



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: April 14, 2026

Subject: P.H.O. APPLICATION NO. PHO-1-26--Z-29-23-7(8) – 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 **May 20, 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 **April 21, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 8 - Kalea Moore and staff (council.district.8@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
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Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
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-1-26--Z-29-23-7(8)

Council District: 8

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding elevations.

2) Modification of Stipulation 5 regarding access along 43rd Avenue.

3) Deletion of Stipulation 9 regarding a multi-use trail easement (MUTE) and a multi-use trail (MUT).

4) Deletion of Stipulation 13 regarding streetscape requirements.

5) Modification of Stipulation 19 regarding review of conceptual site plan and elevations for Lot 4.

6) Deletion of Stipulation 22 regarding review of conceptual site plan and elevations for lot 5.

7) Deletion of Stipulation 23 regarding minimum bicycle parking.

8) Deletion of Stipulation 24 regarding minimum electric bicycle charging spaces.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Randy Raskin, 43rd Ave and Baseline Development, LLC	Owner	5080 North 40th Street, Suite 205 Phoenix AZ 85018	6024692581		raskin@raskincompanies.com
Wendy Riddell, Berry Riddell, LLC	Applicant	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449		zoning@berryriddell.com
Wendy Riddell, Berry Riddell, LLC	Representative	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449		zoning@berryriddell.com

Property Location: Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road

Acreage: 7.53

Geographic Information

Zoning Map	APN	Quarter Section
D6	105-89-010P	Q1-19
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			
<u>Fee</u>	<u>Fee Waived</u>	<u>Fee Date</u>	<u>Purpose</u>
\$1,725.00	\$0.00	04/08/26	PHO (3+ stipulations)

PHO Application Narrative

43rd Avenue and Baseline Road

April 3, 2026

Prepared by (Applicant):

Berry Riddell LLC

Wendy Riddell, Esq.

Elyse DiMartino, Planner

6750 E Camelback Road, Suite 100

Scottsdale, Arizona 85251

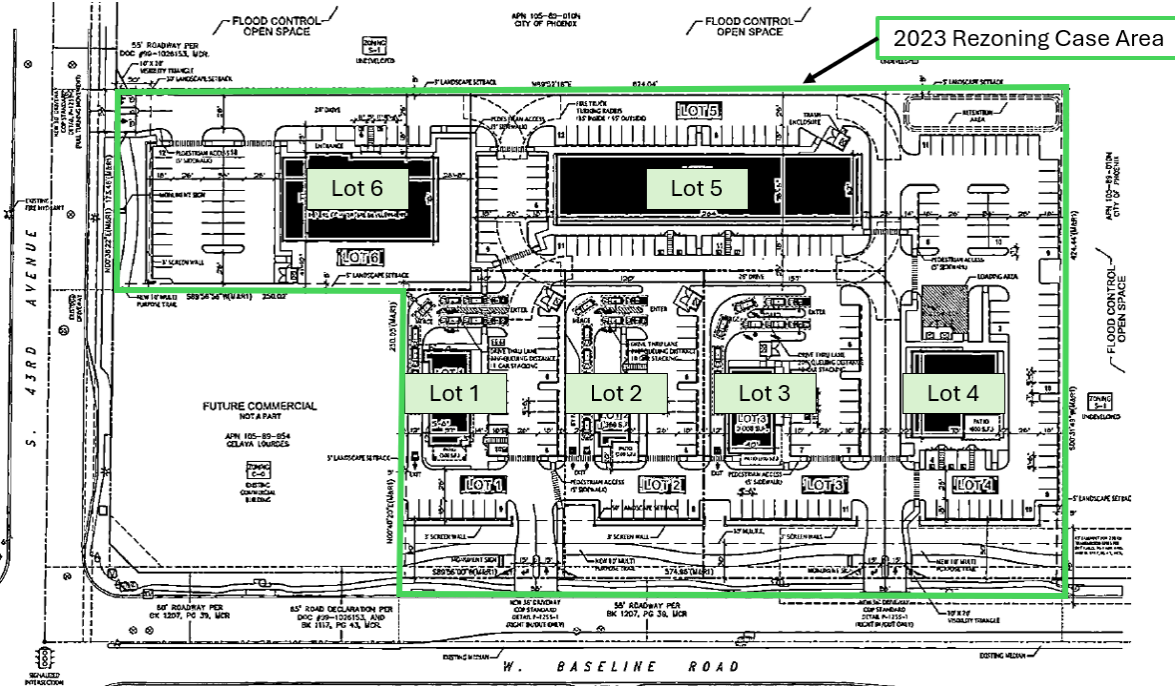
REQUEST

The purpose of this request is to seek Planning Hearing Officer (“PHO”) approval of stipulation modifications and deletions in case number Z-29-23-7, for a property located east of the northeast corner of 43rd Avenue and Baseline Road and consists of a portion of one undeveloped parcel (APN 105-89-010P) (the “Site”), as shown below. The Site was rezoned in 2023 via Z-29-23-7 to C-1, subject to certain stipulations (the “2023 Rezoning Case”). In 2025, pursuant to Z-69-25-8, 2.46-gross-acres that were included in the 2023 Rezoning Case were rezoned from C-1 to C-2 SP HGT/WVR to accommodate a mini-storage development (the “2025 Rezoning Case”). As such, the 2.46-gross-acres outlined in yellow below are not a part of this PHO request.

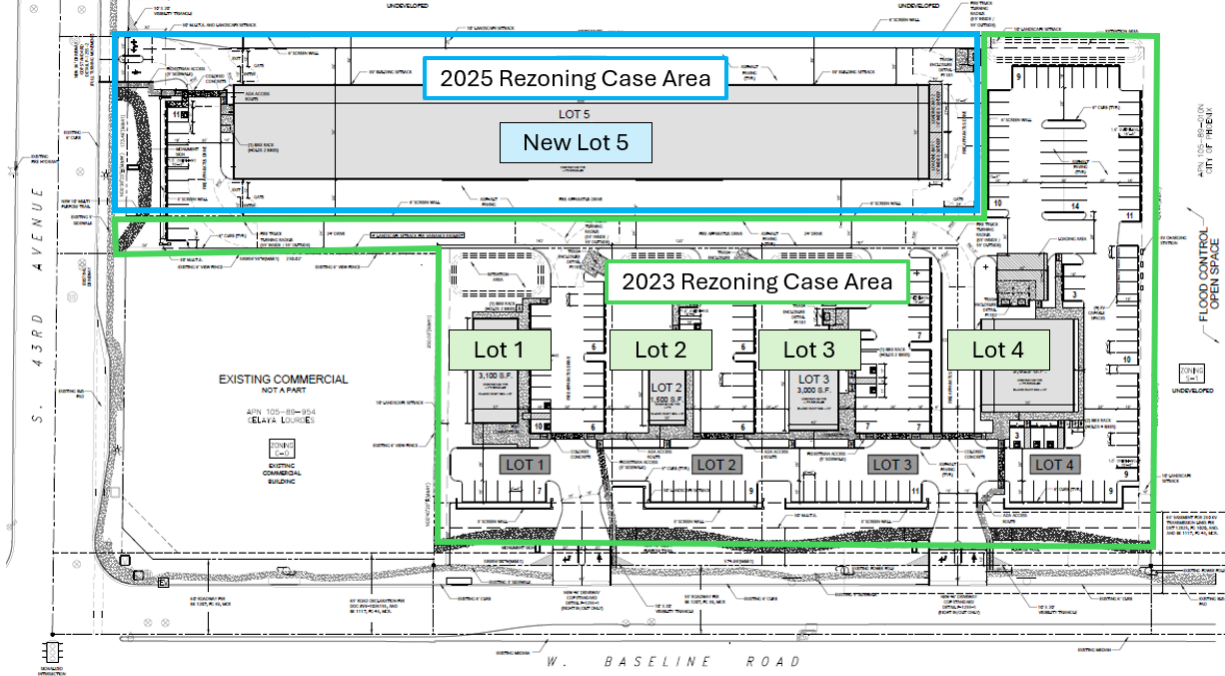


BACKGROUND

The 2023 Rezoning Case rezoned approximately 7.54-gross-acres to C-1. As shown below, the site plan approved as part of the 2023 Rezoning Case included 6 commercial lots.



The 2025 Rezoning Case rezoned the northwest 2.46-gross-acres of the original 7.54-gross-acre site to C-2 SP HGT/WVR to accommodate a mini-storage facility. The mini-storage facility approved in the 2025 Rezoning Case, shown in blue below, created a new Lot 5, eliminating Lots 5 and 6 shown on the 2023 Rezoning Case site plan. The 2025 Rezoning Case was approved subject to stipulations, which serve to replace the 2023 Rezoning Case stipulations that apply to Lots 5 and 6 that were eliminated. The requested modifications and deletions to the 2023 Rezoning Case stipulations are intended to remove provisions superseded by stipulations put in place by the 2025 Rezoning Case.



Additionally, stipulation 19 in the 2023 Rezoning Case, requires the Planning Hearing Officer to review the site plan and elevations for Lots 4 and 6:

Stipulation 19: Conceptual site plan and elevations for Lot 4 and Lot 6 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.

City of Phoenix Case Number Z-29-23-7 (Ordinance G-7188). In conformance with the above stipulation, this request is being submitted to review the conceptual site plan and elevations for Pad 4 prior to seeking preliminary site plan approval for the Site. As mentioned above, Pad 6 is no longer a part of the Site, as it was included in the area rezoned in the 2025 Rezoning Case.

DEVELOPMENT PLAN

The proposed development consists of four commercial lots on 5.08-gross-acres. At this time, end users for each commercial lot have not been identified. Vehicular ingress and egress to the commercial lots will occur via two access points along Baseline Road. Pedestrian access and circulation will be accomplished through the multi-use trail along Baseline Road with pedestrian connections along each commercial pad.

[Lot 4 Site Plan and Elevations](#)

The site plan for Lot 4 is proposed to contain a 5,625 square foot structure and ancillary surface parking. The structure is oriented towards Baseline Road to create an inviting street presence. To reduce visibility from Baseline road, the trash enclosure and loading area serving the future commercial business are located at the rear of the structure. Two bicycle racks capable of holding 4 bicycles are provided along the front of the structure. Pedestrian connectivity from Lot 4 is provided via ADA accessible paths and includes connections to the multi-use trail along Baseline Road.

The proposed elevations for Lot 4 embody the agrarian lifestyle seen throughout Laveen Village. The conceptual design of Lot 4 includes architectural elements, colors, and materials commonly seen in Laveen Village, include a gabled roofline, wood or similar siding, and a desert color palette. Conceptual elevations for Pads 1 – 3 have not yet been designed but will work cohesively with the proposed design for Pad 4.



STIPULATION MODIFICATIONS AND DELETIONS

Stipulation 1: All perimeter street facing building elevations ~~and the south elevation on Lot 5~~, as depicted on the site plan date stamped ~~August 18, 2023~~ ~~March 26, 2026~~, shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.

Response: As previously mentioned, the 2025 Rezoning Case replaced Lots 5 and 6 on the 2023 Rezoning Case site plan. The 2025 Rezoning Case stipulations supersede the 2023 Rezoning Case stipulations. The 2025 Rezoning Case includes its own stipulation requiring general conformance with the elevations submitted as part of the 2025 Rezoning Case, as shown below:

Stipulation #1: The development shall be in general conformance with the elevations date stamped August 4, 2025, as modified by the following stipulations and approved by the Planning and Development Department.

City of Phoenix Case Number Z-69-25-8 (Ordinance G-7430). Therefore, stipulation #1 of the 2023 Rezoning Case has been replaced by stipulation #1 of the 2025 Rezoning Case and no longer applies to Lot 5 on the 2023 Rezoning Case site plan.

Stipulation 2: Enhanced pedestrian connections and pedestrian circulation shall be provided throughout the site as described below, as approved or modified by the Planning and Development Department.

- a. Pedestrian pathways shall be a minimum of 5 feet in width
- b. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Maximum 15-foot high lighting
 - ii. A minimum of one foot candle illumination maintained throughout the pathways.
- c. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways in close proximity to the multi-use trails:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance

Uniform lighting shall be placed along the entire pathway to avoid bright high glare areas and low visibility dark areas.

Response: No change.

Stipulation 3: Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

Response: No change.

Stipulation 4: All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

Response: No change.

Stipulation 5: All vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:

- a. Enhanced landscaping planters on both sides, ~~excluding the north side of the entry/exit drive along 43rd Avenue,~~ with a minimum of 250 square feet of landscaping.
- b. A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

Response: As previously mentioned, the portion of the 2023 Rezoning Case that abutted 43rd Avenue was rezoned in 2025 and has new landscaping stipulations to adhere to per the 2025 Rezoning Case. The 2025 Rezoning Case requires a similar stipulation regarding the landscaping for entrance along 43rd Avenue, as shown below:

Stipulation #6: The vehicular entrance located along 43rd Avenue shall include a minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and a minimum 2-inch caliper, single-trunk, large canopy, drought tolerant shade tree, as approved by the Planning and Development Department.

City of Phoenix Case Number Z-69-25-8 (Ordinance G-7430). Therefore, the portion of Stipulation #5 from the 2023 Rezoning Case that refers to 43rd Avenue no longer applies and should be removed.

Stipulation 6: All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.

Response: No change.

Stipulation 7: Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

Response: No change.

Stipulation 8: A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

Response: No change.

Stipulation 9: ~~A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.~~

Response: The 2025 Rezoning Case adopted new stipulations that replaced stipulations from the 2023 Rezoning Case that related to 43rd Avenue. The 2025 Rezoning Case contains an identical stipulation related to the MUTE and MUT along 43rd Avenue, as shown below:

Stipulation 10: A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

City of Phoenix Case Number Z-69-25-8 (Ordinance G-7430). Therefore, stipulation #9 from the 2023 Rezoning Case no longer applies and should be removed.

Stipulation 10: A minimum of 2% of the required parking spaces shall be EV Capable. This stipulation is applicable to the overall development and shall not be applied on an individual lot basis.

Response: No change.

Stipulation 11: A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

Response: No change.

Stipulation 12: Access points on Baseline Road, adjacent to the development, shall be median restricted to permit right-in/right out turn movements only, as approved or modified by the Street Transportation Department and the Planning and Development Department.

Response: No change.

~~**Stipulation 13:** The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department:~~

~~a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.~~

~~b. Drought tolerant shrubs, accent and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.~~

~~Where utility conflict exists, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.~~

Response: As mentioned, the stipulations in the 2025 Rezoning Case replaced the stipulations in the 2023 Rezoning Case, as applicable to the frontage along 43rd Avenue. The 2025 Rezoning Case contains a near identical stipulation to that required in the 2023 Rezoning Case, as shown below:

Stipulation 13: The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

b. Drought tolerant shrubs, accent and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

City of Phoenix Case Number Z-69-25-8 (Ordinance G-7430). Therefore, stipulation #13 from the 2023 Rezoning Case no longer applies and should be removed.

Stipulation 14: The streetscape on both sides of the existing detached sidewalk and the landscape median along Baseline Road shall be replenished and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
- b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

Response: No change.

Stipulation 15: All existing overhead power lines 12 kv and smaller in size along the site's Baseline Road frontage shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.

Response: No change.

Stipulation 16: All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Response: No change.

Stipulation 17: 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.

Response: No change.

Stipulation 18: 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.

Response: No change.

Lots 1, 2, 3, and 4, ~~and 6,~~ as depicted on the Site Plan date stamped ~~August 18, 2023~~ March 26, 2026

Stipulation 19: Conceptual site plan and elevations for Lot 4 ~~and Lot 6~~ shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.

Response: As discussed above, the 2025 Rezoning Case eliminated Lots 5 and 6 on the site plan of the 2023 Rezoning Case. As such, the request is to modify the above stipulation to remove the reference to Lot 6 and update the date of the site plan.

Stipulation 20: A minimum of 4 bicycle parking spaces per building shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

Response: No change.

Stipulation 21: A minimum of 2 of the required bicycle parking spaces per building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

Response: No change.

~~Lot 5, as depicted on the Site Plan date stamped August 18, 2023~~

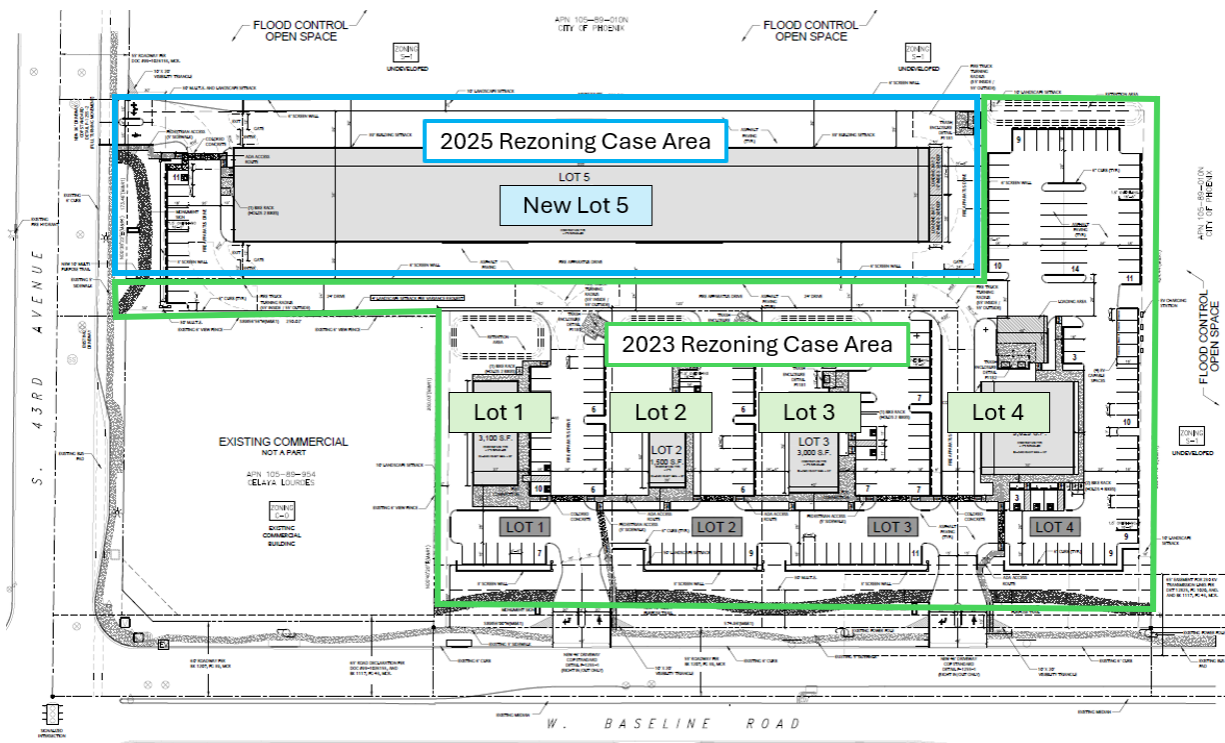
~~**Stipulation 22:** Conceptual site plan and elevations for Lot 5 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.~~

~~**Stipulation 23:** A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307 .H. of the Phoenix Zoning Ordinance, as approved by the Planning and~~

Development Department:

Stipulation 24: A minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

Response: As discussed above, the 2025 Rezoning Case eliminated Lots 5 and 6 on the site plan approved as part of the 2023 Rezoning Case. The 2025 Rezoning Case created a new Lot 5 to accommodate the development of a mini-storage facility, as shown below. The 2025 Rezoning Case was approved with its own set of applicable stipulations that are tailored to the new development envisioned for Lot 5. Therefore, because the stipulations of the 2025 Rezoning Case replaced the stipulations for Lot 5 of the 2023 Rezoning Case, stipulations #22-24 no longer apply and should be removed.



We respectfully request your review of the site plan and elevations for Lot 4 and the forementioned modifications and deletions of stipulations in Z-29-23-7. Thank you for your time and attention to this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'WR', with a long horizontal flourish extending to the right.

Wendy Riddell

ORDINANCE G-7188

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-29-23-7) FROM S-1 PCD (RANCH OR FARM RESIDENCE, PLANNED COMMUNITY DISTRICT) TO C-1 (NEIGHBORHOOD RETAIL).

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

follows:

SECTION 1. The zoning of a 7.53-acre property located approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road in a portion of Section 34, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1 PCD" (Ranch or Farm Residence, Planned Community District) to "C-1" (Neighborhood Retail).

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

Mod.

1. All perimeter street facing building elevations and the south elevation on Lot 5, as depicted on the Site Plan date stamped August 18, 2023, shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
2. Enhanced pedestrian connections and pedestrian circulation shall be provided throughout the site as described below, as approved or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be a minimum of 5 feet in width
 - b. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Maximum 15-foot high lighting
 - ii. A minimum of one foot candle illumination maintained throughout the pathways.
 - iii. Uniform lighting shall be placed along the entire pathway to avoid bright high glare areas and low visibility dark areas.
 - c. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways in close proximity to the multi-use trails:
 - i. Bollard path light
 - ii. Public art

Mod.

- iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. All vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Enhanced landscaping planters on both sides, excluding the north side of the entry/exit drive along 43rd Avenue, with a minimum of 250 square feet of landscaping.
 - b. A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
6. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
7. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.

- Del. 9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
10. A minimum of 2% of the required parking spaces shall be EV Capable. This stipulation is applicable to the overall development and shall not be applied on an individual lot basis.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Access points on Baseline Road, adjacent to the development, shall be median restricted to permit right-in/right out turn movements only, as approved or modified by the Street Transportation Department and the Planning and Development Department.

- Del. 13. The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

14. The streetscape on both sides of the existing detached sidewalk and the landscape median along Baseline Road shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

- b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

- 15. All existing overhead power lines 12 kv and smaller in size along the site's Baseline Road frontage shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.
- 16. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 17. 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.
- 18. 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.

Lots 1, 2, 3, 4, and 6, as depicted on the Site Plan date stamped August 18, 2023

Mod.

- 19. Conceptual site plan and elevations for Lot 4 and Lot 6 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
- 20. A minimum of 4 bicycle parking spaces per building shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

21. A minimum of 2 of the required bicycle parking spaces per building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

Lot 5, as depicted on the Site Plan date stamped August 18, 2023

Del. 22. Conceptual site plan and elevations for Lot 5 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.

Del. 23. A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

Del. 24. A minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development 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 1st day of November, 2023.

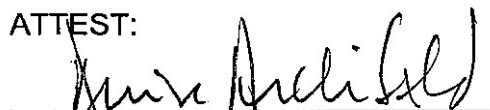


MAYOR

11/3/2023

Date

ATTEST:


Denise Archibald, City Clerk



APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: Jennifer Vega _____

Jennifer Vega _____

pml

REVIEWED BY:


Jeffrey Barton, City Manager

PML:ac:(LF23-2361):11-1-23:2403372_1.doc

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-29-23-7

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1 (APN 105-89-010P):

A parcel of land situated in a portion of the Southwest quarter of Section 34, Township 1 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Said parcel also being a portion of that certain property as described in Document 1999-0389397 and depicted on the Record of Survey in Book 1207 of Maps, page 39, Official Records of the Recorder of Maricopa County, said parcel is more particularly described as follows:

BEGINNING at the Southwest corner of said Section, from which the West quarter corner bears North 00°38'22" East, a distance of 2628.36 feet;

THENCE, along the South line of said Southwest quarter, North 89°56'00" East, a distance of 880.52 feet;

THENCE, North 00°04'00" West to a point on the North line of the South 55 feet of said Southwest quarter, a distance of 55 feet to a rebar and 2-inch aluminum cap stamped "RLS #25087", said point also being the Point of Beginning;

THENCE along the North line of said South 55 feet, South 89°56'00" West, a distance of 574.96 feet to a point referenced by a 2-inch aluminum cap stamped "RLS #35113 RM 0.44 S";

THENCE, North 00°04'00" East a distance of 250.03 feet to a PK Nail tagged "RLS #35833";

THENCE South 89°56'56" West a distance of 250.09 feet to a nail tagged "RLS 35113", said point also being a point on the East line of the West 55 feet of said Southwest quarter;

THENCE along the East line of said West 55 feet, North 0°38'22" East, a distance of 173.46 feet to a rebar and 2-inch aluminum cap stamped "RLS #25087";

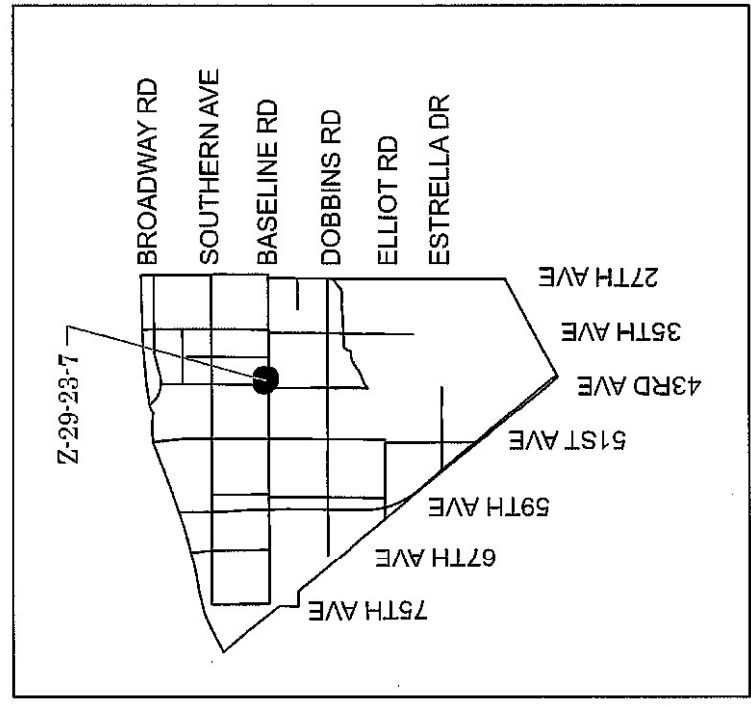
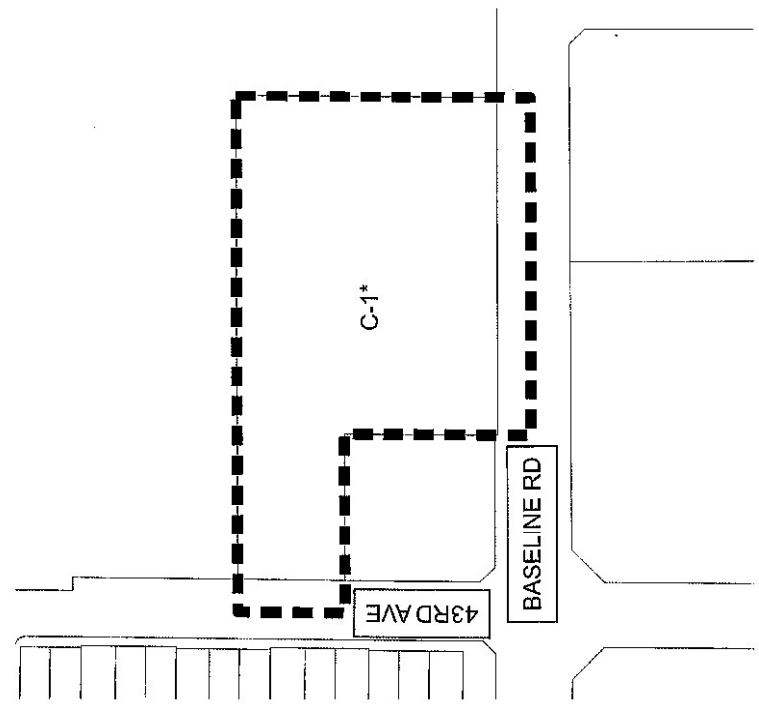
THENCE, North 89°52'17" East, a distance of 824.11 feet to a rebar and 2-inch aluminum cap stamped "RLS #25087"; THENCE South 00°31'49" West, a distance of 424.44 feet to the Point of Beginning.

G 7188

ORDINANCE LOCATION MAP

Zoning Case Number: Z-29-23-7
Zoning Overlay: N/A
Planning Village: Laveen

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

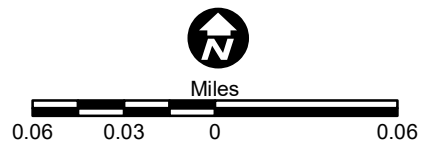
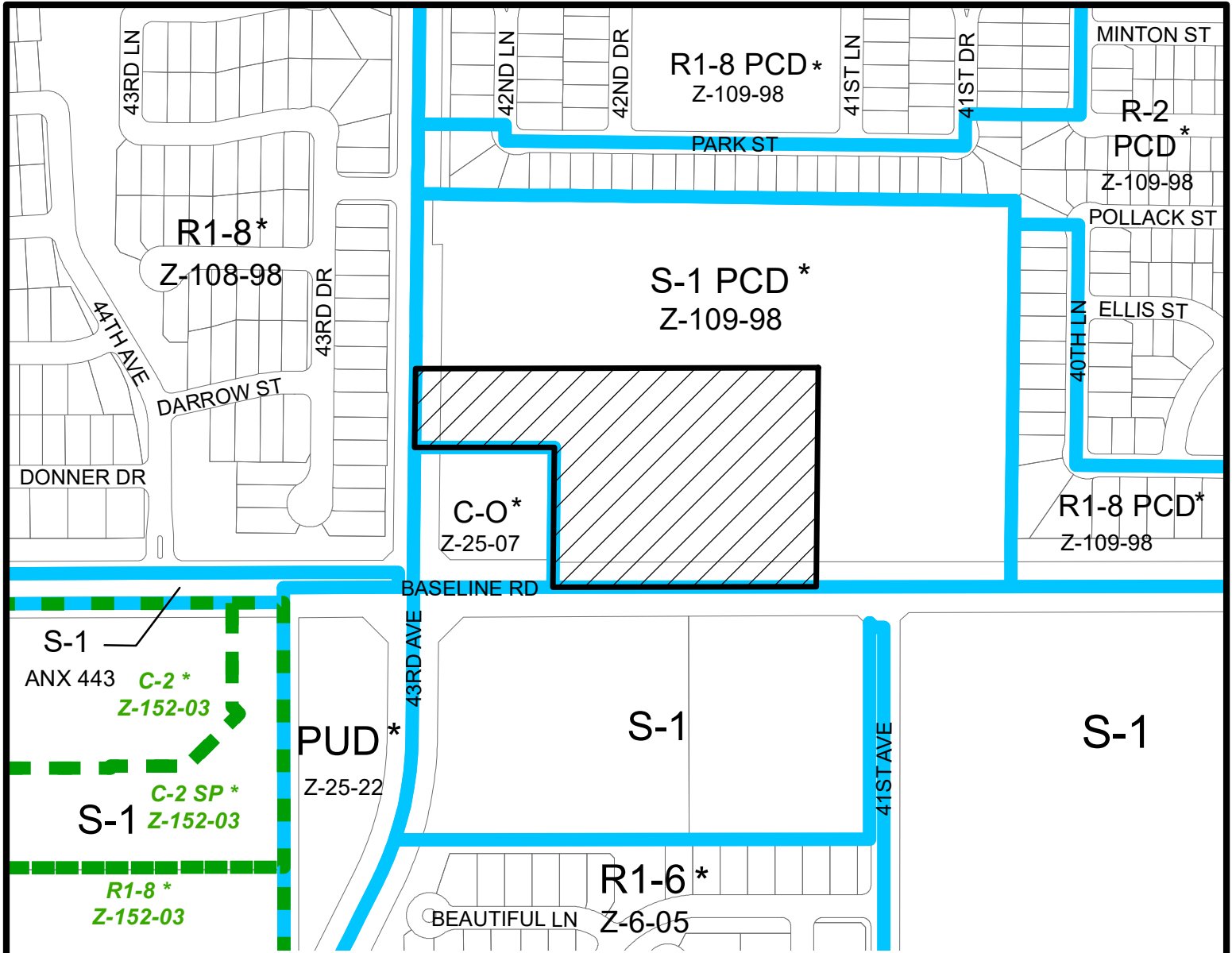


0 120 240 480 Feet

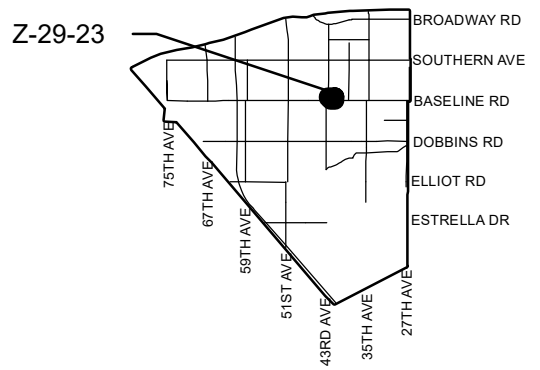
NOT TO SCALE



Drawn Date: 9/25/2023

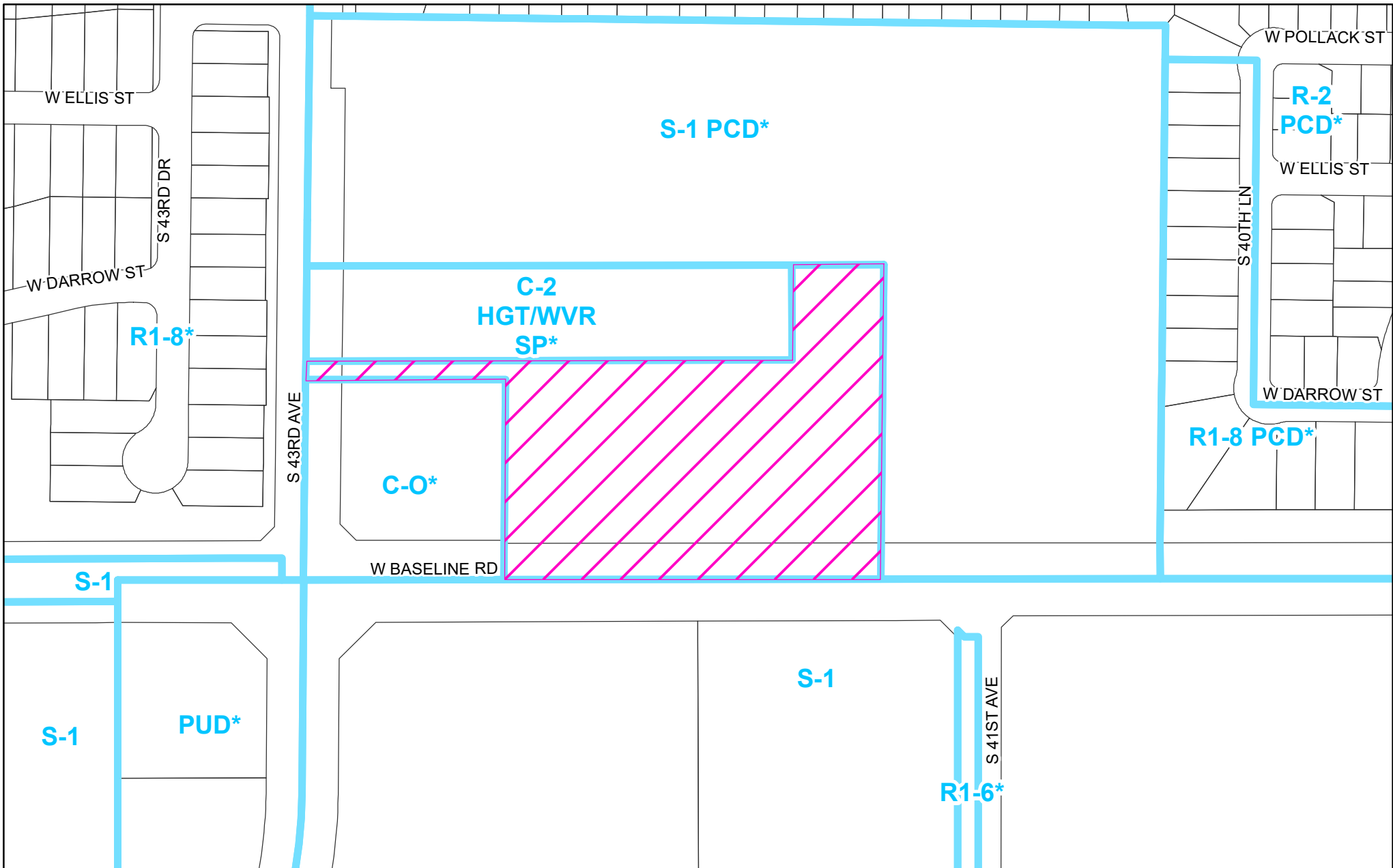


LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: 43rd Ave and Baseline Development LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-29-23		FROM: S-1 PCD (7.53 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.53 Acres		TO: C-1 (7.53 a.c.)	
MULTIPLES PERMITTED S-1 PCD C-1		CONVENTIONAL OPTION 7 109	
		* UNITS P.R.D. OPTION N/A 131	

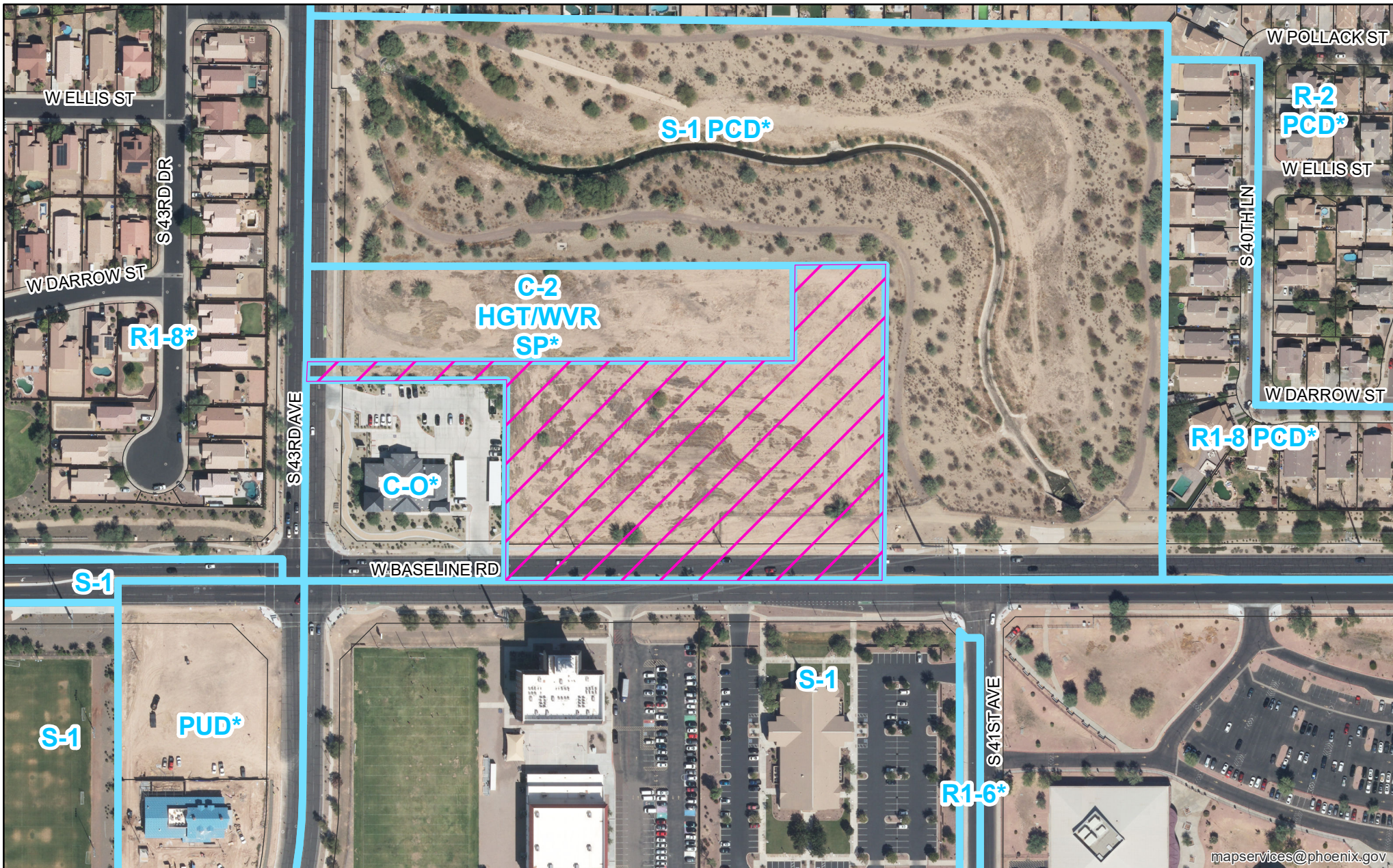
* Maximum Units Allowed with P.R.D. Bonus



PHO-1-26--Z-29-23-7(8)

Property Location: Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road

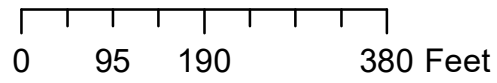


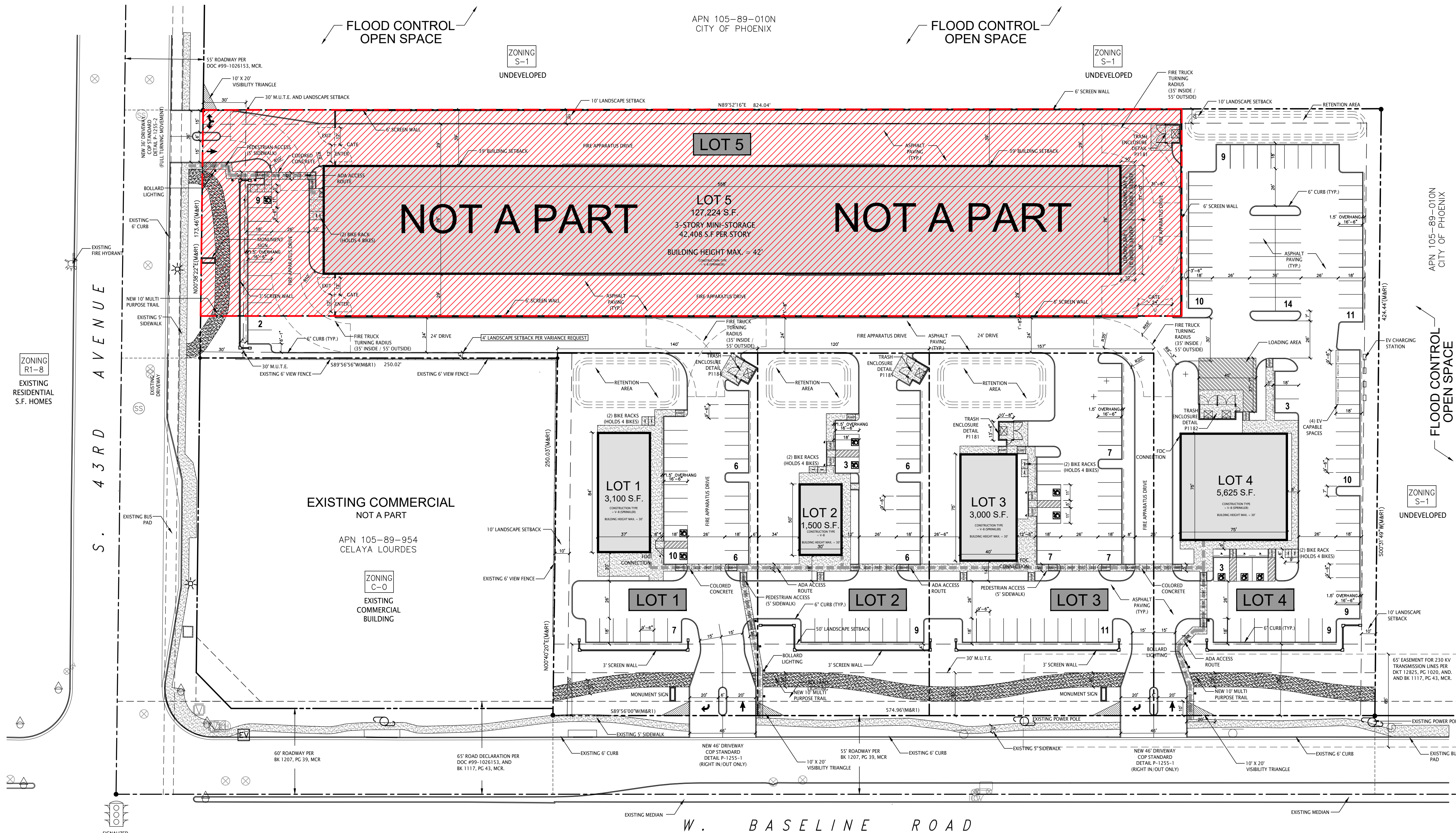


mapservices@phoenix.gov

PHO-1-26--Z-29-23-7(8)

Property Location: Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road





project directory

OWNER / DEVELOPER:
 43RD AVE. & BASELINE DEVELOPMENT, LLC
 7878 E. GAINNEY RANCH RD. #63
 SCOTTSDALE, ARIZONA 85258
 CONTACT: RANDALL RASKIN
 PHONE (CELL): (602) 469-2581
 E-MAIL: raskin@raskincompanies.com

ARCHITECT:
 KERPAN ARCHITECTS, LLC
 4777 S. FULTON RANCH BLVD. UNIT 2134
 CHANDLER, ARIZONA 85248
 CONTACT: KEVIN D. KERPAN
 PHONE: (602) 329-0192
 E-MAIL: kevin@kerpanarchitects.com

project description

THIS PROJECT IS LOCATED AT THE NEC OF S. 43RD AVENUE AND W. BASELINE ROAD IN PHOENIX, ARIZONA, LOTS 1-4. THE OVERALL PROPERTY IS 4.32 ACRES AND CURRENTLY ZONED C-1.

site data (lots 1-4 only)

EXISTING ZONING: C-1
 EXISTING A.P.N.: 105-89-010P

GROSS SITE AREA: +/- 5.08 ACRES (221,307 S.F.)
 NET SITE AREA: 4.32 ACRES (188,063 S.F.)

PROPOSED USES: RESTAURANTS (INDOOR)

BUILDING AREA:
 LOT 1: RESTAURANT (INDOOR) 3,100 S.F.
 LOT 2: RESTAURANT (INDOOR) 1,500 S.F.
 LOT 3: RESTAURANT (INDOOR) 3,000 S.F.
 LOT 4: RESTAURANT (INDOOR) 5,625 S.F.

TOTAL BUILDING AREA: 13,225 S.F.

TOTAL PARKING REQUIRED: 150 SPACES
LOT 1 RESTAURANT W/ DRIVE THRU (3,100 S.F.)
 1,800 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 37 SPACES
 LOT 2 RESTAURANT (1,500 S.F.)
 400 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 8 SPACES
 LOT 3 RESTAURANT (3,000 S.F.)
 1,800 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 36 SPACES
 LOT 4 RESTAURANT (5,625 S.F.)
 3,450 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 69 SPACES

TOTAL PARKING PROVIDED: 165 SPACES

ACCESSIBLE SPACES REQUIRED: 9 SPACES
 ACCESSIBLE SPACES PROVIDED: 9 SPACES

BIKE PARKING SPACES REQUIRED: 4 PER LOT (16)
 BIKE PARKING SPACES PROVIDED: 4 PER LOT (16)

E.V. CAPABLE PARKING REQUIRED (2%): 4 SPACES
 E.V. CAPABLE PARKING PROVIDED: 4 SPACES

legal description

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

legend

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT POLE
- ADA STREET ACCESS ROUTE
- NOT A PART
- NEW LIGHT POLE
- NEW TRANSFORMER

site plan notes

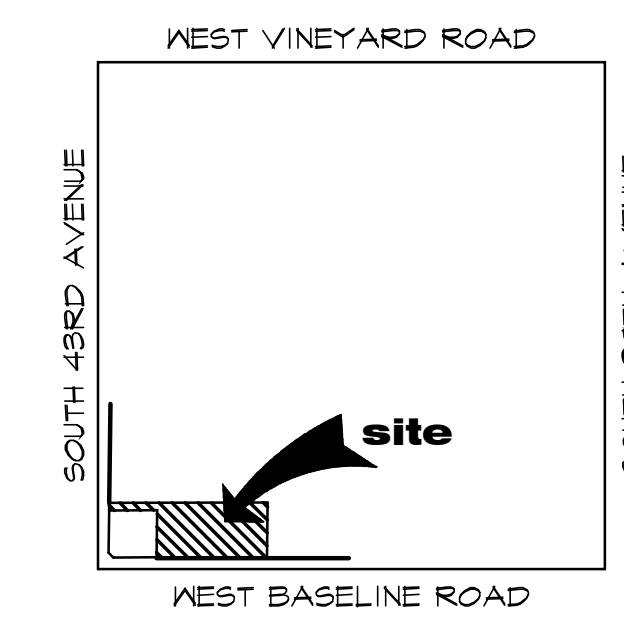
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- 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 OF THE SITE.
- OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
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- 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 SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

zoning case Z-29-23-7

SEE PROVIDED DOCUMENT WITH STIPULATIONS.

vicinity map

scale: n.t.s.



preliminary site plan

scale: 1" = 40'-0"



4777 S. FULTON RANCH BLVD
 CHANDLER, ARIZONA 85248
 PHONE: (602) 510-7164
 PHONE: (602) 329-0192
 www.kerpanarchitects.com

KERPAN ARCHITECTS

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

NEW COMMERCIAL DEVELOPMENT
The Shops at Laveen Village - Lots 1-4
 NEC W. BASELINE ROAD AND S. 43RD AVENUE
 PHOENIX, ARIZONA 85300
 43RD AVE & BASELINE DEVELOPMENT, LLC

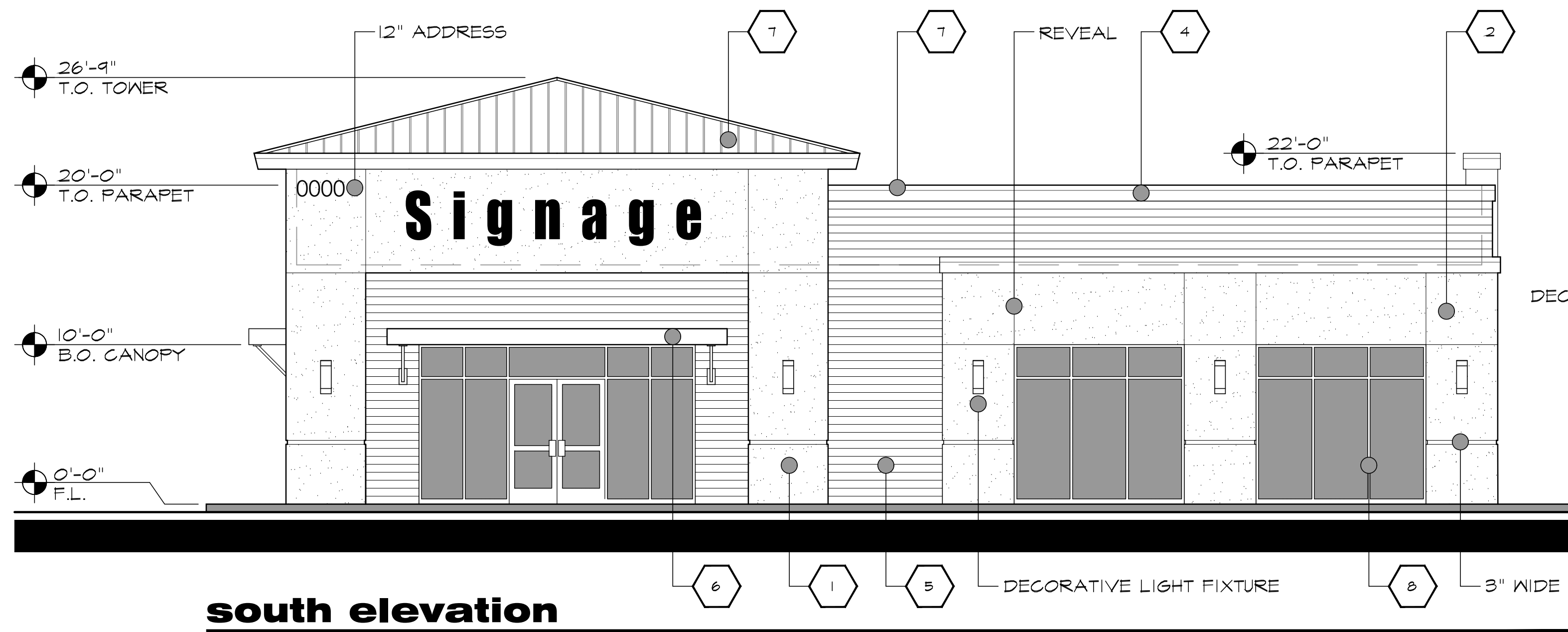
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 Date 03/26/2026
 Sheet No.

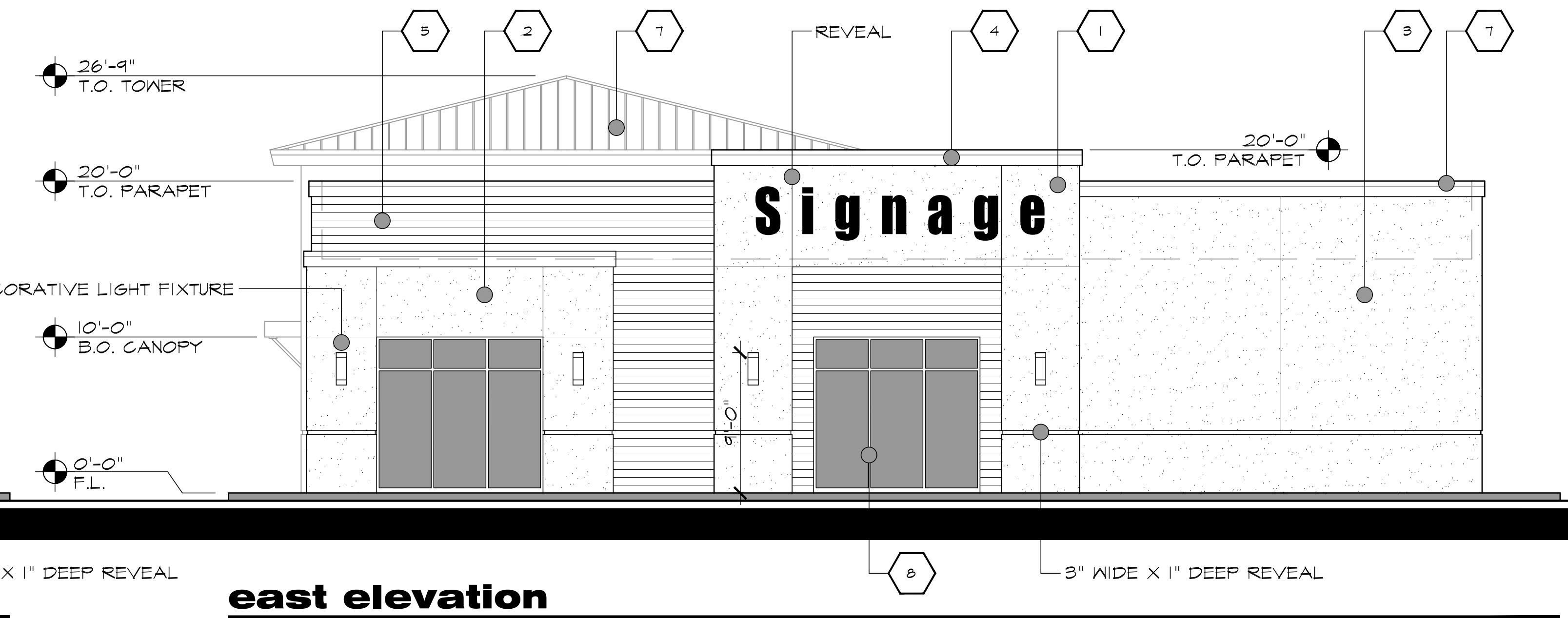
SP-1

CITY OF PHOENIX
 APR 03 2026
 Planning & Development
 Department

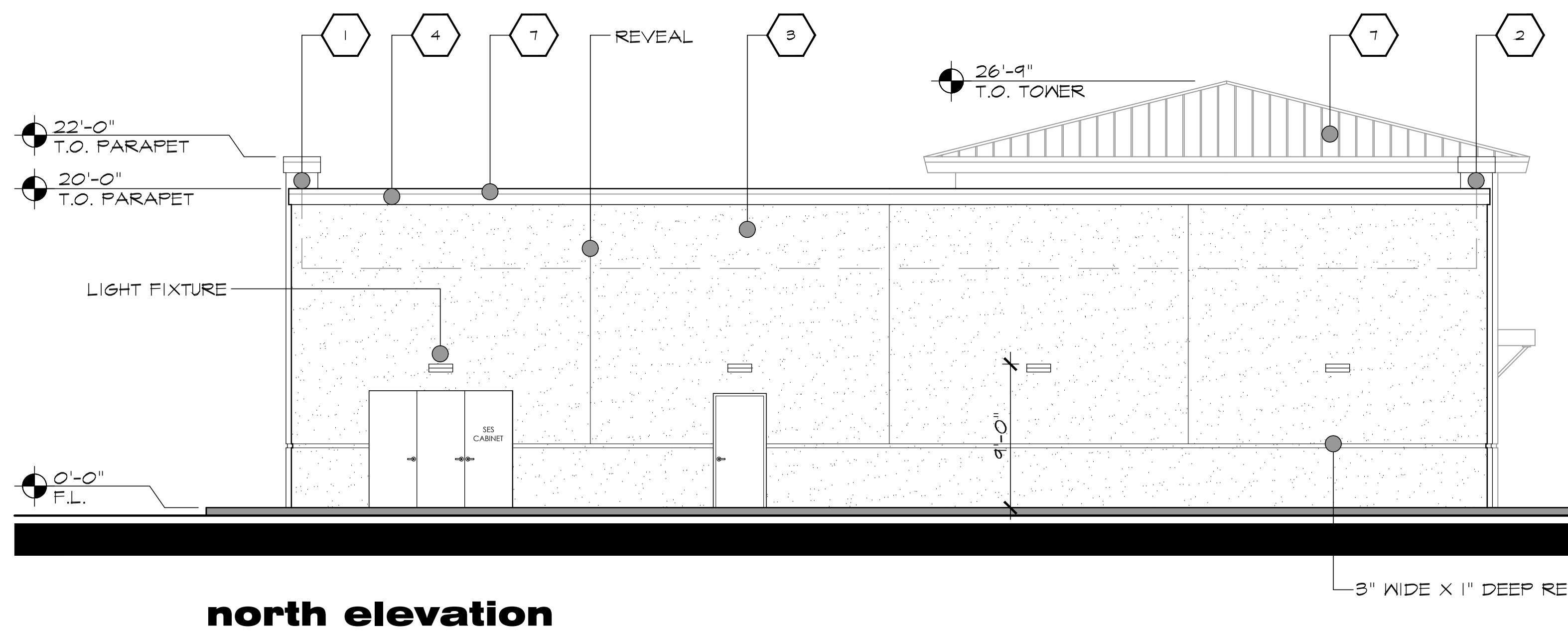
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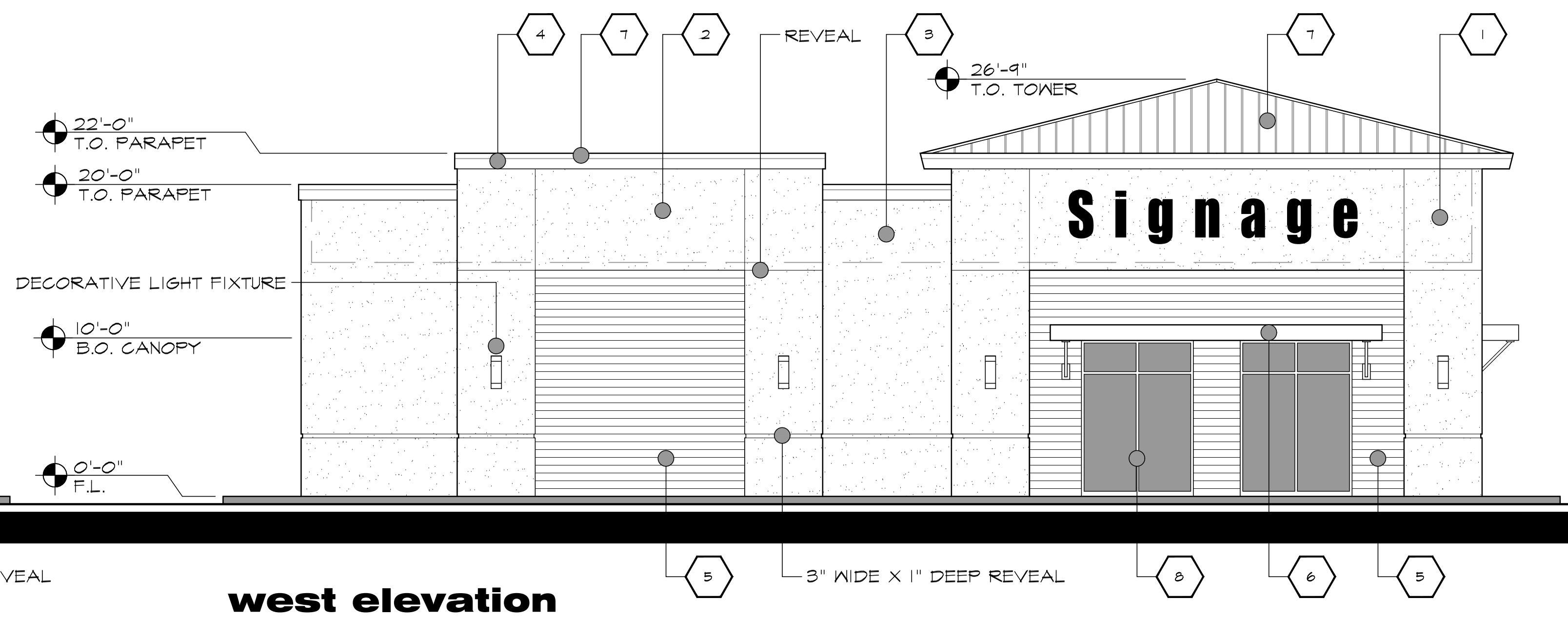
south elevation



east elevation



north elevation



west elevation

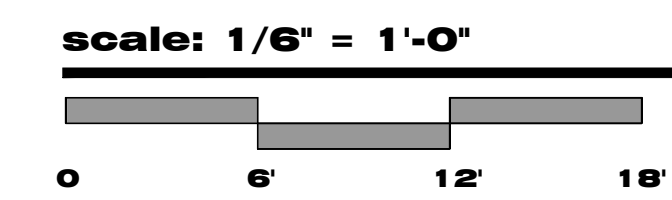
color and materials

<p>1</p> <p>STUCCO COLOR: SW 1006 "EXTRA WHITE" FINISH: FINE SAND FINISH</p>	<p>3</p> <p>STUCCO COLOR: SW 1642 "PAVESTONE" FINISH: FINE SAND FINISH</p>	<p>5</p> <p>SIDING: NEXTECHWOOD -TONGUE & GROOVE US01 COLOR: "ROMAN ANTIQUE (AT)" SIZE: 5-9/16" WIDTH X 1/2" THICK - HORIZONTAL STACK</p>	<p>7</p> <p>STANDING SEAM METAL ROOF & METAL PARAPET CAP COLOR: "DEEP BLACK"</p>
<p>2</p> <p>STUCCO COLOR: SW 1165 "GOSSAMER VEIL" FINISH: FINE SAND FINISH</p>	<p>4</p> <p>STUCCO COLOR: SW 6990 "CAVIAR" FINISH: FINE SAND FINISH</p>	<p>6</p> <p>METAL CANOPY / ROD/TURNBuckle: COLOR: "DEEP BLACK"</p>	<p>8</p> <p>ALUMINUM STOREFRONT SYSTEM FINISH: BLACK ANODIZED ALUMINUM W/ CLEAR GLASS WINDOW SYSTEM</p>

CITY OF PHOENIX
APR 03 2026
Planning & Development
Department

notes

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.
3. Rooftop drainage is internal. No exposed down spouts.



lot 4 conceptual elevations

Hearing Date: May 20, 2026

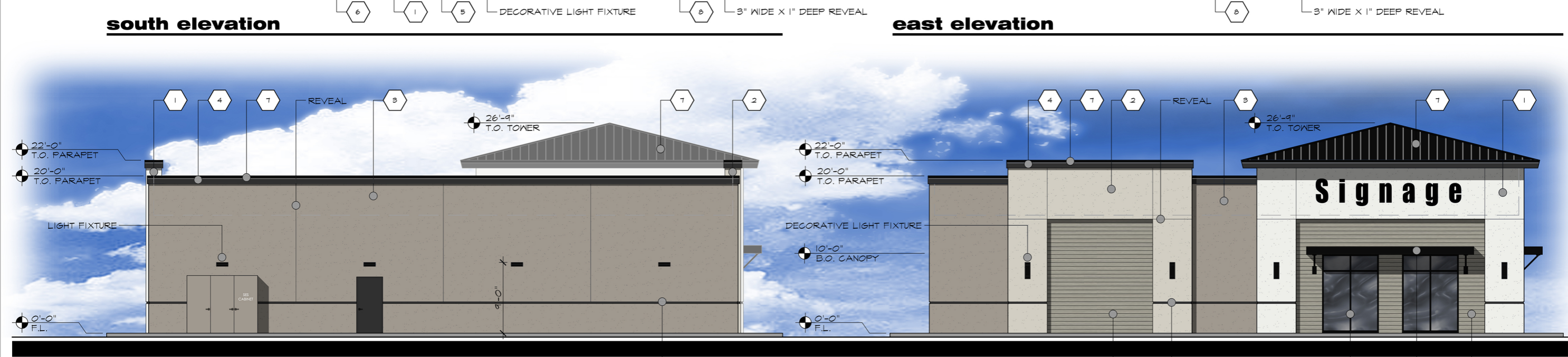
PHO-1-26--Z-29-23-7(8)

Proposed Conceptual Elevations



south elevation






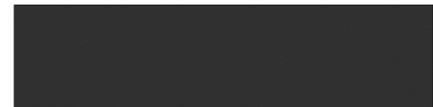


east elevation



north elevation

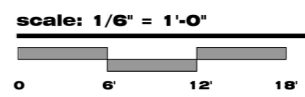
west elevation

color and materials

<p>1 STUCCO COLOR: SW 1006 "EXTRA WHITE" FINISH: FINE SAND FINISH</p> 	<p>3 STUCCO COLOR: SW 1642 "PAVESTONE" FINISH: FINE SAND FINISH</p> 	<p>5 SIDING: NEXTECHWOOD -TONGUE & GROOVE US04 COLOR: "ROMAN ANTIQUE (A7)" SIZE: 5-9/16" WIDTH X 1/2" THICK - HORIZONTAL STACK</p> 	<p>7 STANDING SEAM METAL ROOF & METAL PARAPET CAP COLOR: "DEEP BLACK"</p> 
<p>2 STUCCO COLOR: SW 1165 "GOSSEMER VEIL" FINISH: FINE SAND FINISH</p> 	<p>4 STUCCO COLOR: SW 6990 "CAVIAR" FINISH: FINE SAND FINISH</p> 	<p>6 METAL CANOPY / ROD/TURNBUCKLE: COLOR: "DEEP BLACK"</p> 	<p>8 ALUMINUM STOREFRONT SYSTEM FINISH: BLACK ANODIZED ALUMINUM W/ CLEAR GLASS WINDOW SYSTEM</p> 

notes

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2. All rooftop mechanical equipment to be screened.
3. Rooftop drainage is internal. No exposed down spouts.



project description

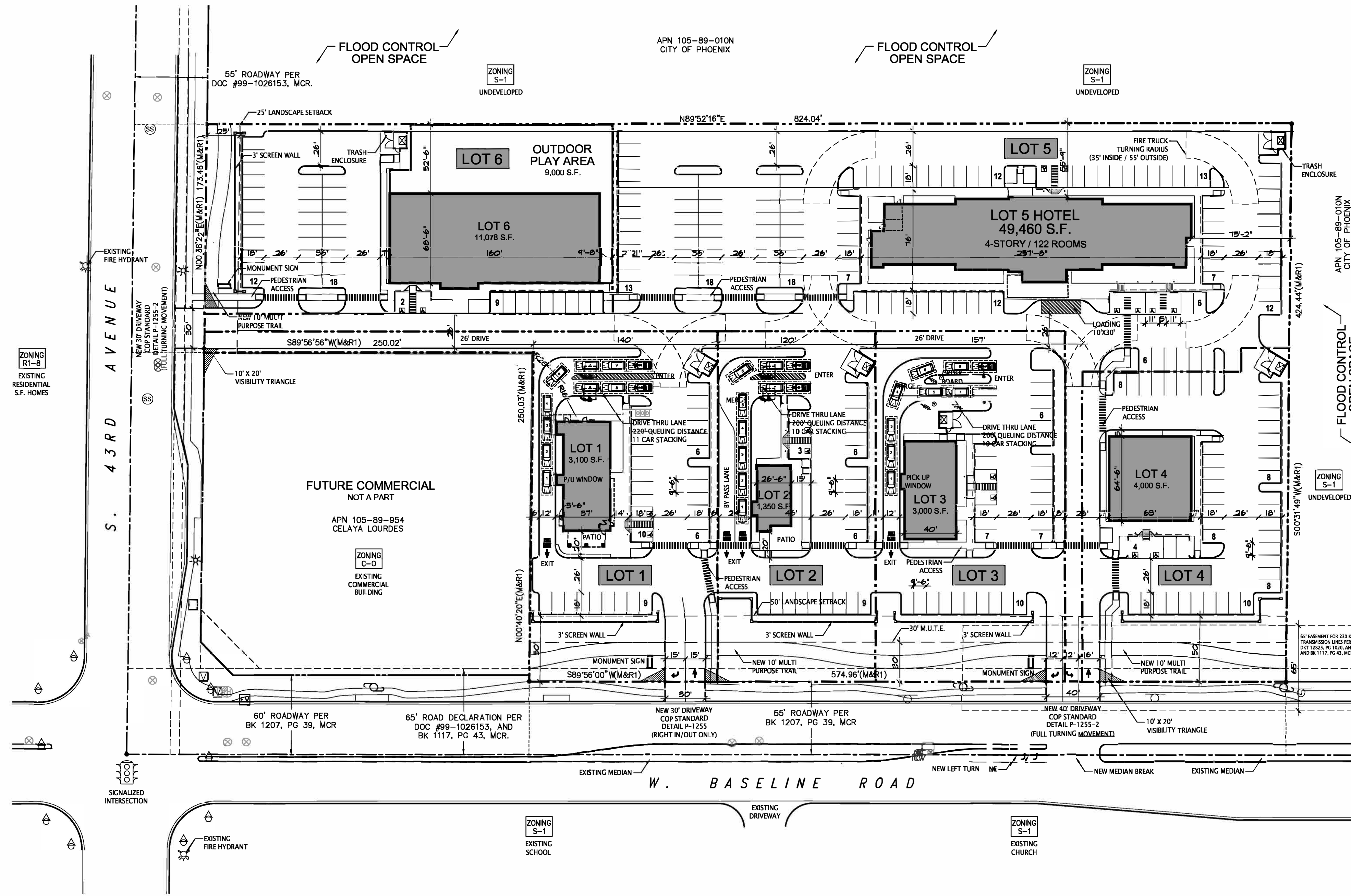
THIS PROJECT IS LOCATED AT THE NEC OF S. 43RD AVENUE AND W. BASELINE ROAD IN PHOENIX, ARIZONA. THE OVERALL PROPERTY IS 6.54 ACRES AND CURRENTLY ZONED S-1. THIS APPLICATION IS A PROPOSAL OF 6 NEW COMMERCIAL LOTS, RESTAURANTS, DAY CARE AND A HOTEL ARE THE PROPOSED USES.

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.
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legal description

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



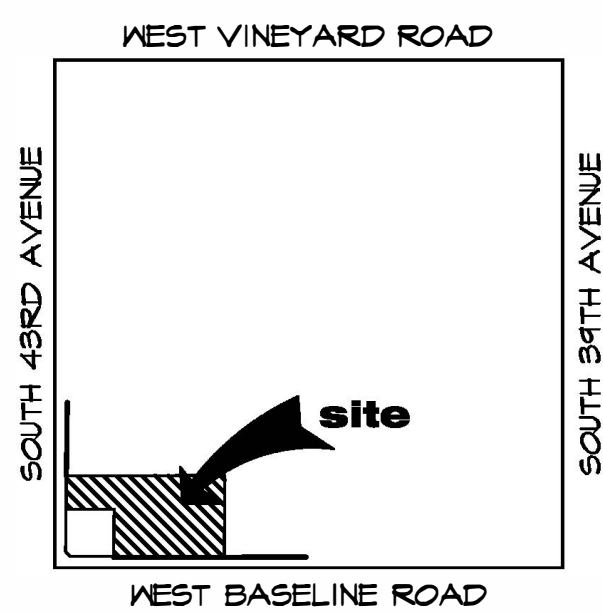
project directory

OWNER / DEVELOPER:
43RD AVE. & BASELINE DEVELOPMENT, LLC
7878 E. GAINEY RANCH RD. #63
SCOTTSDALE, ARIZONA 85258
CONTACT: RANDALL RASKIN
PHONE (CELL): (602) 469-2581
E-MAIL: raskin@raskincompanies.com

OWNER REPRESENTATIVE:
KERPAN PLANNING AND DESIGN, LLC
4777 S. FULTON RANCH BLVD. UNIT 2138
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanplanningdesign.com

site data (overall)

EXISTING ZONING:	PCD
EXISTING A.P.N.:	105-89-010P
GROSS SITE AREA:	+/- 7.54 ACRES (328,442 S.F.)
NET SITE AREA:	6.54 ACRES (287,037 S.F.)
PROPOSED USES:	RESTAURANT, DAY CARE AND HOTEL
BUILDING AREA:	
LOT 1: RESTAURANT W/DRIVE THRU	3,100 S.F.
LOT 2: RESTAURANT W/DRIVE THRU	1,350 S.F.
LOT 3: RESTAURANT W/DRIVE THRU	3,000 S.F.
LOT 4: RESTAURANT	4,000 S.F.
LOT 5: 4-STORY HOTEL	49,460 S.F.
LOT 6: DAY CARE	11,078 S.F.
TOTAL BUILDING AREA:	71,988 S.F.
SITE COVERAGE:	25.1%
LOT COVERAGE / F.A.R.:	0.2
TOTAL PARKING REQUIRED:	278 SPACES
<small>LOT 1 RESTAURANT W/ DRIVE THRU (3,100 S.F.) 1,550 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 31 SPACES LOT 2 RESTAURANT W/ DRIVE THRU (1,350 S.F.) 600 S.F. (OUTDOOR PATIO) P.S.A. @ 1/50 = 12 SPACES LOT 3 RESTAURANT W/ DRIVE THRU (3,000 S.F.) 1,500 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 30 SPACES LOT 4 RESTAURANT (4,000 S.F.) 2,000 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 40 SPACES LOT 5 HOTEL (49,460 S.F.) 122 ROOMS @ 1 PER ROOM = 122 SPACES LOT 6 DAY CARE (11,078 S.F.) 10,000 S.F. @ 1/50 = 200 SPACES</small>	
TOTAL PARKING PROVIDED:	296 SPACES
ACCESSIBLE SPACES REQUIRED:	15 SPACES
ACCESSIBLE SPACES PROVIDED:	16 SPACES



vicinity map

scale: n.t.s.

NOTE: 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.

site data (lot 1)

EXISTING ZONING:	PCD
NET SITE AREA:	0.96 ACRES (41,824 S.F.)
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
BUILDING GROSS FLOOR AREA:	3,100 S.F.
SITE COVERAGE:	7.4%
TOTAL PARKING REQUIRED:	31 SPACES
<small>LOT 1 RESTAURANT W/ DRIVE THRU (3,100 S.F.) 1,550 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 31 SPACES</small>	
TOTAL PARKING PROVIDED:	31 SPACES (10,011,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

site data (lot 2)

EXISTING ZONING:	PCD
NET SITE AREA:	0.73 ACRES (31,981 S.F.)
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
BUILDING GROSS FLOOR AREA:	1,350 S.F.
SITE COVERAGE:	4.2%
TOTAL PARKING REQUIRED:	12 SPACES
<small>LOT 2 RESTAURANT W/ DRIVE THRU (1,350 S.F.) 600 S.F. (OUTDOOR PATIO) P.S.A. @ 1/50 = 12 SPACES</small>	
TOTAL PARKING PROVIDED:	24 SPACES (11,811,000)
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	2 SPACES

site data (lot 3)

EXISTING ZONING:	PCD
NET SITE AREA:	0.88 ACRES (38,377 S.F.)
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
BUILDING GROSS FLOOR AREA:	3,000 S.F.
SITE COVERAGE:	7.8%
TOTAL PARKING REQUIRED:	30 SPACES
<small>LOT 3 RESTAURANT W/ DRIVE THRU (3,000 S.F.) 1,500 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 30 SPACES</small>	
TOTAL PARKING PROVIDED:	30 SPACES (10,011,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

site data (lot 4)

EXISTING ZONING:	PCD
NET SITE AREA:	0.86 ACRES (37,394 S.F.)
PROPOSED USE:	RESTAURANT
BUILDING GROSS FLOOR AREA:	4,000 S.F.
SITE COVERAGE:	10.7%
TOTAL PARKING REQUIRED:	46 SPACES
<small>LOT 4 RESTAURANT (4,000 S.F.) 2,000 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 40 SPACES</small>	
TOTAL PARKING PROVIDED:	46 SPACES (11,511,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

site data (lot 5)

EXISTING ZONING:	PCD
NET SITE AREA:	2.13 ACRES (92,848 S.F.)
PROPOSED USE:	HOTEL (4-STORY)
BUILDING GROSS FLOOR AREA:	49,460 S.F.
SITE COVERAGE:	53.2%
TOTAL PARKING REQUIRED:	122 SPACES
<small>LOT 5 HOTEL (49,460 S.F.) 122 ROOMS @ 1 PER ROOM = 122 SPACES</small>	
TOTAL PARKING PROVIDED:	124 SPACES (2,511,000)
ACCESSIBLE PARKING REQUIRED:	5 SPACES
ACCESSIBLE PARKING PROVIDED:	6 SPACES

site data (lot 6)

EXISTING ZONING:	PCD
NET SITE AREA:	1.02 ACRES (44,557 S.F.)
PROPOSED USE:	DAY CARE
BUILDING GROSS FLOOR AREA:	11,078 S.F.
SITE COVERAGE:	24.4%
TOTAL PARKING REQUIRED:	37 SPACES
<small>LOT 6 DAY CARE (11,078 S.F.) 10,000 S.F. @ 1/50 = 200 SPACES</small>	
TOTAL PARKING PROVIDED:	41 SPACES (3,711,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

legend

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT POLE
- ADA STREET ACCESS
- NEW LIGHT POLE
- NEW TRANSFORMER

preliminary site plan

scale: 1" = 50'-0"



Kerpan
planning and design

4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-0192

New Commercial Development (Lots 1-6)
NEC W. Baseline Road and S. 43rd Avenue
Phoenix, Arizona 85339

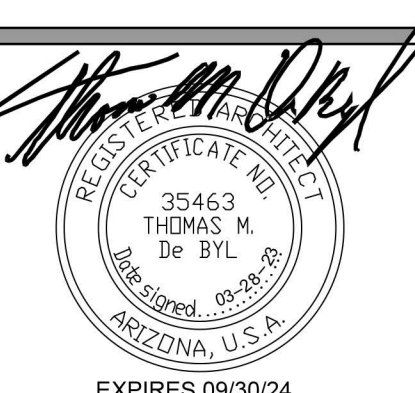
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

43rd Ave & Baseline Development, LLC

Project number: 22028

Date: May 5, 2023

SP-1.0

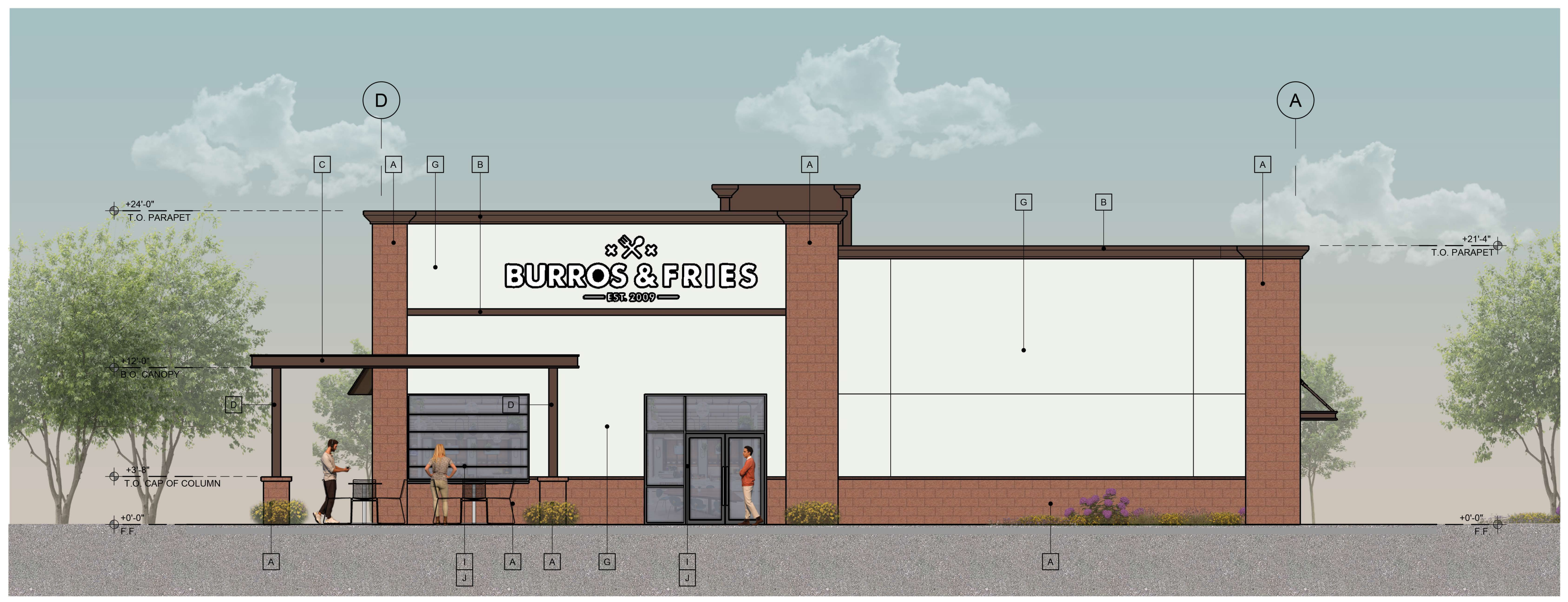


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2 BURROS & FRIES - NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 BURROS & FRIES - WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

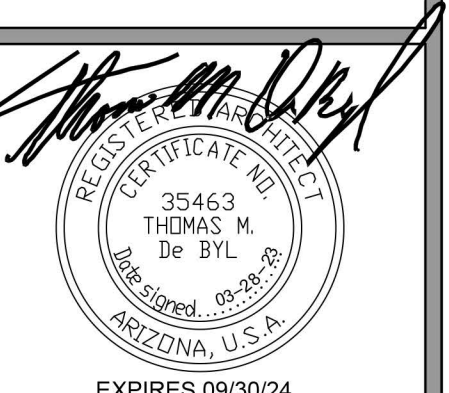
FINISH KEYNOTES:	
A. 8" X 4" X 16" BLOCK VENEER MANUFACT: SUPERLITE MODEL: STANDARD SPLIT FACE BLOCK COLOR: CINNAMON	H. EXTERIOR HOLLOW METAL DOORS AND SES PAINT: MATCH ADJACENT WALL FINISH COLOR
B. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH: SMOOTH SAND FINISH PAINT COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	I. ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACT: KAWNEER OR APPROVED EQUAL COLOR: DARK BRONZE
C. STEEL CANOPY COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	J. 1" INSULATED GLAZING VALUE: (U)=0.29, SHGC= 0.28
D. STEEL COLUMNS COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	
E. STANDING SEAM METAL ROOF MANUFACTURER: BERRIDGE COLOR: "COPPER BROWN"	
F. SYNTHETIC STUCCO SYSTEM SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	
G. SYNTHETIC STUCCO SYSTEM SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW7005 "PURE WHITE"	

PROPOSED ELEVATIONS

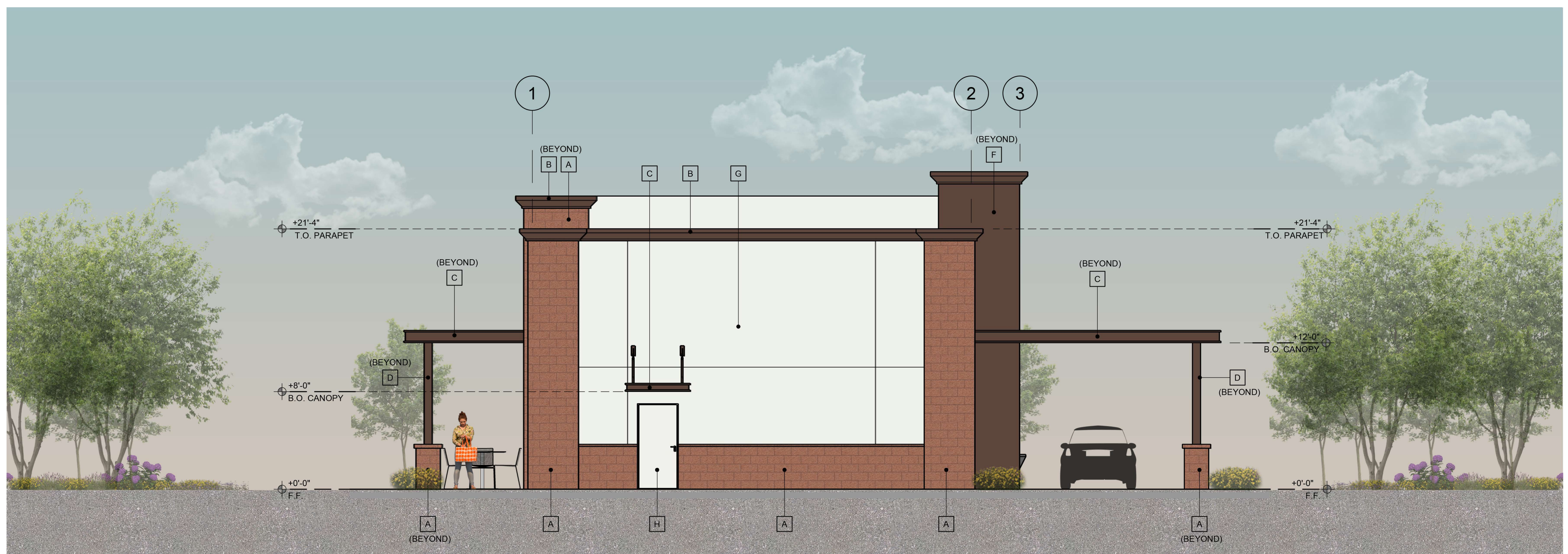
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BURROS & FRIES
EXTERIOR
ELEVATIONS

A300

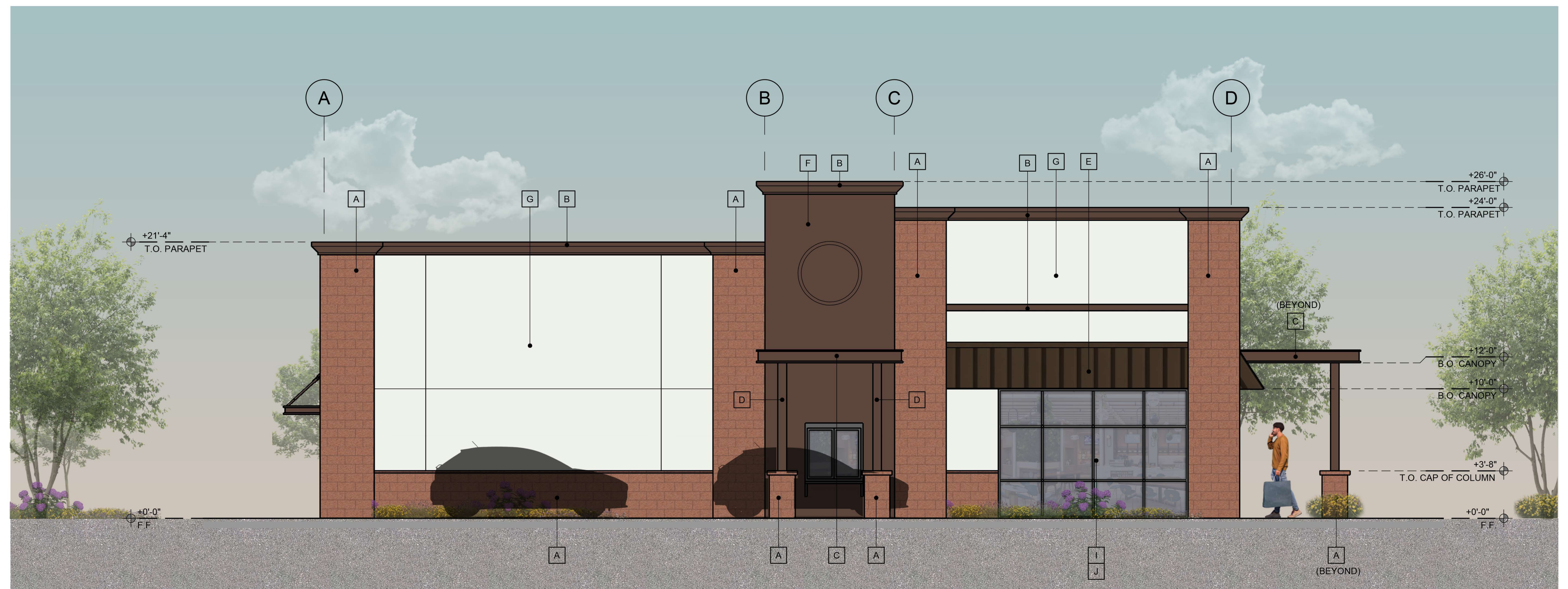


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4 BURROS & FRIES - SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



3 BURROS & FRIES - EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

FINISH KEYNOTES:	
A. 8" X 4" X 16" BLOCK VENEER MANUFACT: SUPERLITE MODEL: STANDARD SPLIT FACE BLOCK COLOR: CINNAMON	H. EXTERIOR HOLLOW METAL DOORS AND SES PAINT: MATCH ADJACENT WALL FINISH COLOR
B. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH: SMOOTH SAND FINISH PAINT COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	I. ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACT: KAWNEER OR APPROVED EQUAL COLOR: DARK BRONZE
C. STEEL CANOPY COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	J. 1" INSULATED GLAZING VALUE: (U)=0.29, SHGC= 0.28)
D. STEEL COLUMNS COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	
E. STANDING SEAM METAL ROOF MANUFACTURER: BERRIDGE COLOR: "COPPER BROWN"	
F. SYNTHETIC STUCCO SYSTEM SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW2856 "FAIRFAX BROWN"	
G. SYNTHETIC STUCCO SYSTEM SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW7005 "PURE WHITE"	

PROPOSED ELEVATIONS

DATE	REVISION
1	
2	
3	
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5	

BURROS & FRIES
 EXTERIOR
 ELEVATIONS

A301

GENERAL NOTES:

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NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

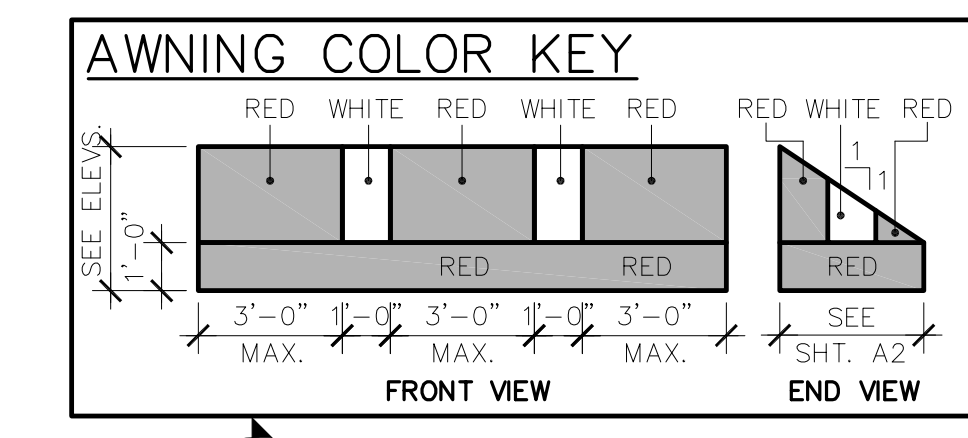
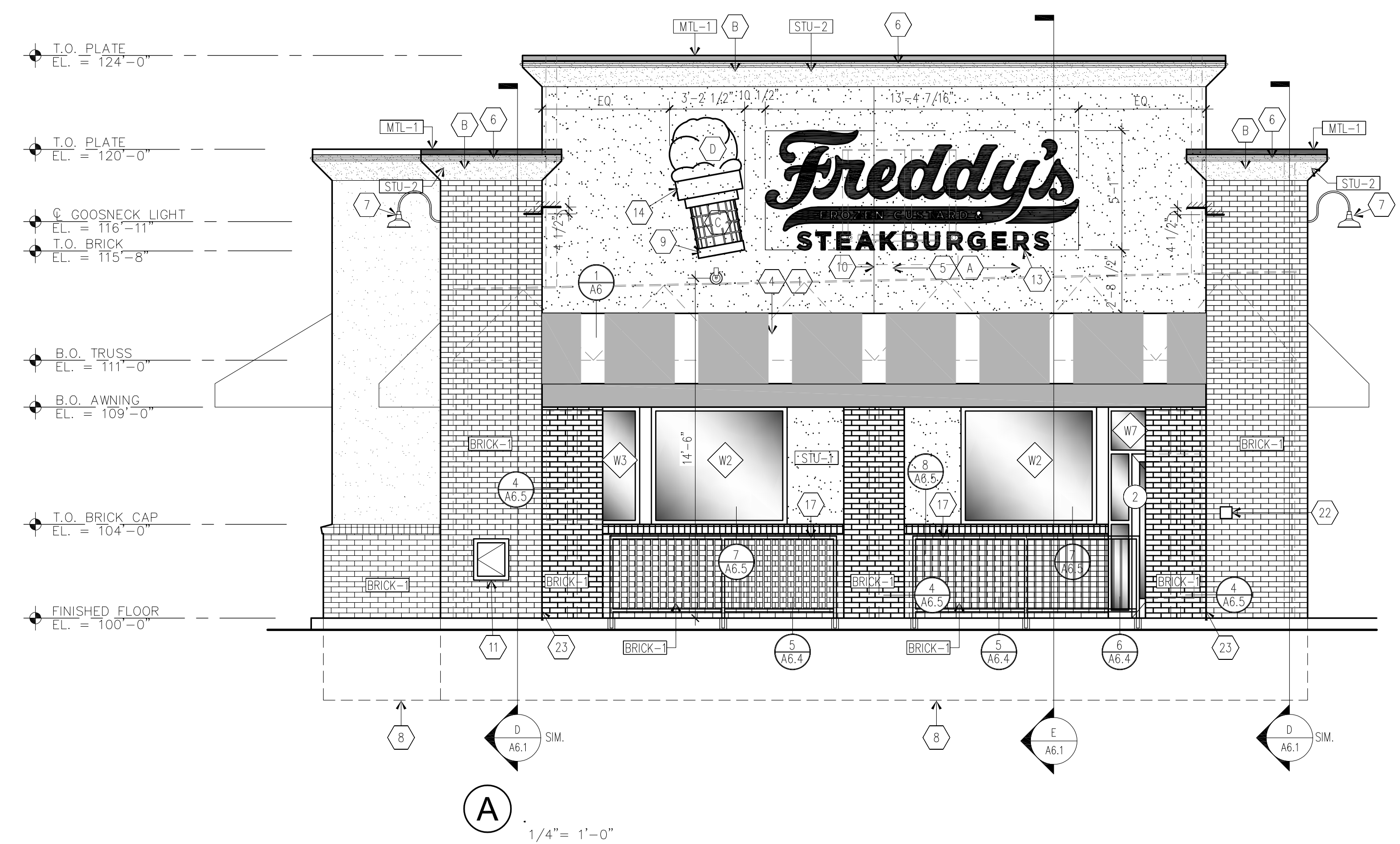
ELEVATION KEY NOTES:

- 1 (2)-TUBE, STRIP FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRE & INSTALLED BY ELEC. CONTR.
- 2 OVERFLOW DRAIN WITH LAMBS TONGUE
- 3 HOLLOW METAL EXIT DR., REF. DOOR SCHED.
- 4 EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF., TYP. REF. AWNING COLOR KEY SHT'S A3 & A4
- 5 STUCCO "SANDBLAST FIN."
- 6 LED STRIP LIGHTING BY SIGN MFR. TYP.
- 7 GOOSENECK LIGHT FIXTURE "RED"
- 8 CONCRETE FOUNDATION REFER TO STRUCT. PLANS FOR SIZE AND DETAILS
- 9 BLDG. MTD. CONE LIGHT FIXTURE PTD.
- 10 STUCCO CONTROL JOINT REF. DETAIL 4/A3
- 11 ILLUMINATED CHANNEL BY SIGN MANUF.
- 12 40"x 30" DIAMOND TREAD PLATE
- 13 SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
- 14 EIFS OVER STYROFOAM "CONE" BY GC, APPROVED BY OWNER PRIOR TO INSTALLATION SEE DETAIL 1,2/A3,0
- 15 WALL PACK LIGHT FIXTURE, 175W TYP. ABOVE EACH REAR DOOR - REF. ELEC. PLANS
- 16 GAS METER PTD. VERIFY LOC.
- 17 REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS.
- 18 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
- 19 NOT USED
- 20 READY ACCESS MODEL AA300 - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. AIR CURTAIN ALTERNATE QUIKSERV OF-25 EC TO VERIFY ELECTRICAL REQ'TS
- 21 READY ACCESS MODEL 275/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELEC. CLOSING - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
- 22 RECESSED KNOX BOX
- 23 BRICK EXPANSION JOINT REF. DETAIL 3/A3
- 24 STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
- 25 ELECTRICAL CT CABINET PTD. VERIFY LOC.

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFR.	MFR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT	A	SHERWIN WILLIAMS	#7533	KHAKI SHADE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BUILDING TRIM	PAINT	B	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT	C	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT	D	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	P3	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	P4	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)

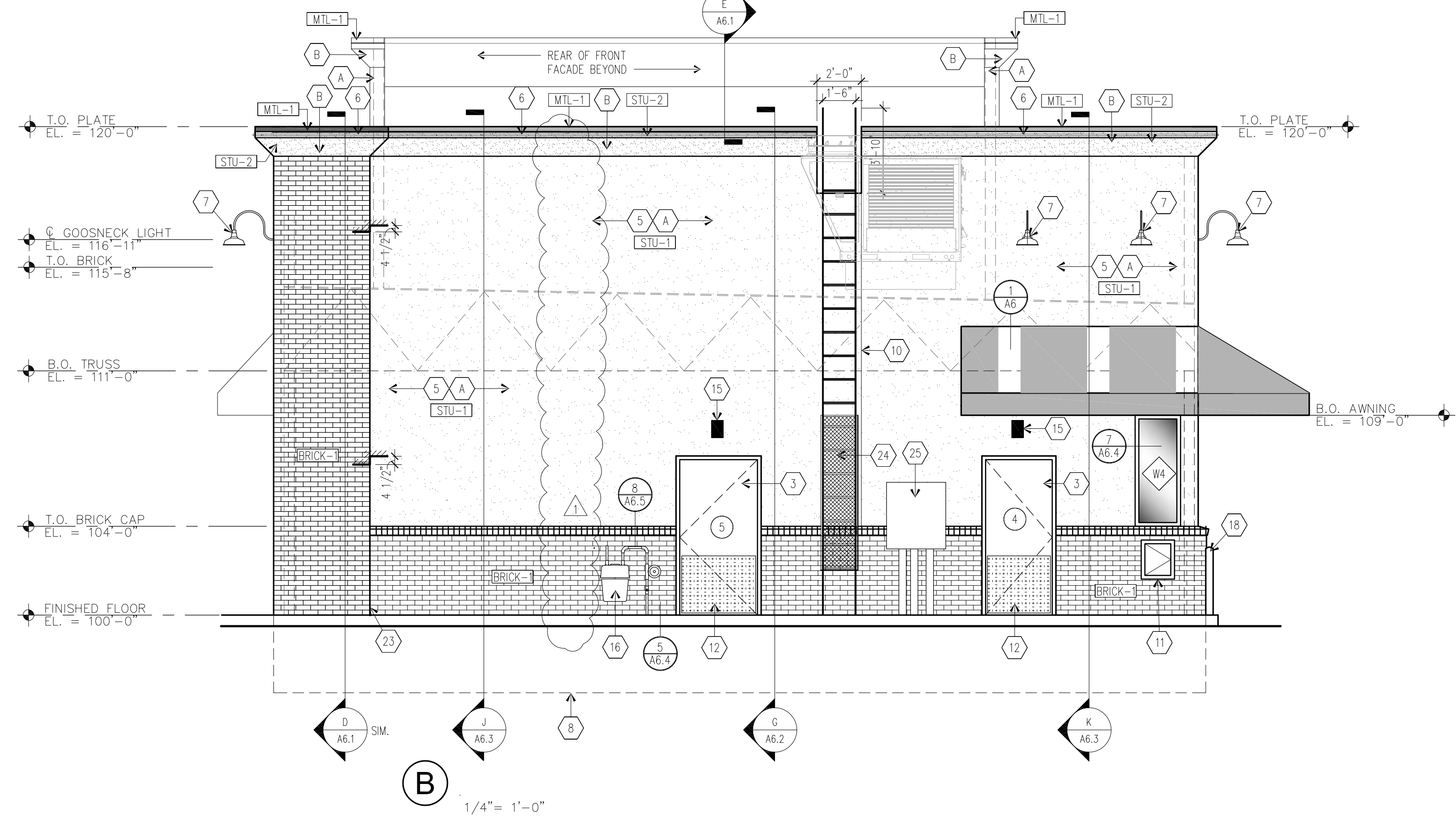
EXT. BRICK & STUCCO	DESCRIPTION	FINISH NO.	MFR.	COLOR & TEXTURE	REMARKS
BUILDING BRICK (OPT. #1)	BRICK MODULAR	BRICK-1	MERIDIAN BRICK	COLUMBIA ARCHITECTURAL SERIES WAVERLY MILLS	GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR	BRICK-1	THE LAKEWOOD BRICK COMPANY	WELLSHIRE	GROUT COLOR - GRAY MODULAR & THIN - MADE RUMBLED
STUCCO WALLS		STU-1		SANDBLAST	MIX SW#7533 W/ FIN. COAT
STUCCO CORNICE		STU-2		SANDBLAST	MIX SW#6126 W/ FIN. COAT

METAL COPING	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BUILDING COPING	COPING	MTL-1	DUROLAST	BRITE RED 2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.



NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
 - AT STUCCO / BRICK - MATCH STUCCO
 - AT BRICK / BRICK - MATCH BRICK
 - AT STUCCO / STUCCO - MATCH STUCCO
 - AT STUCCO / STOREFRONT - MATCH DARK BRONZE FRAME



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 DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD

DAN WINTER ARCHITECT
 1024 EAST FIRST STREET
 WICHITA, KS. 67214
 PH. 316-267-7142

EXTERIOR ELEVATIONS

DATE

DRAWN BY:
 RB, RC
 CHECKED BY:
 DW

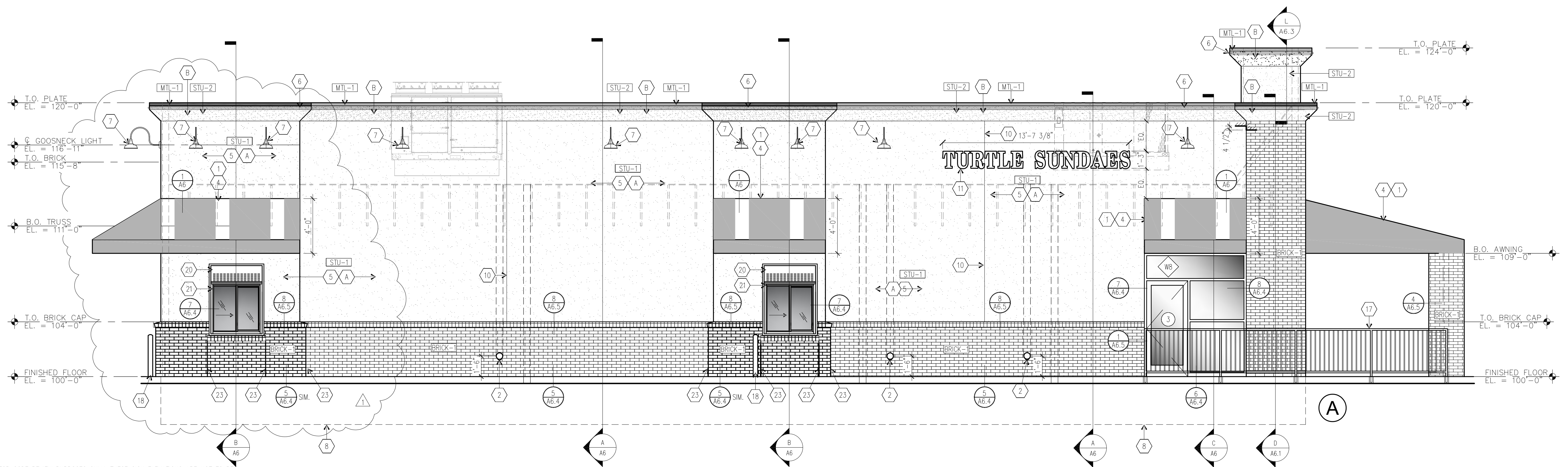
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A3



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DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD



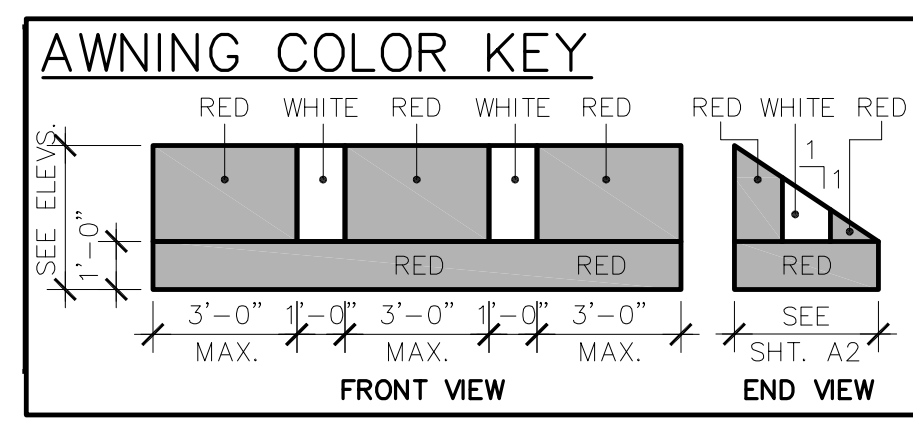
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- 6 LED STRIP LIGHTING BY SIGN MFR. TYP.
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- 12 40" x 30" DIAMOND TREAD PLATE
- 13 SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
- 14 EIFS OVER STYROFOAM "CONE" BY GC APPROVED BY OWNER PRIOR TO INSTALLATION SEE DETAIL 1,2/A3.0
- 15 WALL PACK LIGHT FIXTURE, 175W TYP. ABOVE EACH REAR DOOR - REF. ELEC. PLANS
- 16 GAS METER PTD. VERIFY LOC.
- 17 REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS.
- 18 4" CONC. FILLED PIPE BOLLARD, FREDDY'S RED
- 19 CO2 TANK - PROVIDER TO CHAIN TANK TO THE WALL
- 20 READY ACCESS MODEL AA300 - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. AIR CURTAIN ALTERNATE QUIKSERV CF-25 EC TO VERIFY ELECTRICAL REQ'MS
- 21 READY ACCESS MODEL 275/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELEC. CLOSING - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
- 22 RECESSED KNOX BOX
- 23 BRICK EXPANSION JOINT REF. DETAIL 3/A3
- 24 STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
- 25 ELECTRICAL CT CABINET PTD. VERIFY LOC.



CAULKING COLOR NOTE:
 -AT STUCCO / BRICK - MATCH STUCCO
 -AT BRICK / BRICK - MATCH BRICK
 -AT STUCCO / STUCCO - MATCH STUCCO
 -AT STUCCO / STOREFRONT - MATCH DARK BRONZE FRAME

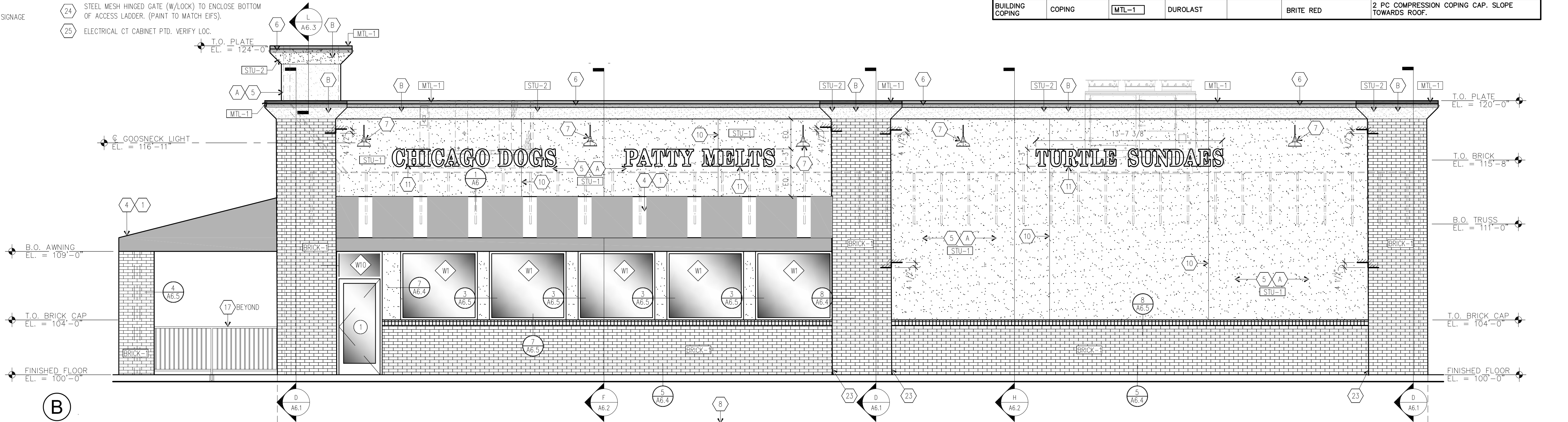
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EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFR.	MFR. NO.	COLOR	REMARKS
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BUILDING TRIM	PAINT	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT	(C)	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT	(D)	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	(P3)	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	(P4)	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)

EXT. BRICK & STUCCO	DESCRIPTION	FINISH NO.	MFR.	COLOR & TEXTURE	REMARKS
BUILDING BRICK (OPT. #1)	BRICK MODULAR	BRICK-1	MERIDIAN BRICK	WAVERLY MILLS	GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR	BRICK-1	THE LAKEWOOD BRICK COMPANY	WELLSHIRE	GROUT COLOR - GRAY MODULAR & THIN - MADE RUMBLLED
STUCCO WALLS		STU-1		SANDBLAST	MIX SW#7533 W/ FIN. COAT
STUCCO CORNICE		STU-2		SANDBLAST	MIX SW#6126 W/ FIN. COAT

METAL COPING	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BUILDING COPING	COPING	MTL-1	DUROLAST	BRITE RED 2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.



EXTERIOR ELEVATIONS

DATE

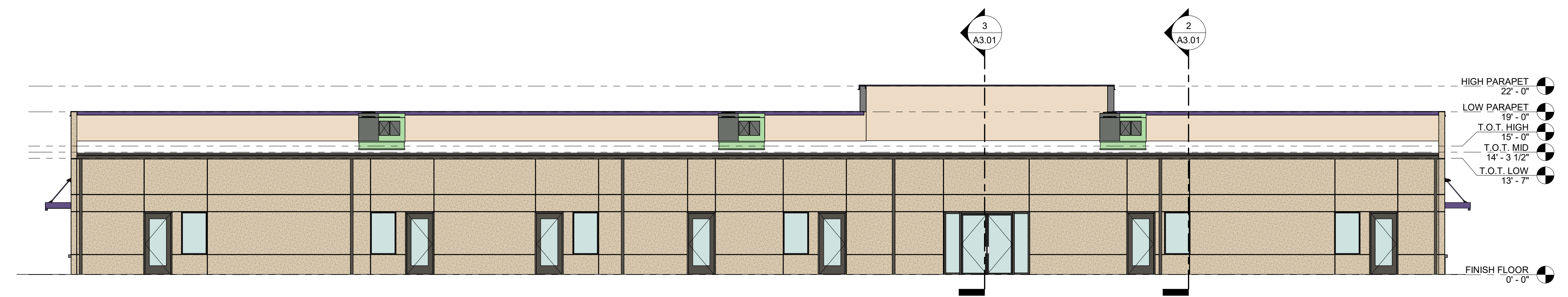
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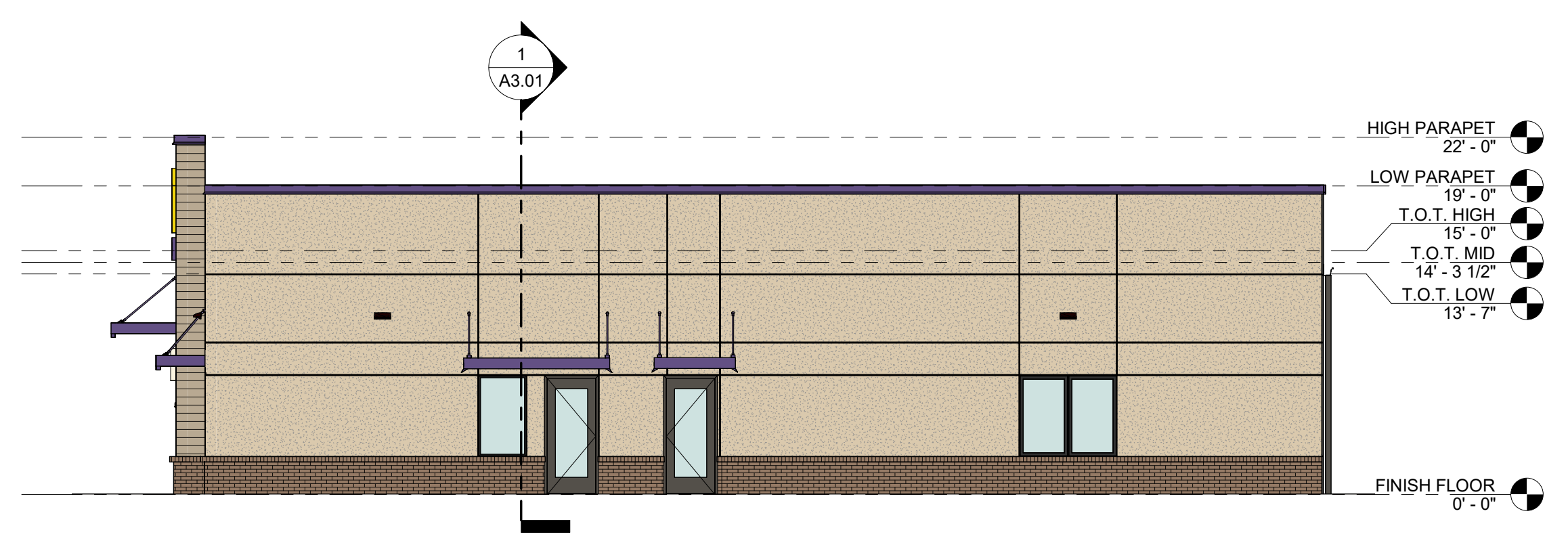
DAN WINTER ARCHITECT
 1024 EAST FIRST STREET
 WICHITA, KS. 67214
 PH. 316-267-7142

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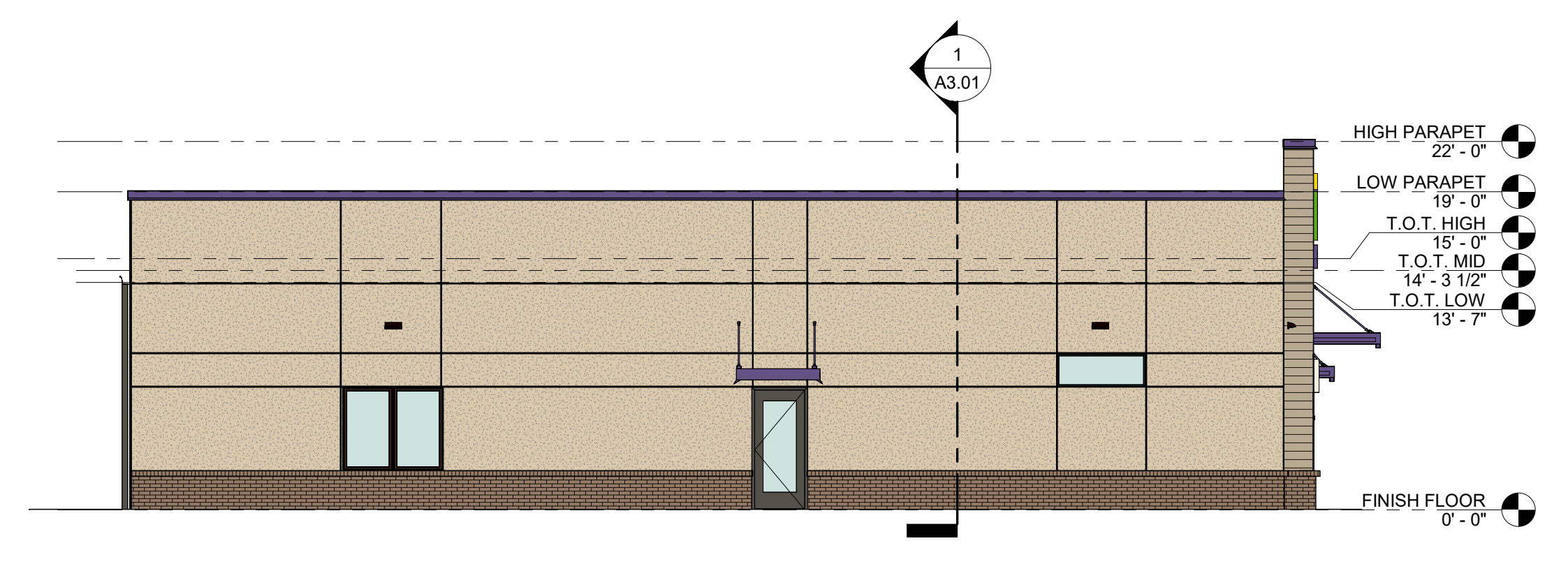
TO THE BEST OF THE ARCHITECT'S OR THE ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL APPLICABLE FIRE SAFETY REGULATIONS AND LOCAL AUTHORITY IN THE SECTION AND CHAPTER AND SECTION AND CHAPTER 605, F.L. STATUTES.



4 REAR ELEVATION
 1/8" = 1'-0"



2 SIDE ELEVATION
 1/8" = 1'-0"



3 SIDE ELEVATION
 1/8" = 1'-0"



1 FRONT ELEVATION
 1/8" = 1'-0"

FRONT FACADE GLAZING REQUIREMENTS:
 TOTAL WALL = 3,136 SQ FT
 GLAZING REQUIRED @ 15% = 470.5 SQ FT
 GLAZING PROVIDED = 483.5 SQ FT

EXTERIOR COMPONENT COLOR LEGEND

- FACE BRICK
- SILOUX CITY BRICK, COLOR: BADLANDS SMOOTH
- EXTERIOR HOLLOW METAL DOOR FRAMES
- DARK BRONZE
- 3/8" CONCAVE MORTAR JOINT
- GLEN-GERY BLEND, COLOR: G-209
- EXTERIOR HOLLOW METAL DOOR TRIM
- DARK BRONZE
- 7" FIBER CEMENT SMOOTH LAP SIDING
- UNIVERSAL KHAKI - SW 6150
- GUTTERS AND DOWNSPOUTS
- DARK BRONZE
- 5-1/2" FIBER CEMENT SMOOTH TRIM
- URBANE BRONZE - SW 7048
- EXTERIOR MECH WALL VENTS
- UNIVERSAL KHAKI - SW 6150
- EIFS 1
- DRYVIT OYSTER SHELL 456
- ALUMINUM CANOPIES
- BENJAMIN MOORE - 1400 YOUR MAJESTY
- EIFS 2
- DRYVIT AMARILLO WHITE
- METAL PARAPET CAP
- BENJAMIN MOORE - 1400 YOUR MAJESTY

O2B KIDS
KIDS!

REVISIONS

NO.	DATE	REF.	BY

DRAWING STATUS:
 SCHEMATIC DESIGN

ISSUE DATE:
 04.12.2023

DRAWN BY: SGE **CHECKED BY:** STB

DRAWING TITLE:
 EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
 4/12/2023 4:08:22 PM

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3 EXTERIOR 3



4 EXTERIOR 4

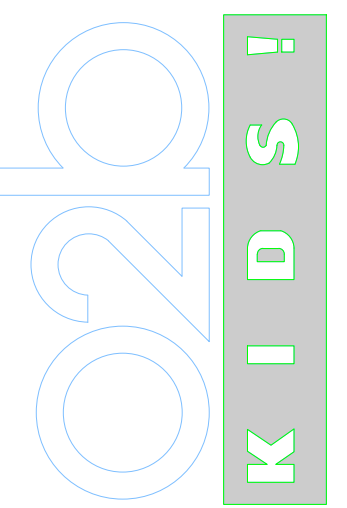


1 EXTERIOR 1



2 EXTERIOR 2

O2b KIDS



REVISIONS

NO.	DATE	REF.	BY:

DRAWING STATUS:
SCHEMATIC DESIGN

ISSUE DATE:
04.12.2023

DRAWN BY: SGE CHECKED BY: STB

DRAWING TITLE:
EXTERIOR RENDERINGS

SHEET NO.
A2.00

DATE/TIME STAMP:
4/12/2023 4:07:59 PM

Z-29-23-7 - Approximately 255 Feet East of the Northeast Corner of 43rd Avenue and Baseline Road (Ordinance G-7188)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-23-7 and rezone the site from S-1 PCD (Ranch or Farm Residence, Planned Community District) to C-1 (Neighborhood Retail) to allow commercial uses. This is a companion case to GPA-LV-2-23-7 and should be heard following GPA-LV-2-23-7.

Summary

Current Zoning: S-1 PCD

Proposed Zoning: C-1

Acreage: 7.53

Proposed Use: Commercial uses

Owner/Applicant: 43rd Ave and Baseline Development, LLC

Representative: Manjula M. Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Sept. 11, 2023, and recommended approval, per the staff recommendation (Addendum A), by a vote of 7-1.

PC Action: The Planning Commission heard this case on Oct. 5, 2023, and recommend approval, per the Laveen Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road

Council District: 7

Parcel Address: 4140, 4156, 4168, 4182, and 4200 W. Baseline Road and 7453 S. 43rd Ave.

NOTE: Refer to Item 78 for discussion related to this item.

The hearing was held. A motion was made by Vice Mayor Ansari, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation with adoption of the related ordinance. The motion carried by the following vote:

Yes: 7 - Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor Ansari and Mayor Gallego

No: 0

Absent: 2 - Councilwoman Guardado and Councilwoman O'Brien

**81 Public Hearing and Ordinance Adoption - Rezoning Application
Z-77-22-8 - Approximately 40 Feet North of the Northwest Corner of
27th Avenue and Harvest Groves Lane (Ordinance G-7189)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-77-22-8 and rezone the site from S-1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: S-1

Proposed Zoning: R1-8

Acreage: 7.68

Proposed Use: Single-family residential

Owner: 27 Southern, LLC

Applicant: Equity Connect Holdings, LLC

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations (**Attachment B**).

VPC Action: The Laveen Village Planning Committee heard this case on Aug. 14, 2023, and continued the case by a vote of 7-0. The Laveen Village Planning Committee heard this case on Sept. 11, 2023, and recommended approval, per the staff recommendation, with modifications and additional stipulations, by a vote of 7-1 (**Attachment C**).

PC Action: The Planning Commission heard this case on Sept. 7, 2023, and continued the case by a vote of 6-0. The Planning Commission heard this case on Oct. 5, 2023, and recommended approval, per the Laveen Village Planning Committee, with deleted and modified stipulations, by a vote of 6-1 (**Attachment D**).

7. **Application #:** **Z-29-23-7 (Companion Case GPA-LV-2-23-7)**
From: S-1 PCD
To: C-1
Acreage: 7.53
Location: Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road
Proposal: Commercial uses
Applicant: 43rd Ave and Baseline Development, LLC
Owner: 43rd Ave and Baseline Development, LLC
Representative: Manjula M Vaz, Gammage & Burnham, PLC

Ms. Racelle Escolar stated that Item Nos. 6 and 7 are related cases and could be heard together, but separate motions were required. Both are located near the northeast corner of 43rd Avenue and Baseline Road.

Item 6 is GPA-LV-2-23-7, a minor General Plan Amendment to amend the General Plan Land Use Map designation to allow for commercial and residential (open space) uses.

Item 7 is Z-29-23-7 is a request to rezone from S-1 (Ranch or Farm Residence) PCD (Planned Community District) to C-1 (Neighborhood Retail District) to allow commercial uses.

The Laveen Village Planning Committee recommended approval of the GPA by a 7 to 1 vote, and approval of the rezoning, per the staff recommendation in the Addendum A Staff Report, by a 7 to 1 vote.

Staff recommends approval of both cases, per the Laveen Village Planning Committee recommendations.

Chairman Howard stated that there were speakers in support and neutral. He called on the support speaker, Ms. Manjula Vaz, representative. She stated that she wanted to be on consent. There was no discussion requested from the Commission. He entertained a motion.

Acting Vice-Chairwoman Busching made a MOTION to approve Z-29-23-7, per the Laveen Village Planning Committee recommendation.

Commissioner Gorraiz SECONDED.

There being no further discussion, Chairman Howard called for a vote and the MOTION Passed 7-0 (Absent: Gaynor, Mangum).

Stipulations:

Overall Site

1. All perimeter street facing building elevations and the south elevation on Lot 5, as depicted on the Site Plan date stamped August 18, 2023, shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
2. Enhanced pedestrian connections and pedestrian circulation shall be provided throughout the site as described below, as approved, or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be a minimum of 5 feet in width
 - b. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Maximum 15-foot-high lighting
 - ii. A minimum of one foot candle illumination maintained throughout the pathways.
 - iii. Uniform lighting shall be placed along the entire pathway to avoid bright high glare areas and low visibility dark areas.
 - c. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways in close proximity to the multi-use trails:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and

Development Department on alternative design solutions consistent with a pedestrian environment.

5. ~~The primary~~ ALL vehicular entranceS to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Enhanced landscaping planters on both sides, excluding the north side of the entry/exit drive along 43rd Avenue, with a minimum of 250 square feet of landscaping.
 - b. A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
6. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
7. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
10. A minimum of 2% of the required parking spaces shall be EV Capable. This stipulation is applicable to the overall development and shall not be applied on an individual lot basis.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

12. Access points on Baseline Road, adjacent to the development, shall be median restricted to permit right-in/right out turn movements only, as approved or modified by the Street Transportation Department and the Planning and Development Department.
13. The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

14. The streetscape on both sides of the existing detached sidewalk and the landscape median along Baseline Road shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.

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

15. All existing overhead power lines 12 kv and smaller in size along the site's Baseline Road frontage shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.
16. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. 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.
18. 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.

Lots 1, 2, 3, 4, and 6, as depicted on the Site Plan date stamped August 18, 2023

19. Conceptual site plan and elevations for Lot 4 AND LOT 6 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
20. A minimum of 4 bicycle parking spaces per building shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
21. A minimum of 2 of the required bicycle parking spaces per building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

Lot 5, as depicted on the Site Plan date stamped August 18, 2023

22. Conceptual site plan and elevations for Lot 5 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
23. A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
24. A minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

Motion:

Patrick Nasser-Taylor motioned to continue GPA-LV-1-23-7. **Carlos Ortega** second the motion.

Vote:

8-0, Motion passed with Committee Members Barraza, Jensen, Nasser-Taylor, Ortega, Perrera, Rubio-Raffin, Hurd, and Abegg in favor.

Motion:

Patrick Nasser-Taylor motioned to continue Z-7-23-7. **Carlos Ortega** second the motion.

Vote:

8-0, Motion passed with Committee Members Barraza, Jensen, Nasser-Taylor, Ortega, Perrera, Rubio-Raffin, Hurd, and Abegg in favor.

6. **GPA-LV-2-23-7 (Companion Case Z-29-23-7)**: Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 25.55 acres located at the northeast corner of 43rd Avenue and Baseline Road from Residential 3.5 to 5 dwelling units per acre to Residential 0 to 1 dwelling units per acre and Commercial to allow commercial and residential (open space) uses.
7. **Z-29-23-7 (Companion Case GPA-LV-2-22-7)**: Presentation, discussion, and possible recommendation regarding a request to rezone 7.53 acres located approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road from S-1 PCD (Ranch or Farm Residence, Planned Community District) to C-1 (Neighborhood Retail) to allow commercial uses.

*Agenda Items No. 6 and 7 were heard concurrently.
Two members of the public registered to speak on these items.*

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of GPA-LV-2-23-7 and Z-29-23-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Manjula M. Vaz, representing the applicant with Gammage and Burnham, provided an overview of the proposed case. Ms. Vaz noted that the original proposal included a

hotel on the north side of the property; however, due to public comment the hotel was removed. Ms. Vaz added that the proposed child daycare was also removed from the request. Ms. Vaz summarized the site plan configuration, multi-use trail along Baseline Road and 43rd Avenue, and displayed the proposed renderings. Ms. Vaz concluded the presentation by summarizing the staff recommendation and public outreach.

Questions from the committee:

Patrick Nasser-Taylor stated that he appreciated the applicant's response to community concerns and removed the hotel.

Mixen Rubio-Raffin asked for more information regarding the proposed bicycle infrastructure. **Ms. Vaz** noted that the proposed development would include numerous bicycle parking spaces and electric scooter infrastructure.

Rebecca Perrera asked staff if Lot 5 and 6 would return to the committee. **Mrs. Sanchez Luna** confirmed that Lot 5 and 6 would have to go through the PHO process and will return to the committee for a recommendation.

Carlos Ortega noted that he had concerns with the proposed commercial development. Mr. Ortega added that the proposal would cause an increase in traffic congestion, vandalism, and a flood of students from adjacent schools. Mr. Ortega stated that he would have preferred professional uses such as offices.

Ms. Rubio-Raffin asked how bicyclist, including students, would navigate the site safely. Ms. Rubio-Raffin wanted to ensure that the design accommodated bicyclist and pedestrians. **Ms. Vaz** noted that the multi-use trails along Baseline Road and 43rd Avenue have a landscape buffer that would separate it from vehicle traffic.

Vice Chair Stephanie Hurd stated that she supported the proposal and was in favor of the proposed uses.

Chair Linda Abegg asked staff if the letters of opposition were submitted before or after the hotel was removed. **Mrs. Sanchez Luna** confirmed that the letters were received before the hotel was removed.

Public Comment:

Phil Hertel noted that the adjacent schools cause a lot of traffic congestion and was opposed to right-in and right-out on Baseline Road. Mr. Hertel noted that the proposed uses would increase traffic congestion. Mr. Hertel stated that the north property line should be lined with two rows of trees. **Ms. Vaz** noted that the property was surrounded by approximately 400 feet of open space and was not adjacent to residential uses.

Chair Abegg noted that she favored the drive through aisles along the back of the restaurants and not along Baseline Road.

Carlos Ortega asked if a chain link fence would be placed around the open space area around the proposed development. **Ms. Vaz** stated that the commercial development will have a six-foot tall cement wall.

Dan Penton stated that the intersection on 43rd Avenue and Baseline Avenue was unsafe and that the commercial development could offer an opportunity to slow down traffic. Mr. Penton requested traffic speed to be reduced next to the schools. Mr. Penton noted that he was in favor of the electric vehicle infrastructure but would like to see secured and shaded bicycle parking. Mr. Penton added that the proposal would create a walkable destination, so the community no longer had to go to 35th Avenue or 51st Avenue.

Applicant Response:

None.

Committee Discussion:

Mr. Ortega stated that there should be a stipulation that limit the type of uses for the unknown commercial portions. **Chair Abegg** noted that Lot 4, 5, and 6 would have to return to the committee for recommendation through the PHO process. **Mr. Ortega** stated that the developer would have all C-1 uses available. **Chair Abegg** noted that any proposal would return to the committee for recommendation. Chair Abegg added that the original concept was multifamily or single-family residential.

Motion:

Vice Chair Stephanie Hurd motioned to recommend approval of GPA-LV-2-23-7 per the staff recommendation. **Francisco Barraza** second the motion.

Vote:

7-1, motion to recommend approval of GPA-LV-2-23-7 per the staff recommendation passed with Committee Members Barraza, Jensen, Nasser-Taylor, Perrera, Rubio-Raffin, Hurd, and Abegg in favor and Committee Member Ortega in opposition.

Motion:

Vice Chair Stephanie Hurd motioned to recommend approval of Z-29-23-7 per the staff recommendation (Addendum A). **Francisco Barraza** second the motion.

Vote:

7-1, motion to recommend approval of Z-29-23-7 per the staff recommendation (Addendum A) passed with Committee Members Barraza, Jensen, Nasser-Taylor, Perrera, Rubio-Raffin, Hurd, and Abegg in favor and Committee Member Ortega in opposition.