were not required to demonstrate a hardship. The development team is also sympathetic to youth and the commercial uses planned will help address concerns with youth.

Mr Sandy Hamilton explained he was on the LCRD and agrees with the additional height for the movie theater site only. He indicated he tried contacting Kitchell the previous week but was unsuccessful.

Mr Dan Penton explained that the community worked on a Central Laveen Commercial Area Plan in 2003 which stated that there were to be a maximum of four stories to keep views of the mountains. He also commented that art features should be southwest in nature and the multifamily should provide a view corridor and look into providing commercial space on the bottom floor. He indicated support of the request, but had some concerns with the western side of the request and the amount of parking shown on the conceptual plans.

Mr Phil Hertel explained he had no problem with the height waiver for the theater site, but was not in favor of the additional height for Site B without seeing a plan. He wants the site to be planned carefully and planned well and would like to be on a notification list for future cases.

Ms Claudine Reifschneider commented that this was a crucial time and the community needed to put their best foot forward and work to elevate standards. This, in turn, will increase home values and impact fees. The committee should think about the community vision when making their decision. This project will set the tone for others.

Vice Chair Glass asked if the apartments and theater were a packaged deal and if the theater and height for Site B were a packaged deal. **Ms Riddell** indicated that they were and that she believed they all were after the same thing, which is why the developer is agreeing to return to review plans with the committee.

Ms Riddell also explained that limiting the height on Site B would limit who would look

at the site for future development. The team also reached out to Mr. Hamilton.

Chairman Branscomb commented that since the committee cannot restrict uses, they need to ensure it is done right.

Mr. Ortega and **Mr. Mockus** commented that they want something great, but understand it is Catch 22 regarding the height and attracting entertainment uses on Site B.

Ms. Rouse commented that the multifamily needs to be beautiful and wants to see stone work and heightened standards.

Ms. Hurd commented that views should be looked at.

Ms. Riddell indicated that these would all be taken into consideration.

Vice Chair Glass asked if the applicant was willing to consider less height on Site B.

Ms. Riddell indicated she conferred with her client and project architect and they were willing to agree to the following heights on Site A and B:

- 56 feet for Site A
- 45 feet for Site B
- 30 feet within 150 feet of 59th Avenue

Ms. Cinthia Estela asked if solar panels were planned for covered parking. **Ms. Riddell** responded they would look into this.

MOTION

Mr. John Mockus moved to approve the proposal as recommended by staff with a modification to the height stipulation for Site B as proposed by the applicant.

Ms. Jennifer Rouse seconded the motion.

Vote

8-0, Motion to approve, with Committee Members Branscomb, Estela, Flunoy, Glass, Hurd, Mockus, Ortega and Rouse in favor.

5 INFORMATION ONLY Presentation and discussion regarding General Plan Land Use Map Designations in the Laveen Village

Ms. Samantha Keating provided an overview of the intent of the item and explained that as a follow up to last month's conversation she had a presentation regarding the history of General Plan Land Use designations in the Laveen area.

Ms. Stephanie Hurd explained that she had a concern that the Laveen core needed to be protected and she does not want to see it all turn into multifamily development. Anything south of Dobbins Road that has not been designated should be protected.

Mr. Carlos Ortega commented he wanted to protect S-1 zoning.

Vice Chair Tonya Glass asked about zoning reversions. **Ms. Keating** explained

Meeting Minutes for
PHO Case No.
PHO-4-21--Z-47-19

Location

612 N. 5th Ave.

Council District: 7

This item was adopted.

**81 Amend City Code - Ordinance Adoption - Rezoning Application
PHO-4-21--Z-47-19-7- Approximately 800 Feet South of the
Southwest Corner of 59th Avenue and Baseline Road (Ordinance
G-6963)**

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Jan. 19, 2022.

Summary

Application: PHO-4-21--Z-47-19-7

Existing Zoning: C-2 HGT/WVR

Acreage: 8.16

Owner: Laveen Baseline LLC

Applicant: Laveen Baseline LLC

Representative: Wendy Riddell, Berry Riddell LLC

Proposal:

1. Review of site plan, landscape plan, and elevations per Stipulation 24.

Concurrence/Previous Council Action

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this case on Jan. 10, 2022 and recommended approval by a vote of 7-0.

PHO Action: The Planning Hearing Officer heard this case on Jan. 19, 2022 and recommended approval with a modification and additional stipulations. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location

Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road.

Council District: 7

Parcel Address: N/A

This item was adopted.

Item 27, Ordinance S-48322 was a request to authorize the City Controller to disburse funds, up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

27 National Association of Housing and Redevelopment Officials

For \$17,007.00 in payment authority for National Association of Housing and Redevelopment Officials (NAHRO) annual membership for the Housing Department. NAHRO provides important support through training, advocacy, networking, and best practices. Membership ensures the City is informed about proposed regulatory changes that may impact the financial and operational sustainability of the City's Housing Department, as well as legislative updates to keep staff informed in advance of action being taken. The membership is paid by federal funds with no impact to the General Fund.

Discussion

Vice Mayor Pastor made a motion to adopt Item 27.

Councilwoman Stark seconded the motion.

Mayor Gallego commented she had the opportunity to attend events, and noted there had been great dialogue about best practices in housing. She stated the City had been able to share what they had done so far, and concluded this was a positive membership.

A motion was made by Vice Mayor Pastor, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

January 19, 2022

ITEM NO: 6	
	DISTRICT 7
SUBJECT:	
Application #:	PHO-4-21--Z-47-19-7
Location:	Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road
Zoning:	C-2 HGT/WVR
Acreage:	8.16
Request:	1) Review of site plan, landscape plan, and elevations per Stipulation 24.
Applicant:	Laveen Baseline LLC
Owner:	Laveen Baseline LLC
Representative:	Wendy Riddell, Berry Riddell LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and additional stipulations.

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this request on January 10, 2022 and recommended approval by a vote of 7-0.

DISCUSSION:

Wendy Riddell, representative with Berry Riddell, provided an overview of the Laveen Village Planning Committee's (VPC) unanimous recommendation of approval, the original rezoning case, and the previous Planning Hearing Officer cases neighboring the subject site. She reviewed the proposed conceptual site plan, landscape plan, and elevations that depict a 55,000 square foot anchor store along with two future phase areas. She stated that the proposed elevations depict brick, overhangs, and textural changes that are consistent with the area and previous phases of the original rezoning case area.

Adam Stranieri, Planning Hearing Officer, stated that no correspondence was received and reviewed the unanimous approval by the Laveen VPC. He stated he had no concern with approving the site plan, landscape plan, and elevations, but did want to retain portions of the original Stipulation 24 to provide specific regard to these details as they pertained to some missing figures on the

conceptual plans and future development of the future phase areas. He stated that because there are two future phase areas within the subject site, the original stipulation should not be deleted entirely, but proposed a modification intended to allow future reviewers to see the intended criteria for review on these areas.

FINDINGS:

- 1) The applicant submitted a site plan, landscape plan, and elevations in compliance with the requirements for Planning Hearing Officer review in Stipulation 24. The plans are determined to appropriately reflect the criteria for review in Stipulations 24.a through 24.d. Therefore, it is recommended that Stipulation 24 be deleted and replaced with standard language requiring general conformance to these plans and elevations.

However, because the conceptual site plan only depicts proposed development on the east half of the site, and undetermined future phase developments on the west, it is not recommended to delete the review criteria from the stipulation language. Instead, the review criteria are recommended to be added as requirements for plans to be in “specific regard” to these elements. These criteria are met for the proposed development area. However, retaining them will ensure that these criteria remain for review at the time that the future phase areas return through the Planning Hearing Officer process for review.

The general conformance requirement for elevations is recommended to be adapted into a stand-alone stipulation as the criteria in Original Stipulations 24.b, 24.c, and 24.d do not apply to the site plan or landscape plans.

2) **Evaluation of Specific Review Criteria**

- a) Stipulation 24.a.(i) requires minimum two pedestrian pathways with a minimum width of 6-feet to connect 59th Avenue to on-site buildings and pathways on Site A (west of the subject site). The proposed conceptual site plan depicts these two pathways running north and south of the anchor retail building. Further, as called for in the stipulation, the parking lot is designed so that there is only one vehicular crossing on the northern pathway. There are no vehicular crossings on the southern pathway. The pathways do connect to planned future connections on Site A as depicted on the plans. The proposed conceptual landscape plan depicts large canopy shade trees along both pathways intended to achieve the shading called for in the stipulation.

However, there are no dimensions to identify the minimum 5-foot wide landscape areas called for in the stipulation, or a shade calculation to address the minimum 50 percent shading. Therefore, Stipulation 24.a.(i) should be retained to ensure that these specific details are also enforced during plan review.

- b) Stipulation 24.a.(ii) requires minimum two clearly defined pedestrian connections along the north property line to connect with trails along the Laveen Area Conveyance Channel (LACC) and two pedestrian scale amenities in proximity to the trails. The proposed conceptual site plan depicts both connections and pedestrian benches in proximity to the site's shared property line with the LACC.

However, only the western connection is proposed to develop with the current plan. The eastern connection is within a future phase area. Therefore, Stipulation 24.a.(ii) is recommended to be retained to ensure that when the future phase areas are later reviewed, this second connection is not missed during plan review.

- c) Stipulations 24.b, 24.c, and 24.d require the use of arcades or overhangs to promote shade, architectural embellishments on building facades, and accent materials, respectively. The proposed conceptual building elevations depict these features clearly and general conformance is recommended. The main building entry contains a shaded arcade. The building facades include columns, variations in wall plans, trellises, and terraces at a minimum of 50 feet spacing as called for in Stipulation 24.c. The building materials include brick accents as called for in Stipulation 24.d.

STIPULATIONS:

<u>Overall Site</u>	
1.	The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2.	All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.

3.	All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4.	The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.
5.	The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans. Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.
6.	The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7.	Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8.	All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.

9.	The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:	
	a.	Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
	b.	Three bus stop pads shall be located along Southbound 59th Avenue.
10.	If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.	
11.	If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.	
12.	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.	
13.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.	
<u>Site A</u>		
14. 13.	The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.	
15. 14.	The maximum building height shall be limited to 56 feet.	

16. 15.	There shall be a 150-foot stepback provided from 59th Avenue for buildings over 30 feet in height.
17. 16.	A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
18. 17.	A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
19. 18.	A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
20. 19.	The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
21. 20.	The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
22. 21.	The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
<u>Site B (Retail/Restaurant)</u>	

23. 22.	The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.		
24. 23.	There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.		
25. 24.	The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following: THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND LANDSCAPE PLAN DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.		
	a.	Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:	
		A. (i)	A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
		B. (ii)	A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
26.	THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED DECEMBER 3, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS, WITH SPECIFIC REGARD TO THE FOLLOWING, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.		

	A. b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.
	B. c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
	C. d.	Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
27. 25.		Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
28. 26.		Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
29. 27.		A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
30. 28.		A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
31. 29.		A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
32. 30.		The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern

	boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
33. 34.	The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
34. 32.	The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
<u>Site C (Multifamily)</u>	
35. 33.	The site plan, landscape plan showing pedestrian circulation, and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
	a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
	b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
	c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
	d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
	e. Ensuring architectural style is consistent with prior phases of the project and development in the area.

36. 34.	There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.		
37. 35.	A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.		
38. 36.	The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.		
39. 37.	The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.		
40. 38.	The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.		
<u>Site D (Commerce Park/General Commerce Park North of the LACC)</u>			
41. 39.	The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:		
	a.	Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:	
		(i)	A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
		(ii)	There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space

		areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
	b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.
	c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
	d.	Ensuring architectural style is consistent with prior phases of the project and development in the area.
42. 40.		There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
43. 41.		The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
44. 42.		A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
45. 43.		A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
46. 44.		A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
47. 45.		The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

48. 46.	The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
49. 47.	A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
50. 48.	The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
51. 49.	The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.
52. 50.	The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
53. 51.	The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.
<u>Site E (Commerce Park/General Commerce Park South of the LACC)</u>	
54. 52.	The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
a.	Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:

		(i)	A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
		(ii)	There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
	b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.	
	c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.	
	d.	Ensuring architectural style is consistent with prior phases of the project and development in the area.	
55. 53.	There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.		
56. 54.	The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.		
57. 55.	A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.		
58. 56.	A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.		
59. 57.	A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent		

	shading of area at maturity, as approved by the Planning and Development Department.
60. 58.	The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
61. 59.	The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
62. 60.	The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation Department.

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LAVEEN VILLAGE PLANNING COMMITTEE

Meeting Minutes

Monday, January 10, 2022

Meeting was held electronically via a video conferencing platform

Members Present

Tonya Glass, Chair
Linda Abegg, Vice Chair
Francisco Barraza
Gizette Knight
Carlos Ortega
Rebecca Perrera
Jennifer Rouse

Members Excused

Toni Buggs
Elijah Flores
Gary Flunoy
Stephanie Hurd
Christopher Joseph

Staff Present

Sofia Mastikhina

1. Call to order, introductions and announcements by Chair.

The meeting was called to order at 6:35 p.m. with a quorum of 7 members.

2. Review and approval of the December 13, 2021, meeting minutes.

MOTION

Jennifer Rouse moved to approve the December 13, 2021 meeting minutes. **Gizette Knight** seconded the motion.

VOTE

7-0, Motion to approve, with Committee Members Glass, Abegg, Barraza, Knight, Ortega, Perrera, and Rouse in favor.

3. Public comment concerning items not on the agenda.

Chair Tonya Glass read into the record a message from **Phil Hertel**, who couldn't log into the meeting. The message expressed concern and frustration with the virtual meeting format, as it presents a barrier to meaningful community participation in the committee meetings.

Dan Penton expressed concern with the lack of maintenance of the Laveen Conveyance Channel, and also asked that there be an emphasis on attracting developments to Laveen that the community actually wants.

4. INFORMATION ONLY: Presentation and discussion regarding the vision for Office of Heat Response and Mitigation (OHRM).

Chair Tonya Glass announced that this item will be heard at the February 14, 2022 Laveen Village Planning Committee meeting.

5. PHO-4-21—Z-47-19-7: Presentation, discussion, and possible recommendation on a request to modify stipulations of entitlement for the property located approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road. Request to

comply with Stipulation No. 24 regarding review and approval of site plan, landscape plan, and elevations by the Planning Hearing Officer through the public hearing process for stipulation modification prior to final site plan approval.

Sofia Mastikhina, staff, provided an overview of the site and explained that the request is for review and approval of elevations and various plans.

Wendy Riddell, representative with Berry Riddell, provided background information on the original rezoning of the site, which included commercial entitlement with a height waiver. The subject site sits in front of the proposed movie theater parcel and the development proposal is for a 55,000-square-foot commercial anchor. She provided the locational context of the site in relation to other major developments in the area and the proposed site plan. She pointed out how the proposed plan adheres to the stipulated site design elements such as pedestrian connections and architectural embellishments. She presented the proposed building elevations, noting the use of brick, shade overhangs, and metal accents that are consistent with the building design of the commercial development to the north.

PUBLIC COMMENT

Dan Penton stated that this development will lay down the infrastructure improvements needed for the movie theater and asked if the applicant has a timeline on that development. **Riddell** replied that they do not have a timeline for the movie theater project yet.

MOTION

Vice Chair Abegg made a motion to approve the request as filed. **Jennifer Rouse** seconded the motion.

VOTE

7-0, Motion to approve, with Committee Members Glass, Abegg, Barraza, Knight, Ortega, Perrera, and Rouse in favor.

6. **PHO-3-21—Z-111-01-8(7): Presentation, discussion, and possible recommendation on a request to modify stipulations of entitlement for the property located at the northwest corner of 75th Avenue and Baseline Road. Request to comply with Stipulation No. 2 regarding review and approval of building elevations by the Planning Hearing Officer through the public hearing process for stipulation modification prior to final site plan approval.**

Sofia Mastikhina, staff, provided an overview of the site and explained that the request is for review and approval of building elevations.

Cassandra Ayers, representative with Beus Gilbert McGroder, explained that this case had come before the committee a few months earlier for modification of entitlement stipulations to change the development proposal from commercial and multifamily uses to single-family and multifamily uses. She presented the previous stipulated site plan and then the new approved site plan, noting that the developer had worked with members of the committee to incorporate features that the community wanted. She presented the proposed building elevations for both the multifamily and single-family residential products, noting the presence of various architectural features that were stipulated, such as roof overhangs, mix of building materials,