

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** March 5, 2026
From: Racelle Escolar, AICP
Principal Planner
Subject: ITEM NO. 5 (Z-87-E-03-2) – SOUTHEAST CORNER OF 64TH STREET AND MAYO BOULEVARD

Rezoning Case No. Z-87-E-03-2 is a request to rezone 8.20 acres located at the southeast corner of 64th Street and Mayo Boulevard from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for the Plaza Companies Hospitality PUD for a major amendment to the Paradise Ridge PCD to allow a hotel.

The Desert View Village Planning Committee (VPC) heard this request on February 3, 2026 and recommended approval, per the staff recommendation, by a vote of 9-0.

On February 5, 2026, the applicant had a follow-up pre-application meeting with plan review staff for the updated plans of this development. During this meeting, plan review staff raised concerns with the 10-foot-wide detachment of the sidewalk becoming less than 10 feet when adjacent to the deceleration lane along Mayo Boulevard. Per the Street Transportation Department, the ultimate street buildout is dictated by the approved master street plan. To address this concern, staff recommends additional language be added to the Streetscape Standards Section of the PUD Development Narrative to refer to the approved master street plan for the required landscape strip width.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. An updated Development Narrative for the Plaza Companies Hospitality PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]. Change 3rd submittal date to December 30, 2025.
 - b. Page 9, C. List of Uses, C1. Permitted Uses, 1st bullet point: Delete “Restaurants with recorded music or one musician”.

- c. Pages 9 and 10, C. List of Uses, C1. Permitted Uses, 2nd bullet point: Update the font size to be the same size. Delete the extra bullet point below the last sub-bullet point, before the Temporary Uses section.
- d. **PAGE 12, D. DEVELOPMENT STANDARDS, D2. STREETSCAPE STANDARDS: ADD TEXT AT THE BOTTOM OF THE PAGE FOR FOOTNOTE 2 WHICH STATES “PER THE APPROVED MASTER STREET PLANS AND AS APPROVED/MODIFIED BY THE STREET TRANSPORTATION DEPARTMENT”.**
- đ. Pages 12 – 14, D. Development Standards, D2. Streetscape Standards, a. Mayo Boulevard and b. 64th Street, Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” to “maintained to a maximum height of three feet (excluding accents)”.
- e. Pages 14 – 16, D. Development Standards, D3. Minimum Landscape Standards, b. North (Mayo Boulevard) through d. East (Adjacent to Wash), Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.
- f. Page 16, D. Development Standards, D3. Minimum Landscape Standards, e, South (Perimeter): Replace with “Trees: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Live Coverage: A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage”.
- g. Page 16, D. Development Standards, D3. Minimum Landscape Standards, f. Parking Lot Landscaping: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.
- h. Pages 17 – 18, D. Development Standards, D5. Fences/Walls: Start the fourth sentence as a new paragraph. After this paragraph, add “An architectural archway over 40 inches tall shall be permitted within the building/landscape setback when provided over a pedestrian pathway connecting from the public sidewalk to the development”.
- i. Page 18, D. Development Standards, D7. Lighting, 2nd paragraph: Replace with “Pedestrian lighting shall be provided along the public sidewalks adjacent to 64th Street and Mayo Boulevard, along the wash pathway, and along private internal pedestrian pathways, as follows:”.
- j. Exhibits: Revise exhibits to remove parking overhang and the south retaining wall from impeding in the required south landscape setback.
- k.

2. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on panels 04013C 1315L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.
 - a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.
 - c. Conditions for Grading and Drainage permit and Building permit:
 - (1) Final Grading and Drainage plans must receive approval from Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.
 - (2) An Elevation Certificate (FEMA Form 086-0-33), based on Finished Grading and Drainage and construction plans for each structure, must be submitted to and approved by Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.
 - d. Conditions for building permit (prior to issuance of vertical construction):
 - (1) An Elevation Certificate (FEMA Form 086-0-33), based on the building under construction, must be submitted to and approved by Floodplain Management prior to issuance of vertical construction.
 - (2) Compaction test results demonstrating 95% compaction for building pads must be provided prior to issuance of vertical construction.
 - e. Conditions for certificate of occupancy (C of O):
 - (1) An Elevation Certificate (FEMA Form 086-0-33), based on finished construction, must be submitted to and approved by Floodplain Management prior to issuance of a Certificate of Occupancy.
 - (2) An as-built plan review shall confirm that elevations shown on the plans correspond with those documented in the Elevation Certificate based on finished construction.

3. A bus pad on eastbound Mayo Boulevard that conforms with City of Phoenix Standard Detail P1260 shall be constructed. The pad shall be located from 64th Street according to P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.
4. A minimum of 70 feet of right-of-way shall be dedicated for the south half of Mayo Boulevard, per the approved Master Street Plan for N. 64th & E. Mayo Blvd.
5. A minimum of 70 feet of right-of-way shall be dedicated for the east half of 64th Street to its ultimate condition, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.
6. A total of \$5,000,000 in regional funding through ASLD shall be paid, due at the release of grading and drainage permits, in accordance with the Mayo Flyover Study Area Intergovernmental Agreement approved by City Council on December 7, 2022.
7. Reconstruction of the interim traffic signal at the intersection of 64th Street and Mayo Boulevard shall be fully funded and constructed with the first phase of development, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.
8. Unless already constructed by others, the ultimate 100-year storm event box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits, including construction of the upstream and downstream maintenance access ramps.
9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 10, 2025.
10. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
11. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
15. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

PCD Stipulations

16. Master Plan documents shall be submitted for portions of the Planned Community District as development occurs, per the applicable development agreement.
17. Right-of-way and improvements shall be determined by the final Traffic Impact Study and a Master Street Plan – Development Agreement between the city, Arizona State Land Department, and the City of Scottsdale. Additional right-of-way and/or easements not specifically identified such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to the Planning and Development Department for approval.
18. Detailed requirements for potable water, wastewater, and reclaimed water on-site and off-site infrastructure needed to service this project and infrastructure phasing schedules shall be determined at the time of review and approval of the PCD potable water, wastewater, and reclaimed water master plans. Off-site infrastructure requirements shall be a function of the amount of major master plan water and sewer lines constructed by other development in the area prior to initiation of this project.