

**NOTICE OF RESULTS
CITY OF PHOENIX
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** held a meeting open to the public on **February 5, 2026, at 6:00 p.m. located in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona** and virtually via Webex.

*VPC – Village Planning Committee
HPC – Historic Preservation Commission*

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

- | | |
|---------------------------------------|---|
| Continued to
March 5, 2026 | 1. For Approval or Correction of the Planning Commission hearing minutes of November 6, 2025. |
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CONTINUANCE / WITHDRAWAL REQUESTS

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| Continued to March 5, 2026, without fee | 2. Application #: Z-106-25-8
(Continued from January 8, 2026)
From: PSC
To: C-2
Acreage: 14.17
Location: Southeast corner of 16th Street and Portland Street
Proposal: Grocery store with banquet hall
Applicant: Madison Leake, Burch & Cracchiolo, P.A.
Owner: Lutfy Family Limited Partnership
Representative: Madison Leake, Burch & Cracchiolo, P.A. |
| Continued to March 5, 2026, without fee | 3. Application #: GPA-EST-1-25-7
(Companion Case Z-119-25-7)
(Continued from January 8, 2026)
From: Residential 2 to 3.5 dwelling units per acre / MUA
To: Industrial
Acreage: 39.69 |

Location: Southeast corner of 75th Avenue and
Broadway Road
Proposal: Minor General Plan Amendment to
accommodate industrial development
Applicant: John Buckel, MP Environmental
Services, Inc.
Owner: Rex Calderwood, Calderwood
Properties, LLC
Representative: William Lally, Tiffany & Bosco, P.A.

**Continued to March
5, 2026, without fee**

4. **Application #:** **Z-119-25-7**
(Companion Case GPA-EST-1-25-7)
(Continued from January 8, 2026)
- From: R1-10
To: A-1
Acreage: 39.69
Location: Southeast corner of 75th Avenue and
Broadway Road
Proposal: Staging of equipment, office, and
shop/repair facility
Applicant: John Buckel, MP Environmental
Services, Inc.
Owner: Rex Calderwood, Calderwood
Properties, LLC
Representative: William Lally, Tiffany & Bosco, P.A.

REZONING CASES

**Approved, per the
Maryvale VPC
recommendation**

5. **Application #:** **Z-172-24-4**
(Richman 41st & Thomas East, LLC
PUD)
- From: R-4 and PSC
To: PUD
Acreage: 3.41
Location: Approximately 615 feet west of the
southwest corner of 41st Avenue and
Thomas Road
Proposal: PUD (Planned Unit Development) to
allow multifamily residential for seniors
Applicant: Richman 41st & Thomas East, LLC
Owner: Phoenix Manor, LLC c/o Boswell
Alliance Construction Co.
Representative: Benjamin Graff, Quarles & Brady, LLP

**Approved, per the
HPC and the Central**

6. **Application #:** **Z-144-25-7**
From: DTC-Warehouse

City VPC recommendations	To:	DTC-Warehouse HP
	Acreage:	0.36
	Location:	Northeast corner of Central Avenue and Jackson Street
	Proposal:	Historic Preservation Overlay and office
	Applicant:	Michael Buschbacher, Earl & Curley, P.C.
	Owner: Representative:	Brad Jannenga, 10 East Jackson, LLC Taylor Earl, Earl & Curley, P.C.
Approved, per the Camelback East VPC recommendation	7. Application #:	Z-150-25-6
	From:	RE-43 SP
	To:	R1-10
	Acreage:	0.14
	Location:	Approximately 460 feet west and 280 feet south of the southwest corner of 60th Street and Indian School Road
	Proposal: Applicant: Owner: Representative:	Single-family residential Sarah Sawyer, Berry Riddell, LLC Lucia R Marusiak Survivors Trust UAD and Charles Marusiak Sarah Sawyer, Berry Riddell, LLC
Approved, per the Paradise Valley VPC recommendation	8. Application #:	Z-155-25-2
	From:	RE-35
	To:	CP/GCP
	Acreage:	5.02
	Location:	Approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane
	Proposal: Applicant: Owner: Representative:	Self-service storage facility Anthony Ardizzone, Legacy Built Investments & Development The Robert Aaron Levy and Phyllis Bargman Levy Trust Eric Faas, Legacy Built Investments & Development
Approved, per the staff recommendation	9. Application #:	Z-161-25-6
	From:	IND/PK
	To: Acreage:	CP/GCP 1.47

Location: Approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road

Proposal: Light manufacturing, laboratory, office, and accessory storage of materials (indoor)

Applicant: William Allison, Withey Morris Baugh, PLC

Owner: Randy Isaacson, Shin-Etsu Microsi INC

Representative: William Allison, Withey Morris Baugh, PLC

Approved, per the Encanto VPC recommendation, with additional stipulations

10. **Application #:** **Z-178-25-4**

From: R-5 SP TOD-1 MH and C-1 TOD-1 MH

To: C-1 TOD-1 MH

Acreage: 0.43

Location: Approximately 200 feet east of the southeast corner of Central Avenue and the Oak Street/Encanto Boulevard alignment

Proposal: Restaurant

Applicant: Heard Museum

Owner: Heard Museum

Representative: Nick Wood, Snell & Wilmer, LLP

Approved, per the Maryvale VPC recommendation

11. **Application #:** **Z-179-25-4**

From: C-2 and C-3

To: WU Code T5:5

Acreage: 1.43

Location: Northwest corner of 35th Avenue and McDowell Road

Proposal: Multifamily development/Mixed use

Applicant: City of Phoenix, Planning Commission

Owner: City of Phoenix, Neighborhood Services Department

Representative: Christian Monahan, City of Phoenix, Planning and Development Department

Approved, per the Camelback East VPC recommendation

12. **Application #:** **Z-SP-10-25-6**

From: R-3

To: R-3 SP

Acreage: 1.94

Location: Southeast corner of 48th Street and Holly Street
 Proposal: Special Permit to allow a cemetery, and all underlying R-3 uses
 Applicant: Madison Leake, Burch & Cracchiolo, P.A.
 Owner: Diocese of Phoenix Catholic Cemeteries & Funeral Homes, c/o Harry Antram
 Representative: Edwin Bull, Burch & Cracchiolo, P.A.

Approved, per the staff memo dated February 2, 2026

13. **Application #:** **Z-163-25-7**
From: R-4 SPVTABDO, C-2 SPVTABDO, and C-3 SPVTABDO
To: WU Code T5:5 SPVTABDO
Acreage: 8.91
Location: Northeast corner of Central Avenue and Roeser Road
Proposal: Mixed-use (multifamily residential and retail)
Applicant: Jennifer Boblick, Sender Associates
Owner: Fernando Ruiz, Project America Development Co.; Izaak Ruiz, Manos de Mama, LLC; Izaak Ruiz, Social Advertising Labs, LLC; and Rebecca Ruiz, Mary's Ministries
Representative: Jennifer Boblick, Sender Associates

Approved, per the staff memo dated February 4, 2026

14. **Application #:** **Z-SP-4-25-2**
From: C-2 M-R NBCOD
To: C-2 M-R SP NBCOD
Acreage: 4.17
Location: Approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road
Proposal: Self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses
Applicant: Parul Butala, AMERCO Real Estate Company
Owner: 24 SAC, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC

OTHER BUSINESS

**Information
requested**

15. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

None

16. 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

For cases, if appealed, the City Council public hearing will be held on March 4, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on March 4, 2026 at 2:30 p.m. Both will either be held virtually or 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 Escobar at racelle.escobar@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.