

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-157-25-8

April 8, 2026

[Laveen Village Planning Committee](#) Meeting Date: April 13, 2026

[Planning Commission](#) Hearing Date: May 7, 2026

Request From: [GC](#) (Golf Course District) (3.61 acres)
Request To: [C-2](#) (Intermediate Commercial) (3.61 acres)
Proposal: Gas station and convenience store
Location: Southeast corner of 59th Avenue and Southern Avenue
Owner: Alan Robinson, 59th Avenue 202, LLC
Applicant: Alex Hayes, Withey Morris Baugh, PLC
Representative: Adam Baugh, Withey Morris Baugh, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Parks / Open Space-Private and Residential 5 to 10 dwelling units/acre	
Street Map Classification	59th Avenue	Arterial	0-foot east half street
	Southern Avenue	Arterial	55-foot south half street
<i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i>			
The proposal will develop vacant land and will provide additional commercial development along an arterial street.			

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

The proposal, as stipulated, provides a reasonable level of intensity that is respectful to local conditions by providing buildings with modern agrarian architectural features which reflects Laveen's preference for a rural aesthetic, and large caliper trees within the perimeter landscape setback adjacent to single-family residential.

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

The proposal, as stipulated, includes perimeter landscaping and shaded surface parking. This will create a comfortable pedestrian environment, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable. In addition, a stipulation has been recommended for enhanced landscaping within the east and south landscape setbacks.

Applicable Plans, Overlays, and Initiatives

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

[Complete Streets Guiding Principles](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Conservation Measures for New Development](#): Background Item No. 10.

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

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

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	GC
North (across Southern Avenue)	Single-family residential	R1-8
East	Vacant land (proposed single-family)	PUD
South	Vacant land (proposed single-family)	PUD
West (across 59th Avenue)	Vacant agricultural land	S-1 (Approved R-3A)

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
North (adjacent to Southern Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	25 feet (Met)
East (adjacent to PUD)	1 story (or 15 feet): 25 feet 2-story (or 30 feet): 50 feet	50 feet (Met)
South (adjacent to PUD)	1 story (or 15 feet): 25 feet 2-story (or 30 feet): 50 feet	63 feet (Met)
West (adjacent to 59th Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	Approximately 50 feet (Met)
<i>Minimum Landscape Setbacks</i>		
North (adjacent to Southern Avenue)	Average 25 feet, minimum 20 feet for up to 50% of the frontage	Average 25 feet, minimum 20 feet (Met)
East (adjacent to PUD)	10 feet	10 feet (Met)
South (adjacent to PUD)	10 feet	10 feet (Met)
West (adjacent to 59th Avenue)	Average 25 feet, minimum 20 feet for up to 50% of the frontage	Average 25 feet, minimum 20 feet (Met)

C-2 (Intermediate Commercial)		
Maximum Building Height	2 stories, 30 feet	15 feet (Met)
Maximum Lot Coverage	50 percent	15 percent (Met)
Minimum Parking	29 spaces; Convenience store and gas station: 1 space per 300 square feet General retail: 1 per 300 square feet	35 spaces provided (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.61 acres located at the southeast corner of 59th Avenue and Southern Avenue from GC (Golf Course District) to C-2 (Intermediate Commercial) for a gas station and convenience store. The subject site is currently vacant and was previously developed with a rural/ranch style single-family home.

SURROUNDING LAND USES AND ZONING

2. North of the subject site, across Southern Avenue, is a single-family subdivision zoned R1-8 (Single-Family Residence District). The property to the east and south is currently vacant and was previously developed as a golf course, but was recently rezoned to PUD (Planned Unit Development). The proposed PUD will include a single-family development with a revitalized golf course. To the west, across 59th Avenue is vacant property zoned S-1 (Approved R-3A) (Ranch or Farm Residence, Approved Multi-Family Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is designated mostly Parks / Open Space – Privately Owned with a sliver of Residential 5 to 10 dwelling units per acre along the east and south sides on the General Plan Land Use Map. The vacant property to the east and south is designated Residential 5 to 10 dwelling units per acre. North of the subject site, across Southern Avenue, the single-family subdivision is designated Residential 3.5 to 5 dwelling units per acre. Finally, the vacant property west of the subject site, across 59th Avenue, is designated Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The proposed C-2 zoning district is not consistent with the General Plan Land Use Map designations; however, a General Plan Amendment is not required because the site is under 10 acres in size.



General Plan Land Use Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, depicts a 5,800-square foot convenience store with a 10,900-square foot gas canopy, with access via 59th Avenue and Southern Avenue. Both access entryways are limited to right-in and right-out. A small 2,800-square foot retail pad is located along Southern Avenue. Staff recommends two-inch caliper, large canopy, drought-tolerant, shade trees

to be planted in the landscape setbacks along the east and south perimeter of the site to buffer the commercial uses from residential development and provide enhanced landscaping. This is addressed in Stipulation No. 4. The proposed development meets the minimum development standards as listed in the Zoning Ordinance; as a result, staff recommends general conformance to the conceptual site plan. This is addressed in Stipulation No. 1.



*Proposed Site Plan
Source: Norris Design*

5. Elevations

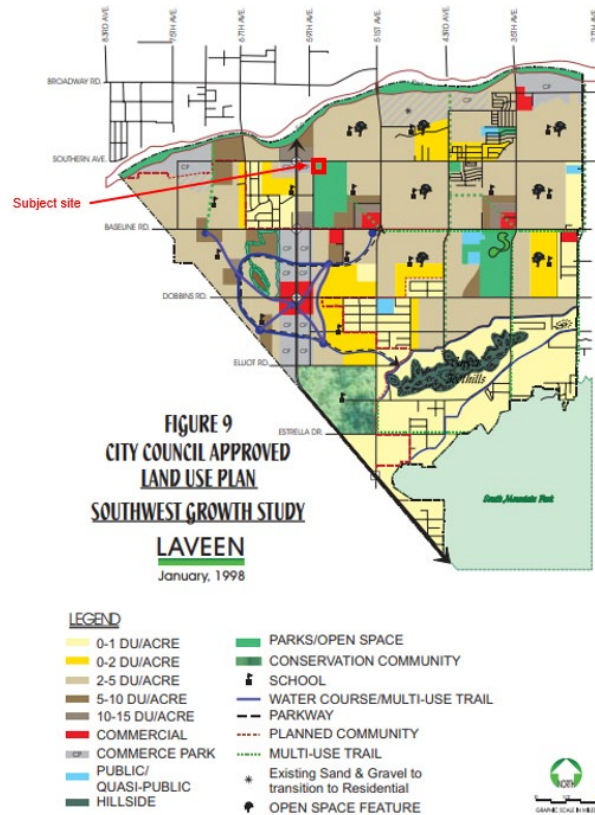
The applicant has not submitted elevations for the proposed gas station, convenience store, or the commercial pad. However, they have submitted character images for future development. As a result, staff recommends any proposed elevations be presented for review and comment to the Laveen Village Planning Committee. This is addressed in Stipulation No. 2. Furthermore, all street facing building elevations shall contain architectural features that reflect modern agrarian architecture with pitched roofs, variation in window sizes, and accent materials. This is addressed in Stipulation No. 3.

PLANS, OVERLAYS, AND INITIATIVES

6. [Laveen Southwest Growth Study:](#)

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Parks/Open Space. Although not consistent with the designation, recent land use trends in the area, including the redevelopment of the golf course, support the proposed development. The Laveen Southwest Growth Study also

outlines specific design policies and standards for various types of development that will enhance Laveen’s built environment while remaining respectful to its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. The proposal incorporates accent materials and features that will be compatible with the agrarian culture of the Laveen Village, per Stipulation No. 3.



7. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment, staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 5. Stipulation Nos. 13 and 14 will help pedestrianize the immediate street frontage by requiring a detached sidewalk with landscaping along 59th Avenue and Southern Avenue.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the proposal will provide bicycle parking per the City's Walkable Urban Code. This is addressed in Stipulation No. 7.

9. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends stipulations designed to provide trees and enhanced shade within and adjacent to the development as follows:

- The surface parking lot area shall be landscaped with minimum two-inch, drought tolerant, shade trees or shade structure/s to achieve a minimum of 15 percent shade (Stipulation No. 6);
- The perimeter landscape setback, not adjacent to a street, shall be planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees (Stipulation No. 4);
- A detached sidewalk with a 10-foot-wide landscape area planted with two-inch caliper, single-trunk, large canopy, drought-tolerant shade trees along 59th Avenue (Stipulation No. 13);
- A detached sidewalk with a 10-foot-wide landscape area planted with two-inch caliper, single-trunk, large canopy, drought-tolerant shade trees along Southern Avenue (Stipulation No. 14).

10. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 6, 8 and 9.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 8, which requires a minimum of two GI techniques for stormwater management to be implemented if the site is ever redeveloped.

12. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development narrative states that recycling services will be reviewed during the site planning process.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has received five letters of opposition from the same individual and one letter of support for this rezoning case. Some of the stated concerns included the proposed use, crime, and reduction of home values.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has requested the following:
- The south half of Southern Avenue shall be constructed to an Arterial CM cross-section.
 - Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions outlined in the approved agreement with SRP.
 - Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP.
 - A 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape area shall be constructed on the east side of 59th Avenue.

- A 6-foot-wide detached sidewalk with a minimum 10-foot-wide landscape area shall be constructed on the south side of Southern Avenue.
- All mitigation improvements shall be funded or constructed as identified by the accepted Traffic Impact Analysis.
- The existing SRP facilities along Southern Avenue shall be relocated outside of the City right-of-way.
- All streets shall be reconstructed/constructed to meet City and ADA standards.

These are addressed in Stipulation Nos. 10 through 18.

OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 19 through 21.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 22.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop a vacant site 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, Comprehensive Bicycle Master 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 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 2-inch caliper trees, 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. 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, drought tolerant, shade trees, or a combination thereof.
7. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
8. 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.

9. 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.
10. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, adjacent to the development. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
11. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
12. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to preliminary site plan approval.
13. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the east side of 59th Avenue, and planted as follows:
 - 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 3 feet (excluding accents), evenly distributed throughout the landscape areas 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. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the south side of Southern Avenue, and planted as follows:
 - 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 3 feet (excluding accents), evenly distributed throughout the landscape areas 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. Prior to final site plan approval, all mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 26, 2025.
16. Existing irrigation facilities along Southern Avenue are to be relocated outside of City 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
17. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or 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.
18. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
19. 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.
20. 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.
21. 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.

22. 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.

Writer

Nayeli Sanchez Luna

April 8, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch map

Aerial map

Conceptual site plan date stamped March 19, 2026

Conceptual renderings (character images) date stamped March 19, 2026

Correspondence (5 pages)

MARICOPA COUNTY

R1-8 PRD*
Z-98-98

58TH DR

KOWALSKY LN

SOUTHERN AVE

GC
Z-25-00

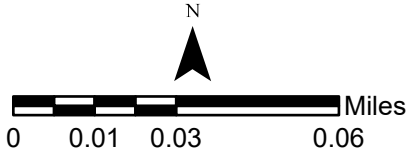
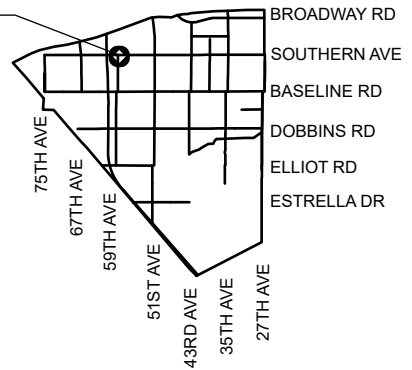
PUD*
Z-25-24

S-1
R-3A *
Z-96-06

R1-8
PRD
Z-26-00

T RYAN LN

Z-157-25-8

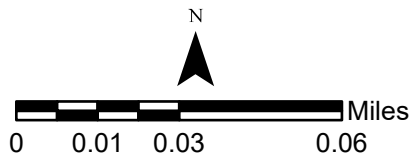
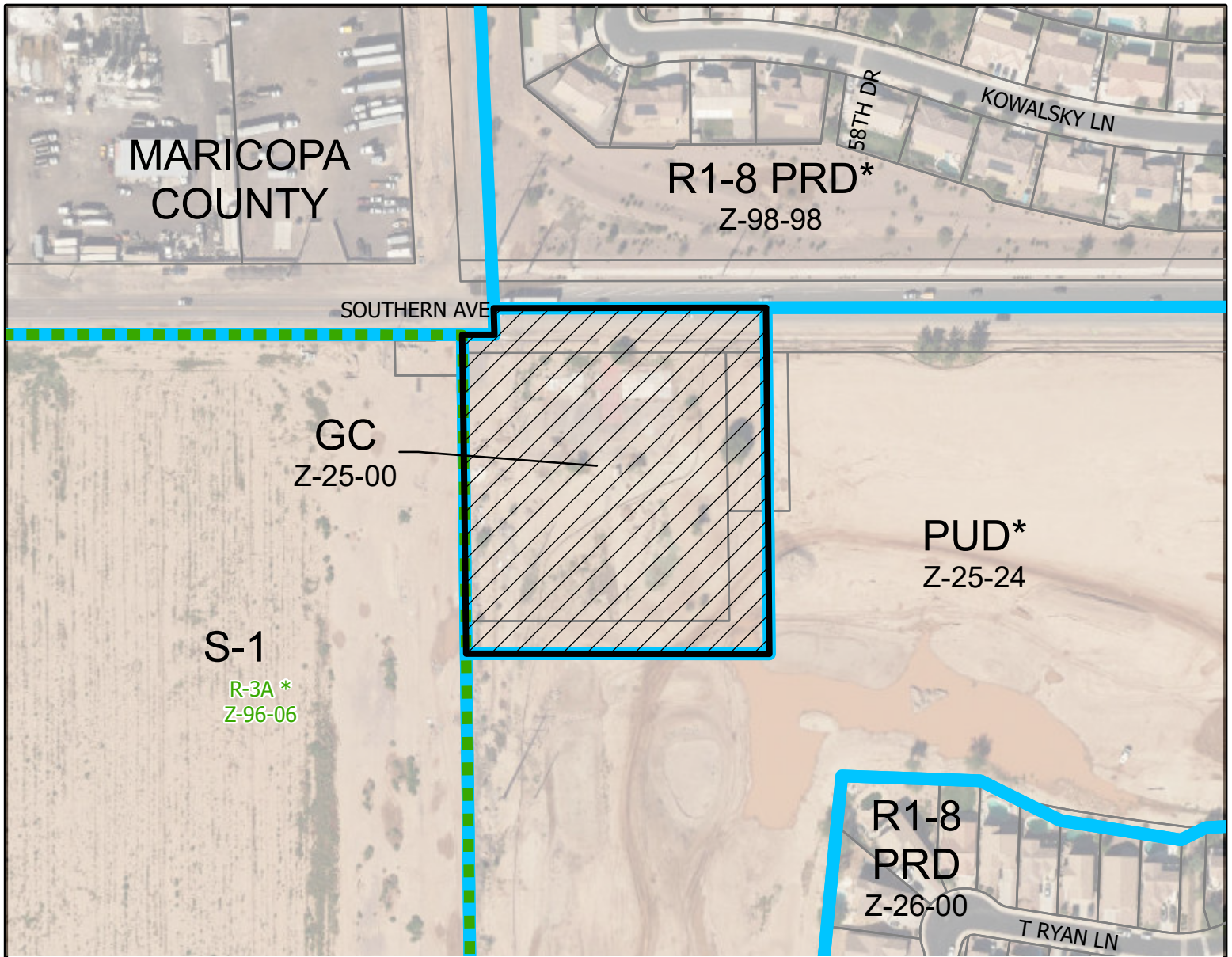


LAVEEN VILLAGE
COUNCIL DISTRICT: 8



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-157-25-8	DATE: 12/29/2025	FROM: GC (3.61 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.61 Acres	REVISION DATES: 4/7/2026	TO: C-2 (3.61 ac.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 2-15		
MULTIPLES PERMITTED GC C-2	CONVENTIONAL OPTION N/A 52	* UNITS P.R.D OPTION N/A 63	

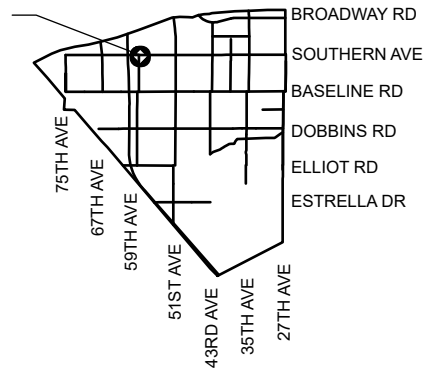
* Maximum Units Allowed with P.R.D. Bonus



LAVEEN VILLAGE
COUNCIL DISTRICT: 8



Z-157-25-8



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-157-25-8	DATE: 12/29/2025	FROM: GC (3.61 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.61 Acres	REVISION DATES:	TO: C-2 (3.61 ac.)	
	4/7/2026		
	AERIAL PHOTO & QUARTER SEC. NO. QS 2-15	ZONING MAP D-5	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
GC	N/A		N/A
C-2	52		63

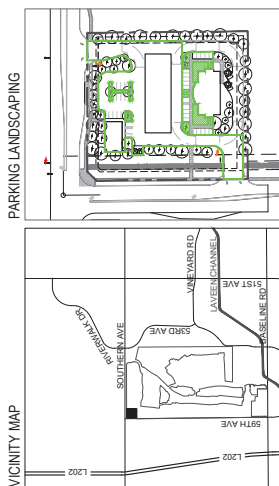
* Maximum Units Allowed with P.R.D. Bonus

SEC 59TH AVE & SOUTHERN AVE
 PHOENIX, ARIZONA

OWNER:
 59IRAVE ZCL LLC
 1071 N CENTRAL AVE
 PHOENIX, AZ 85004
 480.34.1741

DATE:
 10/00/25
 03/13/26

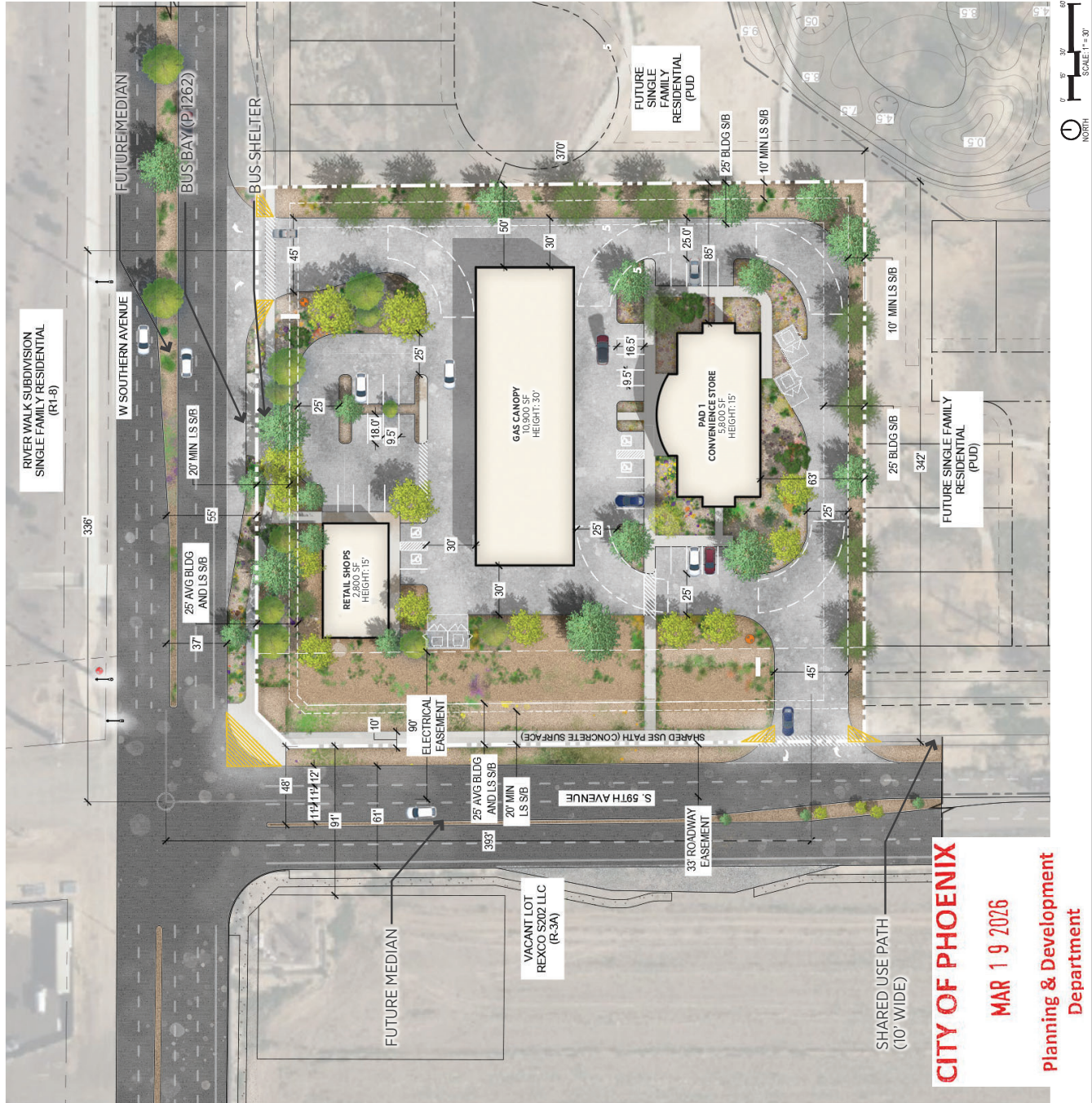
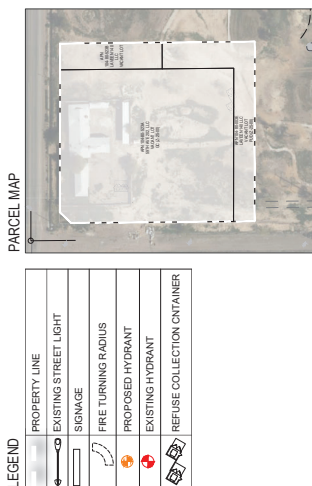
SHEET TITLE:
 SITE PLAN



PROJECT DEVELOPMENT MATRIX

APN:	104-80-523A, 104-80-523B & 104-80-003E
TOTAL GROSS AREA:	3.6 ACRES
TOTAL NET AREA:	2.99 ACRES
TOTAL BUILDING SF:	19,500 SF
EXISTING ZONING:	GC
PROPOSED ZONING:	C-2
LOT COVERAGE:	15%
PARKING REQUIRED:	29
PARKING PROVIDED:	35

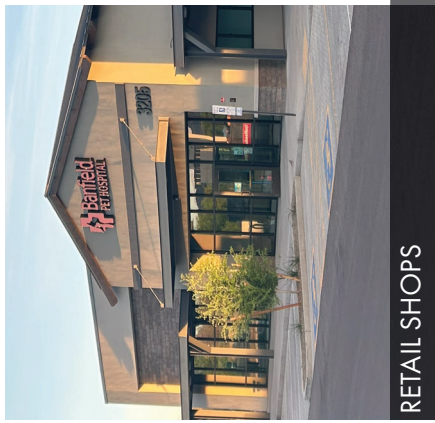
DESIGN GUIDELINE	REQUIRED BY CITY ZONING ORDINANCE (ZONING C2)	PROVIDED	COMPLY	NOTES
MAXIMUM LOT COVERAGE	50%	15.00%	Y	
BUILDING HEIGHT	30'-0"	15'-0"	Y	
PARKING	10%	10%	Y	
LANDSCAPING				
SETBACK				
BUILDING SIB (FOR STRUCTURES NOT EXCEEDING TWO STORIES OR 30')				
FRONT	AVERAGE 25'-0"	25'-0"	Y	
REAR	25'-0"	25'-0"	Y	
LANDSCAPE SETBACK	25'-0"	25'-0"	Y	
FRONT	AVG. 25', MIN. 20'	AVG. 25', MIN. 20'	Y	
SIDE	AVG. 25', MIN. 20'	AVG. 25', MIN. 20'	Y	
REAR	10'-0"	10'-0"	Y	
PAD 1				
LAND USE	CONVENIENCE STORE AND GAS STATION			
BUILDING AREA				
CONVENIENCE STORE	5800 SF			
GAS STATION	10,900 SF			
PARKING REQUIREMENTS-1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING REQUIRED	19	PARKING PROVIDED	19	
PAD 2				
LAND USE	RETAIL SHOPS			
BUILDING AREA	2,800 SF			
PARKING REQUIREMENTS-1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING REQUIRED	10	PARKING PROVIDED	16	



CITY OF PHOENIX
 MAR 19 2026
 Planning & Development
 Department



CONVENIENCE STORE



RETAIL SHOPS



CITY OF PHOENIX

MAR 19 2026

Planning & Development
Department

NORRIS
DESIGN
PEOPLE + PLACE MAKING

SEC 59TH AVE AND SOUTHERN | CHARACTER IMAGES

03/16/2026

Nayeli Sanchez Luna

From: Patrice Herring <dpwill2@cox.net>
Sent: Friday, April 3, 2026 5:39 AM
To: Nayeli Sanchez Luna; yolie1968@gmail.com
Subject: Laveen 55th and 59th Ave/Southern Rezoning Application Z-157-25-8

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](#)

Dear Laveen Planning,

If you care about Laveen you will stop the developers from ruining our community with application Z-157-25-8. The two parcels that are being proposed to change zoning were illegally sold without the REMA contract to protect the 400 homeowners. Those parcels should have never been separated from the original golf course. That was an illegal transaction at the time that was not approved by the community based on the REMA. The HOA did not have transparency with the transaction and all of those members resigned or left the community. This has been an ongoing problem that the homeowners have to suffer. I was told Glasir Capital Partners has acquired the parcel and many residents question the timing of the purchase of those properties from Jaguar. Mr. Robinson who is part of Laveen 140 is also part of Glasir Capital Partners. Laveen 140 has not been a good neighbor with the Cottonfields golf course. It is still in disarray without much improvements. The clubhouse and parking is deteriorating and the surrounding area. Nothing is progressing as promised with the golf course property. We have been residents/owners for over 22 years and continue to see our community deteriorate. I hope the Laveen planning and the City of Phoenix will keep this as golf course property and require the owners to clean up the property.

Thank you,

Daphne Herring-23 year Laveen Homeowner

Nayeli Sanchez Luna

From: Patrice Herring <dpwill2@cox.net>
Sent: Wednesday, December 10, 2025 8:03 PM
To: Nayeli Sanchez Luna; hayes@wmbattorneys.com
Subject: No to Rezoning Application Z-157-25-8 Southeast Corner of Southern Ave and 59th Ave, Laveen Parcel 101-80-523 A

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Hello,

I am a 22 year resident of the Cottonfields community that this parcel 104-80-523 A borders in Laveen. I do not want to see this parcel changed to the C-2 zoning to allow a gas station in my community. This parcel was originally illegally sold without the homeowners knowledge. There was a contract that this land could not be sold without the surrounding home owners of the golf course giving approval. Why does the City of Phoenix sell out Laveen to developers and attorneys? It is starting to look like discrimination and red lining for our area. I hope the city will not allow the developer to change the zoning. Having a gas station will attract crime and reduce my home value. I hope the city will keep this parcel as GC Golf Course. Please contact me and forward my email to the mayor and council.

Thank you,

Daphne Herring

Nayeli Sanchez Luna

From: Patrice Herring <dpwill2@cox.net>
Sent: Thursday, April 2, 2026 5:16 AM
To: Nayeli Sanchez Luna; doc018@yahoo.com; yolie1968@gmail.com
Subject: Laveen 55th and 59th Ave/Southern Rezoning Application Z-157-25-8

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Hello Laveen Planning,

I am a resident and owner of property in the Cottonfields Golf Course community adjacent to the parcels on 55th and 59th avenue and Southern in Laveen. We have been lied to about the use of the these parcels by the attorney Withey, Morris, and Baugh and their associates. We were told these parcels would strictly be used for residential housing and the remaining parcels would continue to be golf course. I am greatly opposed to any commercial business in my backyard. Our family bought our home in a golf course community and we have a REMA contract in place which is attached to the parcels to protect us. Any changes have to be approved by the owners of the golf course community attached to the parcels. I hope the city will stop the lying and deceit that continues to occur with Withey, Morris and Baugh law firm in Laveen. This change will negatively affect our community and the safety of the residents who live close to the parcels. Please Do Not approve this zoning change.

Thank you,

Daphne Herring

Nayeli Sanchez Luna

To: Patrice Herring
Subject: RE: Laveen 55th and 59th Ave/Southern Rezoning Application Z-157-25-8

From: Patrice Herring <dpwill2@cox.net>
Sent: Friday, April 3, 2026 5:24 AM
To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Subject: Fw: Laveen 55th and 59th Ave/Southern Rezoning Application Z-157-25-8

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Please add my response about the parcels to the board. This was an illegal transaction that affects homeowners and the community today.

Thank you,
Daphne Herring

----- Forwarded Message -----

From: Patrice Herring <dpwill2@cox.net>
To: Adam Baugh <adam@wmbattorneys.com>; nayeli.sanchez.luna@phoenix.gov <nayeli.sanchez.luna@phoenix.gov>
Cc: yolie1968@gmail.com <yolie1968@gmail.com>
Sent: Friday, April 3, 2026 at 05:16:14 AM MST
Subject: Re: Laveen 55th and 59th Ave/Southern Rezoning Application Z-157-25-8

Dear Mr. Baugh,

Those parcels should have never been separated from the original golf course. That was an illegal transaction at the time that was not approved by the community based on the REMA. The HOA did not have transparency with the transaction and all of those members resigned or left the community. This has been an ongoing problem that the homeowners have to suffer. I was told Glasir Capital Partners has acquired the parcel and many residents question the timing of the purchase of those properties from Jaguar. Mr. Robinson who is part of Laveen 140 is also part of Glasir Capital Partners. In addition, the golf course is still in disarray without much improvements. The clubhouse and parking is deteriorating and the surrounding area. Nothing is progressing as promised with the golf course property. We have been residents/owners for over 22 years and continue to see our community deteriorate.

Daphne Herring

March 04, 2026

Dear Laveen Village Planning Committee,

On behalf of Laveen Citizens for Responsible Development (LCRD), we write in support of the rezoning applications for the properties located at the corners of Southern Avenue and 59th Avenue (Z-157-25-8) and Southern Avenue and 55th Avenue (Z-165-25-8).

These parcels are located on a rapidly developing arterial corridor and naturally lend themselves to neighborhood-serving commercial development. The proposed commercial rezoning is compatible with and complementary to the new Cottonfields golf course redevelopment. Thoughtfully planned commercial uses at these intersections can help support nearby residential neighborhoods and reinforce the long-term viability and success of the Cottonfields project.

We appreciate the applicant's proactive engagement with our organization and the surrounding community. It is apparent to us that the applicant has worked collaboratively with the Cottonfields community throughout this process. We appreciate their willingness to address concerns and limit certain undesirable uses, which improves the compatibility of the proposal with the surrounding area.

Although we are in support of the project thus far, we're looking forward to viewing and approving the proposed building designs, landscape plan, lighting plan and sign design.

Sincerely,
Laveen Citizens for Responsible Development (LCRD)

Sandy Hamilton, Coordinator

CITY OF PHOENIX

MAR 06 2026

**Planning & Development
Department**