



## Village Planning Committee Meeting Summary

### Z-103-25-8

<b>Date of VPC Meeting</b>	October 20, 2025
<b>Request From</b>	S-1
<b>Request To</b>	C-2
<b>Proposal</b>	Commercial uses – bank and restaurant
<b>Location</b>	Approximately 570 feet west of the northwest corner of 27th Avenue and Baseline Road
<b>VPC Recommendation</b>	Approval, per staff recommendation, with a modification and additional stipulations
<b>VPC Vote</b>	10-0

#### **VPC DISCUSSION:**

*Two members of the public registered to speak on this item.*

#### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of Z-103-25-8. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including the proposed use and access throughout the site and to the adjacent parcel to the east. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, providing the staff recommendation and proposed stipulations.

#### **Applicant Presentation:**

**Mitchell Mastrin**, representing the applicant with Archicon Architecture & Interiors, LC, began the presentation by displaying the site plan and elevations on two easels. Mr. Mastrin stated that the subject site was annexed into the City in 2024 and the request was to rezone the site to C-2 to allow for a bank and restaurant use. Mr. Mastrin provided the square foot dimensions of each building and noted the number of parking spaces. Mr. Mastrin described the site layout and the numerous drive through lanes. Mr. Mastrin ended his presentation by noting that they met all City requirements.

#### **Questions From the Committee:**

**Carlos Ortega** asked if the applicant was requesting C-1 or C-2 zoning. **Mr. Mastrin**

noted that they were requesting C-2. **Mr. Ortega** asked for more information on the allowed uses just in case the proposed development was not built. **Linda Abegg** stated that the general conformance stipulation would require the applicant to return through the PHO public hearing process in the proposed development was not developed.

**Mixen Rubio-Raffin** asked for more information regarding Proposition 207. **Ms. Sanchez Luna** explained that the waiver meant that the property owner waives the rights to make any claim for reduction in value as a result of the rezoning case.

**Kristi McCann** asked why the restaurant was located on the west side of the site and the bank on the other. **Mr. Mastrin** stated that there was no particular reason for that orientation, but that this was the best design. **Ms. McCann** noted that she was worried that the bank would be developed as another drive-through restaurant, causing issues with other commercial development to the east in the County. Ms. McCann also voiced her concern regarding the location of each entry drive aisle. **Mr. Mastrin** stated that they had an approved Traffic Impact Analysis and that south of the subject site was the public transit station.

**Mr. Ortega** suggested adding fencing on the center along Baseline Road to prevent people from crossing the street in areas outside of the pedestrian crosswalks. **Mr. Mastrin** stated that a median will be provided along Baseline Road.

#### **Public Comment:**

**Phil Hertel** asked where the speaker box was located on the site plan. **Mr. Mastrin** pointed out the location of the speaker box. **Mr. Hertel** stated that the speaker box was too close to the residential properties to the north. Mr. Hertel requested an additional stipulation requiring the landscape plan and the sign plan to be presented to the Laveen Village Planning Committee. **Ms. Mastrin** added that there were no sign plans because each property owner would have to file their own design permit.

**Rebecca Perrera** added that she was not a major fan of the checkered design on the building façade. **Mr. Mastrin** summarized all the accent materials that were proposed on the elevations including wood and metal. **Ms. Perrera** mentioned that the Committee typically added language to their architecture stipulation requiring that the façade includes 25 percent accent material. Ms. Perrera recommended Stipulation No. 2 be modified to reflect this language.

**Co-Vice Chair JoAnne Jensen** asked who the tenants would be. **Mr. Mastrin** stated that the development didn't have any tenants at the moment. **Co-Vice Chair Jensen** asked for an estimated timeline between a tenant confirmation and construction. **Mr. Mastrin** noted that it would take between four to six months for the first portion and six to eight months before it all is approved and ready to break ground. **Co-Vice Chair Jensen** asked if a stipulation could be added to prohibit data centers. **Ms. Sanchez Luna** explained that in order for the site to be developed into a data center, it would

have to go through the rezoning process again. Ms. Sanchez Luna added that stipulations prohibiting certain uses are not permitted in rezoning cases.

**Maria Reagin** requested that the applicant give a formal presentation to the Laveen Citizens for Responsible Development (LCRD) because it was unclear what was intended on the site. Ms. Reagin voiced numerous concerns regarding the proposal.

**Mr. Mastrin** stated that the intent was to rezone the property and then split the parcel so the restaurant and the bank have individual parcels. Mr. Mastrin noted that he met with the LCRD. **Ms. Reagin** and **Mr. Hertel** added that a presentation was not provided.

**Mr. Mastrin** listed the individuals that he spoke to on the LCRD. **Mr. Hertel** stated that the applicant met with a subcommittee of the LCRD. **Ms. Reagin** stated that she had a lot of concerns regarding traffic safety and that she risks her life every time she comes to a meeting. **Mr. Ortega** stated that all her concerns were addressed in the staff recommended stipulations provided in the presentation. Mr. Ortega stated that staff had already stipulated enhanced buffering, landscaping, and traffic improvements. **Ms. Reagin** insisted that the applicant present to the LCRD and if he refused, she would contact the Planning Commission.

### **Committee Discussion:**

**Linda Abegg** noted the general conformance stipulation and added that she liked that order of the restaurant and the bank because the bank would add as additional buffer to the daycare being built on the east County parcel. Ms. Abegg added that she would like to see general conformance to the elevations presented to the Committee. Ms. Abegg added that this would at least require any changes to the proposal to go through the PHO process. **Mr. Mastrin** added that they had not disregarded traffic and that there was an accepted Traffic Impact Analysis with the City. Mr. Mastrin noted that the elevations were provided to staff. **Ms. Sanchez Luna** stated that the elevations provided to staff were not the ones presented to the Committee. Ms. Sanchez Luna noted that if the Committee decided to stipulate general conformance to the elevations, then they would add today's date.

### **Motion:**

**Rebecca Perrera** motioned to recommend approval of Z-103-25-8, per the staff recommendation with a modification to Stipulation No. 2 adding the standard language requiring 25 percent accent material, and the following additional stipulations:

- 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.
- The landscape plan and sign plan shall be presented for review and comment to the Laveen Village Planning Committee prior to final site plan approval.

**Linda Abegg** second the motion.

### **Vote:**

**10-0**, motion to recommend approval of Z-103-25-8, per the staff recommendation, with a modification and additional stipulations passed with Committee Members

Abegg, McCann, Nasser-Taylor, Ortega, Perrera, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

**Recommended 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**
3. **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.
4. **THE LANDSCAPE PLAN AND SIGN PLAN SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO FINAL SITE PLAN APPROVAL.**
- 3- Where pedestrian walkways cross a vehicular path, the pathway shall be
5. 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- A minimum of 25% of uncovered surface parking lot areas shall be shaded, as
6. 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- Large canopy evergreen trees shall be planted within the north landscape
7. setbacks, as approved by the Planning and Development Department.
- 6- The east, north, and west perimeter landscape setbacks shall be planted with
8. 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- Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix

9. Zoning Ordinance.
- ~~8.~~ A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along  
10. 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.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater  
11. 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  
12. 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.
- ~~14.~~ A minimum of 10% of the required vehicle parking spaces shall include EV  
13. Ready infrastructure.
- ~~12.~~ A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide  
14. 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.
- ~~13.~~ All mitigation improvements shall be constructed and/or funded as identified in  
15. the accepted Traffic Impact Analysis dated May 23, 2025.
- ~~14.~~ All existing electrical utilities within the public right-of-way shall be  
16. 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. Existing SRP facilities along Baseline Road are to be relocated outside of City  
17. 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. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any  
18. 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. All streets within and adjacent to the development shall be constructed with  
19. 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. If determined necessary by the Phoenix Archaeology Office, the applicant shall  
20. 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. If Phase I data testing is required, and if, upon review of the results from the  
21. 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  
22. 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.
- 24. Prior to final site plan approval, the landowner shall execute a Proposition 207  
23. 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.

**Staff comments regarding VPC Recommendation:**

Staff recommends updating Stipulation No. 4 to require the review and comment prior to preliminary site plan approval.