

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** will hold a meeting open to the public on **Thursday, October 1, 2026, at 6:00 p.m.** The meeting will be held in-person and virtually.

Pursuant to A.R.S. § 9-462.04(D), A party who gives testimony or who submits written comments at the Planning Commission Hearing shall declare whether the party has received compensation in any form to testify at the hearing or to submit written comments.

To participate, see instructions outlined below:

OPTIONS TO ACCESS THE MEETING

- **Participate in-person at the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.** Speaker and comment cards will be available at the meeting site.
- **Call-in to listen** to the live meeting: **(602) 666-0783**, enter meeting access code **2346 293 1485 #**, and press **#** again when prompted for the attendee ID.
- **Observe the live meeting virtually.**
Register for the event at:
<https://cityofphoenix.webex.com/weblink/register/r62dac6efd195b048bfbffdd2518f60c8>
- **To submit a comment** on an agenda item:
 - Send your comments to: pdd.planningcomm@phoenix.gov
 - By: 6:00 p.m. on Tuesday, September 29, 2026
 - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
 - Register for the event by 6:00 p.m. on Tuesday, September 29, 2026, at:
<https://cityofphoenix.webex.com/weblink/register/r62dac6efd195b048bfbffdd2518f60c8>
 - If speaking by phone only, please call (602) 534-2864 or email pdd.planningcomm@phoenix.gov by 6:00 p.m. on Tuesday, September 29, 2026.

Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants, and other staff members, we cannot consider any request less than six business hours before the start of the meeting.

STAFF REPORTS

Rezoning and text amendment staff reports, addendums, and staff memos are available online. Please visit our website at: <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pzstaff-reports>.

PUD rezoning staff reports, narratives, addendums, and staff memos are available here: <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.

For additional application information, such as Village Planning Committee summaries, please log in to the [SHAPE PHX Portal](#) and enter the application number.

The agenda for the meeting is as follows:

CALL TO ORDER

APPROVAL OF MINUTES

1. For Approval or Correction of the Planning Commission Hearing minutes of September 3, 2026.

GENERAL PLAN AMENDMENTS AND COMPANION CASES

2. **Application #:** **GPA-CC-SM-1-26-7-8 (Companion Case GPA-CC-SM-2-26-7-8) (Continued from August 6, 2026)**
Request: Major General Plan Amendment for the Rio Salado District Policy Plan (RIO PHX)
Acreage: Approximately 4,364
Location: The area generally bounded by Interstate 17 to the north, 32nd Street to the east, Broadway Road to the south, and 19th Avenue to the west
Proposal: Rio Salado District Policy Plan (RIO PHX).
For additional details see: <http://www.phoenix.gov/pdd/riophx>
Applicant: City of Phoenix, Planning Commission
Owner: Various
Representative: City of Phoenix, Planning and Development Department
3. **Application #:** **GPA-CC-SM-2-26-7-8 (Companion Case GPA-CC-SM-1-26-7-8) (Continued from August 6, 2026)**
Request: Map Amendment
Acreage: Approximately 4,364
Location: The area generally bounded by Interstate 17 to the north, 32nd Street to the east, Broadway Road to the south, and 19th Avenue to the west

- Proposal: Major General Plan Amendment to update the General Plan Land Use Map to support the actions and goals in the proposed Rio Salado District Policy Plan (RIO PHX). For additional details see: <http://www.phoenix.gov/pdd/riophx>
- Applicant: City of Phoenix, Planning Commission
- Owner: Various
- Representative: City of Phoenix, Planning and Development Department
4. **Application #:** **GPA-EST-1-26-7 (Companion Case Z-24-26-7)**
- Request: Map Amendment
- From: Industrial
- To: Mixed Use / Commercial and
Mixed Use / Commerce/Business Park
- Acreage: 77.49
- Location: Southeast corner of 63rd Avenue and Lower Buckeye Road
- Proposal: Minor General Plan Amendment to allow possible mixed use, commercial, and/or commerce park development.
- Applicant: Lindsay Schube, Gammage and Burnham, PLC
- Owner: Walter Crutchfield, VP LB & 202, LLC
- Representative: Lindsay Schube, Gammage and Burnham, PLC
5. **Application #:** **Z-24-26-7 (Companion Case GPA-EST-1-26-7) (SWC State Route 202 & Lower Buckeye Road PUD)**
- From: C-2, CP/GCP, and A-1
- To: PUD
- Acreage: 65.59
- Location: Southeast corner of 63rd Avenue and Lower Buckeye Road
- Proposal: Planned Unit Development to allow commercial and commerce park uses.
- Applicant: Lindsay Schube, Gammage and Burnham, PLC
- Owner: Walter Crutchfield, VP LB & 202, LLC
- Representative: Lindsay Schube, Gammage and Burnham, PLC

REZONING CASES

6. **Application #:** **Z-103-26-8**
- From: C-1 and R-3 RI
- To: WU Code T5:3 GW
- Acreage: 1.49
- Location: Southwest corner of 24th Street and Portland Street;
- Proposal: Daycare, nursery school, or new tenant allowed per WU Code T5:3
- Applicant: Stephanie Rowe, RAR Architects
- Owner: Jack Zhang, Fen Investments, Inc.
- Representative: Stephanie Rowe, RAR Architects

7. **Application #:** **Z-92-26-6**
From: PSC CEPCSP, P-2 CEPCSP, and R-4 CEPCSP
To: C-2 M-R CEPCSP and C-2 CEPCSP
Acreage: 28.40
Location: Southeast corner of SR-51 and Camelback Road
Proposal: Mixed Use - Retail, Restaurants, Office, and Multi-Family
Applicant: Jeff Moloznik, RED Development, LLC
Owner: City of Phoenix, Library Department c/o Erin McFarlane, FR
Camelback Colonnade, LLC c/o Patrick McMahon
Representative: Manjula Vaz, Gammage & Burnham, PLC
8. **Application #:** **Z-180-25-6 (Rio Rancho PUD)**
From: R1-6, C-2, and C-3
To: PUD
Acreage: 3.02
Location: Southeast corner of 26th Street and Indian School Road
Proposal: Planned Unit Development to allow commercial uses and
surface parking
Applicant: Lily Drosos, Rose Law Group, PC
Owner: ATFC Holdings, LLC & ATFC, LLC
Representative: Samantha DeMoss and Tom Galvin, Rose Law Group, PC

OTHER BUSINESS

9. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.
10. The Planning Commission may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above items.

NEXT STEPS/FUTURE MEETINGS

The City Council public hearings for the **GPA-EST-1-26-7, Z-24-26-7, GPA-CC-SM-1-26-7-8**, and **GPA-CC-SM-2-26-7-8** will be held on October 21, 2026 at 2:30 p.m. (unless continued) virtually or in the City Council Chambers, 200 West Jefferson Street.

For other cases, if appealed, the City Council public hearing will be held on November 4, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on November 4, 2026 at 2:30 p.m. Both will be held virtually and in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Saneeya Mir at 602-686- 6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.