

**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 **June 4, 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

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

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| Approved | 1. For Approval or Correction of the Planning Commission Hearing minutes of March 5, 2026. |
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REZONING CASES

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| Approved, per the Deer Valley VPC recommendation | 2. Application #: Z-145-24-1
From: PSC
To: C-2
Acreage: 2.58
Location: Approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road

Proposal: Commercial uses
Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.

Owner: Bell Rd & 35th, LLC and Woodland Plaza, LLC

Representative: Brian Greathouse, Burch & Cracchiolo, P.A. |
| Approved, per the staff memo dated June 2, 2026 | 3. Application #: Z-104-L-75-3
From: C-2 PCD
To: CP/BP PCD
Acreage: 15.16
Location: Southeast corner of Interstate 17 and Grandview Road

Proposal: Major Amendment to the Northgate PCD to allow office and warehousing |

		Applicant:	Jason Thorburg and Jeff Jenkins, WareSpace
		Owner:	Arizona State Land Department c/o Jim Perry
		Representative:	Shane Ross, Tiffany & Bosco, P.A.
Approved, per the staff memo dated June 2, 2026, with a deleted stipulation	4.	Application #:	Z-25-26-1-2
		From:	S-1, Approved S-1, RE-43, and County RU-43 (Pending S-1)
		To:	R1-6
		Acreage:	15.98
		Location:	Approximately 430 feet south of the southeast corner of 19th Avenue and Jomax Road
		Proposal:	Single-family residential
		Applicant:	Ric Toris, Earl & Curley, P.C.
		Owner:	Clay Edwin Fong Family Trust; Kwong Wing Pong/Judy Trust; Logan Elizabeth Valenzuela; North Phoenix Growers, LLC; and Ramirez Hector/Sarah V.
		Representative:	Taylor Earl, Earl & Curley, P.C.
Approved, per the Central City VPC recommendation	5.	Application #:	Z-27-26-8
		From:	R-3 AIOD
		To:	A-1 AIOD
		Acreage:	4.85
		Location:	Southwest corner of 14th Street and Hess Avenue
		Proposal:	Warehouse and office
		Applicant:	Edwin Bull, Burch & Cracchiolo, P.A.
		Owner:	VTHQ, LLC c/o Gregory Heiland; and City of Phoenix, Community and Economic Development Department c/o Tom Sawyer
		Representative:	Edwin Bull, Burch & Cracchiolo, P.A.
Approved, per the Addendum A Staff Report	6.	Application #:	Z-15-26-2 (Continued from May 7, 2026)
		From:	S-1 DRSP
		To:	R1-6 DRSP
		Acreage:	53.20
		Location:	Southwest corner of 56th Street and Ranger Drive
		Proposal:	Single-family residential

Applicant: Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC
Owner: Arizona State Land Department
Representative: Nick Wood, Snell & Wilmer, LLP

OTHER BUSINESS

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| No information requested | 7. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda. |
| None held | 8. 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

If appealed, the City Council public hearing will be held on **July 1, 2026 at 10:00 a.m.** If not appealed, the ordinance adoption will be on **July 1, 2026 at 10:00 a.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 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.