

**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 **March 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

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

Approved

1. For Approval or Correction of the Planning Commission hearing minutes of November 6, 2025.

CONTINUANCE / WITHDRAWAL REQUESTS

Continued to April 6, 2026, without fee 2. **Application #:** **GPA-EST-1-25-7 (Companion Case Z-119-25-7) (Continued from February 5, 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 April 6, 2026, without fee 3. **Application #:** **Z-119-25-7 (Companion Case GPA-EST-1-25-7) (Continued from February 5, 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.

GENERAL PLAN AMENDMENTS AND COMPANION CASES

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| Approved, per the Desert Vista VPC recommendation | 4. Application #: | GPA-DSTV-1-25-2 (Companion Case Z-87-E-03-2) |
| | From: | Residential 5 to 10 dwelling units per acre and Commercial / Commerce/Business Park |
| | To: | Residential 15+ dwelling units per acre and Commercial |
| | Acreage: | 219.22 |
| | Location: | Southeast corner of 64th Street and Mayo Boulevard |
| | Proposal: | Minor General Plan Amendment to facilitate a hotel development and higher density attached townhouses, condos, or apartments |
| | Applicant: | Jonathan Stelzer, The Plaza Companies |
| | Owner: | Jonathan Stelzer, The Plaza Companies |
| | Representative: | Nick Wood, Snell & Wilmer LLP |
| Approved, per the staff memo, dated March 5, 2026 | 5. Application #: | Z-87-E-03-2 (Companion Case GPA-DSTV-1-25-2) (Plaza Companies Hospitality PUD) |
| | From: | S-1 (Approved CP/BP PCD) |
| | To: | PUD PCD |
| | Acreage: | 8.20 |
| | Location: | Southeast corner of 64th Street and Mayo Boulevard |
| | Proposal: | Planned Unit Development (PUD) to allow a hotel and commercial uses |
| | Applicant: | Jonathan Stelzer, The Plaza Companies |
| | Owner: | Jonathan Stelzer, The Plaza Companies |

Representative: Nick Wood, Snell & Wilmer LLP

REZONING CASES

**Approved, per the
Central City VPC
recommendation**

6. **Application #:** **Z-106-25-8 (Continued from February 5, 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.

**Approved, per the
Maryvale VPC
recommendation**

7. **Application #:** **Z-82-25-5 (Canopy at the Trails PUD)**
From: R1-6, R-4A, C-1, and C-2
To: PUD
Acreage: 9.29
Location: Northeast corner of 104th Drive and Indian School Road
Proposal: Planned Unit Development (PUD) to allow single-family attached residential (townhomes)
Applicant: Michael Buschbacher, Earl & Curley, P.C.
Owner: Elevation Living, LLC
Representative: Taylor Earl, Earl & Curley, P.C.

**Approved, per the
Deer Valley VPC
recommendation,
with an additional
stipulation and
direction**

8. **Application #:** **Z-190-25-3**
From: R1-8
To: R-2
Acreage: 2.50
Location: Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
Proposal: Single-family residential
Applicant: Chris Brown, Arcadia Capital Group
Owner: Jovanna Ortega, RPI
Representative: William Allison, Withey Morris Baugh PLC

OTHER BUSINESS

Information provided and discussion held	9. Information and discussion regarding low-intensity professional services that could reside in residential zoning and options currently available from the Zoning Ordinance.
Information provided and discussion held	10. Information and discussion regarding the use of standard stipulations and their justification.
Information requested	11. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.
None	12. 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 hearing for **GPA-DSTV-1-25-2 and Z-87-E-03-2** will be held on April 8, 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 April 8, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on April 8, 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.