



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-29-23-7**  
September 1, 2023

**Laveen Village Planning Committee**      September 11, 2023  
**Meeting Date:**  
**Planning Commission** **Hearing Date:**      October 5, 2023

**Request From:**                                      S-1 PCD (Ranch or Farm Residence, Planned Community District) (7.53 acres)  
**Request To:**    C-1 (Neighborhood Retail) (7.53 acres)  
**Proposal:**    Commercial uses  
**Location:**    Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road  
**Owner/Applicant:**                                    43rd Ave and Baseline Development, LLC  
**Representative:**                                    Manjula M. Vaz, Gammage & Burnham, PLC  
**Staff Recommendation**                              Approval, subject to stipulations

| <u>General Plan Conformity</u>  |               |   |                           |
|---|---------------|---|---------------------------|
| <u>General Plan Land Use Map Designation</u>  |               | Current: Residential 3.5 to 5 dwelling units per acre |                           |
|   |               | Pending (GPA-LV-2-23-7): Commercial                   |                           |
| <u>Street Map Classification</u>  | 43rd Avenue   | Arterial  | 55-foot east half street  |
|   | Baseline Road | Major Arterial (Scenic Drive)                         | 55-foot north half street |
| <p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b></p> <p>The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to adjacent commercial developments, neighborhoods, and the multi-use trail along 43rd Avenue and Baseline Road.</p> |               |   |                           |

**CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods**

The proposal provides a reasonable level of intensity that is respectful to local conditions by proposing commercial development that will further serve the surrounding residential community. The proposal would include a daycare and restaurants that will further serve the area.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, includes a multi-use trail along 43rd Avenue and Baseline Road that will be planted with shade trees, shaded public and private walkways, and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment along Baseline Road, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

**Applicable Plans, Overlays, and Initiatives**

[Laveen Southwest Growth Study](#): Background Item No. 6.

[Tree and Shade Master Plan](#): Background Item No. 7.

[Complete Streets Guiding Principles](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12.

**Surrounding Land Uses/Zoning**

|                | <u>Land Use</u>                      | <u>Zoning</u> |
|----------------|--------------------------------------|---------------|
| <b>On Site</b> | Vacant land                          | S-1 PCD       |
| <b>North</b>   | Drainage channel and retention basin | S-1 PCD       |

|                                      |                                      |         |
|--------------------------------------|--------------------------------------|---------|
| <b>South (across Baseline Road)</b>  | School and church                    | S-1     |
| <b>East</b>                          | Drainage channel and retention basin | S-1 PCD |
| <b>West</b>                          | Medical clinic                       | C-O     |
| <b>West (across the 43rd Avenue)</b> | Single-family residential            | R1-8    |

| <b>C-1 (Neighborhood Retail)</b>          |   |  |
|---|---|--|
| <b><u>Standards</u></b>                   | <b><u>Requirements</u></b>  | <b><u>Provisions on the Proposed site Plan</u></b> |
| <b><i>Minimum Building Setbacks</i></b>   |   |  |
| North (adjacent to S-1)                   | 25 feet for 1-story, 50 feet for 2-story  | 56 feet (Met)                                      |
| South (adjacent to C-O)                   | 10 feet   | 41 feet (Met)                                      |
| South (Baseline Road)                     | Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure | 94 feet (Met)                                      |
| East (adjacent to S-1)                    | 25 feet for 1-story, 50 feet for 2-story  | 44 feet (Met)                                      |
| West (adjacent to C-O)                    | 10 feet   | 18 feet (Met)                                      |
| West (43rd Avenue)                        | Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure | 106 feet (Met)                                     |
| <b><i>Minimum Landscaped Setbacks</i></b> |   |  |
| North (adjacent to S-1)                   | 10 feet   | 5 feet (Not Met)*                                  |
| South (adjacent to C-O)                   | 10 feet   | 5 feet (Not Met)*                                  |
| South (Baseline Road)                     | Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of frontage  | 50 feet (Met)                                      |
| East (adjacent to S-1)                    | 10 feet   | 5 feet (Not Met)*                                  |
| West (adjacent to C-O)                    | 10 feet   | 5 feet (Not Met)*                                  |
| West (43rd Avenue)                        | Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of frontage  | 30 feet (Met)                                      |

|                         |   |                    |
|-------------------------|---|--------------------|
| Maximum Lot Coverage    | 50%                                       | 13.4 % (Met)       |
| Maximum Building Height | 2 stories or 30 feet                      | 22 – 24 feet (Met) |
| Minimum Parking         | 233 spaces (as depicted on the site plan) | 250 spaces         |

\*Variance or Site Plan modification needed

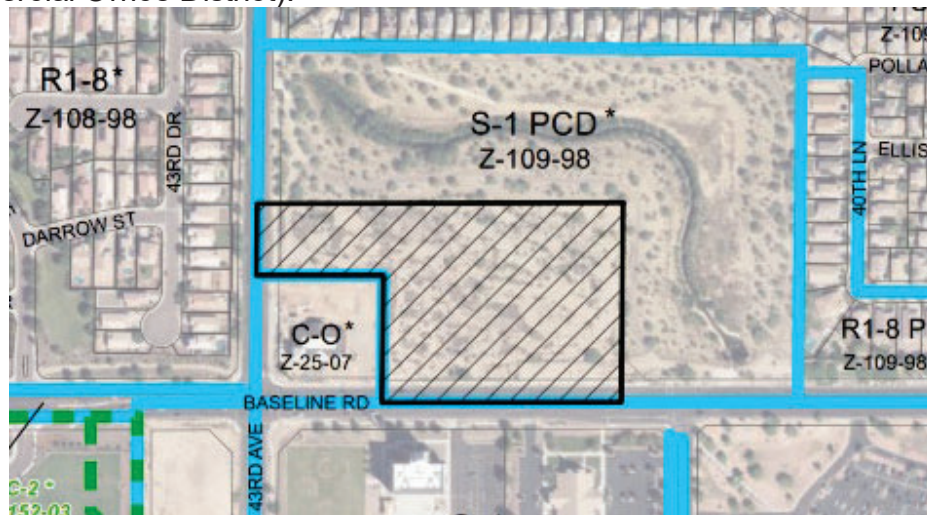
**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is 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. The subject site is currently vacant and undeveloped.

**SURROUNDING LAND USES AND ZONING**

2. The requested C-1 (Neighborhood Retail) zoning district will support additional commercial uses within the Laveen Village. The property to the north and east is a drainage channel and retention basin zoned S-1 PCD (Ranch or Farm Residence, Planned Community District). The properties to the south, across Baseline Road, are developed with a church and school zoned S-1 (Ranch or Farm Residence). To the west, across 43rd Avenue are single-family residences zoned R1-8 (Single-Family Residence District). Finally, the property to the southwest of the subject site is developed with a medical clinic zoned C-O (Commercial Office District).



Existing Zoning Aerial Map  
 Source: Planning and Development Department



### GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north, east, and west are designated Residential 3.5 to 5 dwelling units per acre. The area to the south, across Baseline Road is designated as Residential 2 to 3.5 dwelling units per acre. A concurrent minor General Plan Land Use Map amendment case, GPA-LV-2-23-7, is proposed to change the land use map designation of the subject site and the property to the southwest to Commercial. The minor General Plan Amendment would also change the designation to the north and east to Residential 0 to 1 dwelling units per acre, to be consistent with the existing land use.



General Plan Land Use Map  
Source: Planning and Development Department

### PROPOSAL

#### 4. Site Plan

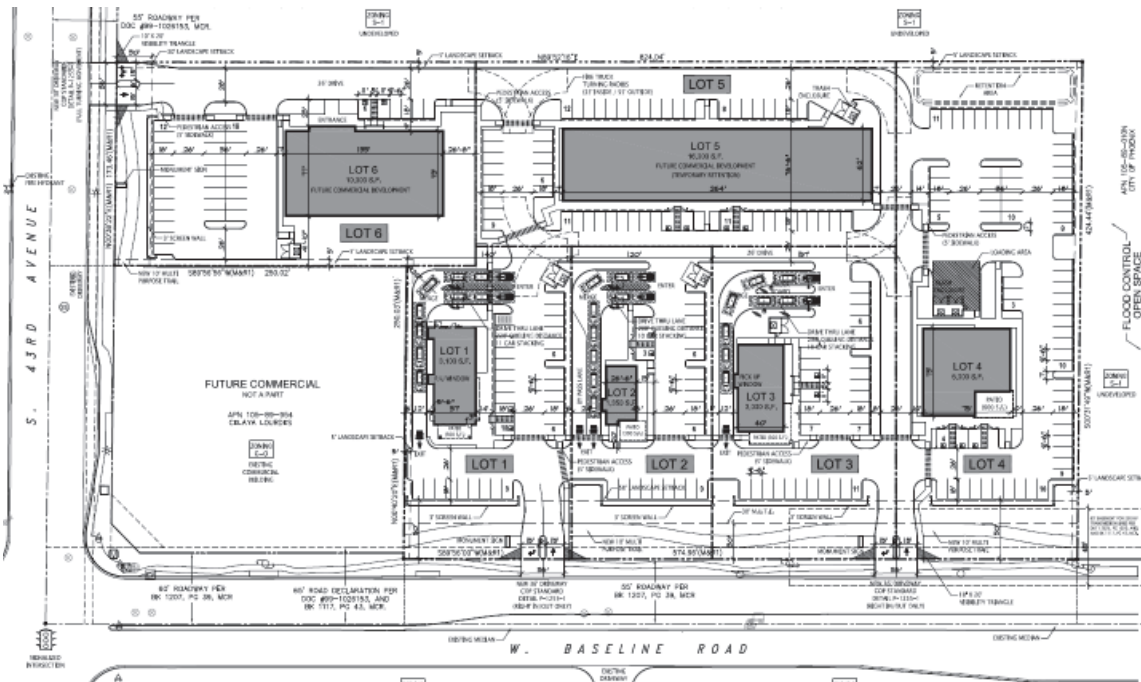
The conceptual site plan depicts a total of six commercial lots. Four lots are located along Baseline Road and the other two are located on the northern portion of the site. The subject site contains two vehicle access points along Baseline Road and another along 43rd Avenue. Pedestrian connections are recommended throughout the site to ensure a safe pedestrian environment and promote connectivity. This is addressed in Stipulation No. 2. The proposed site plan does not meet the landscape setback along the north, east, and west property lines, as a result, staff does not recommend general conformance.

Lots 1, 2, and 3 depict drive-through restaurants with access via Baseline Road. All three lots include patios for outdoor seating areas located on the south side of the buildings. The location of the patios would allow for easier access to the multi-use trail located along Baseline Road.

Lot 4 depicts a restaurant without a queuing lane. There are no specific elevations proposed for Lot 4. Future development of Lot 4 will be subject to the approved stipulations of this case and the Zoning Ordinance requirements. Staff recommends that site plans for any future development on Lot 4 be reviewed and approved by the Planning Hearing Officer through the public hearing process. This is addressed in Stipulation No. 19.

Lot 5, located on the northeast portion of the subject site, does not have a specific development plan. Although no development plan exists, any future development is subject to the approved stipulations for this case and the Zoning Ordinance requirements. Staff recommends that site plans and elevations for any future development on Lot 5 be reviewed and approved by the Planning Hearing Officer through the public hearing process. This is addressed in Stipulation No. 22.

Finally, Lot 6, which is located on the northwest corner of the site, is depicted as a child care center. The proposed development will have access via 43rd Avenue which will serve the surrounding single-family residential neighborhoods. Furthermore, a large building setback is proposed on the east side of 43rd Avenue to serve as a buffer to the residential uses across the street.



Conceptual Site Plan  
Source: Kerpan Planning and Design

5. **Elevations**

The submitted elevations depict three drive-through restaurants including Burros & Fries, Freddy’s Frozen Custard, and Starbucks. Each individual drive-through

restaurant has a unique architectural style. The Burros & Fries elevations depict modern architecture with accent materials of brick. Furthermore, the restaurant is proposing shaded outdoor seating and numerous window sizes. Freddy's Frozen Custard depicts a primarily stucco structure with accent red brick. The proposed Freddy's Frozen Custard renderings also depicts an outdoor seating area. Finally, the Starbucks renderings proposes a modern architectural aesthetic with accent metal material and public art. Lots 4 and 5 do not have any conceptual elevations or renderings. Elevations for any future development on Lot 4 and Lot 5 of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process. This is addressed in Stipulation No. 19 and 22. Finally, Lot 6 depicts a stucco exterior with overhangs located along building entrances. To ensure that all proposed buildings on the subject site have a consistent architectural theme, staff is recommending an agrarian architectural design stipulation. This stipulation would ensure that all perimeter facing elevations contain features of modern agrarian architecture such as pitched roofs, variation in window size, overhang canopies, and exterior accent materials. This is addressed in Stipulation No. 1.



Burros & Fries Exterior Elevations

Source: PHNX Design



Starbucks Rendering

Source: Central Division Design Studio



Freddy's Frozen Custard Renderings  
Source: *Unknown*



O2b Kids Rendering  
Source: *Level Architecture and Interiors*



## PLANS, OVERLAYS, AND INITIATIVES

### 6. Laveen Southwest Growth Study:

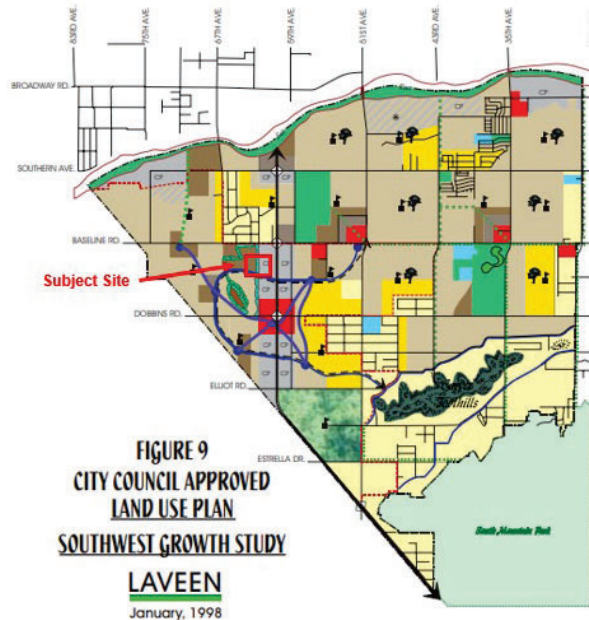
The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Commerce Park. Although not consistent with the designation, recent land use trends in the area, such as single-family residential, commercial, and schools, support commercial uses.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen's built environment while remaining respectful to its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area.

Staff recommends that the proposed development include a variety of architectural features to be consistent with a modern farmhouse design. Furthermore, pedestrian pathways and connections are recommended throughout the site as well as adequate lighting. Finally, staff recommends numerous stipulations to further shade the subject development including enhanced landscaped entry drives. This is addressed in Stipulation Nos. 1, 2, 4, 5, and 6.

### 7. Tree and Shade Master Plan:

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and



#### LEGEND

|                     |   |
|---------------------|---|
| 0-1 DU/ACRE         | PARKS/OPEN SPACE                                    |
| 0-2 DU/ACRE         | CONSERVATION COMMUNITY                              |
| 2-5 DU/ACRE         | SCHOOL  |
| 5-10 DU/ACRE        | WATER COURSE/MULTI-USE TRAIL                        |
| 10-15 DU/ACRE       | PARKWAY   |
| COMMERCIAL          | PLANNED COMMUNITY                                   |
| COMMERCE PARK       | MULTI-USE TRAIL                                     |
| PUBLIC/QUASI-PUBLIC | Existing Sand & Gravel to transition to Residential |
| HILLSIDE            | OPEN SPACE FEATURE                                  |

\* See current adopted General Plan for revised land use plan.

Laveen Southwest Growth Study Land Use Map  
Source: Planning and Development Department

development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help create walkable streets and vibrant pedestrian places. Staff is recommending stipulations designed to provide trees and enhance shade within the development as follows:

- All pedestrian walkways shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide 75 percent shade (Stipulation No. 4);
- Primary entry and exit drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials (Stipulation No. 5);
- All uncovered surface parking shall achieve 25 percent shade at maturity utilizing two-inch caliper size, single trunk, large canopy drought tolerant trees (Stipulation No. 6);
- Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide 75 percent shade (Stipulation No. 7);
- Detached sidewalk along 43rd Avenue shall be planted with two-inch caliper trees and drought tolerant shrubs (Stipulation No. 13);
- Detached sidewalk along Baseline Road shall be planted with two-inch caliper trees and drought tolerant shrubs (Stipulation No. 14).

8. **Complete Streets Guiding Principles:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive isles. This is addressed in Stipulation No. 3. Additionally, enhanced pedestrian pathways, connections and elements shall be provided as detailed in Stipulation No. 2. Furthermore, a multi-use trail is required along Baseline Road and 43rd Avenue. The trail will allow for numerous forms of pedestrian transportation such as walking and bicycling. This is addressed in Stipulation Nos. 8 and 9. This development will help enhance the immediate street frontage by providing a detached sidewalk along 43rd Avenue and Baseline Road. In addition, any street improvements will be done to the city



of Phoenix and ADA standards. These are addressed in Stipulation Nos. 13, 14, and 16.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycling parking spaces throughout the development, installed per the requirements in the city's Walkable Urban (WU) Code. Furthermore, bicycle parking must be landscaped or covered to achieve 75 percent shade. Finally, all lots shall include electric receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 7, 20, 21, 23, and 24.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 10, 21, and 24.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI

techniques for stormwater management to be implemented in this development.

12. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has received fourteen letters of opposition and one letter of support for this rezoning application. The stated concerns are an increase in traffic congestion, crime, security, and vandalism.

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department has requested access points on Baseline Road to be limited to right-in/right out turn movements only. Additionally, the streetscape along 43rd Avenue and Baseline Road should be replenished with shaded trees. Furthermore, all existing power lines along Baseline Road shall be undergrounded and all street improvements must comply with City and ADA standards. These are addressed in Stipulation Nos. 12, 13, 14, 15, and 16.

OTHER

15. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 17.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 18.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and

abandonments, may be required.

## **Findings**

1. The proposal will develop vacant property and provide a high quality commercial development adjacent to two arterial streets.
2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the surrounding land uses.

## **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 vehicular entrance 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 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

**Writer**

Nayeli Sanchez Luna  
September 1, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch map

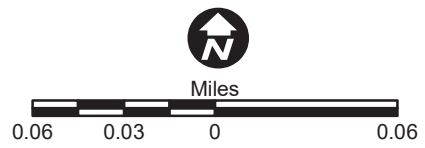
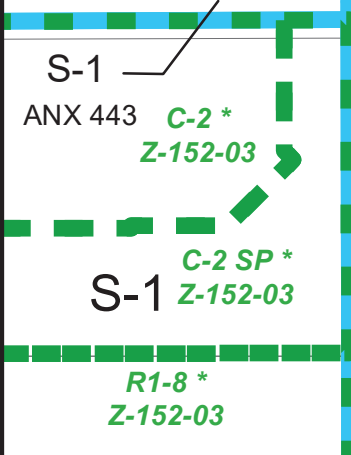
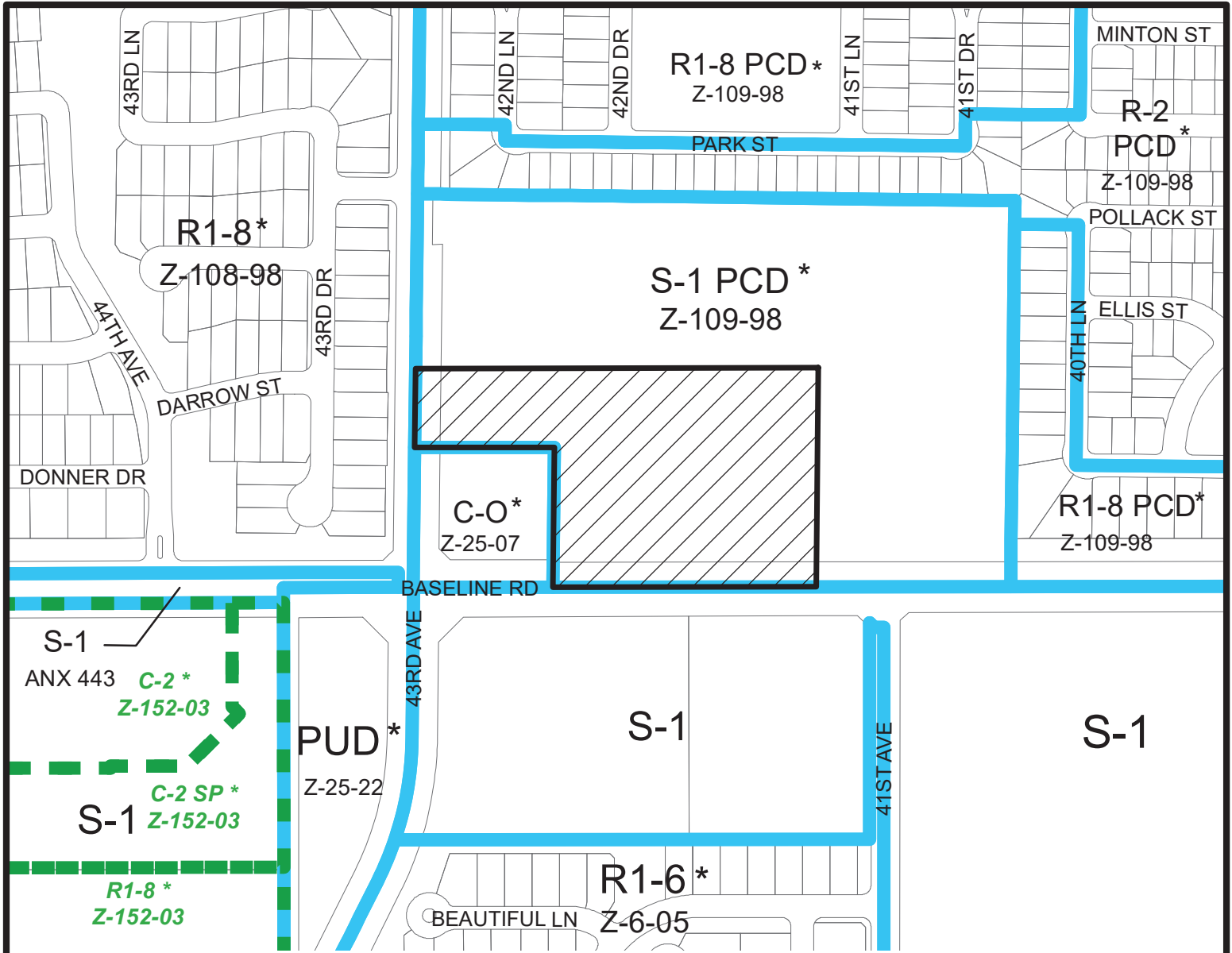
Aerial map

Conceptual site plan date stamped August 18, 2023

Conceptual elevations date stamped May 15, 2023 (5 pages)

Conceptual building renderings date stamped May 15, 2023 (6 pages)

Correspondence (17 pages)

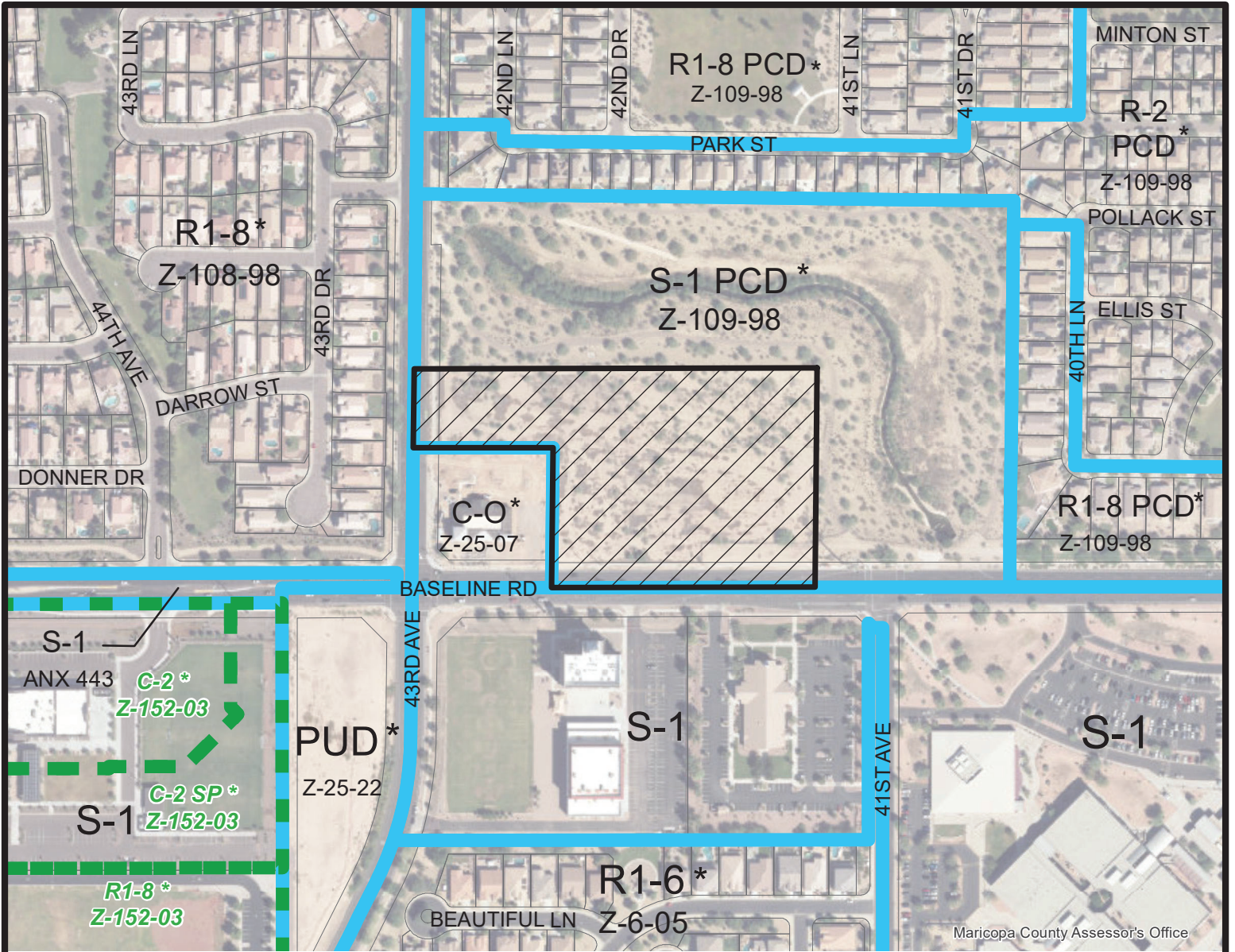


**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 7

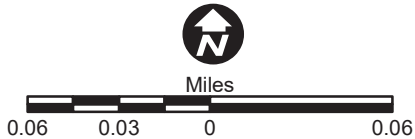


|   |  |  |  |
|---|--|--|--|
| <b>APPLICANT'S NAME:</b> 43rd Ave and Baseline Development LLC                                      |  | <b>REQUESTED CHANGE:</b>                   |  |
| <b>APPLICATION NO.</b> Z-29-23  |  | <b>FROM:</b> S-1 PCD ( 7.53 a.c.)          |  |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small><br><b>7.53 Acres</b> |  | <b>TO:</b> C-1 ( 7.53 a.c.)                |  |
| <small>DATE:</small> 6/26/2023<br><small>REVISION DATES:</small>                                    |  |  |  |
| <small>8/30/2023</small>  |  |  |  |
| <small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small><br><b>QS 1-19</b>                                |  | <small>ZONING MAP</small><br><b>D-6</b>    |  |
| <b>MULTIPLES PERMITTED</b><br>S-1 PCD<br>C-1  |  | <b>CONVENTIONAL OPTION</b><br>7<br>109     |  |
|   |  | <b>* UNITS P.R.D. OPTION</b><br>N/A<br>131 |  |

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



Maricopa County Assessor's Office



**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 7



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

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



### project description

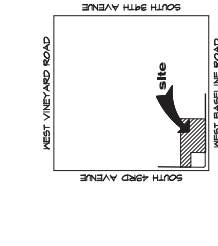
THE PROJECT IS LOCATED AT THE NE CORNER OF S. 43RD AVENUE AND W. BASELINE ROAD IN PHOENIX, ARIZONA. THE OVERALL PROPERTY IS 6.54 ACRES AND CURRENTLY ZONED S-1 PCD. THE PROPOSED DEVELOPMENT WILL CONSIST OF SIX LOTS, RESTAURANTS AND FUTURE COMMERCIAL (E.G. RETAIL / OFFICE) ARE THE PROPOSED USES.

### site plan notes

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED 60 AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS. LIGHTS 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.
6. OWNERS 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.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

### 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



### vicinity map

NOTE: THIS PLAN AND SITE PLAN SHOULD BE AS VIEWED IN CONJUNCTION WITH THE SITE PLAN AND THE CITY OF PHOENIX ZONING MAP FOR AN ACCURATE UNDERSTANDING OF THE PROJECT LOCATION.

**Kerpan**  
planning and design

4777 S. Filburn Ranch Blvd.  
Unit 2138  
Chandler, Arizona 85348  
Phone: (602) 334-9192

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

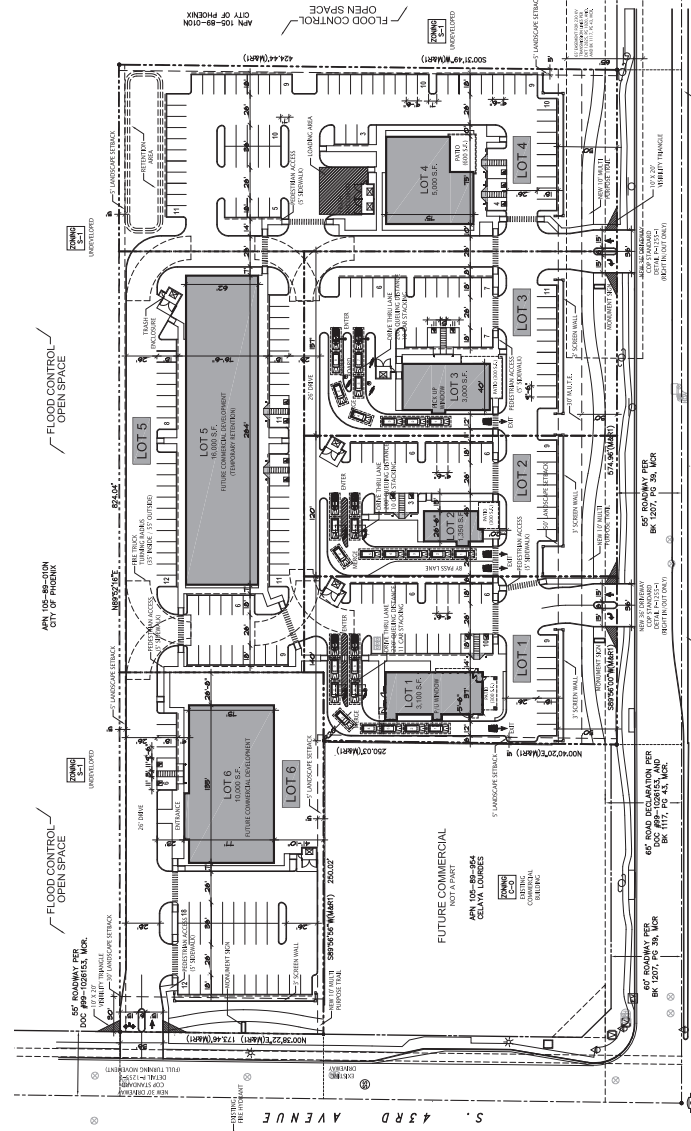
PRELIMINARY  
NOT FOR  
CONSTRUCTION OR RECORDING

43rd Ave & Baseline Development, LLC

Project number: 22028

Date: August 18, 2023

**SP-1.0**



APN 105-89-010N  
CITY OF PHOENIX

APN 105-89-024  
CITY OF PHOENIX

APN 105-89-025  
CITY OF PHOENIX

APN 105-89-026  
CITY OF PHOENIX

APN 105-89-027  
CITY OF PHOENIX

APN 105-89-028  
CITY OF PHOENIX

APN 105-89-029  
CITY OF PHOENIX

APN 105-89-030  
CITY OF PHOENIX

APN 105-89-031  
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APN 105-89-032  
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APN 105-89-033  
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APN 105-89-034  
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APN 105-89-035  
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APN 105-89-047  
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APN 105-89-048  
CITY OF PHOENIX

APN 105-89-049  
CITY OF PHOENIX

APN 105-89-050  
CITY OF PHOENIX

**legend**

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

**CITY OF PHOENIX**  
AUG 18 2023  
Planning & Development  
Department

**preliminary site plan**  
scale: 1" = 50'-0"

0 50' 100' 150'

**site data (lot 1)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 0.84 ACRES (36,782 S.F.)  
PROPOSED USE: RESTAURANT IN DRIVE THRU  
BUILDING GROSS FLOOR AREA: 9,000 S.F.  
LOT COVERAGE: 8.4%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 10 (0.01/200)  
ACCESSIBLE PARKING PROVIDED: 2 SPACES

**site data (lot 2)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 0.78 ACRES (33,911 S.F.)  
PROPOSED USE: RESTAURANT IN DRIVE THRU  
BUILDING GROSS FLOOR AREA: 9,000 S.F.  
LOT COVERAGE: 8.4%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 10 (0.01/200)  
ACCESSIBLE PARKING PROVIDED: 2 SPACES

**site data (lot 3)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 0.46 ACRES (19,911 S.F.)  
PROPOSED USE: RESTAURANT IN DRIVE THRU  
BUILDING GROSS FLOOR AREA: 9,000 S.F.  
LOT COVERAGE: 12.8%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 2 SPACES  
ACCESSIBLE PARKING PROVIDED: 2 SPACES

**site data (lot 4)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 1.08 ACRES (46,891 S.F.)  
PROPOSED USE: RESTAURANT  
BUILDING GROSS FLOOR AREA: 16,000 S.F.  
LOT COVERAGE: 15.8%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 10 (0.01/200)  
ACCESSIBLE PARKING PROVIDED: 2 SPACES

**site data (lot 5)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 1.30 ACRES (56,819 S.F.)  
PROPOSED USE: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
BUILDING GROSS FLOOR AREA: 16,000 S.F.  
LOT COVERAGE: 28.9%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 9 (0.01/200)  
ACCESSIBLE PARKING PROVIDED: 4 SPACES

**site data (lot 6)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 1.08 ACRES (46,891 S.F.)  
PROPOSED USE: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
BUILDING GROSS FLOOR AREA: 16,000 S.F.  
LOT COVERAGE: 15.8%  
TOTAL PARKING PROVIDED: 91 SPACES  
ACCESSIBLE PARKING REQUIRED: 10 (0.01/200)  
ACCESSIBLE PARKING PROVIDED: 2 SPACES

**site data (overall)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
NET SITE AREA: 7.754 ACRES (329,443 S.F.)  
PROPOSED USE: RESTAURANTS AND FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
BUILDING AREA: 91,000 S.F.  
LOT 1: RESTAURANT IN DRIVE THRU  
LOT 2: RESTAURANT IN DRIVE THRU  
LOT 3: RESTAURANT  
LOT 4: RESTAURANT  
LOT 5: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
LOT 6: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
TOTAL BUILDING AREA: 30,450 S.F.  
LOT COVERAGE: 19.4 %  
TOTAL PARKING REQUIRED: 239 SPACES  
ACCESSIBLE SPACES PROVIDED: 250 SPACES  
ACCESSIBLE SPACES REQUIRED: 15 SPACES

**project director**

OWNER / DEVELOPER:  
49RD AVE & BASELINE DEVELOPMENT, LLC  
1919 E. GAINY RANCH RD. #63  
SCOTTSDALE, ARIZONA 85258  
CONTACT: RANDALL RASKIN  
PHONE: (602) 467-3538  
E-MAIL: raskin@baselinecomp.com

OWNER REPRESENTATIVE:  
KERPAN PLANNING AND DESIGN, LLC  
4777 S. FILBURN RANCH BLVD UNIT 2138  
CHANDLER, ARIZONA 85348  
CONTACT: RANDALL RASKIN  
PHONE: (602) 467-3538  
E-MAIL: kerpan@kerpanplanning.com

**site data (overall)**

EXISTING ZONING: S-1 PCD  
PROPOSED ZONING: C-1  
EXISTING A.P.N.: 105-89-010P  
GROSS SITE AREA: 7.754 ACRES (329,443 S.F.)  
NET SITE AREA: 6.54 ACRES (281,031 S.F.)  
PROPOSED USES: RESTAURANTS AND FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
BUILDING AREA: 91,000 S.F.  
LOT 1: RESTAURANT IN DRIVE THRU  
LOT 2: RESTAURANT IN DRIVE THRU  
LOT 3: RESTAURANT  
LOT 4: RESTAURANT  
LOT 5: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
LOT 6: FUTURE COMMERCIAL (E.G. RETAIL / OFFICE)  
TOTAL BUILDING AREA: 30,450 S.F.  
LOT COVERAGE: 19.4 %  
TOTAL PARKING REQUIRED: 239 SPACES  
ACCESSIBLE SPACES PROVIDED: 250 SPACES  
ACCESSIBLE SPACES REQUIRED: 15 SPACES

**total parking provided:**  
250 SPACES  
**total parking required:**  
239 SPACES  
**accessible spaces provided:**  
250 SPACES  
**accessible spaces required:**  
15 SPACES



62023 OWNERSHIP OF SERVICE...  
 and information prepared by PHNX...  
 DESIGN shall remain the property of PHNX...  
 including the copyright therein.

# PROPOSED ELEVATIONS

| DATE | REVISION |
|------|----------|
|      |          |
|      |          |
|      |          |
|      |          |

BURROS & FRIES  
 EXTERIOR  
 ELEVATIONS

**A300**



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 8" BLOCK VENEER
  - B. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH
  - C. STEEL CANOPY
  - D. EXTERIOR HOLLOW METAL DOOR AND SSS PAINT MATCH ADJACENT WALL FINISH COLOR
  - E. STANDING SEAM METAL ROOF
  - F. MANUFACTURER: BERRIDGE
  - G. SYNTHETIC STUCCO SYSTEM
  - H. EXTERIOR HOLLOW METAL DOOR AND SSS PAINT MATCH ADJACENT WALL FINISH COLOR
  - I. ANODIZED ALUMINUM STOREFRONT SYSTEM
  - J. 1" INSULATED GLAZING

**CITY OF PHOENIX**

MAY 15 2023

Planning & Development  
 Department





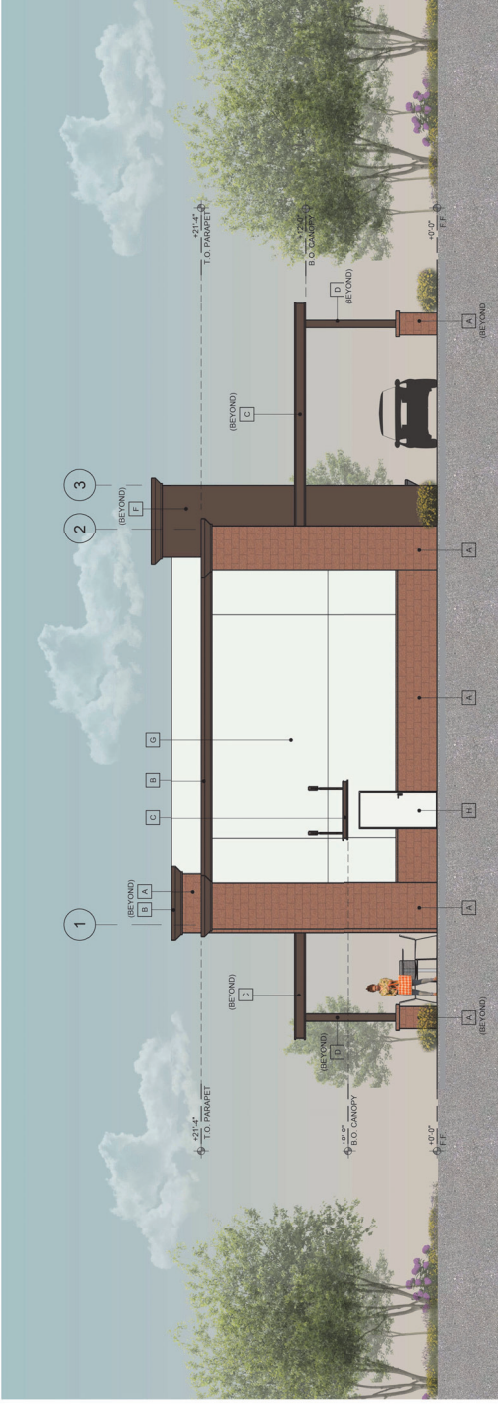
©2023 OWNERSHIP OF SERVICE...  
 and information prepared by PHNX...  
 DESIGN shall retain all common law...  
 liability and other reserved rights.

# PROPOSED ELEVATIONS

| DATE | REVISION |
|------|----------|
|      |          |
|      |          |
|      |          |
|      |          |

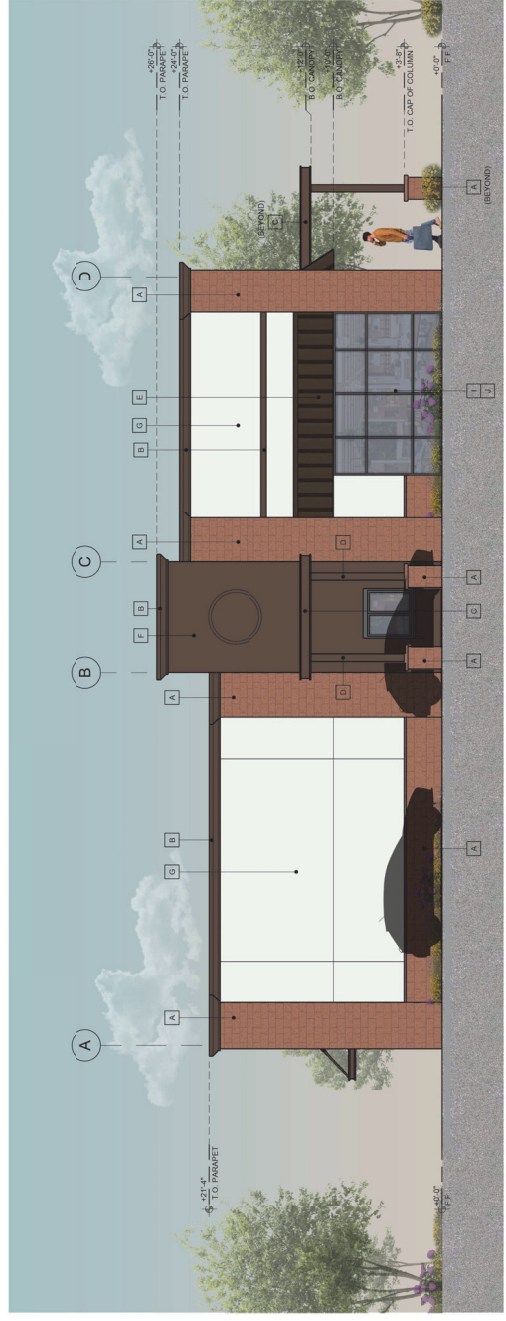
BURROS & FRIES  
 EXTERIOR  
 ELEVATIONS

**A301**



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 8" BLOCK VENEER
  - B. SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH
  - C. STEEL CANOPY
  - D. 8" X 4" X 8" BLOCK VENEER
  - E. STANDING SEAM METAL ROOF
  - F. MANUFACTURER: BERTRIDE
  - G. SYNTHETIC STUCCO SYSTEM
  - H. EXTERIOR HOLLOW METAL DOOR AND SSS PAINT: MATCH ADJACENT WALL FINISH COLOR
  - I. ANODIZED ALUMINUM STOREFRONT SYSTEM
  - J. 1" INSULATED GLAZING VALUE (U=0.28, SHGC=0.28)

**CITY OF PHOENIX**

MAY 15 2023

Planning & Development  
 Department







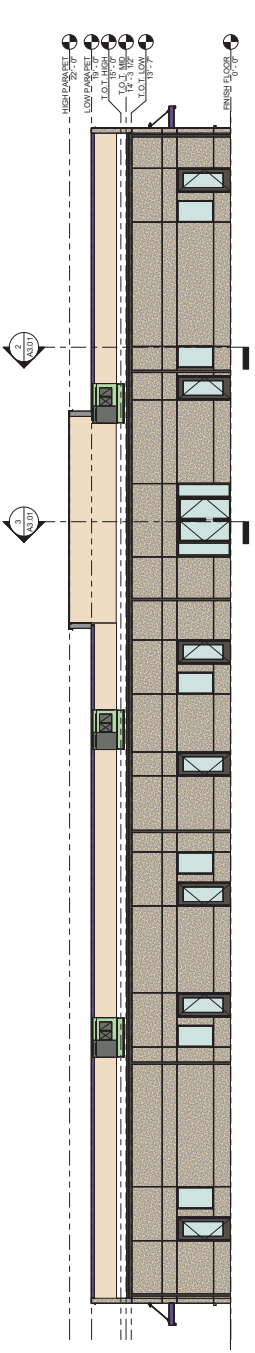
**NOT FOR CONSTRUCTION**  
 THESE DRAWINGS ARE NOT TO BE REPRODUCED OR PERMITTED WITHOUT THE APPROPRIATE SIGNATURE/SEAL

IF THE BEST OF THE DESIGNER'S KNOWLEDGE AND BELIEF THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREIN IS IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ANY APPLICABLE LOCAL ORDINANCES AND REGULATIONS, THE DESIGNER ACCEPTS THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREIN.

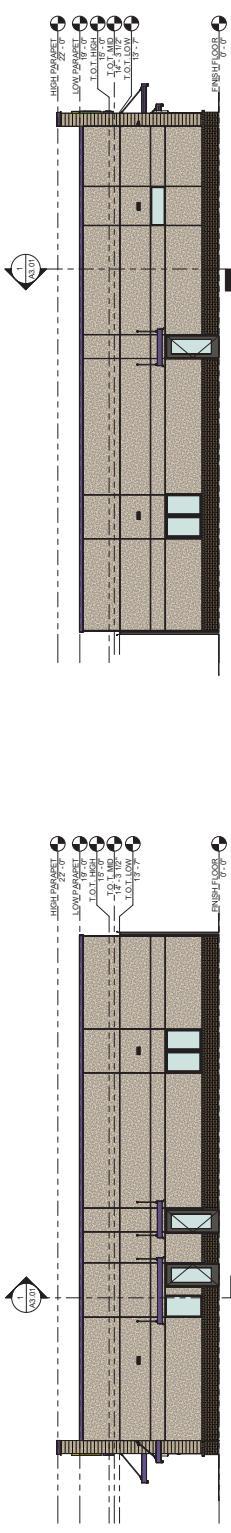
| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
|           |      |

|              |                  |
|--------------|------------------|
| DESIGNED BY: | SCHEMATIC DESIGN |
| DRAWN BY:    |                  |
| CHECKED BY:  |                  |
| DATE:        |                  |
| SCALE:       |                  |

|                     |                      |
|---------------------|----------------------|
| DRAWING TITLE:      |                      |
| EXTerior ELEVATIONS |                      |
| SHEET NO.           | A2.01                |
| DATE/TIME STAMP:    | 4/12/2023 4:08:22 PM |

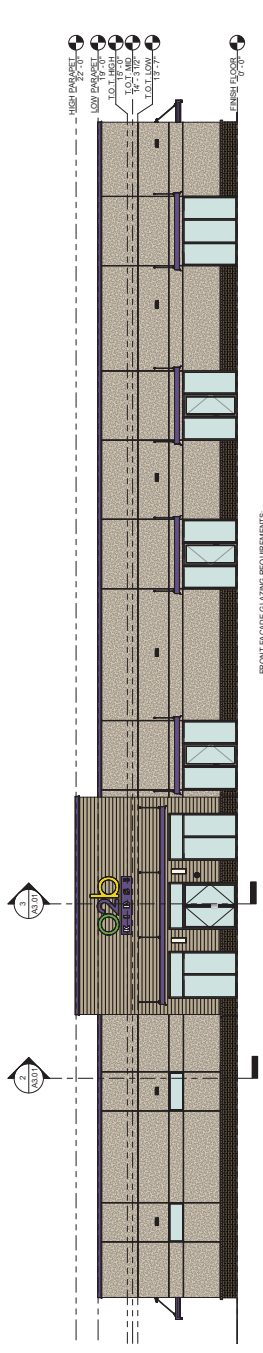


**4 REAR ELEVATION**  
 1/8" = 1'-0"



**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 GLAZING = 3,138 SQ FT  
 TOTAL WINDOW GLAZING PROVIDED @ 15% = 4,633 SQ FT

**EXTERIOR COMPONENT COLOR LEGEND**

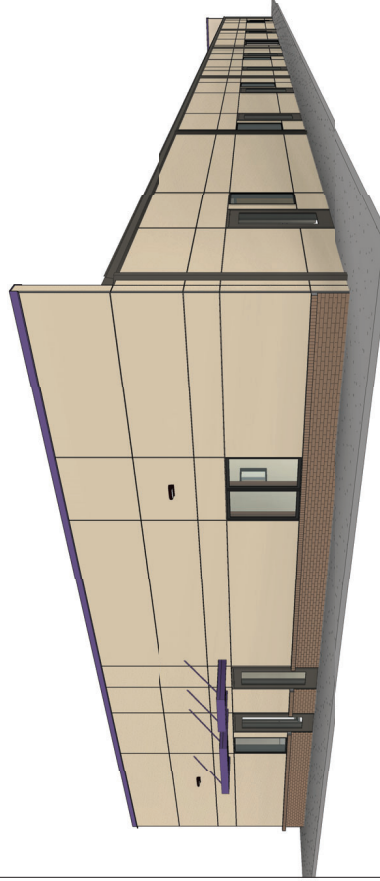
- FACE BRICK - BUNKER BROWN
- 3/8" BRICK CEMENT SMOOTH TRM - EPS 2
- 5-1/2" FB BRICK CEMENT SMOOTH TRM - EPS 2
- SOLID CITY BRICK, COLOR: BADLANDS SMOOTH
- EXTERIOR HOLLOW METAL DOOR FRAME - DARK BRONZE
- CUTTERS AND DOWNPOUTS - DARK BRONZE
- ALUMINUM CASINGS - 3600 YOUR MAJESTY
- METAL PARAPET CAP - BENJAMIN MOORE - 1600 YOUR MAJESTY

**CITY OF PHOENIX**

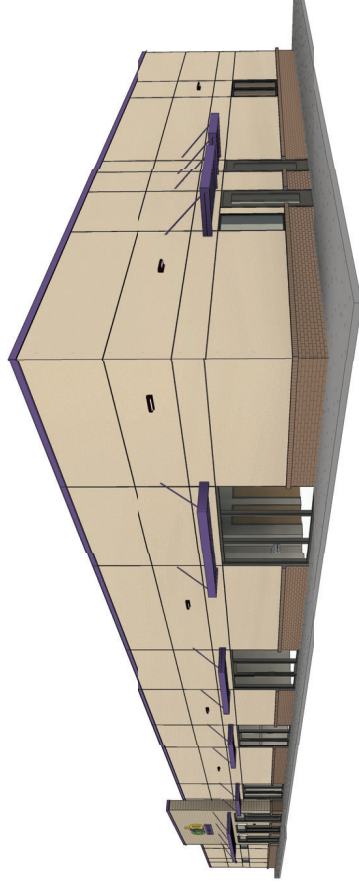
MAY 15 2023

Planning & Development  
 Department

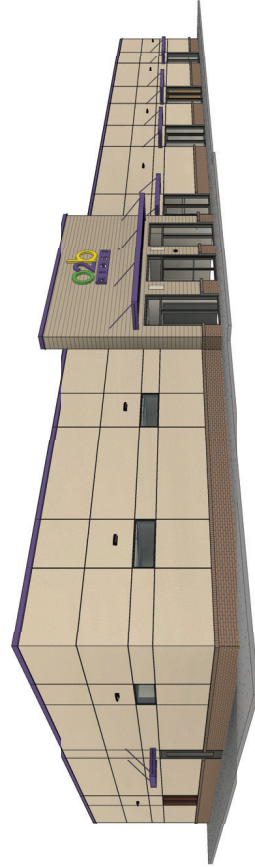




3 EXTERIOR 3



4 EXTERIOR 4



1 EXTERIOR 1



2 EXTERIOR 2

**EXTERIOR VIEW**  
DT + PICK UP



**CITY OF PHOENIX**  
MAY 15 2023  
Planning & Development  
Department

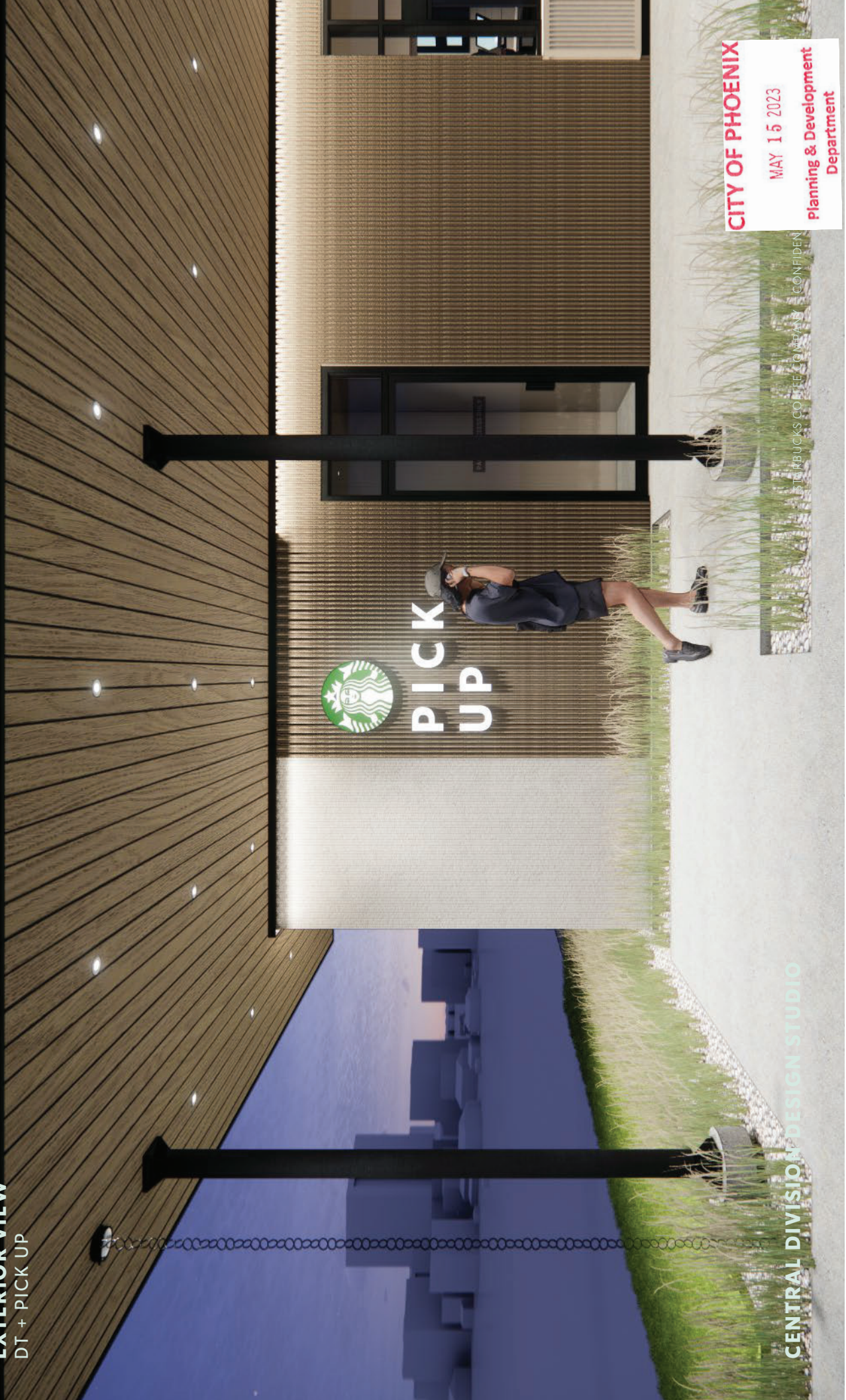
**CENTRAL DIVISION DESIGN STUDIO**

STARBUCKS COFFEE COMPANY - CONFIDENTIAL - FOR CONCEPT ONLY - 15



**EXTERIOR VIEW**

DT + PICK UP



CENTRAL DIVISION DESIGN STUDIO

STARBUCKS CO. RECEIVED CONFIDENTIAL

**CITY OF PHOENIX**

MAY 15 2023

**Planning & Development  
Department**



**EXTERIOR VIEW**

DT + PICK UP



**CENTRAL DIVISION DESIGN STUDIO**

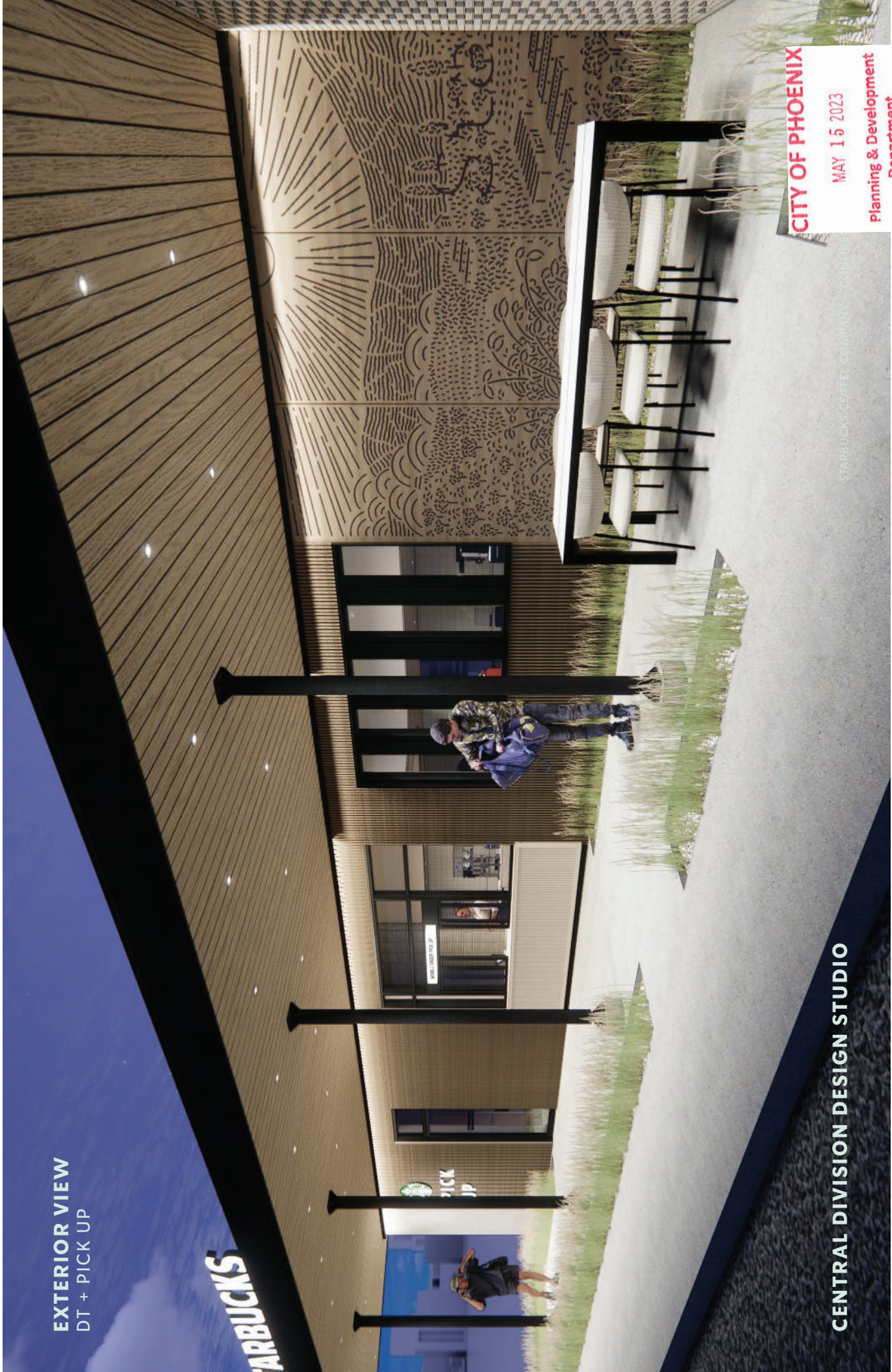
**CITY OF PHOENIX**  
MAY 15 2023  
Planning & Development  
Department

STARBUCKS COFFEE COMPANY - CC-21-D



**EXTERIOR VIEW**  
DT + PICK UP

**STARBUCKS**



**CENTRAL DIVISION DESIGN STUDIO**

STARBUCKS COFFEE COMPANY - COMPANY

**CITY OF PHOENIX**

MAY 15 2023

**Planning & Development  
Department**





CITY OF PHOENIX

MAY 15 2023

Planning & Development  
Department

## Nayeli Sanchez Luna

---

**From:** Debi Haffer <debi.haffer@gmail.com>  
**Sent:** Tuesday, June 20, 2023 7:19 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** NEC 43rd & Baseline Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am emailing in support of developing an extended stay hotel.



## Nayeli Sanchez Luna

---

**From:** Vanessa Troglia <vanmartro@gmail.com>  
**Sent:** Wednesday, May 31, 2023 11:59 AM  
**To:** Nayeli Sanchez Luna  
**Subject:** NEC W. Baseline Road and 43rd Ave Phoenix 85339 - Extended Stay Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nayeli,

As you may know, a good amount of community members are very concerned about development on this corner to include an extended-stay hotel.

Because of the fentanyl crisis and other challenges stemming from 51st and Baseline, it would be a poor location for this type of hotel. It could potentially provide space to folks contributing to the challenges we are facing. Not to mention that there are 3 schools directly across the street.

Please advise how we may voice our concern to the developers.

Thank you,  
Vanessa

--

Vanessa M. Troglia  
[vanmartro@gmail.com](mailto:vanmartro@gmail.com)  
602-802-6715

## Nayeli Sanchez Luna

---

**Subject:** FW: NO to any hotel on 43rd Ave

---

**From:** jacqueline vidrio <[jvidrio09@gmail.com](mailto:jvidrio09@gmail.com)>

**Sent:** Thursday, June 1, 2023 10:09 AM

**To:** Council District 7 PCC <[council.district.7@phoenix.gov](mailto:council.district.7@phoenix.gov)>; Council District 8 PCC <[council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)>

**Subject:** NO to any hotel on 43rd Ave

Good morning,

I am writing this email to express my discernment with the extended hotel developers want to build on Baseline and 43rd Ave. That is surrounded by a residential community, 1 high school and 3 elementary schools. Please , a hotel of any kind is NOT needed in that location. I and many concerned citizens seem this as a threat to our livelyhood.

I urge you to DENY/DECLINE this. There is already a family clinic there, maybe follow suit with a chiropractors office, dental, anything else.

Kind regards,

Jacqueline

\*\*\*\*\*



Nayeli Sanchez Luna, Planner II\* Village  
City of Phoenix Planning and Development Department  
Long Range Planning Division  
200 West Washington Street  
Phoenix, Arizona 85003  
Via email: [nayeli.sanchez.luna@phoenix.gov](mailto:nayeli.sanchez.luna@phoenix.gov)

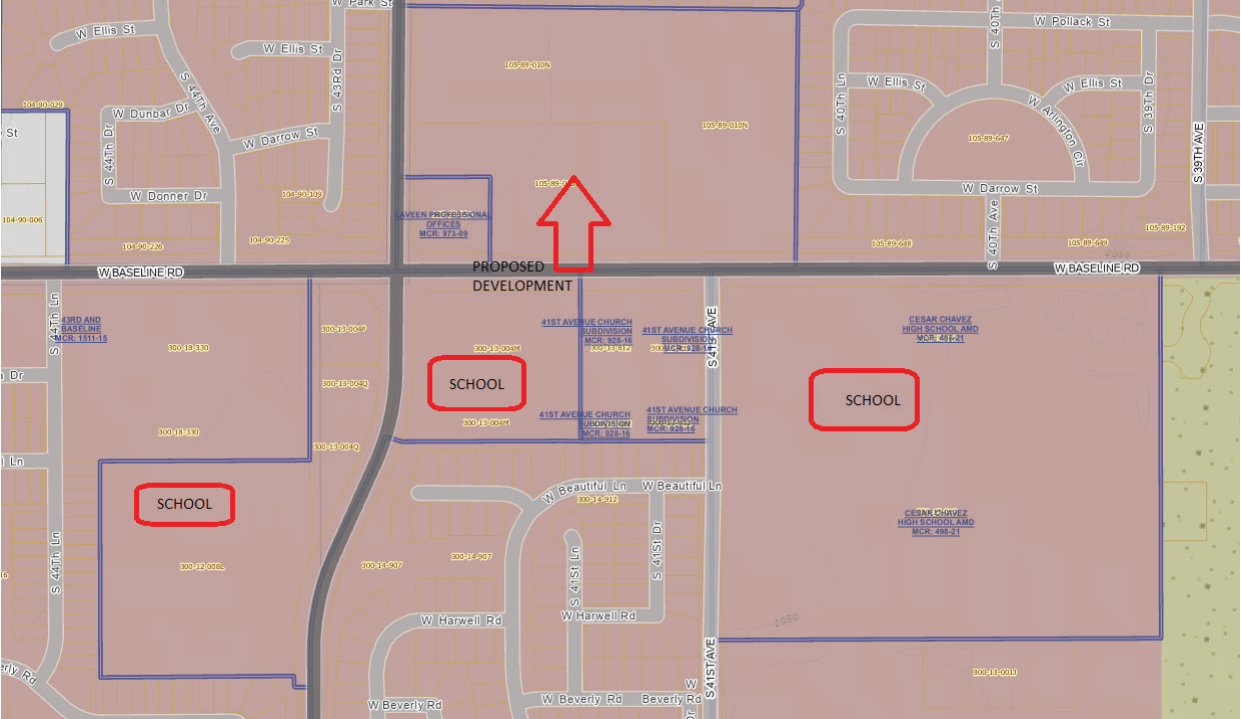
Re: Letter of Opposition (Z-29-23)  
NEC W. Baseline Road and 43rd Ave Phoenix 85339 - Extended Stay Hotel

To whom it may concern:

Because of the fentanyl crisis and other challenges stemming from the intersection of 51<sup>st</sup> Avenue and Baseline, it is evident that this particular intersection would be a poor location for an extended stay hotel or similar business.

An extended stay hotel could potentially provide space for folks actively participating in the illegal activities our community witnesses on a daily basis.

Furthermore, there are at least 4 schools a short distance away, including 3 across the street on Baseline.



Developing this lot for an extended stay hotel would be detrimental to their safety and the positive growth of our community.

Please see a link to an Arizona State University publication regarding Disorder at Budget Motels. [https://popcenter.asu.edu/sites/default/files/disorder\\_at\\_budget\\_motels.pdf](https://popcenter.asu.edu/sites/default/files/disorder_at_budget_motels.pdf)

Issues for long-term stay hotels typically include:

- Disturbances
- Domestic violence
- Theft
- Auto theft
- Public drinking
- Vandalism
- Prostitution
- Drug dealing
- Altercations
- Sexual Assault

These types of hotels also typically have limited staff that may be overwhelmed if such illegal activity were to occur. Not to mention that the nearest police station is in Maryvale, more than 10 miles away.

As a community, I urge the City to document this letter of opposition and prevent the development of an extended-stay hotel at this location.

Please feel free to contact me with any questions.

Sincerely, *Vanessa Troglia*  
Vanessa Troglia



## HERITAGE ACADEMY LAVEEN

*"Building America's Heroes"*

To Whom It May Concern,

I am writing as a resident of the Laveen community in Phoenix to express my concern regarding the proposed construction of a hotel across the street from our beloved Heritage Academy. I urge you to reconsider this project in light of the potential negative impacts it could have on the safety and well-being of our children.

First and foremost, the proximity of a hotel to a school poses significant safety concerns. As we all know, schools are meant to be safe havens for our children, fostering an environment conducive to their learning and growth. Introducing a hotel with transient guests in such close proximity raises concerns. We have spoken with former law enforcement agents, including DEA, that identify this type of facility as a common location for drug deals and prostitution. This could compromise the safety of our students.

Furthermore, the proposed construction could have adverse effects on the overall atmosphere of our neighborhood. The peaceful and family-oriented ambiance that characterizes our community may be compromised by the transient nature of hotel guests, potentially leading to increased noise levels, litter, and a sense of transience that is inconsistent with the values we hold as community leaders.

Given these concerns, I kindly request that the City of Phoenix take into consideration the long-term implications of the proposed hotel and prioritize the safety and well-being of our children. I urge you to explore alternative locations that are more suitable for such establishments, away from education institutions and residential areas.

Thank you for your attention to this matter. Should you require any additional information or assistance, please do not hesitate to contact me.

Sincerely,

Emily Asanovich

Principal

Heritage Academy Laveen

## Nayeli Sanchez Luna

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**From:** Bree Prinzhorn <breeprinzhorn@gmail.com>  
**Sent:** Thursday, June 15, 2023 11:51 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Planned Hotel 43rd Avenue and Baseline Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Your information was passed through the Living Laveen Facebook Page as the primary contact to express concerns about plans to build a hotel (extended stay type of hotel), at the intersection of 43rd Avenue and Baseline Rd. I am writing this email to express my concerns with the plans for this hotel.

Currently, the Laveen area, particularly 51st Avenue and Baseline, is experiencing a tremendous problem with homelessness, drug use, and violent crime. Over the past few years, this problem has continued to escalate to proportions I have not seen in other suburban areas of town. On any given day, there are literally people urinating, defecating, participating in sex acts, and using drugs in broad daylight, on the street. I have counted between 30-50 people on this corner at any given time, every single day. The local businesses will not do anything to remedy the issues. The police will not do anything to remedy the issues. Local government officials will not do anything to remedy the issues. The issues get worse by the day.

In the last two days, Circle K had an attempted robbery by a man armed with a gun, a machete, and a broomstick. Chipotle had crime scene tape around it and blood puddles on the concrete. A naked man was rolling in the grass near Safeway. And those are just the incidents I am aware of over the last TWO DAYS, all of which occurred in broad daylight.

An extended stay hotel, one mile down the road, will turn into a hub for drug use, violence, and dangerous sexual activity. Additionally, there will be no way to prevent sex offenders from inhabiting this hotel, which will be located across the street from three schools. This drug hub will pose a clear danger to the children and teens in the area, who are working hard to get an education. Cesar Chavez High School already has a high number of at-risk youths who attend. This hotel would put them at an even greater risk, by creating a place to easily obtain drugs, weapons, and other illegal products.

The Laveen community is a strong community and there are still great plans to make it better.

Unfortunately, until the situation with the drug users is resolved, we cannot have things like extended stay hotels, popping up across the street from our schools. As a parent and community member, I feel it is my responsibility to make my concerns known. This hotel is not a regular Holiday Inn or a Marriott. What is planned will be extremely detrimental to both our community and the safety of our children. I ask that you step up and reconsider this poorly planned attempt at budget housing for the neighborhood junkies and plan something that will actually benefit our community.

Additionally, if you have resources to share on how the community can combat the drugs and homelessness that are littering our streets, I would appreciate you sharing that information.

Thanks,  
Bree Prinzhorn

Sent from my iPhone

## Nayeli Sanchez Luna

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**From:** Anjuli Sanford <anjuli.byrd@gmail.com>  
**Sent:** Friday, June 16, 2023 1:01 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Proposed Hotel in Laveen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

It was brought to my families attention it's been proposed to build a hotel across from the school at 43rd and Baseline.

The last thing that laveen needs right now is a hotel. It's is often that yes hotels provide visitors but it may not always provide the best type of patrons and or safest. The amount of traffic that could bring and with being across the street from a school.

Laveen needs more law enforcement presence needs to be cleaned up and offered more to remove transient population --- a hotel is not the answer.

Regard to the safety of the children at that school with people coming and going from the hotel. I do feel poor placement idea.

Thank you for listening to my concerns.

Anjuli Sanford

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Anjuli Byrd

## Nayeli Sanchez Luna

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**From:** Kelsie Boettcher <k.boettcher28@gmail.com>  
**Sent:** Friday, June 16, 2023 1:27 PM  
**To:** Nayeli Sanchez Luna  
**Cc:** Kelsie Boettcher  
**Subject:** 43rd and Baseline Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Nayeli,

I am a resident of Laveen for 5 years. I'm very concerned of the hotel going up on 43rd Ave and Baseline. Having traveling and non-community members stay so close to schools is a big safety risk to our kids. Baseline is already so congested, adding a large amount of people in a small square footage also poses a safety risks to pedestrians and drivers.

Phoenix needs to focus on the current transient problem before inviting additional people to temporarily stay in our community.

Thank you  
Kelsie Boettcher

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Sincerely,

Kelsie Boettcher

--  
Sincerely,

Kelsie Boettcher



## Nayeli Sanchez Luna

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**From:** Rachel Loftus <rachelh41@hotmail.com>  
**Sent:** Friday, June 16, 2023 3:09 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** In Regards to Hotel Planning in Laveen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon...

To whom it may concern.

I am writing to inform you of my concern of a proposed hotel being built at 43rd avenue and Baseline in Laveen. As a parent of a teenage child and who has lived in the area for sixteen years plus, I am concerned as there are 3 schools within that corner and it is inappropriate to build a hotel that close to schools. It is not the place for a hotel! The amount of traffic that already goes through those corners during the school year is horrendous and many accidents. We do not need to be putting our children in further danger by adding a hotel where there will be traffic coming and going at a regular rate and furthermore hotels do bring in other types of business that are inappropriate for our children and community. This bidea is horrific and needs to be abolished.

If it is believed that a hotel is needed in this area, a better place to build a hotel would be at the 202 and 59th Avenue right off the freeway and where the shops and restaurants are being built so that people that are at hotels have access to walking to restaurants as well.

A hotel should never be right in the middle of the community where families live and gather for school and other activities. They are not meant to be in such a location.

Thank you for your time.

Rachel Loftus  
Realtor  
602-481-9940  
Sent from my T-Mobile 5G Device  
Get [Outlook for Android \[aka.ms\]](#)

## Nayeli Sanchez Luna

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**From:** Reajul Lasker <rahat032886@yahoo.com>  
**Sent:** Friday, June 16, 2023 3:17 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** No hotel in laveen please

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, I am writing this email about a concern that we are hearing recently here in laveen. As a laveen residence we don't want any hotel near school or any residential area. That is bad for our community and if we have low brand hotel such Woodbridge or extender America inn than it will bring more crime and prostitution. I hope you will take our voice seriously over corporations.

Thank you

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:mailto:rahat032886@yahoo.com)

## Nayeli Sanchez Luna

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**From:** eddd2@aol.com  
**Sent:** Friday, June 16, 2023 8:58 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Proposed hotel in Laveen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I want to strongly express my opposition to the proposed hotel at 43rd Ave and Baseline Rd. I have been a Laveen resident for 18 years and have watched the community grow in my time here. I don't always agree with the changes but this time I feel the need to express my opposition. We already have a growing problem on the corner of 51st ave and Baseline. This issue is not easily resolved and is an ongoing conversation among the community. As our elected official I implore you stand with the Laveen community in opposition to this proposed hotel to be build directly across the street from an elementary school. Your response is most welcome.

Tina Banks  
602-237-8207

## Nayeli Sanchez Luna

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**Subject:** FW: NEC 43rd Ave & Baseline

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**From:** Lorelee <leevalle24@gmail.com>

**Sent:** Tuesday, June 20, 2023 7:38 PM

**To:** Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>;  
Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

**Subject:** NEC 43rd Ave & Baseline

Good Evening,

I hope this email finds you all well. It has been brought to the communities attention that a hotel is in proposal for the Northeast corner of 43rd Avenue and Baseline Road in Laveen. I highly advise that you reject this proposal keeping in mind the safety of our children and community.

As you all know Laveen is having increasing issues with narcotic sales, theft, vandalism, and homelessness mainly up and down Baseline Road. We have two schools across the street from this location and a family clinic would be neighboring this site if built. The hotel unfortunately would attract these people further into our neighborhoods but most importantly put children's lives in danger as we all know and have heard fentanyl is now being marketed as candy of different colors.

I strongly urge you to please reconsider this construction of the hotel and keep not only our children in mind but the safety of our Laveen community. Please reject this proposal, build a park or water pad instead for our community to enjoy.

Thank you for your time!

Regards,  
Lorelee Valle

## Nayeli Sanchez Luna

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**From:** Delianna Molina <deliannamolina79@gmail.com>  
**Sent:** Wednesday, June 21, 2023 12:56 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Hotel In Laveen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I just want to write this email to express my feelings about a Hotel in Laveen. This honestly shouldn't even be a thought, the amount of homeless/drug addicts we have in Laveen already is ridiculous. You cant even shop at a store without having to see them all around passed out on the floor. I live in laveen & drive to avondale just to avoid that mess. Our community is a disaster already, and if Laveen were to add a hotel, it would look like 51st & McDowell.

If you really want Laveen to look so much more worse, then consider the hotel. However from myself, it is a big HUGE NO!!

Thank you for your time.

Thank You,

Delianna Molina



## Nayeli Sanchez Luna

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**From:** Claudia Malone <maloneclaudia42@yahoo.com>  
**Sent:** Thursday, June 22, 2023 8:40 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Planning and development planning Laveen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello I am writing against the hotel being built in the proximity of not 1 or 2 but 3 schools. Our community is already being effected by homelessness and drug abuse that can be seen all over baseline. The Walgreens circle k Safeway and fry's sonic all have a rise in crime. People cannot work without having extra security around and still not being able to control crime rates or stealing assault or someone being shot. Kids adults cannot safely ride the bus or be around the bus stop without witnessing this amount of crime. Building a hotel/extended stay this crime will surely move into the community again in proximity by our children of all ages to school aged to high school. this a for certain. Our kids in Laveen will be effected in a negative way they will probably not be able to walk around without seeing crime or being part of assault. People don't respect anything do not bring this to the proximity of the schools where our vunurable innocent children go to school. They deserve better. They should be able to safely be able to walk to school and back without worrying about random people being exposed to crime or people doing drugs openly, committing crime. Hotel/extended stay owners this is not what the children of Laveen need at all or the families to worry if the kids will get home safe. Eliminate the need to bring crime into these sacred areas. A hotel should NOT be a option in this proximity. Shame on developers for thinking this would be a good idea for our community. We need to build not to destroy. This will not be worth it for our community in any way shape or form. No amount of money is worth our children. I hope you read this and reflect. This is not appropriate for the area. Money can be made elsewhere. If this continues I hope the hotel/extended stay would be liable for any crimes committed without this proximity and also hire extra police officers during school times. We in Laveen cannot pay for this as it should be the owners liability to ensure safety. People working in the hotel/extended stay would not be able to work comfortably, if we already cannot work safely without having security in the surrounding areas. Hotel owners will and should be liable and if anything happens to the children if this goes forward. Pull away and build in a different areas with no schools that have the majority of Laveen children around.

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:mail.onelink.me)

**Dan Penton**

8216 S 42nd Ave  
Laveen, AZ 85339  
(602) 384-8201  
[dpenton85339@gmail.com](mailto:dpenton85339@gmail.com)

21st June, 2023

**RE: GPA-LV-2-23-7 AND COMPANION CASE Z-29-23-7 (NEC 43RD AVE & BASELINE RD)**

To whom it may concern,

I am submitting this letter with the intent of opposing the approval and development of a proposed Woodspring Suites Extended Stay Hotel at 43rd Ave and Baseline Rd in Laveen: Potential Adverse Impacts to the Neighborhood and Schools:

The proposed development of a Woodspring Suites Extended Stay hotel at the intersection of 43rd Ave and Baseline Rd in Laveen raises concerns about the potential adverse impacts on the neighborhood, particularly due to its proximity to four schools within a quarter mile. This paper opposes the approval and development of the hotel, highlighting the potential negative consequences and advocating for careful consideration of the community's well-being.

**Negative Impact on the Neighborhood:**

**Increased Traffic and Congestion:** The addition of a hotel in the neighborhood is likely to increase traffic flow, especially during peak times. This can lead to congestion, longer commute times for residents, and potential safety hazards around the school zones. Moreover, the presence of extended-stay guests may result in a higher number of vehicles circulating in the area, further exacerbating the traffic situation.

**Noise and Disruption:** Hotels in general, and more specifically extended stay hotels, often attract a transient population, leading to increased noise levels and potential disturbances for the neighboring residents. This can have a detrimental effect on the overall quality of life, especially for families residing in close proximity to the proposed location. The presence of a hotel can disrupt the peace and tranquility of the neighborhood, negatively impacting the residents' well-being.

**Safety Concerns:** The proximity of the proposed hotel to four schools raises valid safety concerns. Increased traffic, unfamiliar faces, and potential criminal activity associated with transient populations can compromise the safety of the students and staff. It is crucial to prioritize the safety and security of educational institutions, and the development of a hotel in such close proximity poses unnecessary risks.

**Negative Influence on Property Values:** The introduction of a Woodspring Suites Extended Stay hotel may have a detrimental effect on property values in the neighborhood. The presence of an extended-stay hotel can create the perception of instability and transience, potentially deterring prospective homebuyers. This can lead to decreased property values, impacting the financial well-being of residents and potentially the long-term stability of the community.

**Conclusion:**

Given the potential adverse impacts on the neighborhood and its proximity to four schools, it is crucial to oppose the approval and development of a Woodspring Suites Extended Stay hotel at 43rd Ave and Baseline Rd in Laveen. It is essential to prioritize the well-being, safety, and quality of life of the residents, especially in areas closely connected to educational institutions. By carefully considering the potential negative consequences, alternative development options that align with the needs and character of the community can be explored to ensure a thriving and harmonious neighborhood.

*Respectfully,*

*Dan Penton*