

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION MAY 7, 2026

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-165-25-8
Location:	Southwest corner of 55th Avenue and Southern Avenue
From:	GC
To:	C-2
Acreage:	4.35
Proposal:	General retail and restaurant
Applicant:	Alex Hayes, Withey Morris Baugh, PLC
Owner:	55 South 3, LLC
Representative:	Adam Baugh, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 4/13/2026 Denial as filed, approval with modifications and an additional stipulation.
Vote: 10-2.

Planning Commission Recommendation: Denial as filed and approval of C-1 zoning, per the stipulations in the Staff Memo dated May 6, 2026.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to deny Z-165-25-8 as filed, and approve C-1 zoning, per the stipulations in the Staff Memo dated May 6, 2026.

Maker: Gorraiz
Second: James
Vote: 8-0
Absent: Hu
Opposition Present: Yes

Findings:

1. The proposal will develop vacant property and provide commercial services adjacent to an arterial street.
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 planting standards are above the typical requirement and will contribute to making the proposal compatible with the surrounding land uses.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped March 19, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. Building elevations, LANDSCAPE PLAN, SIGN PLAN, AND LIGHTING PLAN shall be presented for review and comment to the Laveen Village Planning Committee prior to preliminary site plan approval.
3. All street facing building elevations shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
4. The required perimeter landscape setbacks, not adjacent to a street, shall be planted with a minimum 50% 2-inch caliper trees AND 50% 3-INCH CALIPER TREES, as approved by the Planning and Development Department.
5. A pedestrian pathway shall be provided along Cottonfields Lane to connect the proposed commercial development to the sidewalk, as approved by the Planning and Development Department and if approval is granted by the adjacent Homeowners Association (owner of the private street/tract).
6. 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.
7. A minimum of 15% of uncovered surface parking lot areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper ~~OR 3-INCH CALIPER~~, drought tolerant, shade trees, or a combination thereof.
8. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
9. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.

12. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, adjacent to the development.
13. A minimum 6-foot-wide detached sidewalk separated by a minimum 6-foot-wide landscape area shall be constructed on the south side of Southern Avenue, and planted as follows:
 - a. Minimum 50% 2-inch caliper AND 50% 3-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 3 feet (excluding accents), evenly distributed throughout the landscape area 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.

14. STREET MEDIANS ALONG SOUTHERN AVENUE SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES-, OR AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
14. Prior to final site plan approval, all mitigation improvements shall be constructed and/or
15. funded as identified in the accepted Traffic Impact Analysis dated September 26, 2025.
15. Existing irrigation facilities along Southern Avenue shall be relocated outside of City
16. right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
16. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or
17. out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
17. All streets within and adjacent to the development shall be constructed with paving,
18. curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct
19. 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.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I
20. data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
20. In the event archaeological materials are encountered during construction, the developer
21. shall immediately cease all ground-disturbing activities within a 33-foot radius of the

discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

24. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of
22. 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, TTY: Use 7-1-1.