

ATTACHMENT B



City of Phoenix

Staff Report: PHO-1-25--Z-14-16-8

APPLICATION #: PHO-1-25--Z-14-16-8

LOCATION: Northeast corner of 59th Avenue and Baseline Road

EXISTING ZONING: C-1

ACREAGE: 3.94

REQUEST: Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped June 21, 2016.

APPLICANT: Erik Baker, Chick-fil-A

OWNER: Walter Brown Jr., 59th & Baseline Holdings LLC

REPRESENTATIVE: David Openshaw, 4G Development & Consulting, Inc.

STAFF RECOMMENDATION

Approval with a modification and additional stipulations, per the Planning Hearing Officer.

PLANNING HEARING OFFICER RECOMMENDATION

On May 21, 2025, the Planning Hearing Officer recommended approval with a modification and additional stipulations.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Laveen Village Planning Committee (VPC) heard this request on May 12, 2025 and recommended approval, by a vote of 10-3.

BACKGROUND/ANALYSIS

The subject site consists of 3.94 gross acres located at the northeast corner of 59th Avenue and Baseline Road and is zoned C-1 (Neighborhood Retail). The site is a part of a larger area that was rezoned to C-1 as part of Rezoning Case No. Z-14-16-8. The applicant requested a modification to Stipulation 1 regarding general conformance with the site plan and elevations date stamped June 21, 2016.

The applicant presented a conceptual site plan (Exhibit H) and conceptual elevations (Exhibit I) at the May 21, 2025 Planning Hearing Officer (PHO) hearing to support their request to modify Stipulation 1.

The appellant argues that Stipulation 13 of Rezoning Case No. Z-14-16-8, regarding the Laveen VPC's review of a landscape plan, lighting plan and sign package, was not met as the applicant did not present any of these plans at the VPC meeting (Exhibit A).

PREVIOUS HISTORY

On October 5, 2016, the Phoenix City Council approved Rezoning Case No. Z-14-16-8, a request to rezone approximately 12.52 acres located at the northeast corner of the 59th Avenue alignment and Baseline Road from GC (Golf Course) to C-1 (Neighborhood Retail) (Exhibit E). The proposed development was intended for commercial development including a bank, retail, restaurant and church.

The original site was formally a driving range for the Southern Ridge Golf Club. The proposed site plan depicted a two-phase development, containing a 20,000 square foot church on the eastern portion, retail on the western portion, and a school and administrative offices on the northern portion. Access would be provided via three driveways on Baseline Road and one along 59th Avenue. The proposed development contained generous landscape setbacks, decorative paving and delineated pedestrian crossings. Stipulations requiring general conformance to the site plan, enhanced pedestrian walkways, and decorative paving were included in the original case to ensure a quality development (Exhibit K).

The original elevations included a variety of colors, textures, and materials that provided a consistent design theme for the site. They also included varied natural materials, decorative fencing, and rooflines. A stipulation requiring general conformance to the elevations was in the original case to provide consistency and integrate elements of the area's character (Exhibit L).

NEIGHBORHOOD CONCERNS

Public Correspondence

One letter of correspondence was received, indicating that the Laveen VPC requested a minimum 25 percent of uncovered employee and customer service parking lots be

shaded by structures and/or minimum 2-inch caliper trees. The letter also states the applicant cannot meet that request (Exhibit M).

GENERAL PLAN LAND USE MAP DESIGNATION

Parks/Open Space-Private

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	C-1	Vacant land
North:	C-1, PUD	Vacant land, Golf Course, Single-Family Residential
East:	C-1	Vacant land
South (Across Baseline Road):	S-1 (Approved C-2)	Retail, Restaurant, Auto Service Station, Office
West (Across 59th Avenue):	PUD	Retail, Restaurant, Gym

PLANNING HEARING OFFICER FINDINGS

- 1) The request to modify Stipulation 1 regarding general conformance to a site plan and elevations is recommended for approval with a modification to provide more standard conformance language. The stipulated site plan depicted a commercial project comprising an approximately 4,000 square foot drive-through bank. The request to modify Stipulation 1 regarding general conformance to a site plan and elevations is recommended for approval with a modification to provide more standard conformance language.

The stipulated site plan depicted a commercial project comprising an approximately 4,000 square foot drive-through bank, an approximately 2,000 square foot drive-through restaurant, and an approximately 12,500 square foot retail and restaurant building. This project did not develop, and the property remains vacant.

The proposed conceptual site plan depicts a 4,852 square foot free standing restaurant with a double wide drive-thru, 2 drive-thru canopies, and a trash enclosure separated from the building.

The stipulated conceptual elevations depict the commercial buildings with a maximum height of 30 feet for the tallest building. Architectural features and detailing include color CMU blocks with a brick look, rusted steel trellis, raw

formed concrete and stucco. The buildings also feature undulating roof lines and with rusted steel panels and walls.

The conceptual elevations depict two story units with a maximum height of 27 feet, 10 inches (top of roof). Architectural features and detailing include brick veneers, metal awnings, mansard tile roofs, shade canopies, patios, pop outs, and varied rooflines. The proposal is compatible with the land use pattern in the surrounding area.

It should be noted; the site plan does not detail conformance with the zoning stipulations from the case. For example, the ROW dedication shown is 33 feet instead of the 55 feet that is stipulated. In addition, the applicant will be required to adhere to Stipulation 2 regarding landscape setbacks and will be required to be shown on the landscape plan.

- 2) The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	The development shall be in general conformance with the site plan and elevations date stamped MARCH 5, 2025 June 21, 2016 , except as modified by the following stipulations and as approved by the Planning and Development Department.
2.	A minimum 50-foot landscape setback shall be provided along the southern property line for the eastern 700 feet of the property and a minimum 35-foot landscape setback shall be provided along the southern property line for the western 287 feet of the property, as approved by the Planning and Development Department. The setback area shall be developed as shown in the Baseline Road Scenic Drive cross section.
3.	The developer shall construct a 10-foot multi-use trail within a 30-foot multi-use trail easement that shall be dedicated along the north side of Baseline Road for the length of the project, as approved by the Planning and Development Department.
4.	The development shall provide pedestrian pathways between buildings or pads. The pedestrian pathways shall be shaded either by trees or shade structures, as approved by the Planning and Development Department.
5.	Entrances to the site and pedestrian path crossings shall be constructed with decorative pavers, stamped or colored concrete, or another material

	other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6.	Drive-through queuing lanes shall be screened from view of arterial streets through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height, as approved by the Planning and Development Department.
7.	The development shall utilize view fencing or no fencing along the northern and eastern property lines, as approved by the Planning and Development Department.
8.	Right-of-way totaling 55 feet shall be dedicated for the east half of 59th Avenue, as approved by the Planning and Development Department.
9.	A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northeast corner of 59th Avenue and Baseline Road, as approved by the Planning and Development Department.
10.	The property owner shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11.	The developer shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review.
12.	The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is required by the EPA for air quality standards.
13.	The developer shall present the following plans to the Laveen Village Planning Committee prior to preliminary site plan approval through the Planning and Development Department.
a.	Detailed building elevations
b.	Detailed landscape plans
c.	Detailed lighting plans
d.	Detailed sign package

14.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
15.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
16.	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.
17. 14.	The developer shall notify the following individuals by mail 15 days prior to any of the following future public meetings regarding the subject site: (1) Planning Hearing Officer hearing, (2) preliminary site plan review meeting. The notice shall include the date, time and location of the meeting/hearing.
a.	All property owners within a 1 ,000 feet radius of the subject site
b.	TOM METZGER, 5626 W. CARSON ROAD, LAVEEN, AZ 85339
c.	JOHN & SELMA POE, 4335 W. BURGESS LANE, LAVEEN, AZ 85339
d.	DON LAY, 7014 S. 57TH AVENUE, LAVEEN, AZ 85339
e.	DARIN REEZER, 7201 S. 58TH AVENUE LAVEEN, AZ 85339
f.	DAVID PAWLOWSKI, 7031 S. 58TH AVENUE, LAVEEN, AZ 85339
g.	PHIL BISCHOFF, 4701 W. VALENCIA DRIVE, LAVEEN, AZ 85339
h.	JONATHAN FAVORITE, 8010 S. 54TH LANE, LAVEEN, AZ 85339

i.	PATRICK & CRYSTAL MARVIN, 4823 W. GWEN STREET, LAVEEN, AZ 85339	
j.	MICHELLE RUTKOWSKI, 7650 E. WILLIAMS DRIVE, SCOTTSDALE, AZ 85255	
k.	JULIE GUNN, 1809 W. MOODY TRAIL, PHOENIX, AZ 85041	
l.	JEFF GUNN, 1809 W. MOODY TRAIL, PHOENIX, AZ 85041	
m.	MARTYN WHITE, 10032 N. 38TH STREET, PHOENIX, AZ 85028	
n.	VERONICA MONTENIERI, 4314 W. MONTE WAY, LAVEEN, AZ 85339	
o.	P. MONTENIERI, 4314 W. MONTE WAY, LAVEEN, AZ 85339	
p.	JENNIFER ROUSE, 4821 W. ELLIS STREET, LAVEEN, AZ 85339	
q.	KARLA ZIDOW, 5204 W. DESERT DRIVE, LAVEEN, AZ 85339	
r.	DIANA KUDES, 5210 W. PEDRO LANE, LAVEEN, AZ 85339	
s.	GARY KUDES, 5210 W. PEDRO LANE, LAVEEN, AZ 85339	
t.	DESIREE HOOGERHUIS, 3217 W. MELODY DRIVE, LAVEEN, AZ 85339	
u.	JASON PALTZER, 6622 S. 50TH AVENUE, LAVEEN, AZ 85339	
v.	JEFF & KAREN KEELOR, 7236 S. 57TH AVENUE, LAVEEN, AZ 85339	
w.	DAPHNE HERRING, 5506 W. GLASS LANE, LAVEEN, AZ 85339	
x.	DONNA SNOW, 6806 W. DESERT LANE, LAVEEN, AZ 85339	
y.	JODA SCHAUMBERG, 7205 S. 58TH AVENUE, LAVEEN, AZ 85339	
z.	FELICIA CORBETT, 4811 W. GWEN STREET, LAVEEN, AZ 85339	

	aa.	BEN GRAFF, WITHEY MORRIS PLC, 2525 E. ARIZONA BILTMORE CIRCLE, PHOENIX, AZ 85016
	bb.	RICHARD FLOR, 2022 W. ASTER DRIVE, PHOENIX, AZ 85029
	cc.	SANDRA GUERRERO, 3247 W. BASELINE ROAD, LAVEEN, AZ 85339
	dd.	RALPH PADILLA, 5813 W. ARDMORE ROAD, LAVEEN, AZ 85339
	ee.	LORI GONZALES, 5740 W. HIDALGO AVENUE, LAVEEN, AZ 85339
	ff.	GARY JORGENSEN, 5527 W. CARSON ROAD, LAVEEN, AZ 85339
	gg.	WENDY ENSMINGER, 6806 S. 55TH LANE, LAVEEN, AZ 85339
	hh.	KURT GRONLUND, 6834 S. 58TH AVENUE, LAVEEN, AZ 85339
	ii.	BRIAN SMITH, 56222 W. CARSON ROAD, LAVEEN, AZ 85339
	jj.	MATT CHRISTOPHER, 7019 S. 55TH LANE, LAVEEN, AZ 85339
	kk.	DON MEDLING, 5529 W. DARREL ROAD, LAVEEN, AZ 85339
	ll.	AL MARTINEZ, 7011 S. 58TH AVENUE, LAVEEN, AZ 85339
	mm.	PHIL HERTEL, 2845 W. BROADWAY ROAD, PHOENIX, AZ 85041
	nn.	JON KIMOTO, 3216 W. ANSEL ROAD LAVEEN, AZ 85339
	oo.	JOHN MOCKUS, 4807 W. SAMANTHA WAY, PHOENIX, AZ 85339
18. 15.	All cellular communication facilities shall be building mounted or internal to the cross.	
19. 16.	The developer shall provide minimum 3-inch caliper trees, placed 20-feet on center or in equivalent groupings, within the eastern 560 feet of the northern landscape setback, as approved by the Planning and Development Department.	
20. 17.	Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's	

	Office. 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.
21. 18.	The Development shall not include any underground fuel storage tanks, as approved by the Planning and Development Department.

Exhibits:

- A- Appeal Documents (6 pages)
- B- Applicant's Narrative for PHO-1-25--Z-14-16-8 (2 pages)
- C- Aerial Map
- D- Zoning Map
- E- Approval Letter and Ordinance G-6223 for Z-14-16-8 (10 pages)
- F- PHO Summary for PHO-1-25--Z-14-16-8 from May 21, 2025 (8 pages)
- G- VPC Summary for PHO-1-25--Z-14-16-8 from May 12, 2025 (4 pages)
- H- Conceptual Site Plan, date stamped March 5, 2025
- I- Conceptual Elevations, date stamped March 5, 2025
- J- Conceptual Landscape Plan, date stamped March 20, 2025 (8 pages)
- K- Stipulated Site Plan for Z-14-16-8, date stamped June 21, 2016 (2 pages)
- L- Stipulated Elevations for Z-14-16-8, date stamped June 21, 2016 (2 pages)
- M- Correspondence letter for PHO-1-25--Z-14-16-8 (1 page)

EXHIBIT A

PLANNING HEARING OFFICER APPEAL I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:			
CASE NUMBER:	PHO-1-25--Z-14-16-8		
LOCATION:	Northeast corner of 59th Avenue and Baseline Road		
PHO HEARING DATE:	May 21, 2025	RECEIVED:	May 23, 2025
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	PLANNING COMMISSION	August 7, 2025	
		TENTATIVE DATE	
	CITY COUNCIL	September 3, 2025	
		TENTATIVE DATE	
APPELLANT NAME AND ADDRESS/EMAIL:		PHONE:	
Jon S. Kimoto on behalf of Laveen Citizens for Responsible Development (LRCRD) 3216 West Ansell Road Laveen, AZ 85339 thelcrd@gmail.com		602-237-3138	
RECEIPT NUMBER:	N/A		
REASON FOR REQUEST:			
Review and comment of Stipulation 13 of the rezoning case # Z-14-16-8 regarding review and comment of building elevations, landscape plan, lighting plans, and sign package, were not presented to the Laveen Village Planning Committee. A use permit may be required for drive-thru lanes on the corner. (See additional memo from Jon Kimoto and Phil Hertel to the Planning Hearing Officer, on May 14, 2025.)			
TAKEN BY:	Dom Amodio		

Joshua Bednarek
Tricia Gomes
Racelle Escobar
Adam Stranieri
Byron Easton
PHO Planner Asst – Teresa Garcia

PC Planner Asst – Camryn Thompson
PHO Secretary – Ruth Somoza
PC Secretary – Vikki Cipolla-Murillo
GIS Team
Raquel Moreno – Posting



CITY OF PHOENIX

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

MAY 23 2025

Planning & Development
Department

The PLANNING HEARING OFFICER agenda for May 21, 2025 is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on July 2, 2025 Without Further Hearing Unless:

- A REQUEST FOR A HEARING BY THE PLANNING COMMISSION is filed by 5:00 p.m. on May 28, 2025. (There is a \$630.00 fee for hearings requested by the applicant.)

Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. May 28, 2025.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-1-25--Z-14-16-8 59th Ave & BASELINE RD, Northeast Corner.

APPLICATION NO.

LOCATION OF APPLICATION PROPERTY

JON S. KIMOTO on behalf

of LAVEEN CITIZENS for RESPONSIBLE DEV.

☒ OPPOSITION☐ APPLICANT

NAME (PLEASE PRINT)

(L.C.R.D.)

(P.O. Box 194 Laveen AZ 85339)

3216 W. ANSELL RD.

the1crd@g-mail.com

STREET ADDRESS:

EMAIL:

LAVEEN, AZ 85339

602 237 3138

CITY, STATE AND ZIP CODE

TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM May 21, 2025 PHO HEARING TO August 7, 2025 PC HEARING

DATE

DATE

SIGNATURE:

DATE:

24 May, 2025

REASON FOR APPEAL:

Review and Comment of Stipulation

13 of the Rezoning Case Z-14-16-18 regarding review

& comment of building elevations, landscape plan,

lighting plans & sign package were not presented to LVPC.

A use permit may be required for drive thru lanes on the corner.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL:

DA

Copies to:

Case File

PHO Planner - Teresa Garcia

PHO Secretary - Ruth Somoza

14 May, 2025

To: Planning Hearing Officer
City of Phoenix Planning & Development Dept
200 W. Washington, 2nd Floor
Phoenix, AZ 85003

From: Jon Kimoto & Phill Hertel

Case No: PHO-1-25 -- Z-14-16-8
Baseline & 59th Ave, NEC
(Chick-fil.A)

Laveen has long awaited the development of this "gateway" corner located at the northeast corner of 59th Ave and Baseline Rd. In context, this corner is a significant visual entry point similar to other gateways at 51st Ave & Southern and 35th Ave & Southern, where special quality thematic design features were installed.

We are generally supportive of the applicant's request to modify stipulation number one regarding general conformance to the site plan and elevations dated 21 June, 2016. A number of issues remain since only the site plan and generic building elevations were presented at the 12 May, 2025 Laveen Village Planning Committee meeting. No landscape plan, lighting plan or sign package were presented for review and comment to address Stipulation 13 of Rezoning Case No. Z-14-16-8.

To enhance the "gateway" visual appearance of this corner, the following recommendations are suggested:

1. SITE PLAN

- Provide a 4' to 5' high decorative masonry screen wall around the corner of 59th Ave & Baseline Rd to fully conceal the double drive through lanes.
- 4' high minimum landscaped mound or berm should be added in conjunction with proposed screen wall along the perimeter arterials.

2. BUILDING ELEVATIONS

- This "pad" building is being phased in prior to the major buildings on site. Design features should reflect Laveen's rural character, including hip, gable, shed, etc. roof and accent forms. Dominant parapet walls should be minimized.
- Reduce mass of white stucco walls by increasing height of wainscot base and by widening the corbel band on parapet to be equal to or greater than the top banding on other building elements. Add horizontal shiplap or horizontal board & batten texture pattern.
- Screen all windows and door overhang shade elements.
- Provide integral scuppers & downspouts drained to planter and landscape areas adjacent to building.
- All roof, wall mounted and ground mechanical and exhaust equipment should be fully screened on all four sides and integral with building color, material texture and form.

3. LANDSCAPE

- "Gateway" corner character should include distinctive, unified landscaping with 24" & 36" box trees, accent corner monument, thematic sidewalks and public art.
- Retention basin should be fully landscaped with trees, shrubs and ground cover.
- Curbed tree, diamonds and half diamonds should be provided in the parking areas @ every fifth stall.

4. SIGNS

- Signs should be designed to be attractive, low profile and consistent with Laveen's rural character.
- Ground mounted monument signs should not exceed 6' high or 16 sq. feet in face area, mounted on a solid masonry base.
- Material, color and form should match the primary building design.

14 May, 2025

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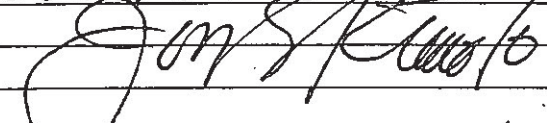
PHO-1-25-2-14-16-B

5. LIGHTING

- All wall mounted and free-standing fixtures should be "full-cutoff type to eliminate direct visibility of light source."
- Parking lot lights should be located outside tree planter islands where mature trees obscure lighting on the ground plane.

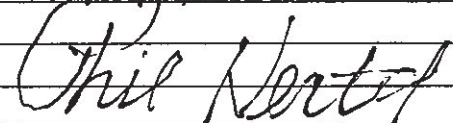
Should these recommendations be included as part of the building, landscape plan, signage and lighting plans, this project and corner will be an attractive asset for the applicant, Laveen community and the City of Phoenix. Since no landscape plan, signage or lighting plans were presented to the 12 May, 2025 Laveen Village Planning Committee meeting for review and comment, please return this case back to Laveen Village.

Jon Kimoto



3216 W. Ansell Rd
Laveen, AZ 85339
602 237-3138

Phil Hertel



2845 W Broadway Rd
Phoenix, AZ 85041
602 276-3200



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: APZ-20-25

PHO-1-25--Z-14-16-8

Appeal Hearing: Planning Commission August 7, 2025 6:00pm

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Jon Kimoto	Appellant	3216 West Ansell Road	6022373138		thelcrd@gmail.com

Property Location: Northeast corner of 59th Avenue and Baseline Road

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: _____

24 May, 2025

EXHIBIT B



Development & Consulting, Inc

March 28, 2025

Project Name: Chick-fil-A #06059 Baseline Rd & 59th Ave

Project Address: NEC of Baseline Rd & 59th Ave., Phoenix, AZ 85339

Planning Hearing Office Written Request:

PHO Contacts: Byron Easton byron.easton@phoenix.gov | Teresa Garcia Teresa.garcia@phoenix.gov

Summary:

Chick-fil-A (Applicant) proposes to lease approximately 2.378 Acres of undeveloped land located at the North East corner of Baseline Rd and 59th Ave to construct a 4,852 sf free standing restaurant with a double wide drive-thru, 2 drive-thru canopies, and a trash enclosure separated from the building. There will be interior dining with 74 seats provided as well as outdoor dining with 16 seats. The site will have ample parking for both customers and employees with 73 parking stalls provided.

Background & Additional Information:

On 10/12/2016, an ordinance (G-6223) (Zoning Case Z-14-16-8) was approved, which amended the zoning district map adopted pursuant to section 601 of the city of Phoenix ordinance, changing the zoning district classification for this parcel from G-C (Golf Course) to C-1 (Neighborhood Retail) and approved site plan and elevations dated 06/16/2016. The approved site plan contemplated 3 buildings on the parcel: an approximately 400 sf bank building with drive-thru service, and two (2) retail store buildings, 7650 sf and 6650 sf respectively.

The present development proposal would modify the previously approved site plan by replacing the bank and retail buildings with a single free-standing restaurant with a drive-through. Also, the proposed restaurant building would incorporate Chick-fil-A's corporate branding elements with the previously approved building designs.

See attached proposed site plan and building elevations, dated February 17, 2025 and November 13, 2024, respectively.

Discretionary approvals anticipated for this proposal will include a Re-plat to create a separate parcel for the Chick-fil-A tenant.

Original Stipulation 1:

(ZONING CASE Z-14-16) Stipulation 1: The development shall be in general conformance with the site plan and elevations date stamped June 21, 2016, except as modified by the following stipulations and as approved by P&D Dept.



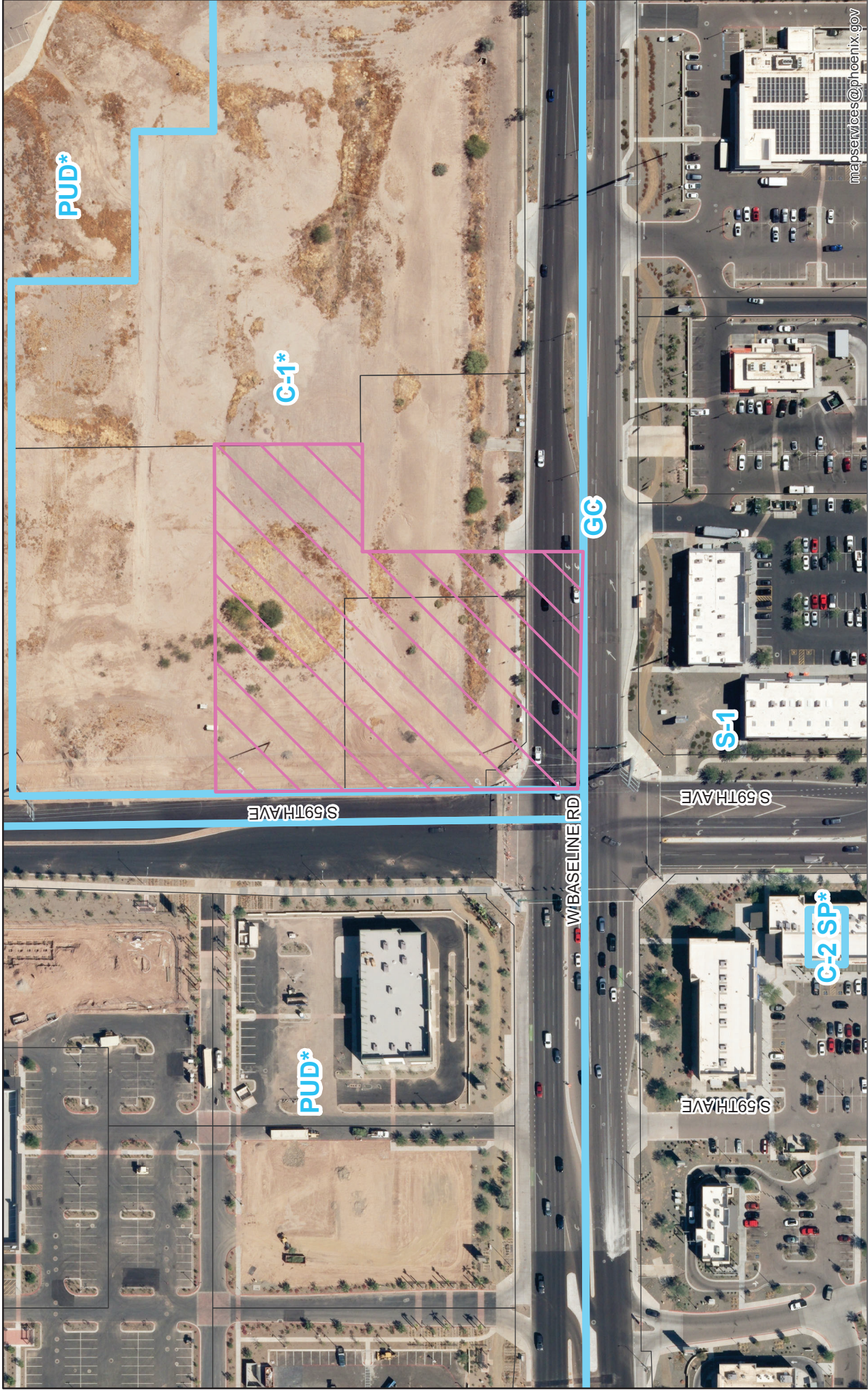
Development & Consulting, Inc

Request:

We are requesting a modification to Stipulation 1 of Ordinance G-6223, Zoning Case Z-14-16, as follows:

The development shall be in general conformance with the site plan ~~date stamped February 17, 2025~~ and elevations date stamped ~~November 13, 2024~~ ~~June 21, 2016~~, except as modified by the following stipulations and as approved by P&D Dept.

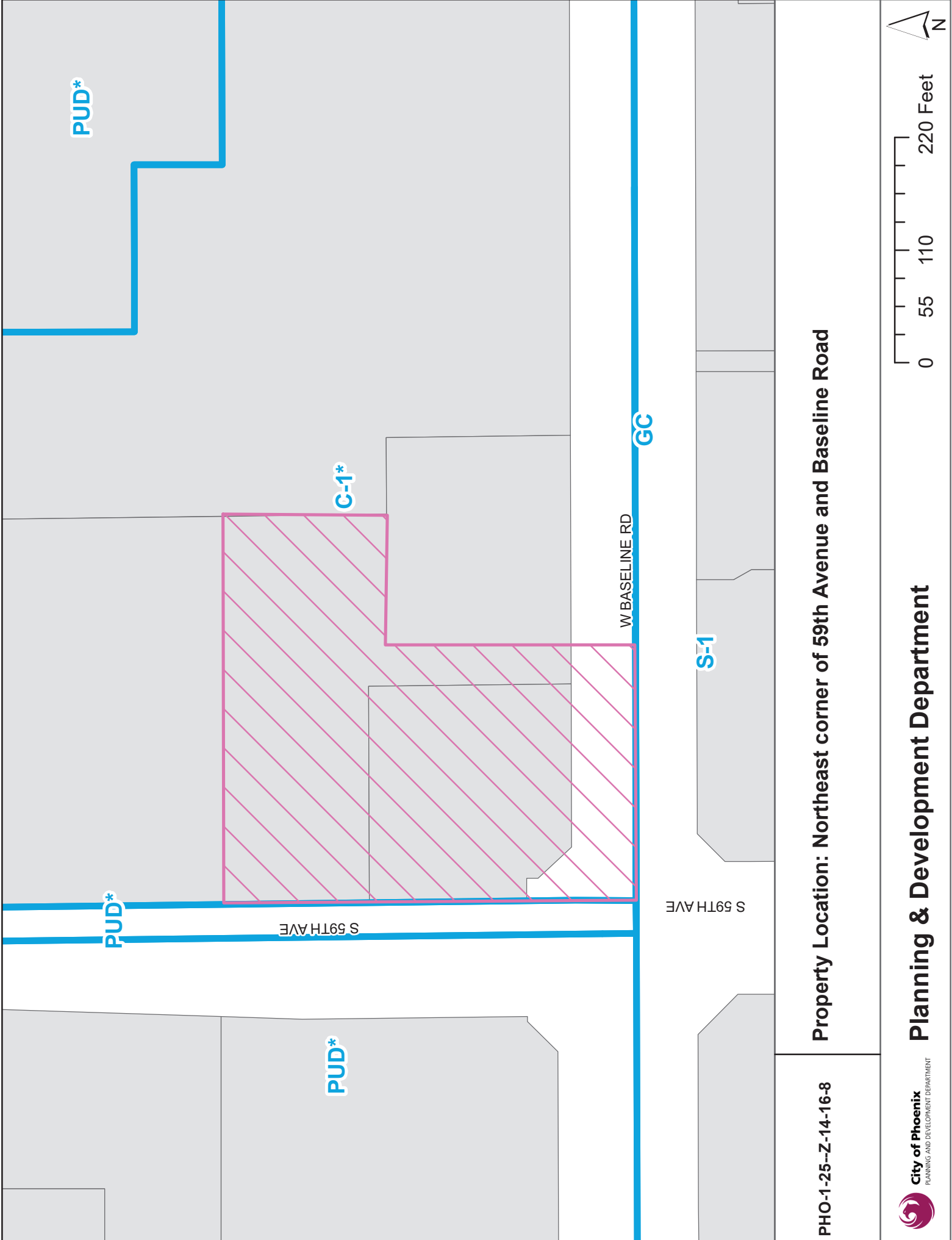
EXHIBIT C



PHO-1-25--Z-14-16-8

Property Location: Northeast corner of 59th Avenue and Baseline Road

EXHIBIT D



Property Location: Northeast corner of 59th Avenue and Baseline Road

PHO-1-25-Z-14-16-8

EXHIBIT E

ORDINANCE G-6223

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-14-16-8) FROM G-C (GOLF COURSE) TO C-1 (NEIGHBORHOOD RETAIL) WITH ALL UNDERLYING USES.

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

SECTION 1. The zoning of an approximately 12.52 acres property located at the northeast corner of the 59th Avenue alignment and Baseline Road in a portion of Section 32, Township 1 North, Range 2 East, as described more specifically in Attachment "A," is hereby changed from "GC" (Golf Course) 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 Attachment "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:

Mod

- 1** The development shall be in general conformance with the site plan and elevations date stamped June 21, 2016, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. A minimum 50-foot landscape setback shall be provided along the southern property line for the eastern 700 feet of the property and a minimum 35-foot landscape setback shall be provided along the southern property line for the western 287 feet of the property, as approved by the Planning and Development Department. The setback area shall be developed as shown in the Baseline Road Scenic Drive cross section.
3. The developer shall construct a 10-foot multi-use trail within a 30-foot multi-use trail easement that shall be dedicated along the north side of Baseline Road for the length of the project, as approved by the Planning and Development Department.
4. The development shall provide pedestrian pathways between buildings or pads. The pedestrian pathways shall be shaded either by trees or shade structures, as approved by the Planning and Development Department.
5. Entrances to the site and pedestrian path crossings shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. Drive-through queuing lanes shall be screened from view of arterial streets through the incorporation of a landscaped berm, screen wall or combination of a wall and berm at least four feet in height, as approved by the Planning and Development Department.
7. The development shall utilize view fencing or no fencing along the northern and eastern property lines, as approved by the Planning and Development Department.
8. Right-of-way totaling 55 feet shall be dedicated for the east half of 59th Avenue, as approved by the Planning and Development Department.
9. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northeast corner of 59th Avenue and Baseline Road, as approved by the Planning and Development Department.

10. The property owner shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. The developer shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review.
12. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is required by the EPA for air quality standards.
13. The developer shall present the following plans to the Laveen Village Planning Committee prior to preliminary site plan approval through the Planning and Development Department.
 - a. Detailed building elevations
 - b. Detailed landscape plans
 - c. Detailed lighting plans
 - d. Detailed sign package
14. The developer shall notify the following individuals by mail 15 days prior to any of the following future public meetings regarding the subject site: (1) Planning Hearing Officer hearing, (2) preliminary site plan review meeting. The notice shall include the date, time and location of the meeting/hearing.
 - a. All property owners within a 1,000 feet radius of the subject site
 - b. TOM METZGER
5626 W. CARSON ROAD
LAVEEN, AZ 85339
 - c. JOHN & SELMA POE
4335 W. BURGESS LANE
LAVEEN, AZ 85339
 - d. DON LAY
7014 S. 57TH AVENUE
LAVEEN, AZ 85339

- e. DARIN REEZER
7201 S. 58TH AVENUE
LAVEEN, AZ 85339
- f. DAVID PAWLOWSKI
7031 S. 58TH AVENUE
LAVEEN, AZ 85339
- g. PHIL BISCHOFF
4701 W. VALENCIA DRIVE
LAVEEN, AZ 85339
- h. JONATHAN FAVORITE
8010 S. 54TH LANE
LAVEEN, AZ 85339
- i. PATRICK & CRYSTAL MARVIN
4823 W. GWEN STREET
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- j. MICHELLE RUTKOWSKI
7650 E. WILLIAMS DRIVE
SCOTTSDALE, AZ 85255
- k. JULIE GUNN
1809 W. MOODY TRAIL
PHOENIX, AZ 85041
- l. JEFF GUNN
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- m. MARTYN WHITE
10032 N. 38TH STREET
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- n. VERONICA MONTENIERI
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- p. JENNIFER ROUSE
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- q. KARLA ZIDOW
5204 W. DESERT DRIVE
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- r. DIANA KUDES
5210 W. PEDRO LANE
LAVEEN, AZ 85339
- s. GARY KUDES
5210 W. PEDRO LANE
LAVEEN, AZ 85339
- t. DESIREE HOOGERHUIS
3217 W. MELODY DRIVE
LAVEEN, AZ 85339
- u. JASON PALTZER
6622 S. 50TH AVENUE
LAVEEN, AZ 85339
- v. JEFF & KAREN KEELOR
7236 S. 57TH AVENUE
LAVEEN, AZ 85339
- w. DAPHNE HERRING
5506 W. GLASS LANE
LAVEEN, AZ 85339
- x. DONNA SNOW
6806 W. DESERT LANE
LAVEEN, AZ 85339
- y. JODA SCHAUMBERG
7205 S. 58TH AVENUE
LAVEEN, AZ 85339
- z. FELICIA CORBETT
4811 W. GWEN STREET
LAVEEN, AZ 85339

- aa. BEN GRAFF
WITHEY MORRIS PLC
2525 E. ARIZONA BILTMORE CIRCLE
PHOENIX, AZ 85016
- bb. RICHARD FLOR
2022 W. ASTER DRIVE
PHOENIX, AZ 85029
- cc. SANDRA GUERRERO
3247 W. BASELINE ROAD
LAVEEN, AZ 85339
- dd. RALPH PADILLA
5813 W. ARDMORE ROAD
LAVEEN, AZ 85339
- ee. LORI GONZALES
5740 W. HIDALGO AVENUE
LAVEEN, AZ 85339
- ff. GARY JORGENSEN
5527 W. CARSON ROAD
LAVEEN, AZ 85339
- gg. WENDY ENSMINGER
6806 S. 55TH LANE
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- hh. KURT GRONLUND
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- jj. MATT CHRISTOPHER
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LAVEEN, AZ 85339
- kk. DON MEDLING
5529 W. DARREL ROAD
LAVEEN, AZ 85339

- ll. AL MARTINEZ
7011 S. 58TH AVENUE
LAVEEN, AZ 85339
 - mm. PHIL HERTEL
2845 W. BROADWAY ROAD
PHOENIX, AZ 85041
 - nn. JON KIMOTO
3216 W. ANSEL ROAD
LAVEEN, AZ 85339
 - oo. JOHN MOCKUS
4807 W. SAMANTHA WAY
PHOENIX, AZ 85339
- 15. All cellular communication facilities shall be building mounted or internal to the cross.
 - 16. The developer shall provide minimum 3-inch caliper trees, placed 20-feet on center or in equivalent groupings, within the eastern 560 feet of the northern landscape setback, as approved by the Planning and Development Department.
 - 17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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.
 - 18. The Development shall not include any underground fuel storage tanks, as approved by the Planning and Development Department.

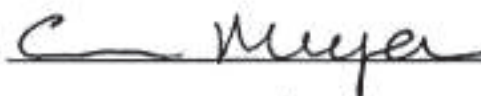
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of October,
2016.



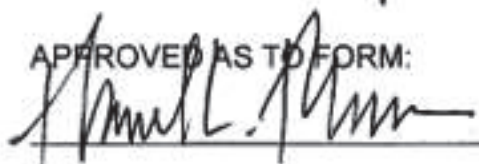
ACTING MAYOR

ATTEST:

 City Clerk



APPROVED AS TO FORM:

 Acting City Attorney pm /

REVIEWED BY:

 City Manager

PL:lmf:1266769v1: (CM81)(Item #83) - 10/5/16

Attachments:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-14-16-8

(PER DEED AS RECORDED IN DOCUMENT No. 2011-0988070, M.C.R.)

LEGAL DESCRIPTION OF DEVELOPMENT PARCEL No. 3

(THIS IS THE PROPERTY SO DESIGNATED IN DOCUMENT #2011-0279712 BUT DESCRIBED IN TWO PARTS AS PARCEL 1 AND PARCEL 2 AND HEREIN DESCRIBED CONTINUOUSLY AND WITH MATHEMATICAL ERROR CORRECTED).

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF SAID SOUTHWEST QUARTER WITH THE NORTH LINE OF THE SOUTH 60 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 50 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 33 FEET OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 565.03 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 32 FOR A DISTANCE OF 562.62 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST 135.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST 163.30 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST 86.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST 288.40 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST 344.00 FEET TO THE NORTH LINE OF THE SOUTH 60 FEET OF SAID SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 1008.88 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

ATTACHMENT B

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

Zoning Case Number: Z-14-16-8
Zoning Overlay: N/A
Planning Village: Lawren



NOT TO SCALE

Drawn Date: 9/8/2016

EXHIBIT F

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

May 21, 2025

ITEM NO: 9	
	DISTRICT NO. 8
SUBJECT:	
Application #:	PHO-1-25--Z-14-16-8
Location:	Northeast corner of 59th Avenue and Baseline Road
Zoning:	C-1
Acreage:	3.94
Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped June 21, 2016.
Applicant:	Erik Baker, Chick-fil-A
Owner:	Walter Brown Jr., 59th & Baseline Holdings LLC
Representative:	David Openshaw, 4G Development & Consulting, Inc.

ACTIONS:

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

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard the request on May 12, 2025 and recommended approval with a vote of 10-3.

DISCUSSION:

David Openshaw, representative of 4G Development, gave an overview of the site and modification request. He stated the site will be 4,852' square feet in size and provide 73 parking spaces. He stated the main concern for members of the community was the overflow of traffic from the queuing lanes. He stated the queuing lanes will provide 41 car stacks to prevent overflow into the parking lot. He stated the conceptual elevations consisted of a modern style architecture with dark colors, natural wood, and concrete siding.

Byron Easton, Planning Hearing Officer, asked Mr. Openshaw if the site was in its own parcel and not part of the larger C-1 parcel. Mr. Openshaw confirmed it was.

Mr. Openshaw stated the Laveen Village Planning Committee (VPC) had concerns about the landscaping and asked for a 25% landscape requirement. He

stated they provided a little over 10%, which is required by the city. He stated if they added more landscaping, they would lose parking and may not meet their parking requirement.

Mr. Easton asked Mr. Openshaw if he was aware of the 50-foot landscape setback along the southern property line. Mr. Openshaw confirmed he was. Mr. Easton stated he did not see any dimensions on the conceptual site plan and the need to be indicated.

Ed Hale, representative of 4G Development, stated they are not changing what was originally approved. He stated they are requesting an 87-foot building setback and a 35-foot landscape setback. Mr. Easton noted the site plan only showed a 33-foot right-of-way dedication for the eastern portion of 59th Avenue and a 55-foot transmission line. Mr. Hale stated the revised site plan shows the required 55-foot dedication per the original stipulation. He stated they are only requesting modifications for the internal configuration, land use, and building design, not to deviate from street improvements and dedications.

Stephanie Hurd, member of the public, stated she was in support of the project but asked if Mr. Openshaw would come back to the Laveen VPC in June to assure they are complying prior to site plan approval. She stated the VPC wants more landscaping to provide more shade for the development.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding general conformance to a site plan and elevations is recommended for approval with a modification to provide more standard conformance language. The stipulated site plan depicted a commercial project comprising an approximately 4,000 square foot drive-through bank. The request to modify Stipulation 1 regarding general conformance to a site plan and elevations is recommended for approval with a modification to provide more standard conformance language. The stipulated site plan depicted a commercial project comprising an approximately 4,000 square foot drive-through bank, an approximately 2,000 square foot drive-through restaurant, and an approximately 12,500 square foot retail and restaurant building. This project did not develop, and the property remains vacant.

The proposed conceptual site plan depicts a 4,852 square foot free standing restaurant with a double wide drive-thru, 2 drive-thru canopies, and a trash enclosure separated from the building

The stipulated conceptual elevations depict the commercial buildings with a maximum height of 30 feet for the tallest building. Architectural features and detailing include color CMU blocks with a brick look, rusted steel trellis

raw formed concrete and stucco. The buildings also feature undulating roof lines and with rusted steel panels and walls.

The conceptual elevations depict two story units with a maximum height of 27 feet, 10 inches (top of roof). Architectural features and detailing include brick veneers, metal awnings, mansard tile roofs, shade canopies, patios, pop outs, and varied rooflines. The proposal is compatible with the land use pattern in the surrounding area.

It should be noted; the site plan does not detail conformance with the zoning stipulations from the case. For example, the ROW dedication shown is 33-feet instead of the 55 feet that is stipulated. In addition, the applicant will be required to adhere to Stipulation 2 regarding landscape setbacks and will be required to show on the landscape plan.

- 1) The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

STIPULATIONS:

1.	The development shall be in general conformance with the site plan and elevations date stamped MARCH 5, 2025 June 21, 2016 , except as modified by the following stipulations and as approved by the Planning and Development Department.
2.	A minimum 50-foot landscape setback shall be provided along the southern property line for the eastern 700 feet of the property and a minimum 35-foot landscape setback shall be provided along the southern property line for the western 287 feet of the property, as approved by the Planning and Development Department. The setback area shall be developed as shown in the Baseline Road Scenic Drive cross section.
3.	The developer shall construct a 10-foot multi-use trail within a 30-foot multi-use trail easement that shall be dedicated along the north side of Baseline Road for the length of the project, as approved by the Planning and Development Department.
4.	The development shall provide pedestrian pathways between buildings or pads. The pedestrian pathways shall be shaded either by trees or shade structures, as approved by the Planning and Development Department.
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7.	The development shall utilize view fencing or no fencing along the northern and eastern property lines, as approved by the Planning and Development Department.
8.	Right-of-way totaling 55 feet shall be dedicated for the east half of 59th Avenue, as approved by the Planning and Development Department.
9.	A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northeast corner of 59th Avenue and Baseline Road, as approved by the Planning and Development Department.
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11.	The developer shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review.
12.	The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is required by the EPA for air quality standards.
13.	The developer shall present the following plans to the Laveen Village Planning Committee prior to preliminary site plan approval through the Planning and Development Department.
a.	Detailed building elevations
b.	Detailed landscape plans
c.	Detailed lighting plans
d.	Detailed sign package

14.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
15.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
16.	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.
17. 14.	The developer shall notify the following individuals by mail 15 days prior to any of the following future public meetings regarding the subject site: (1) Planning Hearing Officer hearing, (2) preliminary site plan review meeting. The notice shall include the date, time and location of the meeting/hearing.
a.	All property owners within a 1 ,000 feet radius of the subject site
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t.	DESIREE HOOGERHUIS 3217 W. MELODY DRIVE LAVEEN, AZ 85339	
u.	JASON PALTZER 6622 S. 50TH AVENUE LAVEEN, AZ 85339	
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x.	DONNA SNOW 6806 W. DESERT LANE LAVEEN, AZ 85339	
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	cc.	SANDRA GUERRERO 3247 W. BASELINE ROAD LAVEEN, AZ 85339
	dd.	RALPH PADILLA 5813 W. ARDMORE ROAD LAVEEN, AZ 85339
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	gg.	WENDY'ENSMINGER 6806 S. 55TH LANE LAVEEN, AZ 85339
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	jj.	MATT CHRISTOPHER 7019 S. 55TH LANE LAVEEN, AZ 85339
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	nn.	JON KIMOTO 3216 W. ANSEL ROAD LAVEEN, AZ 85339
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21. 18.	The Development shall not include any underground fuel storage tanks, as approved by the Planning and Development Department.	

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Saneeya Mir at saneeya.mir@phoenix.gov or (602) 686-6461 or TTY: 7-1-1.

EXHIBIT G

Village Planning Committee Meeting Summary PHO-1-25--Z-14-16-8

Date of VPC Meeting	May 12, 2025
Date of Planning Hearing Officer Hearing	May 21, 2025
Request	1) Request to modify Stipulation No. 1 regarding general conformance to the site plan and elevations date stamped June 21, 2016
Location	Northwest corner of 59th Avenue and Baseline Road
VPC Recommendation	Approval
VPC Vote	10-3

VPC DISCUSSION:

Agenda Item No. 7 (PHO-1-25--Z-14-16-8) and Agenda Item No. 8 (Review and Comment) were heard together.

Two members of the public registered to speak on these items.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage of the proposal. Ms. Sanchez Luna summarized the original rezoning request and noted the proposed restaurant. Ms. Sanchez Luna stated that the original rezoning case had a stipulation that would require the review and comment of the elevations, site plan, lighting plan, and landscape plan. Ms. Sanchez Luna concluded the presentation by summarizing the proposed modification proposed in the Planning Hearing Officer (PHO) application.

Applicant Presentation:

David Openshaw, representing the application with 4G Development and Consulting began the presentation by displaying the original site plan approved in 2016. Mr. Openshaw noted that the proposed Chick-fil-A restaurant will be replacing the 2016 proposed bank and two retail pads. Mr. Openshaw noted the maximum height of one story and the double wide queuing lanes that wrap around the entire building instead of spilling onto the street. Mr. Openshaw concluded the presentation by displaying the 2016 proposed elevations and noted that they have updated the Chick-fil-A elevations

to follow the same architectural style.

Questions From the Committee:

Jennifer Rouse voiced her concerns regarding lighting. Ms. Rouse stated that she appreciated the double-wide drive through because of the number of restaurants in the area including Panera and In-n-Out. Ms. Rouse asked if the parking lot would be adequately lit to prevent loitering. **Erik Baker**, with the applicant's team, stated that standard operations would occur between 6:30 am to 10:00 pm but that the parking lot will remain lit. Mr. Baker added that even if the building lights are turned off, the restaurant logo will remain turned on. **Ms. Rouse** noted that the intersection of 51st Avenue and Baseline Road has had a loitering problem and that she would like this project to have the best start possible.

Mixen Rubio-Raffin asked what proposed restaurant features would activate the pedestrian realm. **Mr. Openshaw** noted that pedestrian walkways will be treated to visually contrast the drive aisles. **Mr. Baker** added that a patio and tables will be provided on the west side of the site. **Ally Fedor**, with the applicant's team, stated that four bicycle parking spaces would be located on the east side of the building. Ms. Fedor noted that there would be pedestrian connections to the multi-use trail along Baseline Road and that the applicant would construct the trail. **Ms. Rubio-Raffin** noted that the west of the building would not be the best location for tables due to sun exposure.

Michael Doromol asked if the multi-use trail would be located along Baseline Road. **Mr. Openshaw** confirmed. **Mr. Doromol** noted that there could be a possible conflict when vehicles turn left into the queuing lane. **Ms. Fedor** stated that they usually add a sign that states no left turns into the queuing lane to prevent possible car crashes. Ms. Fedor added that the queuing lane was designed to add additional flexibility with two aisles and space to add more if needed. **Mr. Doromol** stated that the proposed restaurant to the east could be as busy as the Chick-fil-A. **Ms. Fedor** noted that that restaurant pad will not be allowed to have a drive-through and that they would be proposing a Hawaiian Bros.

Linda Abegg applauded the drive-through design and appreciated that it did not go into the street. Ms. Abegg stated that she really liked the proposed patios and that the elevations were well designed. **Mr. Baker** noted that they were also considering patio covers to add additional shade.

Ms. Rouse and **Ms. Abegg** suggested that the restaurant sell cowbells, a Laveen favorite.

Carlos Ortega asked for more information on the timeline for completion. **Mr. Openshaw** stated that they expected it to be done within a year. **Mr. Ortega** suggested participating in the Laveen BBQ. **Chair Stephanie Hurd** stated that she would reach out.

Kristi McCann noted that she evaluated the tax records and that the proposed church did not go through with the agreement; as a result, the church was never built. Ms. McCann asked if Chick-fil-A would own the property or would they lease it. Ms. McCann asked if there was a possibility that this would also not follow through. **Scott Hintze**, the property owner, stated that the church was still being proposed but that they are currently still through some negotiation. Mr. Hintze noted they are working with both the church and Chick-fil-A at the same time. Mr. Hintze pointed out that the church will be offering mass on Sundays but that the restaurant would be closed on Sundays. **Ms. McCann** stated that the church had not performed in nine years and asked if they would still be contracted to provide an enhanced entrance. **Mr. Hintze** confirmed.

Rebecca Perrera noted that everyone agreed about the importance of an enhanced entrance. Ms. Perrera stated that she would also like to see play areas in addition to patios. **Mr. Baker** stated that the restaurants had moved away from play areas during Covid-19, but that they were willing to reconsider it for this location. **Ms. Perrera** added that children and parents could benefit from the play areas. **Ms. Abegg** agreed. Ms. Abegg stated that she could envision a family riding their bikes along the Laveen Area Conveyance Channel (LACC) and stopping by Chick-fil-A and utilizing the play area.

Andre Serrette asked for clarification on the blank portion of the site plan. **Mr. Baker** noted that that would be open retention but if additional parking was ever necessary, then they could convert that into additional parking spaces.

Patrick Nasser-Taylor stated that there were a lot of fast-food restaurants in Laveen. Mr. Nasser-Taylor noted that the restaurants were clean and offered training programs but had a question regarding parking designated for vehicles to wait for their order. **Mr. Baker** stated that the double drive-throughs would wrap around the building to prevent the need for parking areas to pick up orders. **Mr. Nasser-Taylor** noted that the child play area on the west side would be very hot during the summer. Mr. Nasser-Taylor stated that Laveen stood for diversity and equality, and that the owner of the Chick-fil-A company has said bigotry comments. Mr. Nasser-Taylor added that unfortunately the establishment was still tied to the comments made by the owner. Mr. Nasser-Taylor noted that bigotry comments and values are not fit in the Laveen Village.

Ms. McCann asked for more information regarding landscaping and added that Stipulation No. 16 required a minimum of three-inch caliper trees in landscape areas. **Mr. Openshaw** stated that the landscaping plan would follow the code. **Mr. Hintze** added that the PHO request would just modify stipulation No. 1. Mr. Hintze confirmed that all other stipulations would be met, including the requirement of three-inch caliper trees.

Vice Chair JoAnne Jensen asked if they would be leasing the property. **Mr. Baker** confirmed. **Vice Chair Jensen** stated that she had concerns that Stipulation No. 13 was not met, because she had not received the documents in the packet nor before the meeting. **Mr. Openshaw** noted that the plans required in Stipulation No. 13 were provided via email. **Vice Chair Jensen** stated that numerous members didn't seem to

receive the documents. **Ms. Sanchez Luna** stated that the documents were sent on April 23rd and that they were sent to both the Laveen Citizens for Responsible Development (LCRD) and the Laveen Village Planning Committee. **Vice Chair Jensen** apologized for the confusion. **Ms. Sanchez Luna** added that she would resend the documents.

Public Comment:

Phil Hertel voiced his concerns regarding the location of the trash enclosure. Mr. Hertel noted that some trash enclosures remain open causing visibility issues. **Ms. Fedor** stated that the proposed trash enclosure met City Code. **Mr. Baker** added that the enclosure was built to ensure that the doors didn't swing open.

Jon Kimoto stated that he loved chicken and that the elevations had different variations. Mr. Kimoto added that the intersection is a gateway into the village. Mr. Kimoto requested stunning landscaping and an architectural feature at the intersection of 59th Avenue and Baseline Road. Mr. Kimoto added that something should be added to reflect the agrarian heritage and that the elevations needed to screen all mechanical equipment and that decorative elements needed to be added on all four sides. Mr. Kimoto agreed with Mr. Hertel's comments and suggested moving the trash enclosure across the parking lot on the east side of the site. Mr. Kimoto also requested additional landscaping diamonds be added within the parking area.

Applicant Response:

Mr. Baker noted that a lot of the comments were addressed in the proposal.

Committee Motion, Discussion, and Vote:

Motion:

Linda Abegg motioned to recommend approval of PHO-1-25--Z-14-16-8. **Jennifer Rouse** seconded the motion.

Vote:

10-3, motion to recommend approval of PHO-1-25--Z-14-16-8 passed with Committee Members Abegg, Darby, Doromal, Ortega, Perrera, Rouse, Serrette, Barraza, Jensen, and Hurd in favor and Committee Members McCann, Nasser-Taylor, and Rubio-Raffin in opposition.

Staff comments regarding VPC Recommendation:

None.

EXHIBIT H

UT LOAD PER COP PEDESTRIAN RAIL	NEC OF W BASELINE RD AND S 59TH AVE SITE PLAN	LAYEEN VILLAGE, ARIZONA 85339	PROJECT NO. 0093660		SCALE (H): 1"=30' SCALE (V): NOT TO SCALE DRAWN BY: AMF DESIGN BY: AMF CHECK BY: AMF DATE: 2-17-2025	SHEET NO. 1 OF 1 SHEETS
			DATE: 2-17-2025		SP	

EXHIBIT I



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

CORE STATES
CAMP

133 New Street
100 201
Hawthorne, IL 60460
www.corestates.com

CITY OF PHOENIX
MAR 05 2025
Planning & Development
Department

CHICK-FIL-A
BASELINE RD & 59 AVE FSU
Phoenix, AZ 85339

FSR#06059
PROJECT STATUS
REVISIONS

A-301C
Hearing Date: May 21, 2025

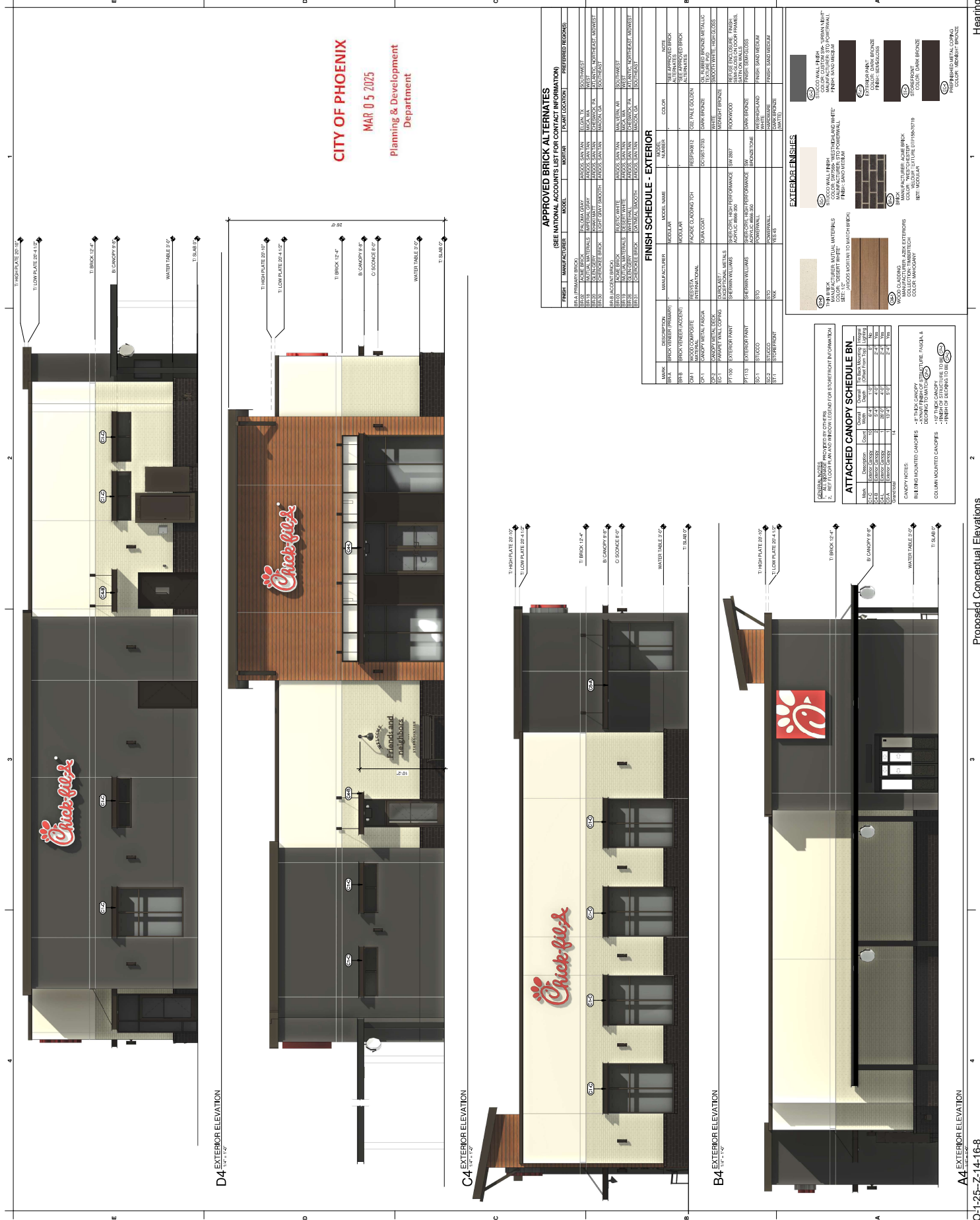


EXHIBIT J

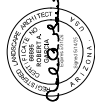


Chick-fil-A
5200 Bufington Road
Atlanta, Georgia
30349-2998

PROJENY ASSOCIATES, INC.
LANDSCAPE ARCHITECTS - DESIGN
1000 N. GILBERT AVENUE, SUITE 100
PHOENIX, AZ 85008
P: 602.955.1111 F: 602.955.1112



PROJENY ASSOCIATES, INC.
LANDSCAPE ARCHITECTS - DESIGN
1000 N. GILBERT AVENUE, SUITE 100
PHOENIX, AZ 85008
P: 602.955.1111 F: 602.955.1112



CHICK-FIL-A BASELINE RD & 59 TH AVE

Phoenix, AZ 85339
NEC Baseline Rd & 59th Ave

FSR#06059

SUBJECT: SEE
PH: DS 805
2020

PRINTED FOR
PRELIMINARY

REVISION SCHEDULE
NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

CONTRACT NO. PROJECT # CFA-00009

DATE OF PREPARED 5.14.2025

DESIGNED BY

PROJECT NO.

PROJECT NAME

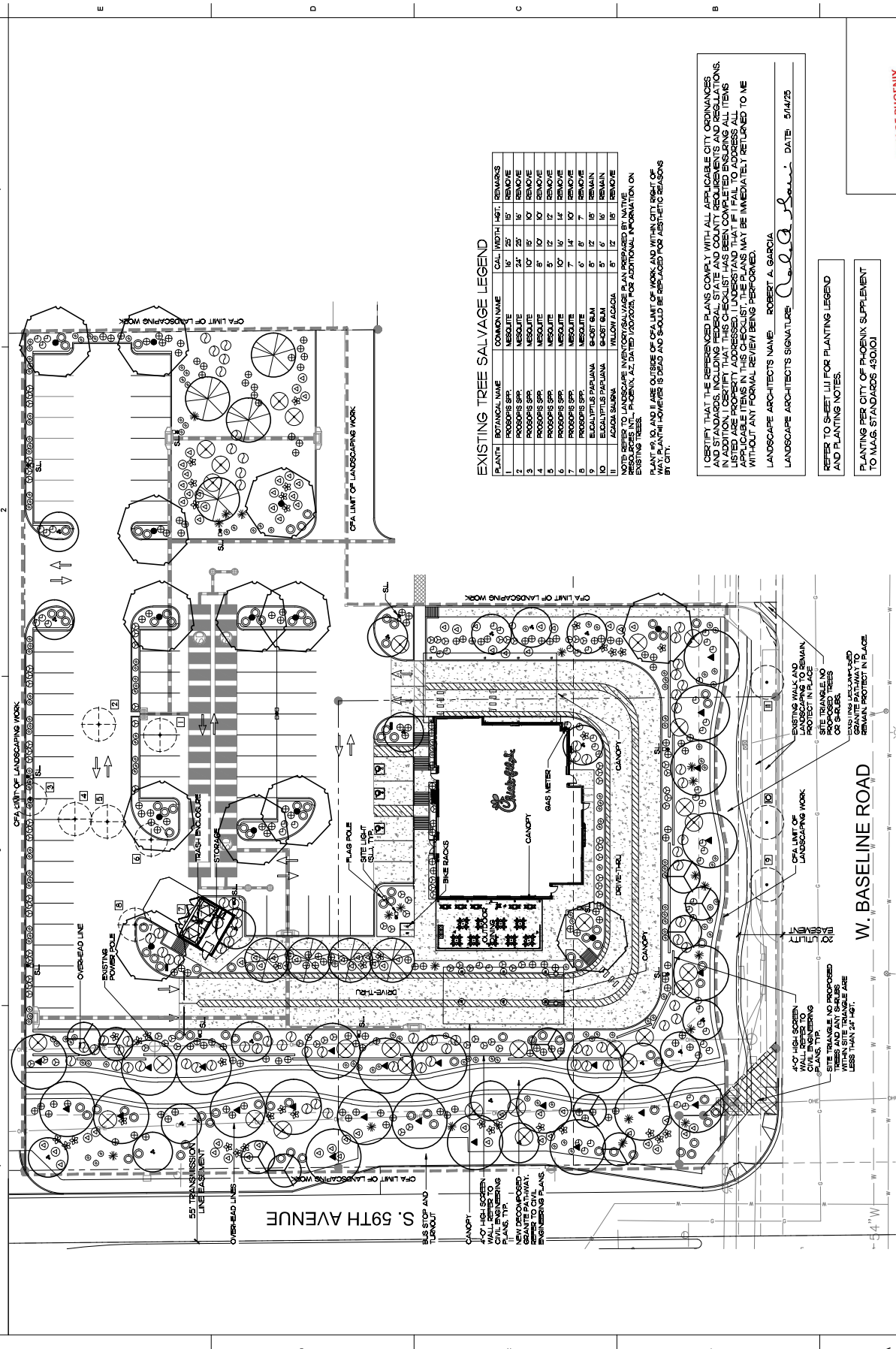
PRELIMINARY LANDSCAPE

PLAN

SHEET NO.

SHEET 2 of 7

L1.0



EXISTING TREE SALVAGE LEGEND

PLANT#	BOTANICAL NAME	COMMON NAME	CAL.	WIDTH	HEIGHT	REMARKS
1	PROSPERIS SPP.	MEADOWSWEET	16"	25"	15'	REMOVE
2	PROSPERIS SPP.	MEADOWSWEET	24"	25"	15'	REMOVE
3	PROSPERIS SPP.	MEADOWSWEET	16"	10"	10'	REMOVE
4	PROSPERIS SPP.	MEADOWSWEET	16"	12"	12'	REMOVE
5	PROSPERIS SPP.	MEADOWSWEET	16"	12"	12'	REMOVE
6	PROSPERIS SPP.	MEADOWSWEET	16"	14"	14'	REMOVE
7	PROSPERIS SPP.	MEADOWSWEET	16"	14"	14'	REMOVE
8	PROSPERIS SPP.	MEADOWSWEET	16"	14"	14'	REMOVE
9	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	7'	REMAIN
10	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
11	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
12	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
13	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
14	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
15	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
16	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
17	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
18	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
19	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN
20	ELAEAGNUS PARVIFLORA	WAX JEWEL	6"	8"	10'	REMAIN

NOTE: TREES ARE IN THE EXISTING PLANTING AREAS. TREES TO BE REMOVED BY DATE 10/20/2025. FOR ADDITIONAL INFORMATION ON EXISTING TREES, SEE THE EXISTING TREE SURVEY REPORT.

I CERTIFY THAT THE REFERENCED PLANS COMPLY WITH ALL APPLICABLE CITY ORDINANCES AND STANDARDS, INCLUDING FEDERAL, STATE AND COUNTY REQUIREMENTS AND REGULATIONS. IN ADDITION, I CERTIFY THAT THIS CHECKLIST HAS BEEN COMPLETED ENSURING ALL ITEMS LISTED ARE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANTING PER CITY OF PHOENIX SUPPLEMENT. ANY ITEMS NOT LISTED HEREIN MAY BE IMMEDIATELY RETURNED TO ME WITHOUT ANY FORMAL REVIEW BEING PERFORMED.

LANDSCAPE ARCHITECT'S NAME: ROBERT A. GARCIA

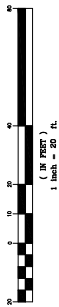
LANDSCAPE ARCHITECT'S SIGNATURE: *Robert A. Garcia* DATE: 5/14/25

REFER TO SHEET L1.1 FOR PLANTING LEGEND AND PLANTING NOTES.

PLANTING PER CITY OF PHOENIX SUPPLEMENT TO M.A.G. STANDARDS 430.01



GRAPHIC SCALE



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Chick-fil-A
5200 Bufington Road
Atlanta, Georgia
30349-2998

CHICK-FIL-A
5200 Bufington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A BASELINE RD & 59 TH AVE

Phoenix, AZ 85339
NEC Baseline Rd & 59th Ave

FSR#06059

PH 05 805
2039

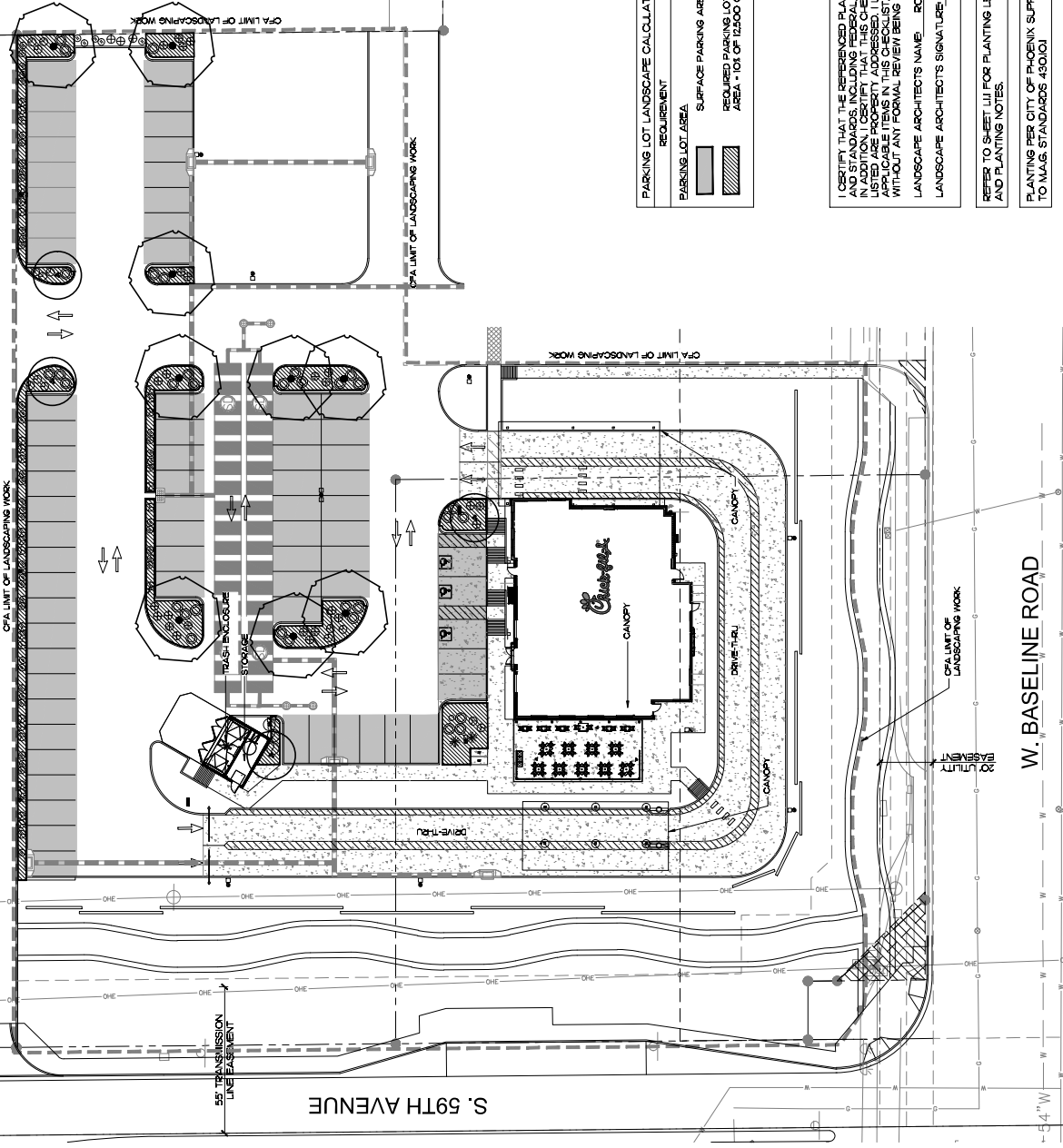
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REVISION SCHEDULE

NO. DATE DESCRIPTION

CONTRACT NO. PROJECT # CFA-06059
DATE 5/14/2025
DRAWN BY
CITY OF PHOENIX
PLANNING & DEVELOPMENT
DEPARTMENT

PRELIMINARY PARKING LOT
LANDSCAPE AREA PLAN
SHEET
24-1138
SDEV: 2400375
PAPPIFACT#: 2405707
Sheet 4 of 7



PARKING LOT LANDSCAPE CALCULATIONS		
REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT AREA		
SURFACE PARKING AREA 12500 SF.	1250 SF.	3452 SF.
REQUIRED PARKING LOT LANDSCAPE AREA - 10% OF 12500 OR 1250 SF.	1008	2745

I CERTIFY THAT THE REFERENCED PLANS COMPLY WITH ALL APPLICABLE CITY ORDINANCES AND STANDARDS, INCLUDING FEDERAL, STATE AND COUNTY REQUIREMENTS AND REGULATIONS. IN ADDITION, I CERTIFY THAT THIS CHECKLIST HAS BEEN COMPLETED ENSURING ALL ITEMS LISTED ARE ITEMS THAT MUST BE COMPLETED BY THE LANDSCAPE ARCHITECTS TO ADDRESS ALL ITEMS WITHOUT ANY FORMAL REVIEW BEING PERFORMED.

LANDSCAPE ARCHITECTS NAME: ROBERT A. GARCIA
LANDSCAPE ARCHITECTS SIGNATURE: *Robert A. Garcia* DATE: 5/14/25

REFER TO SHEET 111 FOR PLANTING LEGEND AND PLANTING NOTES.

PLANTING PER CITY OF PHOENIX SUPPLEMENT TO MAG. STANDARDS 430.001

CITY OF PHOENIX
MAY 10 2025
Planning & Development
Department

GRAPHIC SCALE
1 inch = 20 feet



PRELIMINARY PARKING LOT LANDSCAPE AREA PLAN

SCALE: 1" = 20'-0"



housian assoc
landscape archite
van dermeulen | van
c. 040 400 8000



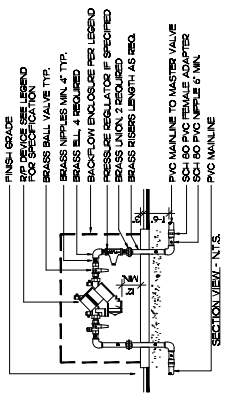
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RELEASE: PRINTED FOR

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PRELIMINARY
REVISION SCHEDULE
NO. DATE

CONSULTANT PROJECT #	CFA-06059
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DATE	5.14.2025
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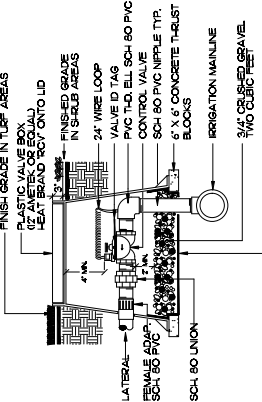
SHEET
PRELIMINARY IRRIGATION
DETAILS
SHEET NUMBER

Sheet 7 of 7

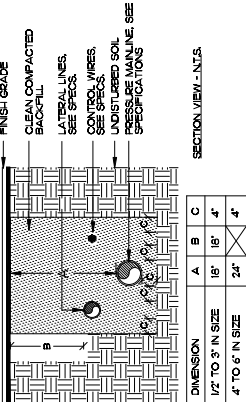


NOTE:
IF WTE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.

A BACKFLOW PREVENTER



B REMOTE CONTROL VALVE

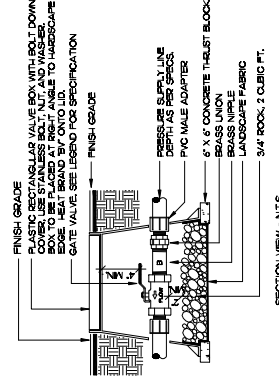


C PIPE INSTALLATION



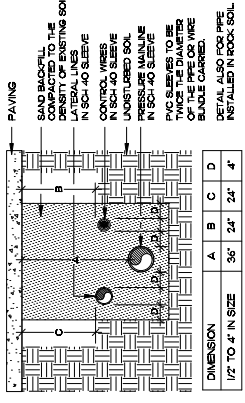
CITY OF PHOENIX
MAY 20 2025
Planning & Development

CITY OF PHOENIX
TRACKING #S

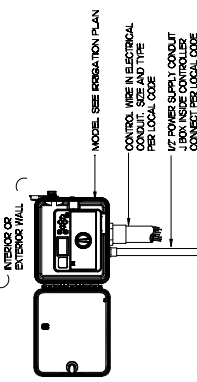


NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX.
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE
INSTALLATION AT MAIN LINE DEPTH.

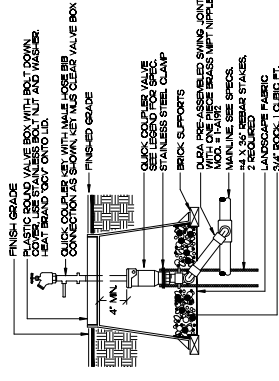
D GATE VALVE



E SLEEVE INSTALLATION

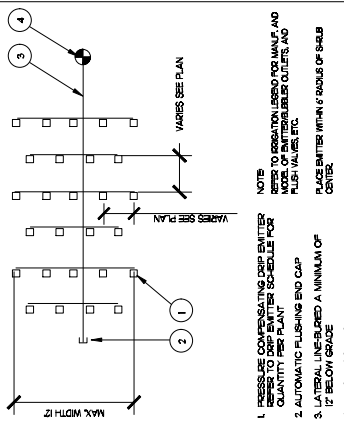


NOTE MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 OR 220 VAC SOURCE.



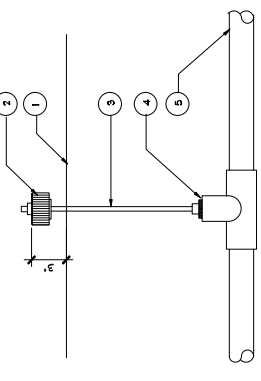
SECTION VIEW - N.T.S.

Ⓔ QUICK COUPLER

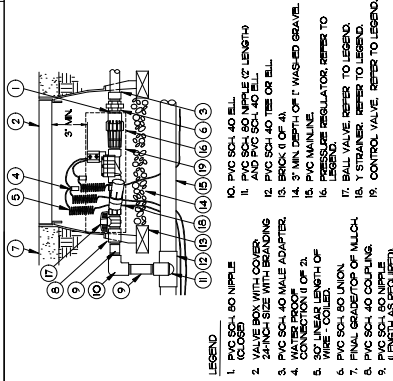


NOTES	PLANT
1. PRESSURE COMPENSATING DOWP EMITTER SCHEDULE FOR QUANTITY PER PLANT	1. PRESSURE COMPENSATING DOWP EMITTER SCHEDULE FOR QUANTITY PER PLANT
2. AUTOMATIC FLUSHING END CAP	2. AUTOMATIC FLUSHING END CAP
3. LA TUBES LINE REQUIRED A MINIMUM OF 12" BELOW GRADE	3. LA TUBES LINE REQUIRED A MINIMUM OF 12" BELOW GRADE
NOTE REFERS TO IRRIGATION LERSO FOR MAINFL. AND MODES OF WATERBUBBLES OUTLETS, AND PLANT VALVES, ETC.	NOTE REFERS TO IRRIGATION LERSO FOR MAINFL. AND MODES OF WATERBUBBLES OUTLETS, AND PLANT VALVES, ETC.
PLACE EMITTER WITHIN 6' RADIIUS OF SLEIGH CENTER.	PLACE EMITTER WITHIN 6' RADIIUS OF SLEIGH CENTER.

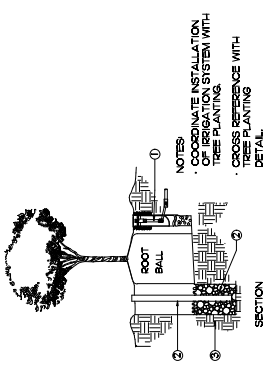
H Emitter Outlet Layout



1. FINAL GRADE
2. ~~EMITTER TO BE INSTALLED 3" ABOVE FINISH GRADE~~
3. 18" POLYETHYLENE RISER
4. 1/2" THREADED BASE
5. PVC SCHEDULE 40 TEE



DRIP VALVE ASSEMBLY



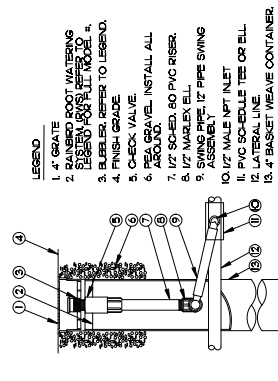
LEGEND KEY

1. SUB GRADE ELEVATION, NUMBER OF TUBES PER ROW, NUMBER OF TUBES PER NEW TREE, POSITION TUBES AND DRAIN TUBE EQUALLY SPACED AROUND TREE
2. INSULATION TUBE AND SUBGRADE ELEVATION PLANTING DETAIL
3. COMPACTED SUBGRADE ELEVATION AND SEE DETAIL

IRRIGATION FOR TREES

NOTE:

- USE TEFLON TAPE ON ALL SWING JOINTS.
- INSTALL TRIPLE SWING JOINTS WITH ALTERNATING MARLEX AND PVC SCHEDULE 40 STREET ELLS.



SUB-GRADE BUBBLER

① DRIP EMITTER

F WALL MOUNT CONTROLLER

1

2

4

City of Phoenix General Inventory / Salvage Notes

1. The City of Phoenix General Notes are the only notes approved on this plan. Additional general notes generated by the assistant and placed on the plan are not approved as part of this plan and are noted as such on the plan.

2. Plant materials must be individually tagged in the field at the time the inventory is conducted. The tag must include the plant name, with a handwritten ID, and include the number which corresponds to the number shown on the plan. A field review will not occur until clearly marked tags are in place on each plant to be included in the inventory.

3. Tags must be attached so that they will remain on the plant for the duration of the salvage and nursery storage period. Plant materials without numbered tags in the nursery will not be counted toward the total requirement for the project.

4. All salvageable material is to be clearly flagged with tape or plastic tags visible from all directions. Tags shall be numbered to correspond with the plant inventory plan and legend.

Color codes as follows:

- Red - Salvage and relocate.
- White - Preserve and protect in place.
- Blue - Destroy, not salvageable and cannot remain in place.

5. Contact the Street Transportation Department, Horticulturist, at 602-234-8898, prior to the re-location or removal of existing plant material in the A.D.O.T. R.O.W. that is on the City's side of the sound wall. Obtain written approval from the Street Transportation Department prior to the re-location or removal of any plant material or equipment.

6. A Salvage permit shall be obtained and completed prior to the Grading and Construction permit. The permit shall be obtained from the City of Phoenix, Department of Public Works, prior to the start of the construction fence, and all salvaged plants placed in the nursery and field inspected.

7. All protective fencing shall be in place before any earth-moving equipment is used on the site. The contractor shall be responsible for the construction fence, and all salvaged plants placed in the nursery and field inspected.

8. All material to be salvaged shall be removed and placed in the designated area within 10' beyond project (typ.) and inspected by the City of Phoenix. Call 602-262-7611 to schedule an inspection after salvage is completed.

9. All tagged materials must remain in nursery or on-site until nursery check is approved.

10. No nails, wires or other objects that damage the cambium or cause injury to the tree may be used during the salvage process. All efforts shall be taken by using padding or other methods to preserve the integrity of the bark.

11. Trees and protected plant material or material noted for salvage that are destroyed or die during the salvage, relocation, or maintenance period will be replaced with a plant of equal or greater size and type by the responsible party. The contractor shall be responsible for the replacement of the salvaged material. Certificates of Occupancy will be issued before all required material has been replaced. All replacement material shall be approved by the Planning & Development Landscape Architect. A maximum of 10% of the salvageable plant material will not be required to be replaced if lost.

12. All requirements of the State of Arizona, including the "Notice of Intent to Clear Land", shall be met notwithstanding any approval by the City of Phoenix.

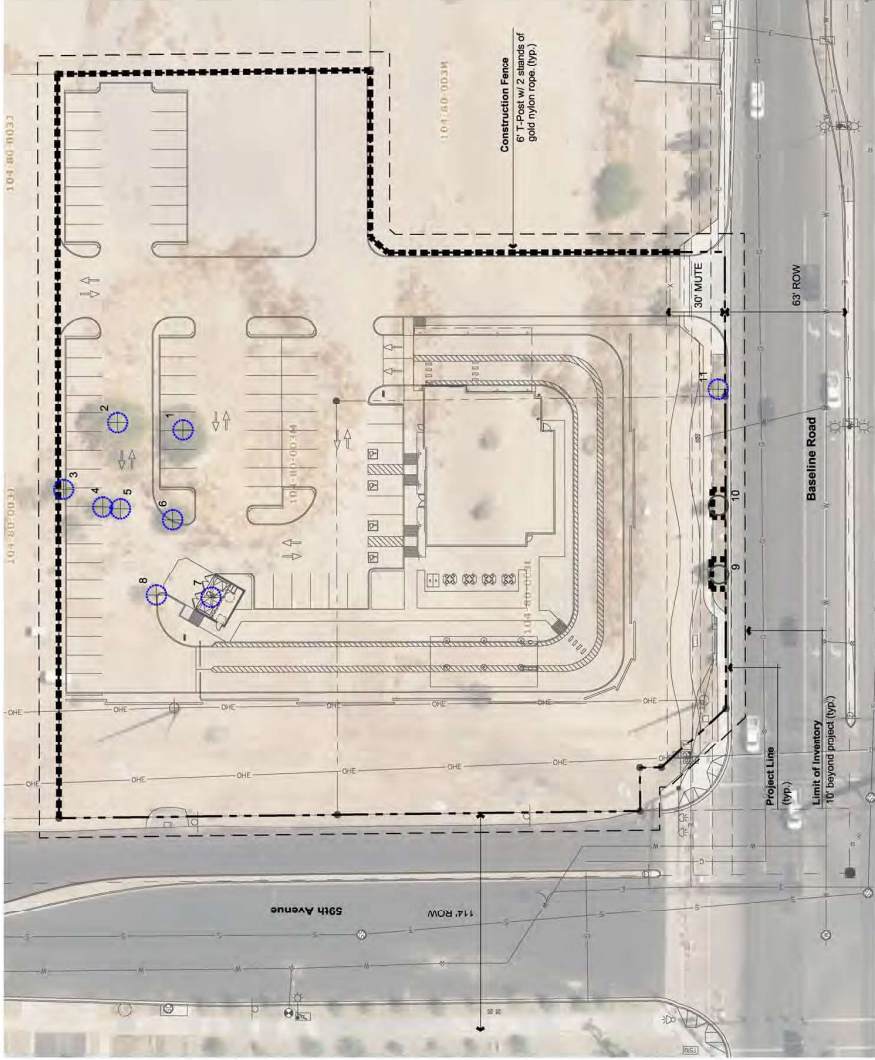
13. File Notice of Intent (NOI) to clear land with the State of Arizona, 602-542-6408. Provide a copy of the NOI Permit to the inspector. <https://agriculture.az.gov/sites/default/files/2022-02/20-50NP-520>

14. Provide a copy of the County Dust Control Permit to the inspector.

15. No salvage material shall be removed from the site without Planning & Development Landscape Architect approval.

16. Knowingly or negligently providing false or misleading information to the City of Phoenix regarding salvageable materials may result in delays and/or suspension of permits and inspections.

17. Plan approval is valid for 1 year (12 months). Prior to plan approval expiration, all associated permits shall be purchased or the plans shall be resubmitted for extension of plan approval. The expiration, extension, and resubmission of plans shall be approved by the City of Phoenix. Plans shall follow the same guidelines as those indicated in the Phoenix Building Construction Code Administrative Provisions Section 105.3 for Building permits.



- Notes-**
1. No nursery needed due to lack of salvageable material.
 2. All remain in place plants will continue to be watered by their existing irrigation system.

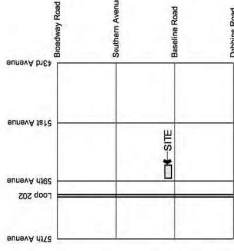
Plant #	Species	Common Name	Cutler (in)	Width (in)	Height (ft)	Condition	Designation	Inventory	Intended	Comments
1	Prosopis juliflora	Mesquite	12	12	15	Poor	NS	NS	D	Damage / Branch Unstable / Tree Structure
2	Prosopis juliflora	Mesquite	12	12	15	Poor	NS	NS	D	Damage / Branch Unstable / Tree Structure
3	Prosopis juliflora	Mesquite	13	15	10	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
4	Prosopis juliflora	Mesquite	1	10	10	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
5	Prosopis juliflora	Mesquite	1	12	12	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
6	Prosopis juliflora	Mesquite	1	12	12	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
7	Prosopis juliflora	Mesquite	1	14	10	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
8	Prosopis juliflora	Mesquite	1	8	7	Fair	NS	NS	D	Damage / Branch Unstable / Tree Structure
9	Eragrostis pectinacea	Ghost Gum	1	12	18	Fair	NS	NS	RGP	Proximity to Concrete / U/I Utilities
10	Eragrostis pectinacea	Ghost Gum	1	6	15	Fair	NS	NS	RGP	Proximity to Concrete / U/I Utilities
11	Acacia saligna	Willow Acacia	1	12	15	Poor	NS	NS	D	Damage / Branch Unstable / Tree Structure

CITY OF PHOENIX

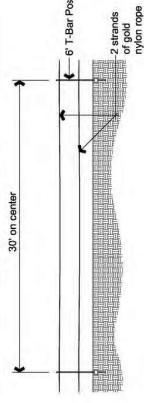
MAY 2 0 2025

Planning & Development
Department

Vicinity Map



Construction Fence Detail



Project Consultants

Landscape Architect
Hourias Associates
107 Avenida Miramar - Suite D
Phoenix, AZ 85012
Phone (602) 869-6757
Fax (602) 869-6769
Email: rhourias@houriasassociates.com

Owner / Developer
Chick-fil-A
Design and Construction - West Region
16 Technology Drive
Irvine, CA 92618
404-302-4407 (p) - 404-684-8550 (f)
Contact: Don Keller - Don.keller@chick-fil-a.com

Plant Legend

- Tree - Salvage
- Tree - Destroy
- Tree - Remain / Protect in Place
- Cacti - Salvage
- Cacti - Destroy
- Cacti - Remain / Protect in Place

Seasonal Salvage Note

Kevin Brenda understands that winter salvage operations of Sonoran plant material have an increased potential for loss of plant material (low survivability rate). I also understand that the City of Phoenix only allows a ten percent loss rate during the salvage process. Any additional loss of plant materials beyond the allowed ten percent must be replaced with live and true plant materials.

Developer / Developer Representative
Kevin Brenda
Date: 1/20/2025

Approximate Salvage Date - 4/1/2025

Approval Block

INVENTORY / SALVAGE PLAN APPROVAL, CITY OF PHOENIX DATE: 12/01/2025
REVISION:
SCALE: 1" = 30'

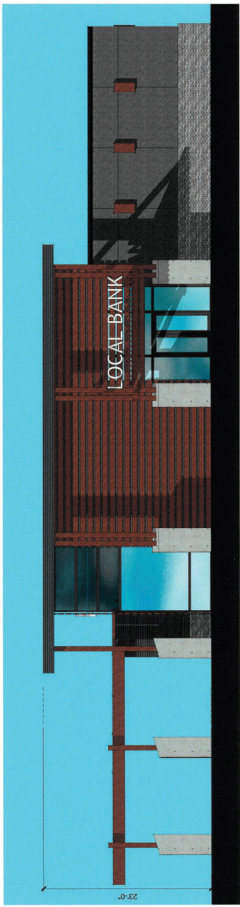
CHECKED: 11%
DRAWN: KB
SHEET: 1 OF 1

Plant Totals	Tree	Cacti
Remain	0	0
Salvage	0	0
Destroy	9	0
Total	11	0

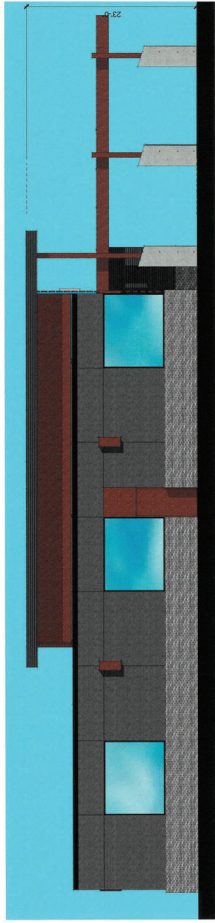
\$6,000 estimated salvage / replacement cost.

EXHIBIT K

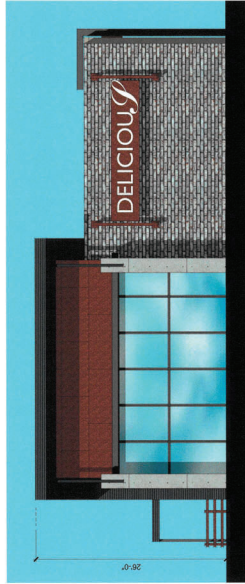
EXHIBIT L



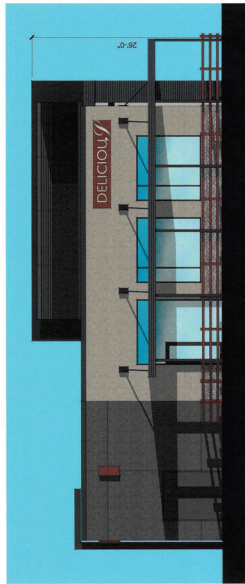
① BANK ELEVATION EAST
1/8" = 1'-0"



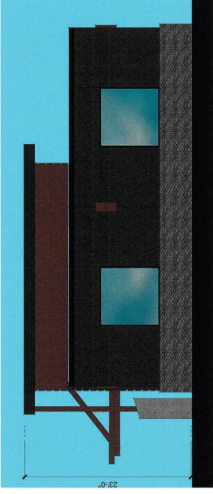
③ BANK ELEVATION WEST
1/8" = 1'-0"



⑤ RESTAURANT ELEVATION SOUTH
1/8" = 1'-0"



⑦ RESTAURANT ELEVATION NORTH
1/8" = 1'-0"



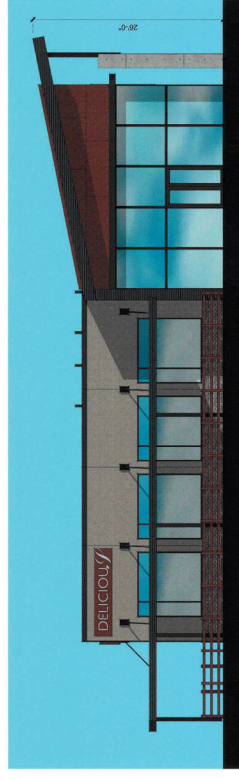
② BANK ELEVATION NORTH
1/8" = 1'-0"



④ BANK ELEVATION SOUTH
1/8" = 1'-0"

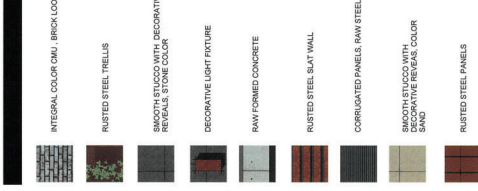


⑥ RESTAURANT ELEVATION EAST
1/8" = 1'-0"



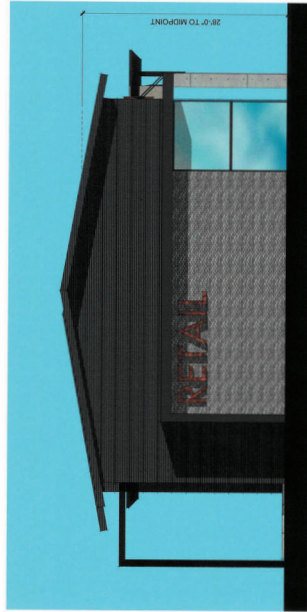
⑧ RESTAURANT ELEVATION WEST
1/8" = 1'-0"

MATERIAL LEGEND





① RETAIL SMALLER SOUTH
1/8" = 1'-0"



③ RETAIL SMALLER NORTH
1/8" = 1'-0"

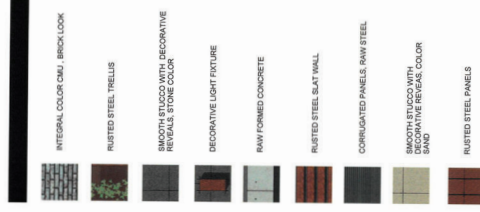


② RETAIL SMALLER EAST
1/8" = 1'-0"



④ RETAIL SMALLER WEST
1/8" = 1'-0"

MATERIAL LEGEND



CITY OF PHOENIX

JUN 11 2015
PLANNING & DEVELOPMENT
Department

4445 East McDowell Street
Phoenix, Arizona 85008
Phone: 602.544.8888
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COTTONFIELDS PLAZA

Stipulated Elevations

DPOG Project No. 1534
COTTONFIELDS PLAZA
PRELIMINARY ARCHITECTURAL
CONSTRUCTION

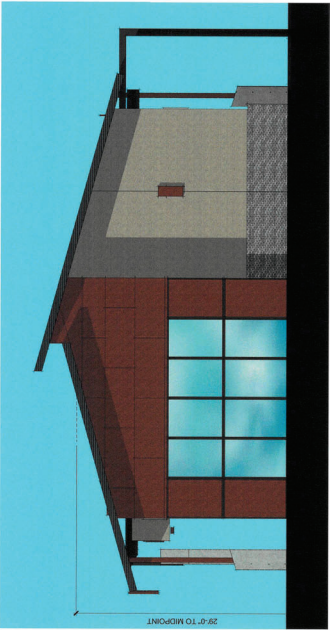
06.16.16

PHO-1-25--Z-14-16-8

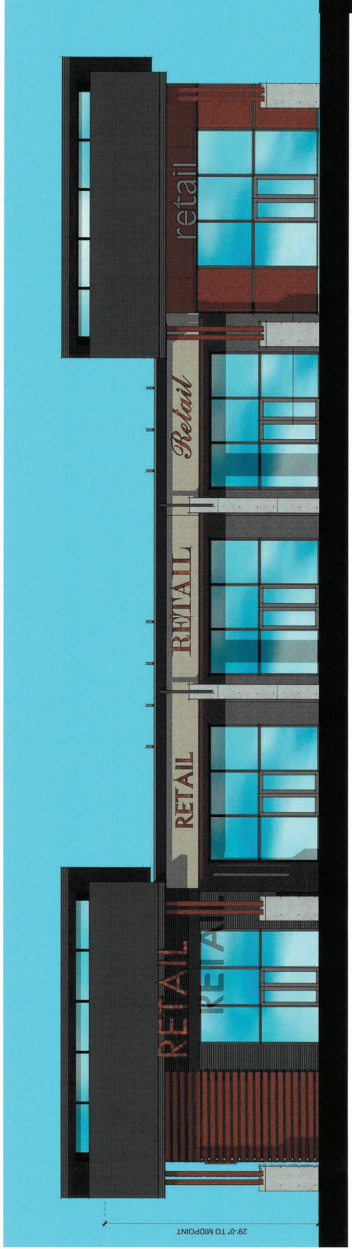
Hearing Date: May 21, 2025



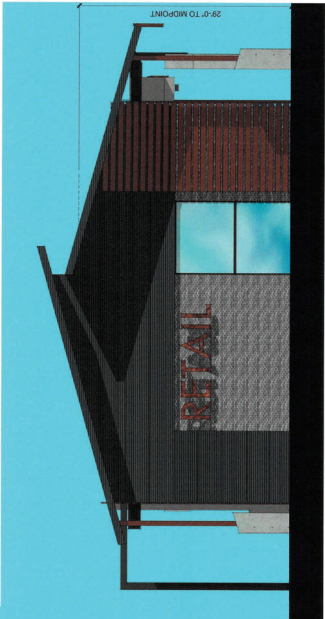
1 RETAIL NORTH
1/8" = 1'-0"



2 RETAIL EAST
1/8" = 1'-0"

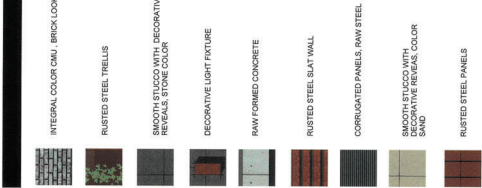


3 RETAIL SOUTH
1/8" = 1'-0"

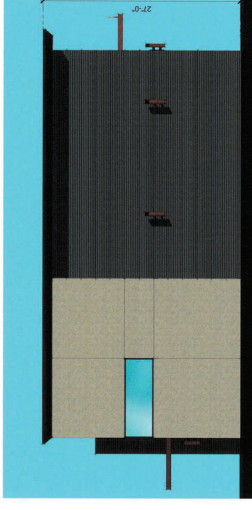
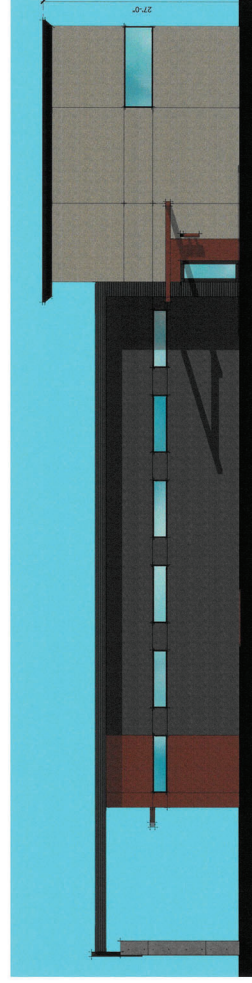


4 RETAIL WEST
1/8" = 1'-0"

MATERIAL LEGEND



CITY OF PHOENIX
JUN 21, 2016
Planning & Development
Department



MATERIAL LEGEND



CITY OF PHOENIX

JUN 27 2016

**Planning & Development
Department**

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COTTONFIELDS PLAZA

Stipulated Elevations

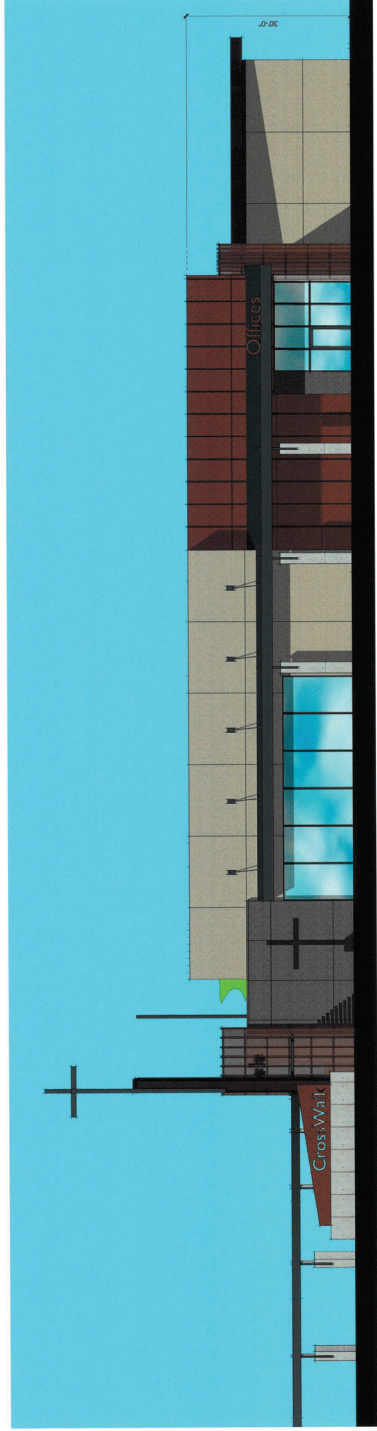
DFDG Project No. 1539
PRELIMINARY NOT FOR
CONSTRUCTION

06.16.16

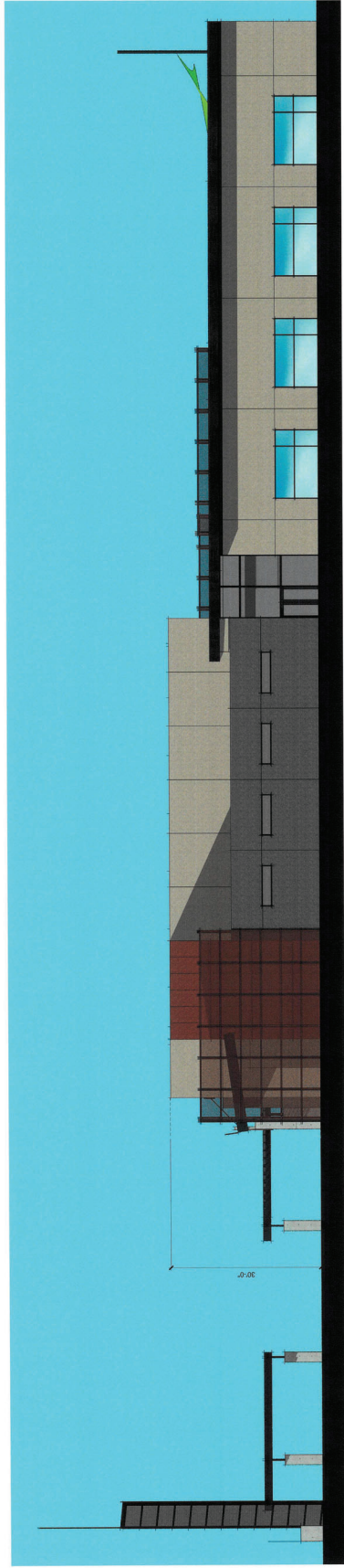
HEARING DATE: May 21, 2025

MATERIAL LEGEND

	INTEGRAL COLOR CMU, BRICK LOOK
	RUSTED STEEL TRELLIS
	SMOOTH STUCCO WITH DECORATIVE REVEALS, STONE COLOR
	DECORATIVE LIGHT FIXTURE
	RAW FORMED CONCRETE
	RUSTED STEEL SLAT WALL
	CORRUGATED PANELS, RAW STEEL
	SMOOTH STUCCO WITH DECORATIVE REVEALS, COLOR SAND
	RUSTED STEEL PANELS



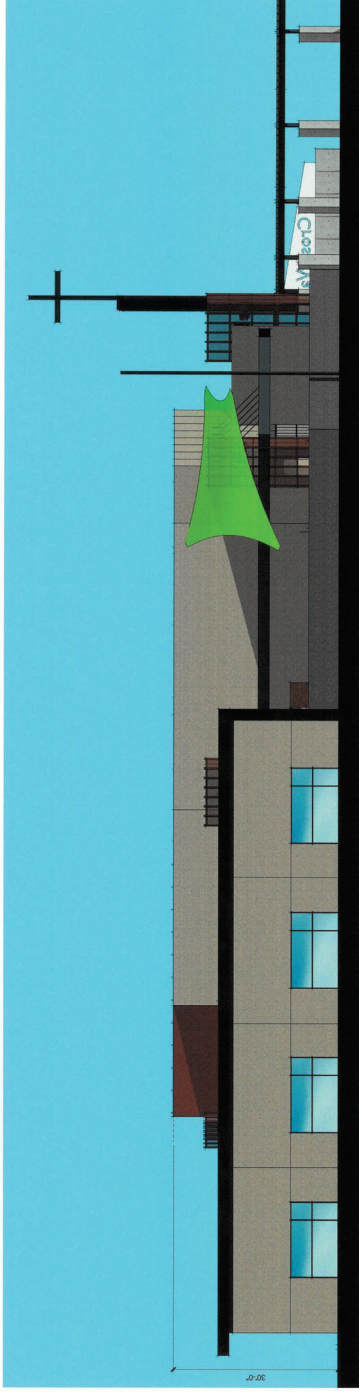
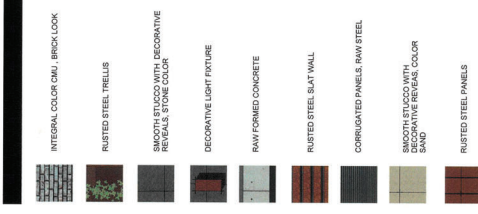
① PHASE 1 CHURCH SOUTH
3/32" = 1'-0"



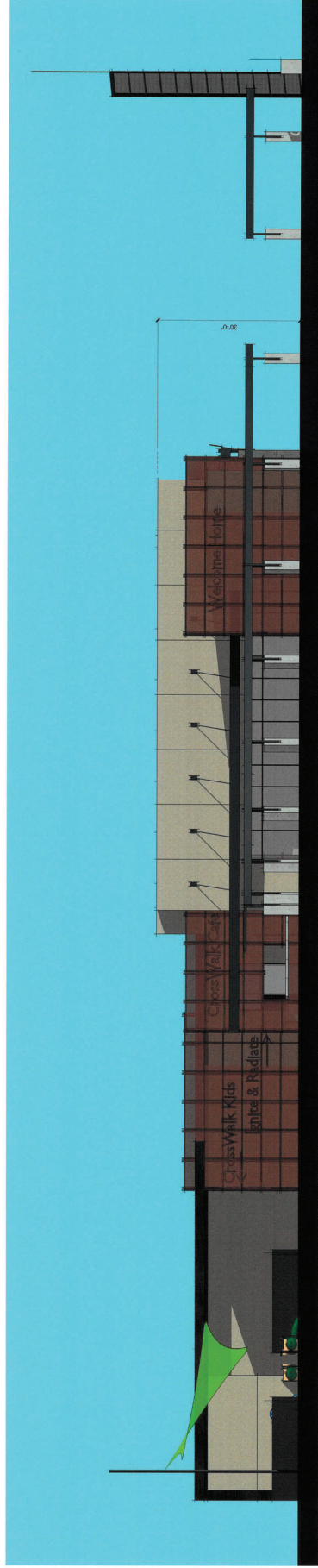
② PHASE 1 CHURCH EAST
3/32" = 1'-0"

CITY OF PHOENIX
JUN 21 2018
Planning & Development
Department

MATERIAL LEGEND



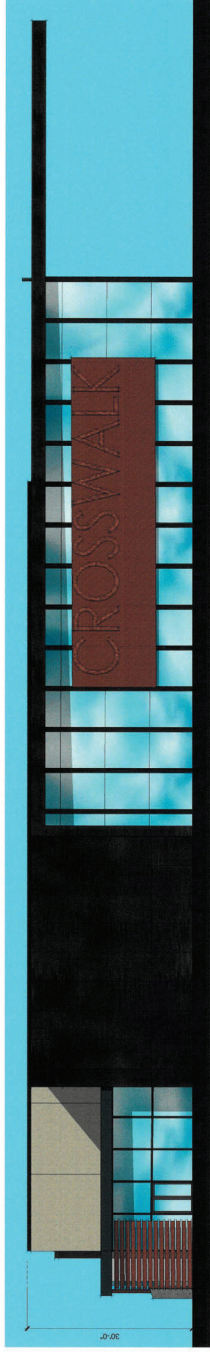
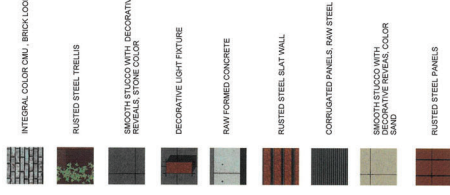
① PHASE 1 CHURCH NORTH
3/32" = 1'-0"



② PHASE 1 CHURCH WEST
3/32" = 1'-0"

CITY OF PHOENIX
JUN 21, 2018
Planning & Development
Department

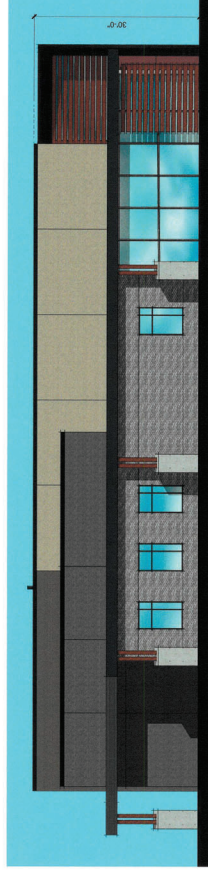
MATERIAL LEGEND



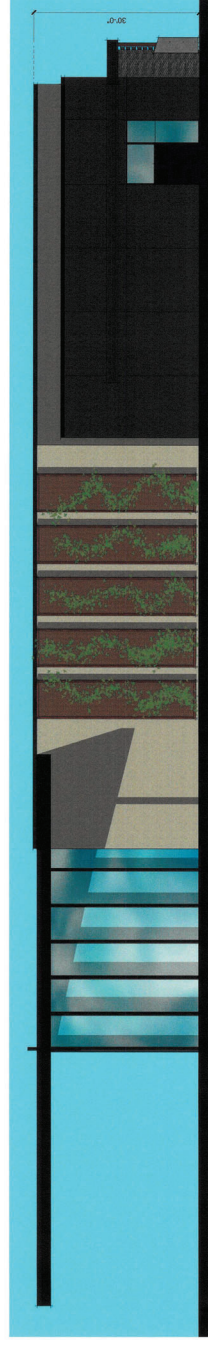
① PHASE 2 CHURCH SOUTH
3/32" = 1'-0"



② PHASE 2 CHURCH EAST
3/32" = 1'-0"



③ PHASE 2 CHURCH WEST
3/32" = 1'-0"



④ PHASE 2 CHURCH NORTH
3/32" = 1'-0"

CITY OF PHOENIX
JUN 21 2018
Planning & Development
Department

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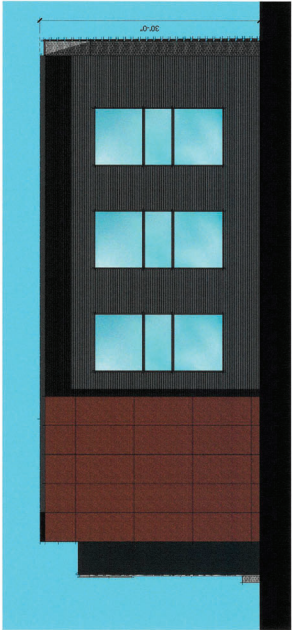
COTTONFIELDS PLAZA

Stipulated Elevations

0616 Project No. 133
PRELIMINARY NOT FOR
CONSTRUCTION
DOCUMENT C-00000000-0000

06.16.16

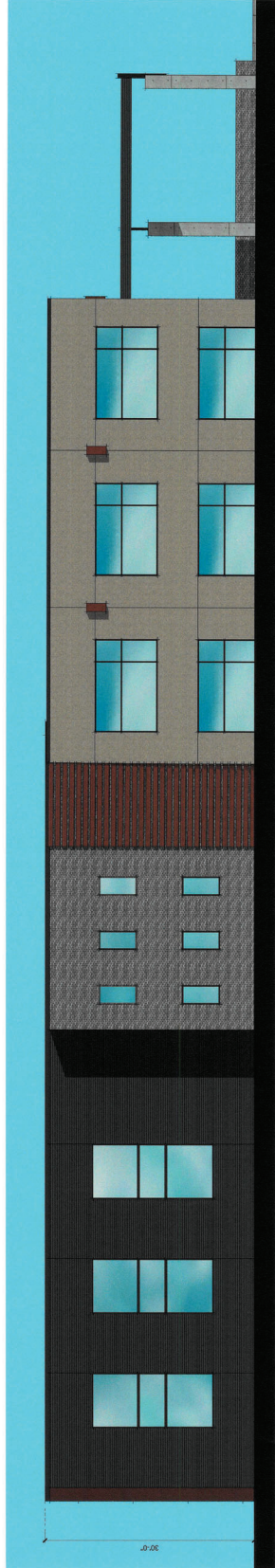
Hearing Date: May 21, 2025



1 CLASSROOM 2 EAST
1/8" = 1'-0"



2 CLASSROOM 2 WEST
1/8" = 1'-0"

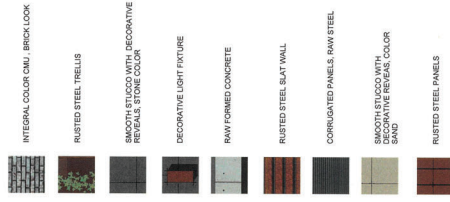


3 CLASSROOM 2 NORTH
1/8" = 1'-0"



4 CLASSROOM 2 SOUTH
1/8" = 1'-0"

MATERIAL LEGEND



MATERIAL LEGEND

3" = 1'-0"

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COTTONFIELDS PLAZA

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06/16/16
133
CITY OF PHOENIX
PLANNING & DEVELOPMENT
DEPARTMENT
PRELIMINARY NOT FOR
CONSTRUCTION
DOCUMENT COUNTERPART # 2016

Hearing Date: May 21, 2025

EXHIBIT M

Teresa R Garcia

From: Stephanie Hurd <hurdles10@gmail.com>
Sent: Wednesday, May 21, 2025 9:50 AM
To: PDD PHO
Subject: Today's PHO: Item#9

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Sorry for the late email. I was hoping they would fully comply with our request but they said they are not able to. I would just like to have it be on record what we requested.

A minimum of 25% of uncovered employee and customer 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.

Thank you,

Stephanie Hurd
Laveen Village Planning Committee Chair