

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION Byron Easton, Planner III, Hearing Officer Logan Zappolo, Planner I, Assisting

November 19, 2025

ITEM NO: 4	
	DISTRICT NO. 7
SUBJECT:	
Application #:	PHO 5-25--Z-47-19-7
Location:	Approximately 1900 feet south of the southwest corner of 59th Avenue and Baseline Road
Zoning:	R-4
Acreage:	23.27
Request:	1) Request to modify Stipulation 34 regarding general conformance to the site plan, landscape plan, and elevations date stamped October 1, 2021.
Applicant:	George Pasquel III, Withey Morris Baugh, PLC.
Owner:	Brian Huffaker, Laveen Park Place Apts, LLC. (Hawkins Companies)
Representative:	George Pasquel III, Withey Morris Baugh, PLC.

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this request on November 17, 2025 and recommended approval by a vote of 11-0.

DISCUSSION:

George Pasquel III, representative of Withey Morris Baugh, PLC, explained the request as a modification of the previously approved site plan to the new site plan for multifamily residential development which is less intense. Mr. Pasquel confirmed the case went to the Laveen Village Planning Committee on November 17, 2025. He then explained that the request is for a portion of the larger 128-acre Laveen Park Place project. Mr. Pasquel stated the site is currently zoned R-4 and the master plan for the project has always been planned for multi-family development. He explained the case went through a PHO hearing in 2021 and had the site plan approved which includes a central entry, community space, and clusters of amenities throughout the site. He then explained that the proposed site plan still shows a centralized clubhouse and clusters of amenity spaces. He clarified the proposed site plan is less intense

than the previously approved site plan, with a reduction in units, height, and required parking. Mr. Pasquel clarified the request is only to modify the stipulation regarding general conformance to the site plan and further explained the proposed amenity spaces including a custom swimming pool, ramadas, a fitness center, a bike workshop and more. He then explained multiple secondary amenity spaces including a variety of sport courts. Mr. Pasquel described the elevations and materials, stating the previously approved elevations were a 4-story project and has now been reduced to 3-stories. Mr. Pasquel explained the differences in the previously approved project and the updated project that features less lot coverage, more open space, and updated units to appeal to families. He explained financial issues relating to the previously approved project being undevelopable, resulting in the current request. He added the property is entitled to be over 700 units, was previously approved for 536 units, and now the applicant is only proposing 456 units. He noted, the Village Planning Committee recommended approval with a vote of 11-1 in the original submittal, and recommended approval with a vote of 11-0 vote on November 17, 2025.

Mr. Easton asked if the requested stipulations are stipulation 33, A-E.

Mr. Pasquel indicated the correct stipulation to be modified should be Stipulation 34 from PHO-3-21—Z-47-19-7.

Mr. Zappolo confirmed the request to be modified in this case originates from PHO-3-21--Z-47-19-7 as this pertains to Site C indicated on the master plan.

Mr. Easton clarified the correct stipulation to modify the site plan, landscape plan, and elevations. He then asked how the elevations are different from the previous.

Mr. Pasquel explained the previous submittal was 4 stories and are now 3 stories and included the previous plans indicated garages underneath the units and the proposed has removed the garages. He added the materials are generally the same, however the color pallet has changed, and the breezeways have stayed the same.

Mr. Easton asked if the Laveen Village Planning Committee had any issues with the proposed elevations.

Mr. Pasquel stated the Village liked the old elevations and had 4 and 3-story buildings however, they had no opposition to the proposed elevations.

Mr. Easton reiterated the Laveen Village Planning Committee heard the case on November 17, 2025 and recommended approval of this request with a vote of 11-0 and explained he had not received any opposition from the public.

Mr. Easton recommended approval of the request.

FINDINGS:

- 1) The request to modify Stipulation 34 regarding general conformance with the site plan, landscape plan and elevations is recommended for approval.

The subject property includes only approximately 23 gross acres of the 128 gross acres rezoned in the original case. The original case created the allowance for Laveen Park Place, a large, mixed-use development that included the multifamily residential portion that is the subject of this request. The stipulated site plan depicted a 536-unit multi-family development at approximately 20.85 dwelling units per gross acre and approximately 14% open space. The buildings also show an overall height of 4-stories (45'-6") and lot coverage of 32%. The buildings were uniquely arranged across the site and clustered around a series of open space areas and resident amenities. A substantial amount of active and passive amenity areas were provided, including swimming pools, playgrounds, picnic areas, splash pad, basketball court, bocce ball, pickle ball courts, etc.

The proposed conceptual site plan depicts a reduced 456-unit multi-family development at approximately 21 dwelling units per gross acre, with approximately 18% open space. The buildings also show an overall height of 3-stories (29'-5") and lot coverage of 20%. The proposal is substantially similar to the stipulated site plan except less dense and intense. A substantial amount of active and passive amenity areas are still being provided and the density remains below, and the open space above, Ordinance standards. The proposal is compatible with existing development in the surrounding area.

The elevations and landscape plan is very similar to the stipulated versions. It should also be noted that the Laveen Village Planning Commission reviewed and approved the elevation design.

STIPULATIONS:

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

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

9.	The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
a.	Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
b.	Three bus stop pads shall be located along Southbound 59th Avenue.
10.	If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11.	If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12.	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
13.	Prior to preliminary site plan approval, the landowner shall execute a proposition 207 waiver of claims form. the waiver shall be recorded with the Maricopa County recorder's office and delivered to the city to be included in the rezoning application file for record.
Site A	
14.	The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
15.	The maximum building height shall be limited to 56 feet.
16.	There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.

17.	A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
18.	A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot-wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
19.	A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
20.	The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
21.	The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
22.	The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
Site B (Retail/Restaurant)	
23.	The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.

24.	There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.		
25.	The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:		
	a.	Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:	
		(i)	A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
		(ii)	A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
	b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.	
	c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.	
	d.	Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.	
26.	Drive-through restaurant pick-up windows shall be architecturally		

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

34.	The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped OCTOBER 10, 2025, October 1, 2021 , as modified by the following Stipulations and approved by the Planning and Development Department.
35.	The developer shall provide secured bicycle parking as required in Chapter 13, Section 1307.h for multi-family development, as approved by the Planning and Development Department.
36.	There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
37.	A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.
38.	The developer shall submit a deceleration warrant analysis to the Street Transportation Department. Improvements shall be consistent with the approved analysis, as approved by the Street Transportation Department.
39.	The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
40.	The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
41.	The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.
Site D (Commerce Park/General Commerce Park North of the LACC)	

42.	The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:	
	a.	Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
	(i)	A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
	(ii)	There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
	b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.
	c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
	d.	Ensuring architectural style is consistent with prior phases of the project and development in the area.
43.	There shall be a minimum of one exterior employee balcony provided on each four-story building, that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.	
44.	The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.	
45.	A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot-wide landscape areas, as approved by the Planning and Development Department.	
46.	A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and	

	installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
47.	A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
48.	The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
49.	The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
50.	A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
51.	The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
52.	The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.
53.	The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
54.	The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at

	the southeast corner of Baseline Road and 63rd Avenue, as approved by the Planning and Development Department.	
	Site E (Commerce Park/General Commerce Park South of the LACC)	
55.	The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:	
	a.	Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
	(i)	A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
	(ii)	There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
	b.	Arcades and overhangs shall be incorporated into the buildings to promote shade.
	c.	All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
	d.	Ensuring architectural style is consistent with prior phases of the project and development in the area.
56.	There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.	
57.	The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.	
58.	A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees,	

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

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