

**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 **May 7, 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.a. For Approval or Correction of the Planning Commission Briefing meeting minutes of January 8, 2026. |
| Approved | 1.b. For Approval or Correction of the Planning Commission Hearing minutes of January 8, 2026. |
| Approved | 1.c. For Approval or Correction of the Planning Commission Briefing meeting minutes of February 5, 2026. |
| Approved | 1.d. For Approval or Correction of the Planning Commission Hearing minutes of February 5, 2026. |

CONTINUANCE / WITHDRAWAL REQUESTS

- | | |
|---|---|
| Continued to a future Planning Commission Hearing, without fee | 2. Application #: GPA-EST-1-25-7 (Companion Case Z-119-25-7) (Continued from April 6, 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. |

**Continued to
a future Planning
Commission Hearing,
without fee**

Owner: Rex Calderwood, Calderwood
Properties, LLC
Representative: William Lally, Tiffany & Bosco, P.A.

3. **Application #: Z-119-25-7
(Companion Case GPA-EST-1-25-7)
(Continued from April 6, 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.

**Continued to
June 4, 2026,
without fee; and
remanded back to
the Desert View VPC
for reconsideration**

4. **Application #: Z-15-26-2**
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

REZONING CASES

**Approved, per the
staff memo**

5. **Application #: Z-183-25-8**
From: R-5 RSIOD, C-2 RSIOD, and C-3
RSIOD
To: C-1 HGT/WVR DNS/WVR RSIOD
Acreage: 5.79
Location: Northeast corner of 16th Street and
Broadway Road
Proposal: Commercial and multifamily residential
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Neighborhood
Services Department; Chapman,

Darren I Reddick, Jarvis; and RH
Hamilton American Legion Post 65 c/o
Jarvis Reddick

Representative: Xandon Keating, City of Phoenix
Community and Economic
Development Department

**Denied as filed and
approved R1-8
zoning, with the
stipulations in the
staff memo**

6. **Application #:** **Z-17-26-1**
From: C-2
To: R1-6
Acreage: 22.48
Location: Approximately 1,300 feet south of the
southeast corner of Black Canyon
Highway and Jenny Lin Road
Proposal: Single-family residential
Applicant: Stephen W. Anderson, Gammage &
Burnham, PLC
Owner: Circle Mountain Holdings, LLC c/o
Hudd Hassell
Representative: Stephen W. Anderson, Gammage &
Burnham, PLC

**Denied as filed and
approved C-1 zoning,
per the stipulations
in the staff memo**

7. **Application #:** **Z-157-25-8**
From: GC
To: C-2
Acreage: 3.61
Location: Southeast corner of 59th Avenue and
Southern Avenue
Proposal: Gas station and convenience store
Applicant: Alex Hayes, Withey Morris Baugh,
PLC
Owner: Alan Robinson, 59th Ave 202, LLC
Representative: Adam Baugh, Withey Morris Baugh,
PLC

**Denied as filed and
approved C-1 zoning,
per the stipulations
in the staff memo**

8. **Application #:** **Z-165-25-8**
From: GC
To: C-2
Acreage: 4.35
Location: Southwest corner of 55th Avenue and
Southern Avenue
Proposal: General retail and restaurant
Applicant: Alex Hayes, Withey Morris Baugh,
PLC
Owner: 55 South 3, LLC

Representative: Adam Baugh, Withey Morris Baugh,
PLC

OTHER BUSINESS

- Information provided and discussion held** 9. Presentation and discussion regarding the Draft 2030 Food Action Plan. Presentation by the Office of Environmental Programs.
- Information provided and discussion held** 10. Presentation and discussion regarding the General Plan Next Steps Summits.
- Elections held** 11. Presentation, discussion, and possible action regarding the election of a new 2026 Vice-Chairperson.
- Information requested** 12. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.
- Update provided** 13. Staff announcements and updates on cases recently reviewed by the Planning Commission.
- None held** 14. 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 June 3, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on June 3, 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.