



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 31, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 10 (Z-103-25-8) – APPROXIMATELY 570 FEET WEST OF
THE NORTHWEST CORNER OF 27TH AVENUE AND BASELINE ROAD

Rezoning Case No. Z-103-25-8 is a request to rezone 1.89 acres located approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road from S-1 (Ranch or Farm Residence) to C-2 (Intermediate Commercial) to allow for commercial uses - a bank and restaurant.

The Laveen Village Planning Committee (VPC) heard this request on October 20, 2025 and recommended approval, per the staff recommendation, with a modification and two additional stipulations, by a vote of 10-0.

The applicant presented revised elevations during the VPC meeting (attached). That is reflected in Stipulation No. 2. Staff has no concerns with the modified language of Stipulation No. 3, requiring a minimum of 25% non-stucco accent materials on perimeter street facing elevations. To ensure compliance, staff recommends modifying the language in Stipulation No. 4 to require the review and comment of the landscape and sign plans prior to preliminary site plan approval.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. The development shall be in general conformance with the site plan date stamped October 6, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED OCTOBER 22, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. All perimeter street facing building elevations shall contain architectural features that reflect modern agrarian architecture **AND SHALL CONSIST OF A MINIMUM 25% NON-STUCCO ACCENT MATERIAL** 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.
4. THE LANDSCAPE PLAN AND SIGN PLAN SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE LAVEEN VILLAGE PLANNING

COMMITTEE PRIOR TO ~~FINAL~~ **PRELIMINARY** SITE PLAN APPROVAL.

- ~~3.~~ 5. 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.~~ 6. A minimum of 25% of uncovered surface parking lot areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
- ~~5.~~ 7. Large canopy evergreen trees shall be planted within the north landscape setbacks, as approved by the Planning and Development Department.
- ~~6.~~ 8. The east, north, and west perimeter landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, 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.
- ~~7.~~ 9. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
- ~~8.~~ 10. 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.~~ 11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- ~~10.~~ 12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~14.~~ 13. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.

- ~~42-~~ A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide
~~14.~~ landscape area shall be constructed on the north side of Baseline Road, and
planted as follows:
- 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.

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

- ~~43-~~ All mitigation improvements shall be constructed and/or funded as identified in
~~15.~~ the accepted Traffic Impact Analysis dated May 23, 2025.
- ~~44-~~ All existing electrical utilities within the public right-of-way shall be
~~16.~~ undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department and the Planning and Development Department. The developer shall coordinate with the affected utility companies for their review and permitting.
- ~~45-~~ Existing SRP facilities along Baseline Road are to be relocated outside of City
~~17.~~ right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
- ~~46-~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
~~18.~~ broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- ~~47-~~ All streets within and adjacent to the development shall be constructed with
~~19.~~ 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.
- ~~48-~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall
~~20.~~ 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.
- ~~49-~~ If Phase I data testing is required, and if, upon review of the results from the
~~21.~~ 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.

- ~~20.~~ In the event archaeological materials are encountered during construction, the
- 22. 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.
- 24. Prior to final site plan approval, the landowner shall execute a Proposition 207
- 23. 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.

Enclosed:

Elevations date stamped October 20, 2025 (2 pages)

GENERAL NOTES

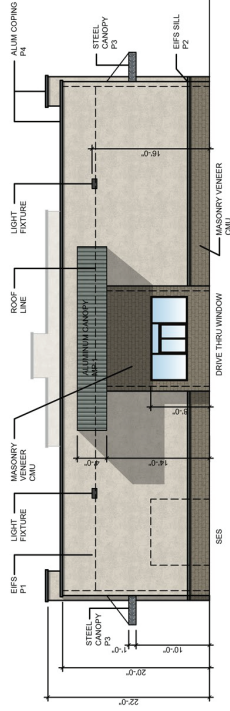
- 1 ALL DOWNSPUTS WILL BE INTERNALIZED
2 ALL MECHANICAL UNITS WILL BE FULLY SCREENED

MATERIALS AND COLORS

- AL ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: PAC CLAD
FINISH: ANODIZED ALUMINUM
COLOR: ANODIZED CLEAR
MP2 METAL PANEL ACCENT WALL
MANUFACTURER: PAC CLAD
STYLE: MODULAR AL
COLOR: ONYX, GRAPHITE, SLATE GRAY, BONE WHITE
WOOD CLADDING
WC1
MANUFACTURER: NEW VERNACLOS
TYPE: ULTRASHIELD NATURAL EXTERIOR WOOD CLADDING
DIMENSIONS: 5.9" H x 1.07" x 8'0" L, WEIGHT: 1.31 LB/FT
COLOR: STAINED RED STAINLESS STEEL
METAL PANEL ACCENT WALL
MP2
MANUFACTURER: PAC CLAD
STYLE: MODULAR AL
COLOR: ONYX, GRAPHITE, SLATE GRAY, BONE WHITE
P1 PAINT (EPS FIELD, IM DOORS/FRAME)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GOSSEN VET SW 965 281-C1
P2 PAINT (STEEL CANOPY)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: HAMBURG GRAY SW 702 28-C7
P3 PAINT (STEEL CANOPY)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: LET IT RAIN SW 915 22-C4
P4 PAINT (ALUM. COPING, COLUMNS)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: YEL GRAY SW 707 22-C6
P5 PAINT (MASONRY VENEER)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUNI LOWER BW 659 133-C7

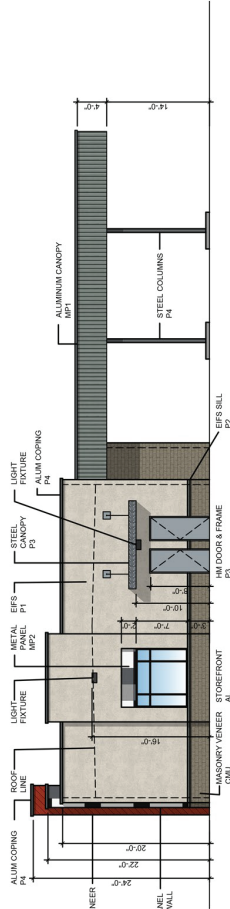
NORTH ELEVATION

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



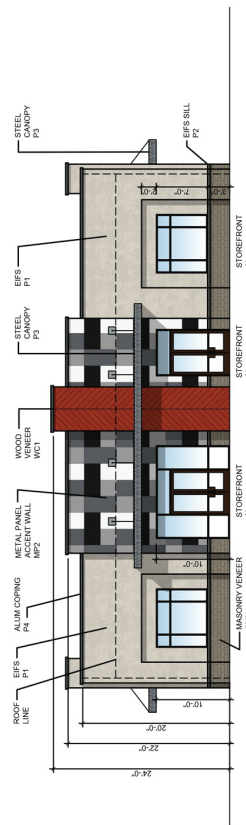
EAST ELEVATION

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



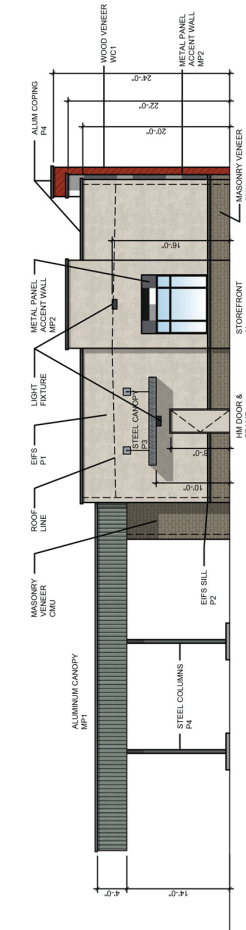
SOUTH ELEVATION

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



WEST ELEVATION

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



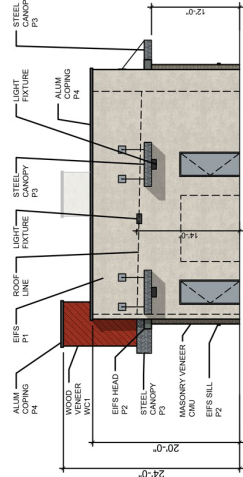
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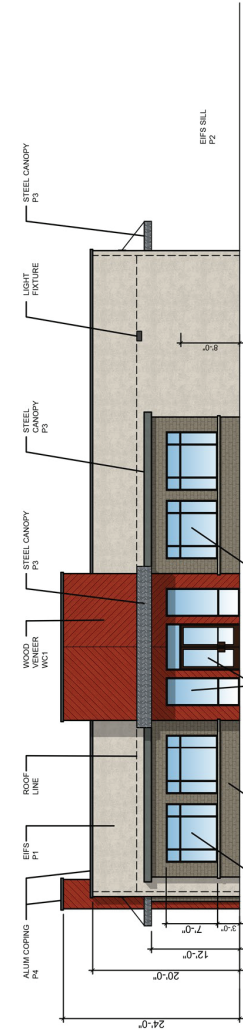
MATERIALS AND COLORS

- AL ALUMINUM STOREFRONT SYSTEM
COLOR: ANODIZED CLEAR
GLAZING: VITRO SOLAR BAN 90 (2) CLEAR + CLEAR GLASS 1" INSULATING GLASS UNIT
CMU CONCRETE MASONRY UNIT, VENEER, 2' X 8' X 16"
TYPE: TRENDSTONE (GROUND) FACE MASONRY UNIT
COLOR: PRINCETON
P1 PAINT (EFS FIELD, HI DOOR/FRAME)
COLOR: COSSAIDER VEL SW S195 281-C1
P2 PAINT (EFS SILL)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ULTRASHIELD NATURAL, EXTERIOR WOOD CLADDING
TYPE: ULTRASHIELD NATURAL, EXTERIOR WOOD CLADDING
COLOR: SWEDISH RED STRAIGHT GRAIN
P3 PAINT (STEEL CANOPY)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: LIT T T RAIN SW9152 225-C4
P4 PAINT (ALUM COPING, COLUMNS)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: WEB GRAY SW702 225-C6
P5 PAINT (BOLLARDS)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SWEDISH RED STRAIGHT GRAIN 133-C7
- METAL PANEL SYSTEM
MP1 CANOPY
MATERIAL: COBALT, P40 CLAD
COLOR: ANODIZED CLEAR
MP2 METAL PANEL ACCENT WALL
MATERIAL: ALUMINUM
TYPE: TRENDSTONE (GROUND) FACE MASONRY UNIT
COLOR: PRINCETON
WOOD CLADDING
WCI MANUFACTURER: NEW TECHWOOD
TYPE: ULTRASHIELD NATURAL, EXTERIOR WOOD CLADDING
COLOR: SWEDISH RED STRAIGHT GRAIN

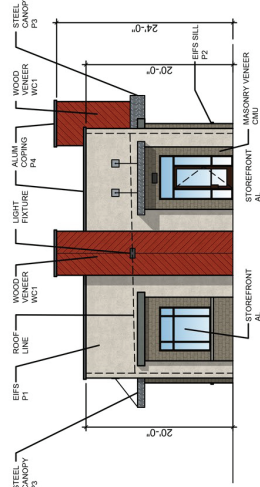
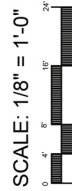
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

