

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION November 6, 2025

ITEM NO: 10	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-103-25-8
Location:	Approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road
From:	S-1
To:	C-2
Acreage:	1.89
Proposal:	Commercial uses - bank and restaurant
Applicant:	Tim Rasnake, Archicon Architecture & Interiors, LC
Owner:	Baseline Land, LLC
Representative:	Mitchell Mastrin, Archicon Architecture & Interiors, LC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Laveen 10/20/2025 Approval, per the staff recommendation, with a modification and additional stipulations. Vote: 10-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 31, 2025.

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve Z-103-25-8, per the staff memo dated October 31, 2025.

Maker: Boyd
Second: Jaramillo
Vote: 8-0
Absent: Gorraiz
Opposition Present: No

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 October 6, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED OCTOBER 22, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~2.~~ All perimeter street facing building elevations shall contain architectural features that reflect modern agrarian architecture AND SHALL CONSIST OF A MINIMUM 25% NON-STUCCO ACCENT MATERIAL 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.
- 3.
4. THE LANDSCAPE PLAN AND SIGN PLAN SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO FINAL PRELIMINARY SITE PLAN APPROVAL.
- ~~3.~~
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.
- 4.
6. A minimum of 25% 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.
- ~~5.~~
7. Large canopy evergreen trees shall be planted within the north landscape setbacks, as approved by the Planning and Development Department.
- ~~6.~~
8. The east, north, and west perimeter landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 20 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.
- ~~7.~~
9. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
- ~~8.~~
10. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road 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.
- ~~9.~~
11. 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.

- ~~40.~~ ~~12.~~ 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.
- ~~44.~~ ~~13.~~ A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
- ~~42.~~ ~~14.~~ A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the north side of Baseline Road, 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 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.

- ~~43.~~ ~~15.~~ All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated May 23, 2025.
- ~~44.~~ ~~16.~~ All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department and the Planning and Development Department. The developer shall coordinate with the affected utility companies for their review and permitting.
- ~~45.~~ ~~17.~~ Existing SRP facilities along Baseline Road 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.
- ~~46.~~ ~~18.~~ 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.
- ~~47.~~ ~~19.~~ 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.
- ~~48.~~ ~~20.~~ 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.
- ~~49.~~ ~~21.~~ 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.

- ~~20.~~ In the event archaeological materials are encountered during construction, the developer
- 22. 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
- 23. 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.