

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION September 4, 2025

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| ITEM NO: 16     |                                                                                      |
|                 | DISTRICT NO.: 8                                                                      |
| SUBJECT:        |                                                                                      |
|                 |                                                                                      |
| Application #:  | Z-SP-5-25-8                                                                          |
| Location:       | Approximately 300 feet north the northeast corner of 43rd Avenue and Baseline Road   |
| From:           | C-1 (Pending C-2 HGT/WVR)                                                            |
| To:             | C-2 HGT/WVR SP                                                                       |
| Acreage:        | 2.46                                                                                 |
| Proposal:       | Special Permit for self-service storage and underlying C-2 uses with a height waiver |
| Applicant:      | Cassandra Ayres, Berry Riddell, LLC                                                  |
| Owner:          | 43rd Ave and Baseline Development, LLC                                               |
| Representative: | Cassandra Ayres, Berry Riddell, LLC                                                  |

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Laveen** 8/11/2025, Approval, per the staff recommendation with a modification, deletion and an additional stipulation. Vote: 12-1.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-SP-5-25-8, per the Laveen Village Planning Committee recommendation.

Maker: Boyd  
Second: James  
Vote: 6-0  
Absent: Odegard-Begay, Matthews  
Opposition Present: No

### **Findings:**

1. The proposal will develop vacant property and provide commercial services to the surrounding residents.
2. As stipulated, the proposal supports efforts from various plans and initiatives including the Shade Phoenix Plan, Transportation Electrification Action Plan, and Phoenix Climate Action Plan.
3. The stipulated landscaping and planting standards are above the required minimum standards and will contribute to making the proposal compatible with the surrounding land uses.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped August 4, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 40 feet.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. The vehicular entrance located along 43rd Avenue shall include a minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and a minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade tree, as approved by the Planning and Development Department.
7. The north landscape setback shall be planted with minimum 50% 2-inch caliper AND 50% 3-INCH CALIPER, large canopy, drought-tolerant, shade trees, planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
8. A minimum of 25% of the surface parking 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.
9. GRAFFITI RESISTANT PAINT SHALL BE UTILIZED ON ALL EXTERIOR WALLS.
- ~~9.~~ A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd
10. Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.
- ~~10.~~ A minimum of 2% of the required parking spaces shall be EV Capable.
- 11.
- ~~11.~~
- ~~14.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater
12. management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

12. ~~Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the commercial property owner's association for a minimum of 10 years, or as approved by the Planning and Development Department.~~
13. The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage.

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

15. 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.
16. Prior to final 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.