

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-87-E-03-2 Plaza Companies Hospitality PUD January 26, 2026

Desert View Village Planning Committee Meeting Date: February 3, 2026

Planning Commission Hearing Date: March 5, 2026

Request From: S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) (8.20 acres)

Request To: PUD PCD (Planned Unit Development, Planned Community District) (8.20 acres)

Proposal: Major Amendment to the Paradise Ridge PCD to allow a hotel

Location: Southeast corner of 64th Street and Mayo Boulevard

Owner/Applicant: Jonathan Stelzer, The Plaza Companies

Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	<u>Existing</u> Residential 5 to 10 dwelling units per acre		
	<u>Proposed (GPA-DSTV-1-25-2)</u> Commercial (8.20 acres, PUD site) and Residential 15+ dwelling units per acre (211.02 acres, adjacent sites)		
<u>Street Classification Map</u>	64th Street	Arterial	70-foot east half conditional PUE (Public Utility Easement)
	Mayo Boulevard	Arterial	70-foot south half street

General Plan Conformity

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal for a six-story hotel is appropriate for this location on two arterial streets, near a freeway, and adjacent to other sites (across 64th Street and Mayo Boulevard) with approved zoning entitlements that allow increased height. The proposed PUD proposes development standards to prevent negative impacts on the adjacent residential properties.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposal will contribute to the mix of uses in the area by providing a new hotel in proximity to the Mayo Clinic campus and other planned commercial and residential uses.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for bicycle infrastructure, sidewalks, pedestrian pathways, and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Desert Ridge Kierland Major Employment Corridor](#) – See Background Item No. 15.

[Peripheral Areas C and D General Plan](#) – See Background Item No. 16.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 17.

[Complete Streets Design Guidelines](#) – See Background Item No. 18.

[Zero Waste PHX](#) – See Background Item No. 19.

[Monarch Butterfly Pledge](#) – See Background Item No. 20.

Applicable Plans, Overlays, and Initiatives

[Phoenix Climate Action Plan](#) – See Background Item No. 21.

[Transportation Electrification Action Plan](#) – See Background Item No. 22.

[Conservation Measures for New Development](#) – See Background Item No. 23.

[Shade Phoenix Plan](#) – See Background Item No. 24.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 (Approved CP/BP PCD)
North (across Mayo Boulevard)	Vacant land (planned multifamily residential)	S-1 (Approved PUD PCD)
South	Vacant land (planned single-family attached townhomes)	R1-18 (Approved R-3A PCD)
East	Single-family residential	R-3A PCD
West (across 64th Street)	Vacant land	CP/BP DRSP

Background/Issues/Analysis

SUBJECT SITE

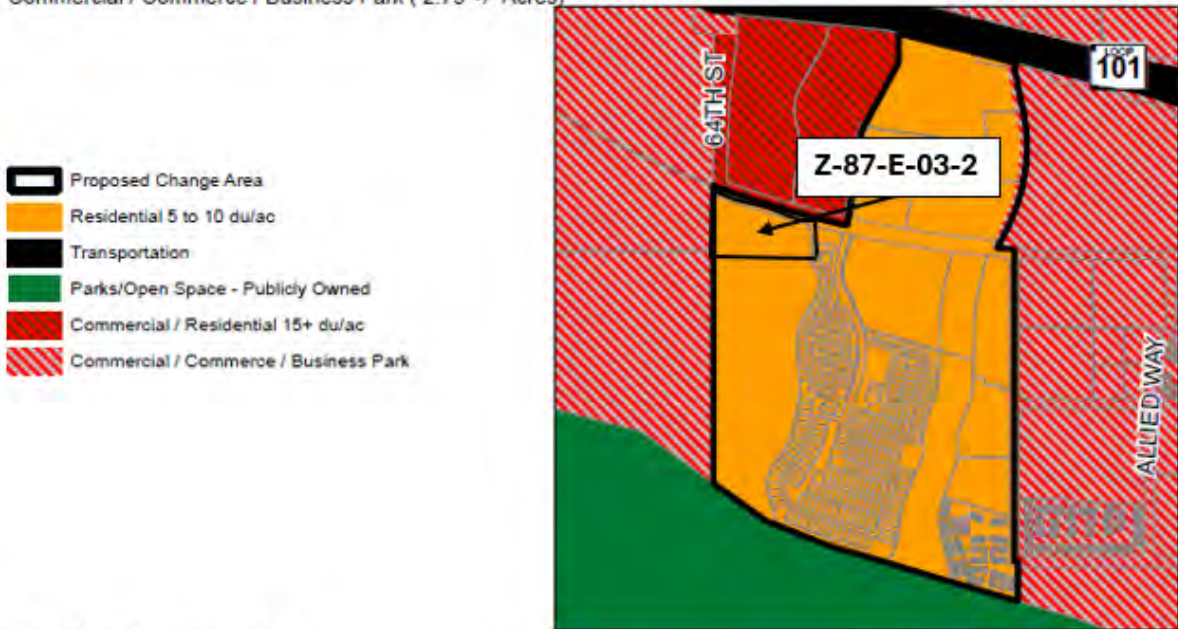
1. This request is to rezone an 8.20-acre site located at the southeast corner of 64th Street and Mayo Boulevard from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for a Major Amendment to the Paradise Ridge PCD to allow a hotel.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 5 to 10 dwelling units per acre on the General Plan Land Use Map. To the south and east of the site is designated as Residential 5 to 10 dwelling units per acre. To the north is designated as Commercial / Residential 15+ dwelling units per acre. To the west is designated as Commercial / Commerce/Business Park. The applicant is proposing a minor General Plan Amendment (GPA-DSTV-1-25-2) to change the designation of the subject site to Commercial and to change the designation of the adjacent sites to the northeast, east, and south with approved R-3A zoning to Residential 15+ dwelling units per acre. The uses allowed in the proposed PUD are consistent with the proposed General Plan Land Use Map designation.

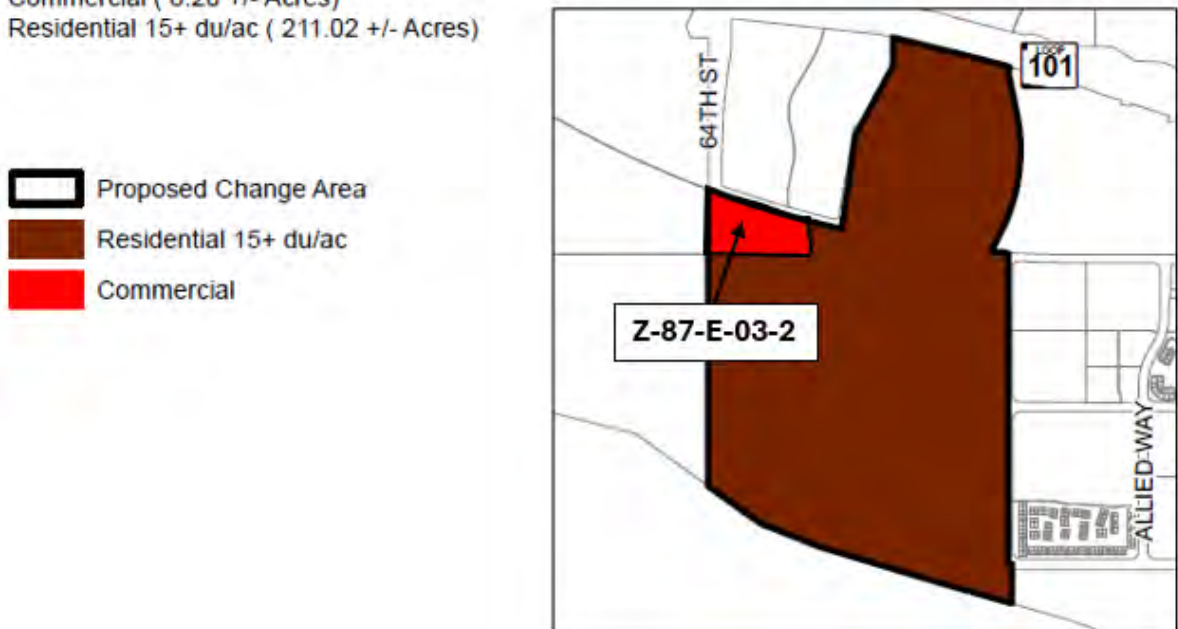
EXISTING:

Residential 5 to 10 du/ac (216.47 +/- Acres)
Commercial / Commerce / Business Park (2.75 +/- Acres)



PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)

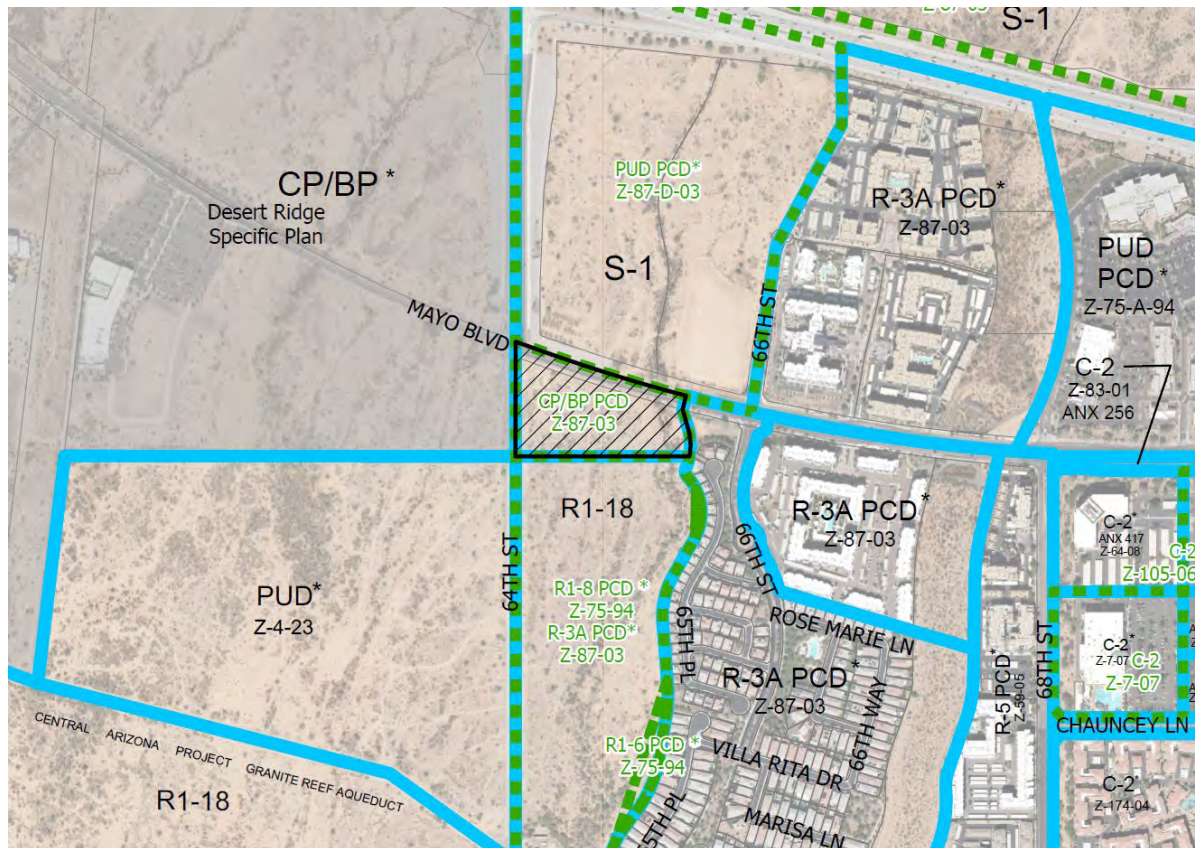


*Existing and Proposed General Plan Land Use Map
Source: Planning and Development Department*

SURROUNDING LAND USES AND ZONING

3. To the east is single-family residential zoned R-3A PCD (Multifamily Residence District, Planned Community District). To the north, across Mayo Boulevard, is vacant land planned for multifamily residential, zoned S-1 (Approved PUD PCD)

(Ranch or Farm Residence, Approved Planned Unit Development, Planned Community District). To the west, across 64th Street, is vacant land zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan). To the south is vacant land planned for single-family attached townhomes zoned R1-18 (Approved R-3A PCD) (Single-Family Residence District, Approved Multifamily Residence District, Planned Community District).



Zoning Aerial Map

Source: Planning and Development Department

PARADISE RIDGE PCD

4. The Paradise Ridge PCD, generally bounded by Scottsdale Road to the east, 64th Street to the west, Pinnacle Peak Road to the north, and the CAP canal to the south, was initially established in 1994. The subject site was zoned R-2 SP (Multi-Family Residence District, Special Permit) PCD in the original PCD approval. In 2003, a Major Amendment to the Paradise Ridge PCD was approved for a significant portion of the southern part of the PCD area, changing the subject site to CP/BP (Commerce Park District, Business Park Option) PCD. These zoning designations remain on the subject site today.

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. The PUD proposes a six-story hotel with 260 hotel rooms. The existing north-south wash through the site will remain and will include a trail along it, which will facilitate pedestrian connectivity from the south to Mayo Boulevard.

7. **Land Use**
The proposed development narrative allows hotels and restaurants, bars, and cocktail lounges as primary uses and associated accessory uses.

8. **Development Standards**
The table below summarizes the key development standards set forth in the narrative, which are most closely analogous to the CP/BP zoning district. The building height allowed in the proposed PUD is more than the height of 56 feet allowed in the CP/BP district, the proposed PUD allows a smaller building setback adjacent to Mayo Boulevard than would be required in the CP/BP district, and the proposed PUD requires larger building setbacks not adjacent to a street than would be required in the CP/BP district. The proposed parking matches the Phoenix Zoning Ordinance requirement. Standards for shade and bicycle parking in the PUD exceed Phoenix Zoning Ordinance standards.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	88 feet to top of parapet
<i>Maximum Hotel Keys</i>	260
<i>Maximum Lot Coverage</i>	20% of total net site area
<i>Minimum Perimeter Building Setbacks</i>	North (Mayo Boulevard): 20 feet West (64th Street): 20 feet East: 250 feet South: 70 feet
<i>Vehicular Parking</i>	1 space per hotel key
<i>Bicycle Parking</i>	10 spaces
<i>Minimum Shade</i>	Public Sidewalks and Shared-Use Paths: 75%, achieved by shade trees Private Sidewalks, Pedestrian Pathways, and Shared-Use Paths: 50%

	<p>Corners of Traffic Signals: 75%, to allow pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements</p> <p>Transit Stops: 75%</p> <p>Bicycle Parking and Bicycle Repair Stations: 75%</p> <p>Surface Parking Areas: 15%</p> <p>Gathering Areas and Seating Areas: 50%</p> <p>Improved Open Space and Usable Open Space: 50%</p>
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The proposed PUD includes a provision in the Parking Standards sub-section of the Development Standards section that allows a reduced depth of parking space and drive aisle dimensions combined, and one less loading space than would be required by the Phoenix Zoning Ordinance standard. The Traffic Services Division reviewed and approved the proposed depth.

Staff recommends several modifications to the PUD Development Narrative in order to make minor technical corrections. These are addressed in Stipulation Nos. 1.a through 1.c and 1.i.

The landscape review team in the Site Planning Division has requested that live coverage be maintained to a maximum of three feet in height, rather than two feet, and that this height restriction exclude accents. This is addressed in Stipulation Nos. 1.d, 1.e, and 1.g.

The Site Planning Division also identified that parking overhang is proposed to impede within the required south landscape setback, which is not permitted. Staff recommends that the exhibits be revised to remove parking overhang from the south landscape setback and to enhance the planting standards for the south landscape setback. This is addressed in Stipulation Nos. 1.f and 1.j.

The subject site is located within the Paradise Ridge PCD. Staff recommends including relevant PCD stipulations that require Master Plans to be submitted for any development, right-of-way improvements to be subject to a Master Street Plan, and water and wastewater to be subject to Master Plan requirements. These are addressed in Stipulation Nos. 16 through 18.

9. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards. The landscape setbacks adjacent to streets proposed in the PUD are less than would be required in the CP/BP district. The streetscape and all the planting standards exceed the requirements of the CP/BP district.

Standard	PUD Proposed
<i>Minimum Landscape Setbacks</i>	North (Mayo Boulevard): 20 feet West (64th Street): 20 feet East (measured from the top of the west bank of the wash): 20 feet South: 5 feet
<i>Planting Standards (Perimeter Landscape Setbacks Adjacent to Streets)</i>	Trees: Minimum 50% 1.5-inch caliper, 25% 2-inch caliper, and 25% 3-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings Live Coverage: Minimum five 5-gallon drought-tolerant shrubs per tree and minimum 75% live coverage
<i>Planting Standards (East Perimeter Landscape Setback Adjacent to Wash)</i>	Trees: Minimum 50% 1.5-inch caliper, 25% 2-inch caliper, and 25% 3-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the wash pathway to provide 75% shade Live Coverage: Minimum five 5-gallon drought-tolerant shrubs per tree and minimum 75% live coverage
<i>Planting Standards (South Perimeter Landscape Setback)</i>	Minimum five-gallon drought-tolerant shrubs to achieve a minimum of 75% live coverage
<i>Parking Lot Landscaping</i>	Minimum 10% of interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped. Landscape planters planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees and a minimum of five 5-gallon drought-tolerant shrubs per tree
<i>Streetscape</i>	Mayo Boulevard: 8-foot-wide detached sidewalk, 10-foot-wide landscape area between back of curb and sidewalk 64th Street: 10-foot-wide detached sidewalk, 10-foot-wide landscape area between back of curb and sidewalk

10. **Fences and Walls**

The PUD proposes compliance with Phoenix Zoning Ordinance standards for fences and walls with two exceptions:

- A perimeter site fence or wall enclosing the development is not permitted (with the exception for any wall constructed on the south property line by the separate property owner, resulting in a shared wall condition, except along the shared-use path easement along the east side of the site).
- All parking areas are required to be screened from public rights-of-way and

adjacent developments, which may consist of decorative solid masonry walls a minimum of 40 inches in height, landscaping, or other functionally integrated site features, or may be screened behind buildings. Breaks in screening are permitted for no more than 10 percent of any individual parking frontage to provide visual interest, articulation, and to enhanced site permeability.

11. **Lighting**

The PUD proposes compliance with Phoenix Zoning Ordinance standards related to lighting with additional lighting requirements as follows:

- Pedestrian lighting along private and public sidewalks to provide adequate and consistent illumination along walkways, in addition to a maximum height of 15 feet for light fixtures.
- Along the wash corridor pedestrian trail, illuminated bollards are required to be located 60 feet on center along the length of the trail.

12. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings and amenities on-site. Buildings will use a color palette that complements the desert landscape and will provide a variety of materials on each building façade. Buildings will not have blank walls exceeding 50 feet in length, and the wash corridor will have amenity requirements.

The PUD proposes design guidelines for treatment of the Mayo Boulevard street frontage, including an artistic or decorative wall feature along Mayo Boulevard and enhanced pedestrian nodes.

The PUD proposes a variety of other design guidelines, including screen walls to utilize architectural detailing consistent or complementary to the building façade, pedestrian connections to the public sidewalks and wash corridor pathway, traffic calming standards, entry/exit enhancements, a public bicycle repair station, and water conservation standards.

13. **Signs**

The PUD proposes that signage comply with the Phoenix Zoning Ordinance.

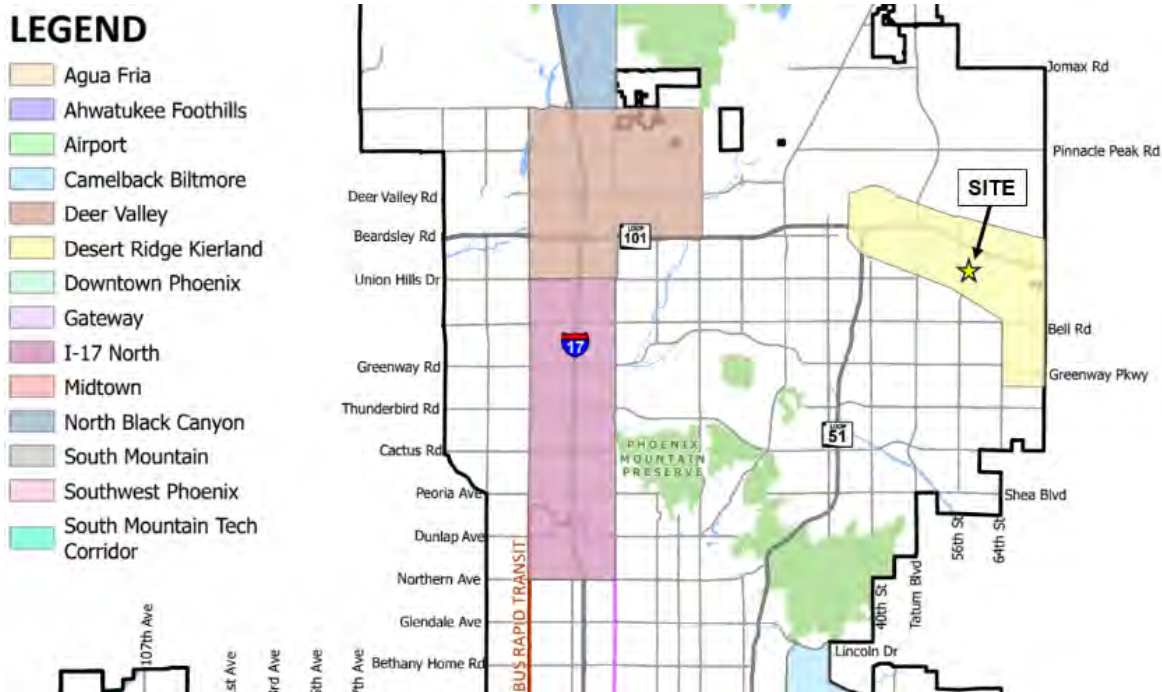
14. **Sustainability**

The PUD proposes dual glaze windows with high performance low-e glazing, that all primary site lighting be LED lighting, that water efficient landscaping be provided, various water conservation measures, and that recycling be provided for hotel guests and visitors internal to the building.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

15. [Desert Ridge Kierland Major Employment Corridor](#)

The subject site is located within the Desert Ridge Kierland Major Employment Corridor. This employment corridor along the Loop 101 Freeway includes corporate offices, healthcare facilities, and regional retail centers in the Desert Ridge, Paradise Ridge, and Kierland areas. The proposed PUD allows for the creation of short-term stays to support major employers in close proximity to their campuses.



Major Employment Centers and Corridors Map
 Source: Planning and Development Department

16. [Peripheral Areas C and D General Plan](#)

In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the

In order to address the goals of this plan, the PUD requires the following:

- A minimum of 10 bicycle parking space to be provided, installed per the requirements in the WU Code and located near the main lobby entrance
- A minimum of one bicycle repair station (“fix it station”) to be provided and maintained on site along the wash corridor, adjacent to the wash pathway.

18. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, the PUD requires detached and shaded sidewalks on both streets. Additionally, the Public Transit Department requested that a bus pad on eastbound Mayo Boulevard be constructed.

19. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Recycling is addressed in the Sustainability Section.

20. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation’s Mayor’s Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, the PUD requires a minimum of 10 percent of the required shrubs be a milkweed or other native nectar species and be planted in groups of three or more.

21. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater

Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. In order to address this goal, the PUD requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented.

22. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. In order to address the goals of this plan, the PUD requires a minimum of three percent of the required standard parking spaces and 12.5 percent of the required accessible parking spaces to include EV Installed infrastructure. Additionally, one electrical outlet is required adjacent to bicycle parking for electric bicycle charging capabilities.

23. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, the PUD requires the following:

- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.
- Natural turf shall only be utilized for required retention areas and functional turf areas.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

- A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented.
- Documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 20 years.
- A minimum of 10% of the gross area of the site shall be preserved and dedicated as permanent undisturbed open space.

24. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, the PUD requires the following:

- Minimum 75 percent shade for public sidewalks and shared-use paths.
- Minimum 50 percent shade for private sidewalks, pedestrian pathways, and shared-use paths.
- Minimum 75 percent shade for corners of traffic signals to allow for pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements.
- Minimum 75 percent shade for transit stops.
- Minimum 75 percent shade for bicycle parking and bicycle repair stations.
- Minimum 15 percent shade for surface parking areas.
- Minimum 50 percent shade for gathering areas, seating areas, improved open space, and usable open space.

COMMUNITY INPUT SUMMARY

25. At the time this staff report was written, staff has received three letters of opposition. Concerns include traffic, impact to character of adjacent neighborhoods, building height, signage incompatibility with desert character, and safety.

INTERDEPARTMENTAL COMMENTS

26. **Floodplain Management**

The Floodplain Management division of the Office of the City Engineer provided the comment that the subject site is located within a Special Flood Hazard Area and that any proposed improvements or modifications are subject to federal regulations and the City of Phoenix Floodplain Ordinance. The Floodplain Management division

must approve a Grading and Drainage Plan demonstrating compliance with the regulations prior to any permit issuance. This comment is addressed in Stipulation No. 2.

27. **Public Transit Department**

The Public Transit Department requested that a bus pad be constructed on eastbound Mayo Boulevard. This is addressed in Stipulation No. 3.

28. **Street Transportation Department**

The Street Transportation Department commented the following:

- Right-of-way shall be dedicated and constructed for the south half of Mayo Boulevard and the east half of 64th Street.
- A total of \$5,000,000 in regional funding through ASLD shall be paid.
- 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.
- The 100-year box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits.
- All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- Unused driveways shall be replaced with sidewalk, curb, and gutter.
- The developer shall construct all streets within and adjacent to the development with all required improvements and comply with ADA standards.

These are addressed in Stipulation Nos. 4 through 11.

OTHER

29. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery, and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 12 through 14.
30. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by

the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 15.

31. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the proposed General Plan Land Use Map designation (GPA-DSTV-1-25-2) and the character of the surrounding area.
2. The proposal will facilitate new commercial development at an appropriate location, contributing to the land use mix in the area.
3. The proposed PUD supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Monarch Butterfly Pledge initiative, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations

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. 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.
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.

Writer

Adrian Zambrano

January 26, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

Conceptual Site Plan date stamped January 12, 2026 (4 pages)

Conceptual Landscape Plan date stamped January 12, 2026 (5 pages)

Conceptual Elevations date stamped January 12, 2026 (3 pages)

Conceptual Renderings date stamped January 12, 2026 (5 pages)

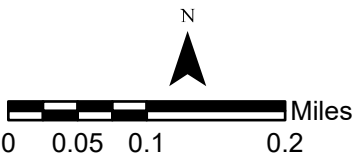
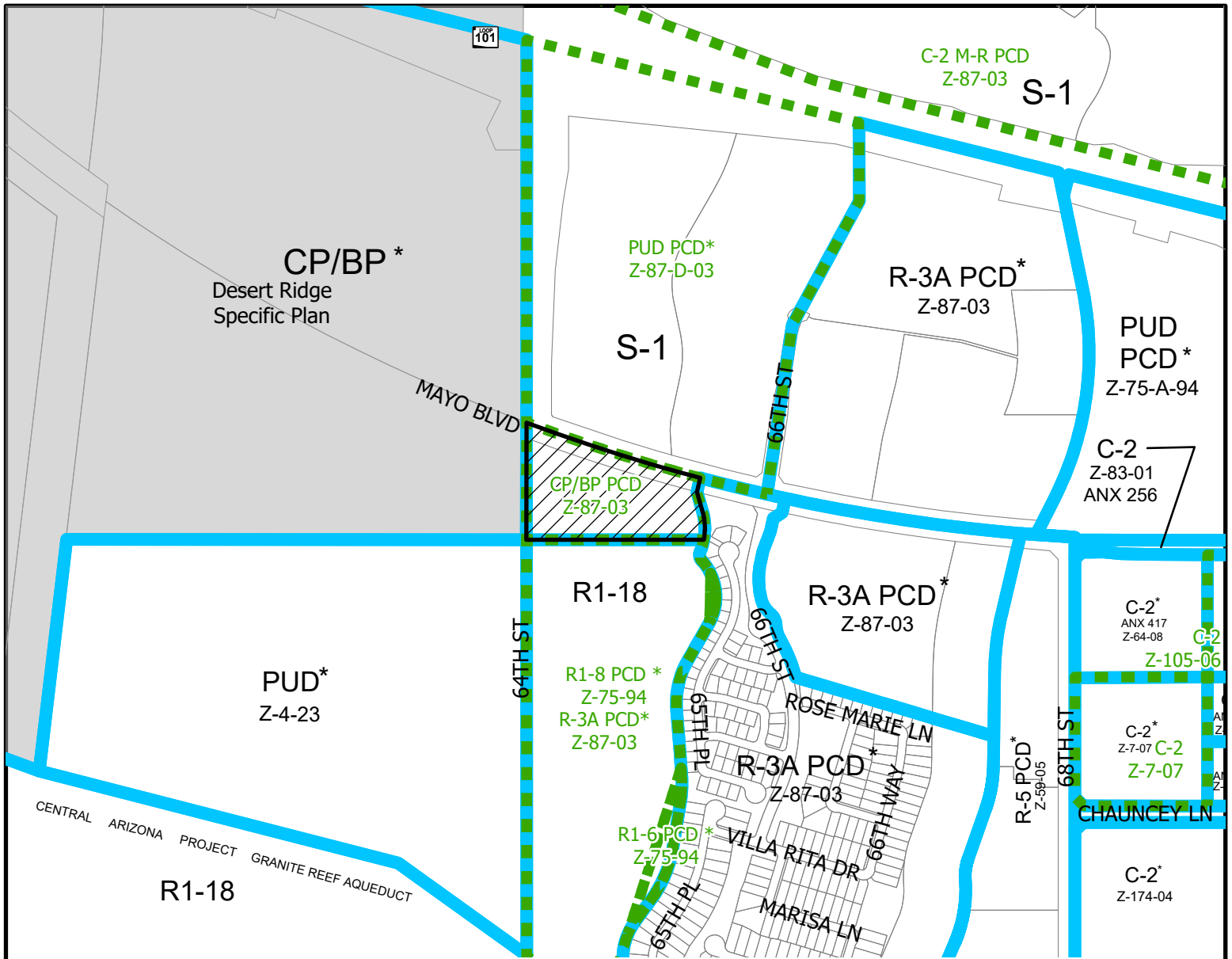
Staff Report: Z-87-E-03-2

January 26, 2026

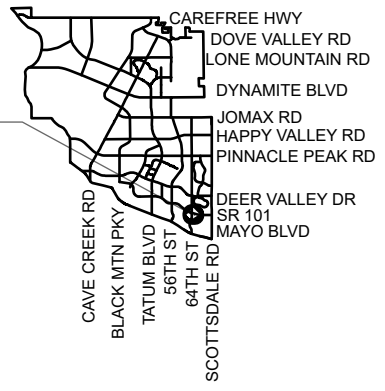
Page 21 of 21

Community Correspondence (5 pages)

[Plaza Companies Hospitality PUD](#) development narrative date stamped January 12, 2026



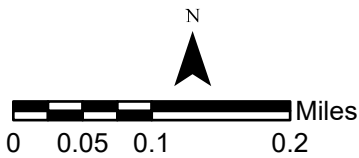
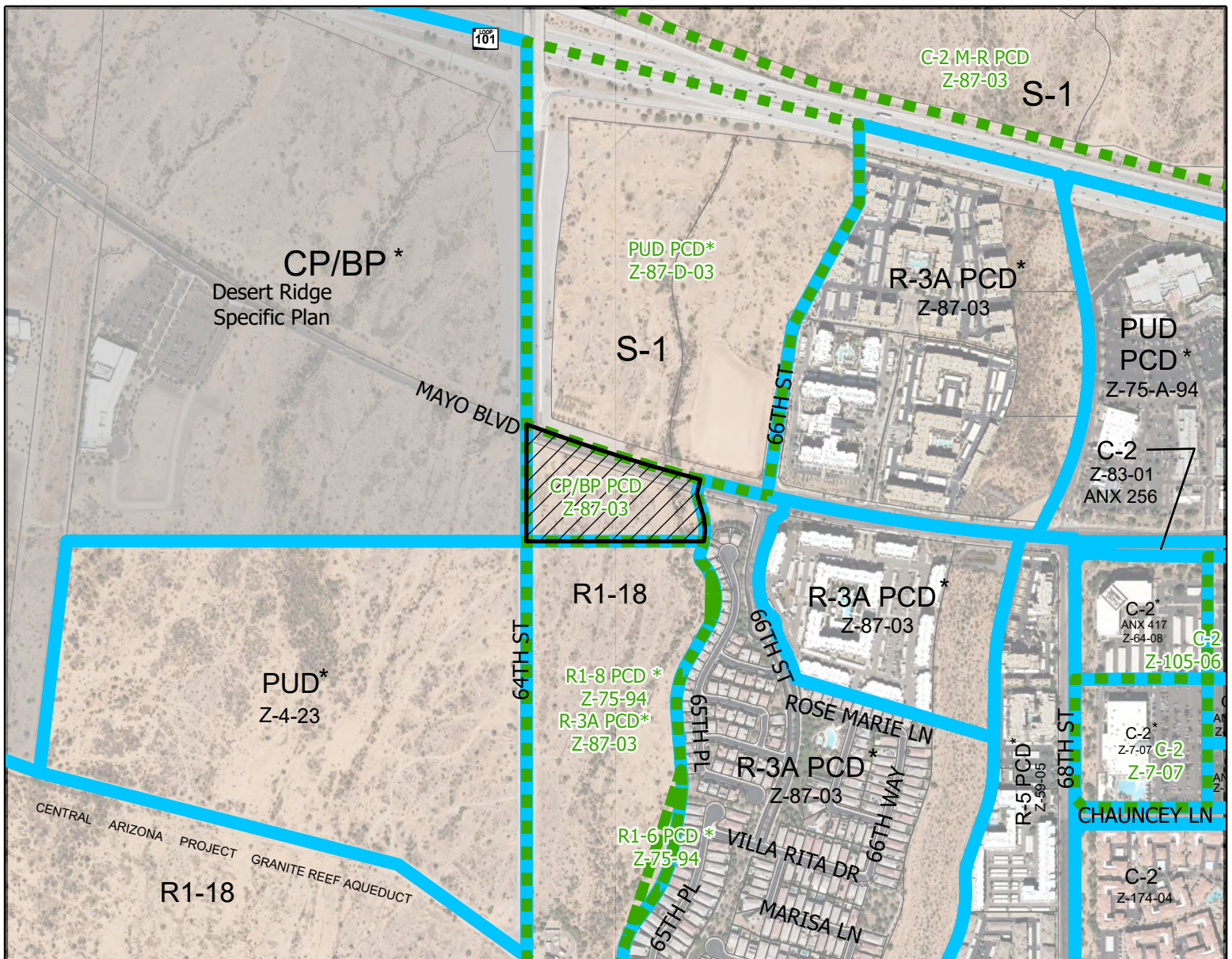
DESERT VIEW VILLAGE
COUNCIL DISTRICT: 2



Z-87-E-03-2

APPLICANT'S NAME: Pacific Realty Commercial		REQUESTED CHANGE:	
APPLICATION NO: Z-87-E-03-2		FROM: S-1 (Approved CP/BP PCD) (8.20 ac.)	
DATE: 9/24/2025		TO: PUD PCD (8.20 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.20 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 39-43	
		ZONING MAP M-12	
MULTIPLES PERMITTED S-1 (Approved CP/BP PCD) PUD PCD		CONVENTIONAL OPTION 8 (N/A) 0	
		* UNITS P.R.D OPTION N/A (N/A) 0	

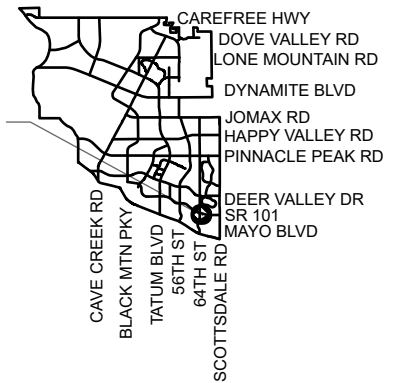
* Maximum Units Allowed with P.R.D. Bonus



DESERT VIEW VILLAGE
COUNCIL DISTRICT: 2



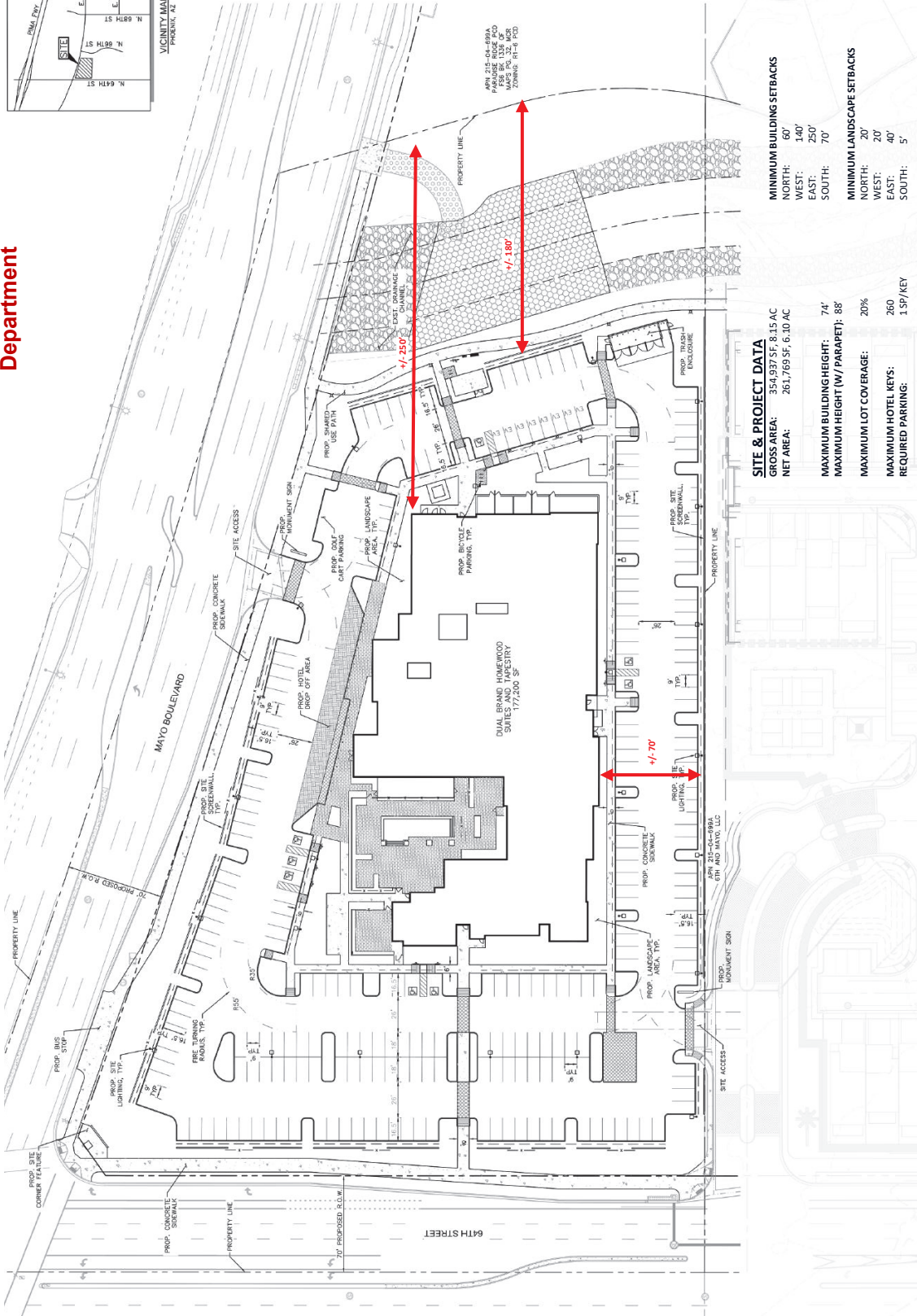
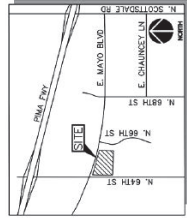
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PUD PCD		CONVENTIONAL OPTION	
		8 (N/A)	
		0	
		* UNITS P.R.D OPTION	
		N/A (N/A)	
		0	

* Maximum Units Allowed with P.R.D. Bonus

CITY OF PHOENIX
JAN 12 2026
 Planning & Development
 Department



SITE & PROJECT DATA

GROSS AREA: 354,937 SF, 8.15 AC
 NET AREA: 261,769 SF, 6.10 AC

MAXIMUM BUILDING HEIGHT: 74'
 MAXIMUM HEIGHT (W/ PARAPET): 88'

MAXIMUM LOT COVERAGE: 20%

MAXIMUM HOTEL KEYS: 260
 REQUIRED PARKING: 1 SP/KEY

MINIMUM BUILDING SETBACKS

NORTH: 60'
 WEST: 140'
 EAST: 250'
 SOUTH: 70'

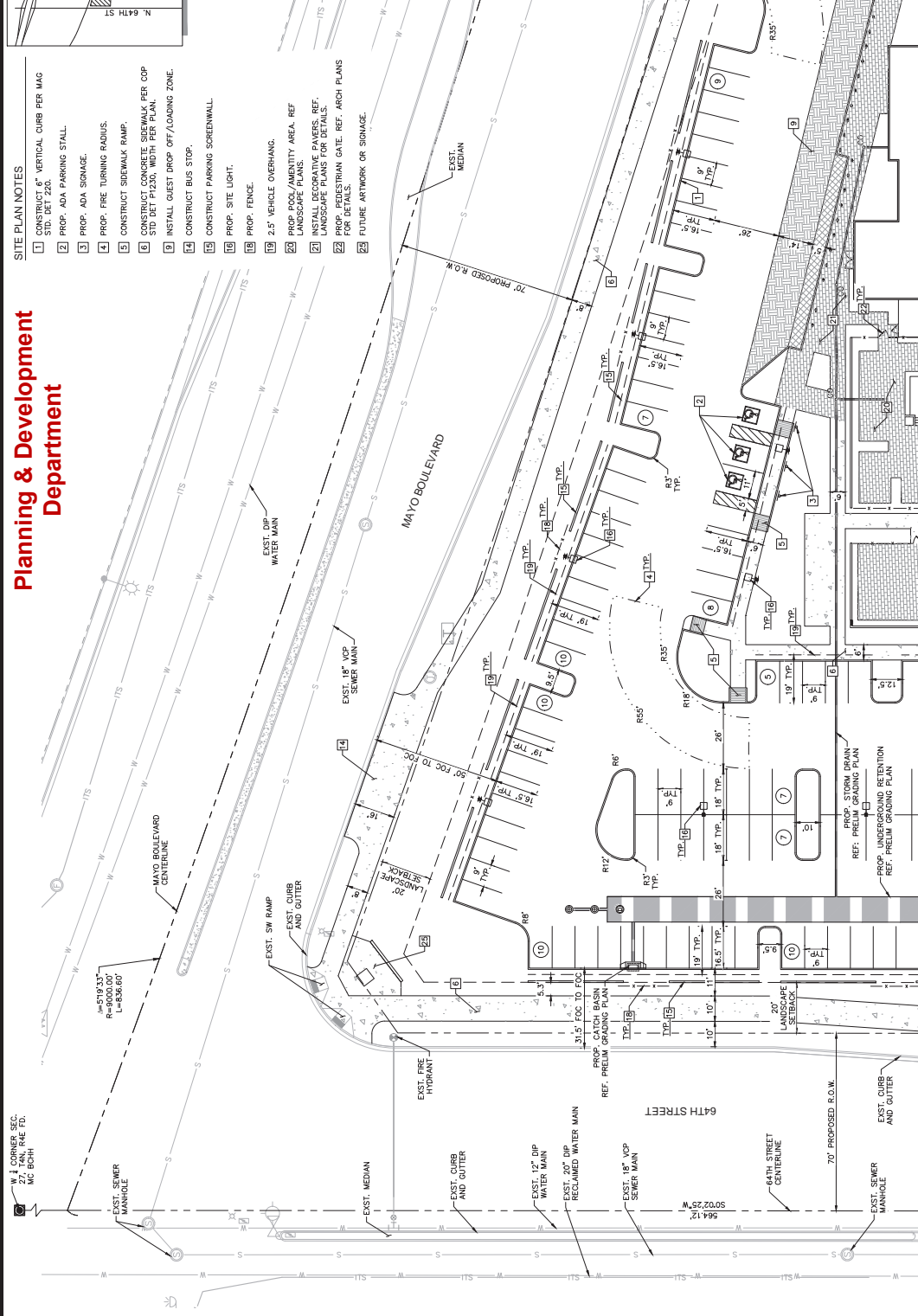
MINIMUM LANDSCAPE SETBACKS

NORTH: 20'
 WEST: 20'
 EAST: 40'
 SOUTH: 5'

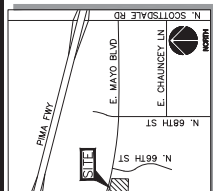
CITY OF PHOENIX
 JAN 12 2026

Planning & Development
 Department

REV	DATE	DESCRIPTION



- SITE PLAN NOTES**
- CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET 220.
 - PROP. ADA PARKING STALL.
 - PROP. ADA STORAGE.
 - PROP. FIRE TURNING RADIUS.
 - CONSTRUCT SIDEWALK RAMP.
 - CONSTRUCT CONCRETE RISERS PER COP STD. DET P1200. WIDTH PER PLAN.
 - INSTALL GUEST DROP OFF/LOADING ZONE.
 - CONSTRUCT BUS STOP.
 - CONSTRUCT PARKING SCREENWALL.
 - PROP. SITE LIGHT.
 - PROP. FENCE.
 - PROP. FENCE.
 - 2.5' VEHICLE OVERHANG.
 - PROP. POOL/AMENITY AREA. REF. LANDSCAPE PLANS.
 - INSTALL DECORATIVE PAVERS. REF. LANDSCAPE PLANS FOR DETAILS.
 - PROP. PEDESTRIAN GATE. REF. ARCH PLANS FOR DETAILS.
 - FUTURE ARTWORK OR SIGNAGE.



Kimley-Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 4828 N SCOTTSDALE ROAD, SUITE 200
 SCOTTSDALE, ARIZONA 85254 (602) 944-0500

PHOENIX, ARIZONA
PRELIMINARY SITE PLAN
 N 64TH ST & MAYO BLVD
 PROJECT No. 091377005
 SCALE (DB): 1"=20'
 SCALE (OS): NONE
 DRAWN BY: MCH
 DESIGN BY: WFK
 CHECK BY: CDF
 DATE: 12/29/25
 NOT FOR CONSTRUCTION
 SP1
 1 OF 3 SHEETS



- NOTES**
- REFER TO SHEET SP2 FOR LEGEND.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 WEST, MERIDIAN 12E, SCL AND THE SALT RIVER MERIDIAN, SAG LINE BEARS S89°48'09"E.

LAND SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 CONTACT: CHAD W. HUBER, RLS
 PHOENIX, AZ 85016
 PHONE: (602) 837-5511
 EMAIL: CHAD.HUBER@KIMLEY-HORN.COM

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 CONTACT: GARRET FRANK, P.E.
 PHOENIX, AZ 85016
 PHONE: (602) 216-1231
 EMAIL: GARRET.FRANK@KIMLEY-HORN.COM

ARCHITECT
 MAYSE & ASSOCIATES
 CONTACT: JAO XU, RA
 PHOENIX, AZ 85016
 PHONE: (972) 396-0336
 EMAIL: JAO.XU@MAYSE.COM

DEVELOPER/OWNER
 PLAZA COMPANIES, AND
 CONTACT: JON STELZER
 PHOENIX, AZ 85016
 PHONE: (602) 344-4538
 EMAIL: JON.STELZER@PLAZA.CO

MATCH LINE: SEE SHEET SP2

MATCH LINE: SEE SHEET SP3



09-05-14

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PLANS

N 64th ST & E MAYO BLVD
PHOENIX, AZ 85054

PLAZA COMPANIES, AMO
9401 W. THUNDERBOLT RD.
PEORIA, ARIZONA 85381



FAYTH HOSPITALITY GROUP, LLC
6442 BELMONT AVE.
DALLAS, TX 75206

Revisions

11/20/2024 - CONCEPT SET
08/29/2025 - PWD
10/22/2025 - PROGRESS UPDATE

drawn by VHS

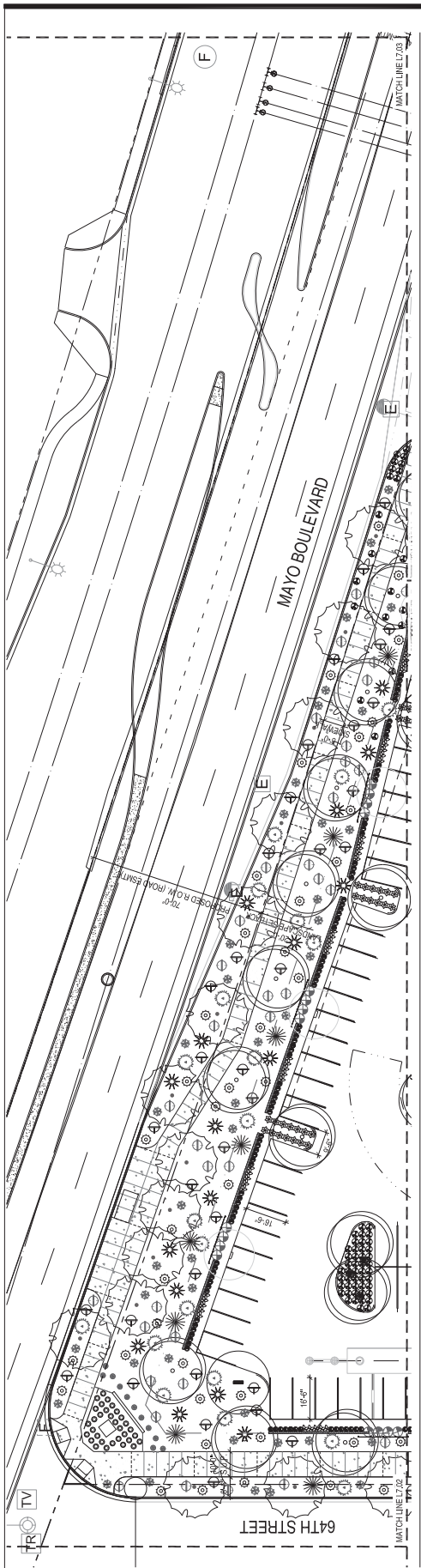
DATE 11/18/2025

JOB NO. 25024

SHEET NO. LANDSCAPE PLAN

SHEET NO.

L7.01



PARTIAL LANDSCAPE PLAN 01
DETAIL

SYL.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
1	SALVADOREXISTING TREE			1	
2	PORTULACARIA AFRA	PORTULACA	5 GAL	104	CAN FULL
3	SANSEBERIA TRASCARATA MOONSHINE	MOONSHINE	5 GAL	17	CAN FULL
4	SILVER SNAKE PLANT		5 GAL	25	CAN FULL
5	SANSEBERIA TRASCARATA		5 GAL	25	CAN FULL
6	SNAKE PLANT		5 GAL	25	CAN FULL
7	YUCCA PALLIDA		5 GAL	283	CAN FULL
8	YUCCA PALE-LEAF YUCCA		5 GAL	56	CAN FULL
9	YUCCA ROSTRATA		5 GAL	16	CAN FULL
10	BEAKED YUCCA		5 GAL	16	CAN FULL
11	YUCCA PALLIDA		5 GAL	16	CAN FULL
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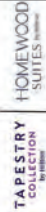
SYL.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
1	AGAVE BLUE GLOW		5 GAL	134	CAN FULL
2	BLUE GLOW AGAVE		5 GAL	455	CAN FULL
3	AGAVE BARBADENSIS 'YELLOW'		5 GAL	455	CAN FULL
4	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
5	ALOE HERCULES		5 GAL	455	CAN FULL
6	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
7	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
8	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
9	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
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74	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
75	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
76	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
77	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
78	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
79	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
80	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
81	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
82	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
83	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
84	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
85	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
86	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
87	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
88	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
89	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
90	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
91	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
92	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
93	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
94	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
95	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
96	ALOE VERA 'YELLOW'		5 GAL	455	CAN FULL
97					



09-05-14

PLANTING NOTES:
 1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.
 2. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.
 3. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.
 4. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.
 5. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.

N 64th ST & E MAYO BLVD
 PHOENIX, AZ 85054



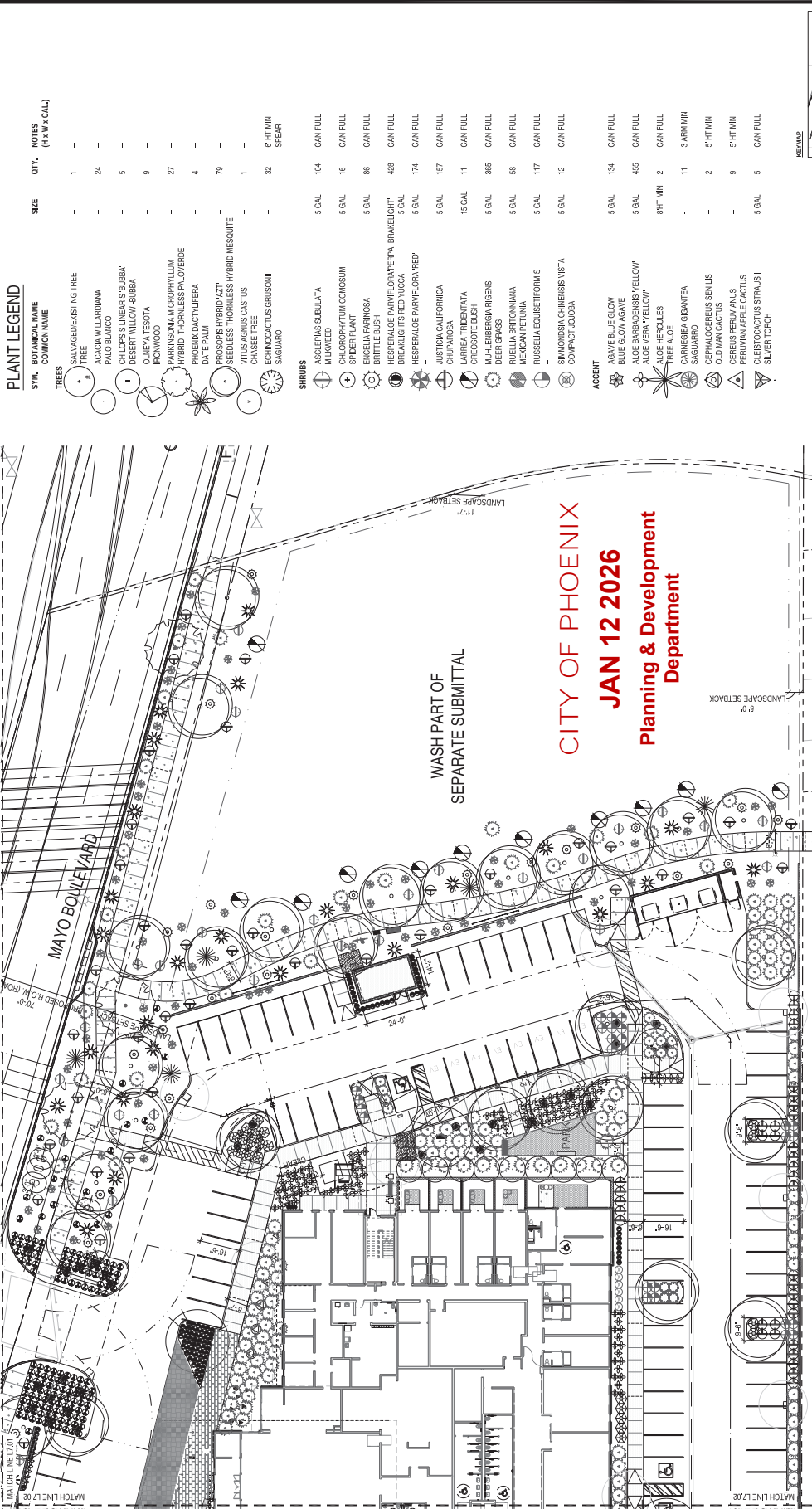
PLAZA COMPANIES, A MO
 9401 W. THUNDERBOLT RD.
 PEORIA, ARIZONA 85381

FAYTH HOSPITALITY GROUP, LLC
 6442 BELMONT AVE.
 DALLAS, TX 75206

Revision:
 11/20/2024 - CONCEPT SET
 08/29/2025 - PWD
 10/22/2025 - PROGRESS UPDATE

drawn by: VHS
 DATE: 11/18/2025
 JOB NO.: 25024
 SHEET TITLE: LANDSCAPE PLAN
 SHEET NO.:

L7.03



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES (H X W X CALL)
(Tree symbol)	SALVAGED EXISTING TREE		-	1	
(Tree symbol)	ACACIA WILLARDIANA	'PALO BLANCO'	-	24	
(Tree symbol)	CHILOPSIS LINEARIS	'BUBBA'	-	5	
(Tree symbol)	QUISQUILIA	'IRONWOOD'	-	9	
(Tree symbol)	PARKSONIA MICROPHYLLUM	'HYBRID-THORNLESS PALO VERDE'	-	27	
(Tree symbol)	PHOENIX DACTYLIFERA	'DATE PALM'	-	4	
(Tree symbol)	PROSOPIS HYBRID 'AZT'	'SEEDLESS THORNLESS HYBRID MESQUITE'	-	79	
(Tree symbol)	VITIS AGNUS CASTUS	'CHASSIS TREE'	-	1	8' FT MIN SPER
(Tree symbol)	ECHINOCACTUS GRUSONII	'SAGUARO'	-	32	
(Shrub symbol)	ASCLEPIAS SUBULATA	'MILKWEED'	5 GAL	104	CAN FULL
(Shrub symbol)	CHLOROPHYTUM COMOSUM	'SPIDER PLANT'	5 GAL	16	CAN FULL
(Shrub symbol)	ENCYCLIA FARINOSA	'BRITTLE BUSH'	5 GAL	86	CAN FULL
(Shrub symbol)	HESPERALOE PARVIFLORA	'BRKEIGHT'	5 GAL	428	CAN FULL
(Shrub symbol)	HESPERALOE PARVIFLORA 'RED'		5 GAL	174	CAN FULL
(Shrub symbol)	ARTISTIA CALIFORNICA	'CALIFORNIA COPALPOCA'	5 GAL	197	CAN FULL
(Shrub symbol)	LARREA TRICANTATA	'CREOSOTE BUSH'	15 GAL	11	CAN FULL
(Shrub symbol)	MULLENBERGIA RIGENS	'DEER GRASS'	5 GAL	365	CAN FULL
(Shrub symbol)	RUELLIA BRITANNIANA	'MEXICAN PETUNIA'	5 GAL	58	CAN FULL
(Shrub symbol)	RUSSUELLIA EQUISSETIFORMIS		5 GAL	117	CAN FULL
(Shrub symbol)	SIMONDSIA CHINENSIS 'VISTA COMPACTA'		5 GAL	12	CAN FULL
(Accent symbol)	AGAVE BLUE GLOW		5 GAL	104	CAN FULL
(Accent symbol)	AGAVE BLUE GLOW		5 GAL	455	CAN FULL
(Accent symbol)	ALOE BARBENSIS 'YELLOW'		8 FT MIN	2	CAN FULL
(Accent symbol)	ALOE VERA 'YELLOW'		-	11	3' ARM MIN
(Accent symbol)	CEPHALOCEREUS SENILIS	'OLD MAN CACTUS'	-	2	5' FT MIN
(Accent symbol)	CEREUS PERUVIANUS	'PERUVIAN APPLE CACTUS'	-	9	5' FT MIN
(Accent symbol)	LEUCOPHYLLON	'SILVER TORCH'	5 GAL	5	CAN FULL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES (H X W X CALL)
(Vine symbol)	SANSEVIERIA TRIFASCIATA	'MOONSHINE'	5 GAL	17	CAN FULL
(Vine symbol)	DIASPORA	'SILVER SNAKE PLANT'	5 GAL	17	CAN FULL
(Vine symbol)	DIASPORA	'SILVER SNAKE PLANT'	5 GAL	17	CAN FULL
(Vine symbol)	DIASPORA	'SILVER SNAKE PLANT'	5 GAL	17	CAN FULL
(Vine symbol)	DIASPORA	'SILVER SNAKE PLANT'	5 GAL	17	CAN FULL

INERT MATERIALS

SYMBOL	DESCRIPTION
(Square)	1/2" MINUS DECOMPOSED GRANITE TO MATCH EXISTING. VERIFY COLOR AND SIZE, TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
(Square)	INERT MATERIAL 1
(Square)	INERT MATERIAL 2
(Square)	DESCRIPTION

WASH PART OF SEPARATE SUBMITTAL

CITY OF PHOENIX
JAN 12 2026
 Planning & Development
 Department

PLANTING GENERAL NOTES:
 1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP SYSTEM.
 2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF PLANT CULTIVATORS.
 3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUND COVER, UNLESS NOTE OTHERWISE.
 4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS TO BE EXCAVATED FOR UNDERGROUND UTILITIES, SHALL BE INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.



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Engineer

NORTH PHOENIX NEAR MAYO CLINIC
 N 64th ST & E MAYO BLVD
 PHOENIX, AZ 85064



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 PEORIA, ARIZONA 85381

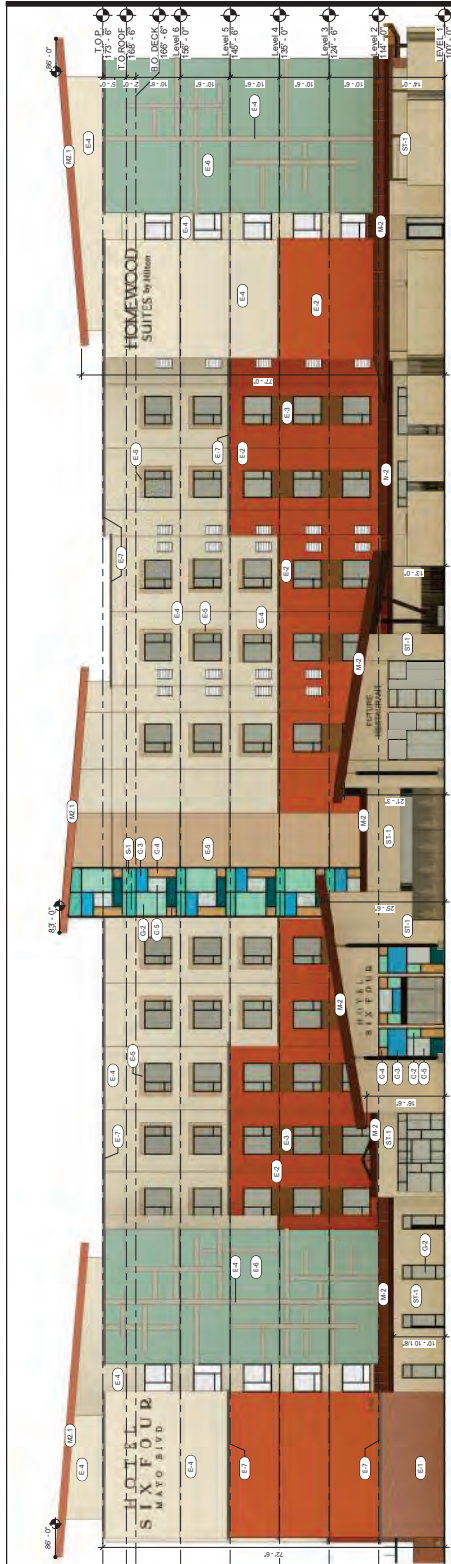
FAYTH HOSPITALITY GROUP, LLC
 5442 BELMONT AVE.
 DALLAS, TX 75206

Revisions: 11/20/2024 - CONCEPT SET

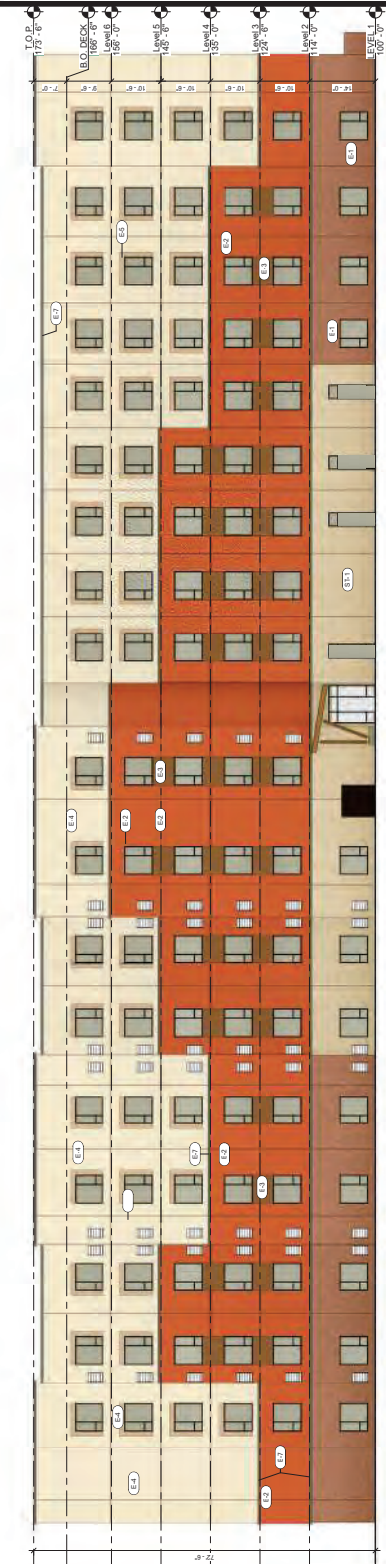
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 Project: 25024

EXTERIOR ELEVATIONS COLOR SHEETS

P3



C1 NORTH ELEVATION
 332'-7 1/2"



A1 SOUTH ELEVATION
 332'-7 1/2"

EXTERIOR FINISH LEGEND

E-1	ALUMINUM CLAMNET SUBSTRATE AT 1/4" SW-50 HEAVY SMOOTH FISH DRIVAT	E-2	ALUMINUM CLAMNET SUBSTRATE AT 1/4" SW-50 HEAVY SMOOTH FISH DRIVAT
E-3	EPF CITY-JAMBUED COMBINATION DRIVAT	E-4	EPF CITY-JAMBUED COMBINATION DRIVAT
E-5	EPF CITY-JAMBUED COMBINATION DRIVAT	E-6	EPF CITY-JAMBUED COMBINATION DRIVAT
E-7	EPF CITY-JAMBUED COMBINATION DRIVAT	E-8	EPF CITY-JAMBUED COMBINATION DRIVAT
E-9	EPF CITY-JAMBUED COMBINATION DRIVAT	E-10	EPF CITY-JAMBUED COMBINATION DRIVAT
E-11	EPF CITY-JAMBUED COMBINATION DRIVAT	E-12	EPF CITY-JAMBUED COMBINATION DRIVAT
E-13	EPF CITY-JAMBUED COMBINATION DRIVAT	E-14	EPF CITY-JAMBUED COMBINATION DRIVAT
E-15	EPF CITY-JAMBUED COMBINATION DRIVAT	E-16	EPF CITY-JAMBUED COMBINATION DRIVAT
E-17	EPF CITY-JAMBUED COMBINATION DRIVAT	E-18	EPF CITY-JAMBUED COMBINATION DRIVAT
E-19	EPF CITY-JAMBUED COMBINATION DRIVAT	E-20	EPF CITY-JAMBUED COMBINATION DRIVAT
E-21	EPF CITY-JAMBUED COMBINATION DRIVAT	E-22	EPF CITY-JAMBUED COMBINATION DRIVAT
E-23	EPF CITY-JAMBUED COMBINATION DRIVAT	E-24	EPF CITY-JAMBUED COMBINATION DRIVAT
E-25	EPF CITY-JAMBUED COMBINATION DRIVAT	E-26	EPF CITY-JAMBUED COMBINATION DRIVAT
E-27	EPF CITY-JAMBUED COMBINATION DRIVAT	E-28	EPF CITY-JAMBUED COMBINATION DRIVAT
E-29	EPF CITY-JAMBUED COMBINATION DRIVAT	E-30	EPF CITY-JAMBUED COMBINATION DRIVAT
E-31	EPF CITY-JAMBUED COMBINATION DRIVAT	E-32	EPF CITY-JAMBUED COMBINATION DRIVAT
E-33	EPF CITY-JAMBUED COMBINATION DRIVAT	E-34	EPF CITY-JAMBUED COMBINATION DRIVAT
E-35	EPF CITY-JAMBUED COMBINATION DRIVAT	E-36	EPF CITY-JAMBUED COMBINATION DRIVAT
E-37	EPF CITY-JAMBUED COMBINATION DRIVAT	E-38	EPF CITY-JAMBUED COMBINATION DRIVAT
E-39	EPF CITY-JAMBUED COMBINATION DRIVAT	E-40	EPF CITY-JAMBUED COMBINATION DRIVAT
E-41	EPF CITY-JAMBUED COMBINATION DRIVAT	E-42	EPF CITY-JAMBUED COMBINATION DRIVAT
E-43	EPF CITY-JAMBUED COMBINATION DRIVAT	E-44	EPF CITY-JAMBUED COMBINATION DRIVAT
E-45	EPF CITY-JAMBUED COMBINATION DRIVAT	E-46	EPF CITY-JAMBUED COMBINATION DRIVAT
E-47	EPF CITY-JAMBUED COMBINATION DRIVAT	E-48	EPF CITY-JAMBUED COMBINATION DRIVAT
E-49	EPF CITY-JAMBUED COMBINATION DRIVAT	E-50	EPF CITY-JAMBUED COMBINATION DRIVAT
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E-55	EPF CITY-JAMBUED COMBINATION DRIVAT	E-56	EPF CITY-JAMBUED COMBINATION DRIVAT
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E-91	EPF CITY-JAMBUED COMBINATION DRIVAT	E-92	EPF CITY-JAMBUED COMBINATION DRIVAT
E-93	EPF CITY-JAMBUED COMBINATION DRIVAT	E-94	EPF CITY-JAMBUED COMBINATION DRIVAT
E-95	EPF CITY-JAMBUED COMBINATION DRIVAT	E-96	EPF CITY-JAMBUED COMBINATION DRIVAT
E-97	EPF CITY-JAMBUED COMBINATION DRIVAT	E-98	EPF CITY-JAMBUED COMBINATION DRIVAT
E-99	EPF CITY-JAMBUED COMBINATION DRIVAT	E-100	EPF CITY-JAMBUED COMBINATION DRIVAT

GLAZING FINISH LEGEND

G-1	SPARKLE SPARKLE VITRO-GLAZING	G-2	ATLANTIC VITRO
G-3	ATLANTIC VITRO	G-4	ATLANTIC VITRO
G-5	ATLANTIC VITRO	G-6	ATLANTIC VITRO
G-7	ATLANTIC VITRO	G-8	ATLANTIC VITRO
G-9	ATLANTIC VITRO	G-10	ATLANTIC VITRO
G-11	ATLANTIC VITRO	G-12	ATLANTIC VITRO
G-13	ATLANTIC VITRO	G-14	ATLANTIC VITRO
G-15	ATLANTIC VITRO	G-16	ATLANTIC VITRO
G-17	ATLANTIC VITRO	G-18	ATLANTIC VITRO
G-19	ATLANTIC VITRO	G-20	ATLANTIC VITRO
G-21	ATLANTIC VITRO	G-22	ATLANTIC VITRO
G-23	ATLANTIC VITRO	G-24	ATLANTIC VITRO
G-25	ATLANTIC VITRO	G-26	ATLANTIC VITRO
G-27	ATLANTIC VITRO	G-28	ATLANTIC VITRO
G-29	ATLANTIC VITRO	G-30	ATLANTIC VITRO
G-31	ATLANTIC VITRO	G-32	ATLANTIC VITRO
G-33	ATLANTIC VITRO	G-34	ATLANTIC VITRO
G-35	ATLANTIC VITRO	G-36	ATLANTIC VITRO
G-37	ATLANTIC VITRO	G-38	ATLANTIC VITRO
G-39	ATLANTIC VITRO	G-40	ATLANTIC VITRO
G-41	ATLANTIC VITRO	G-42	ATLANTIC VITRO
G-43	ATLANTIC VITRO	G-44	ATLANTIC VITRO
G-45	ATLANTIC VITRO	G-46	ATLANTIC VITRO
G-47	ATLANTIC VITRO	G-48	ATLANTIC VITRO
G-49	ATLANTIC VITRO	G-50	ATLANTIC VITRO
G-51	ATLANTIC VITRO	G-52	ATLANTIC VITRO
G-53	ATLANTIC VITRO	G-54	ATLANTIC VITRO
G-55	ATLANTIC VITRO	G-56	ATLANTIC VITRO
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G-61	ATLANTIC VITRO	G-62	ATLANTIC VITRO
G-63	ATLANTIC VITRO	G-64	ATLANTIC VITRO
G-65	ATLANTIC VITRO	G-66	ATLANTIC VITRO
G-67	ATLANTIC VITRO	G-68	ATLANTIC VITRO
G-69	ATLANTIC VITRO	G-70	ATLANTIC VITRO
G-71	ATLANTIC VITRO	G-72	ATLANTIC VITRO
G-73	ATLANTIC VITRO	G-74	ATLANTIC VITRO
G-75	ATLANTIC VITRO	G-76	ATLANTIC VITRO
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G-99	ATLANTIC VITRO	G-100	ATLANTIC VITRO

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**CONCEPT
SET IN
PROGRESS**

The design and construction of this project is subject to the City of Phoenix's Planning and Development Department's review and approval. This document is not a contract and is not intended to be used as such. It is the responsibility of the architect to ensure that all construction is in accordance with the approved plans and specifications.

Page No.

**NORTH
PHOENIX NEAR
MAYO CLINIC**
N 64th ST & E MAYO BLVD
PHOENIX, AZ 85064



NORTH PHOENIX NEAR MAYO CLINIC



PLAZA COMPANIES, AND
9401 W. HUNTERBIRD RD.
PEORIA, ARIZONA 85381

FAYTH HOSPITALITY GROUP, LLC
5442 BELMONT AVE.
DALLAS, TX 75206

Revision: 11/20/24 - CONCEPT SET

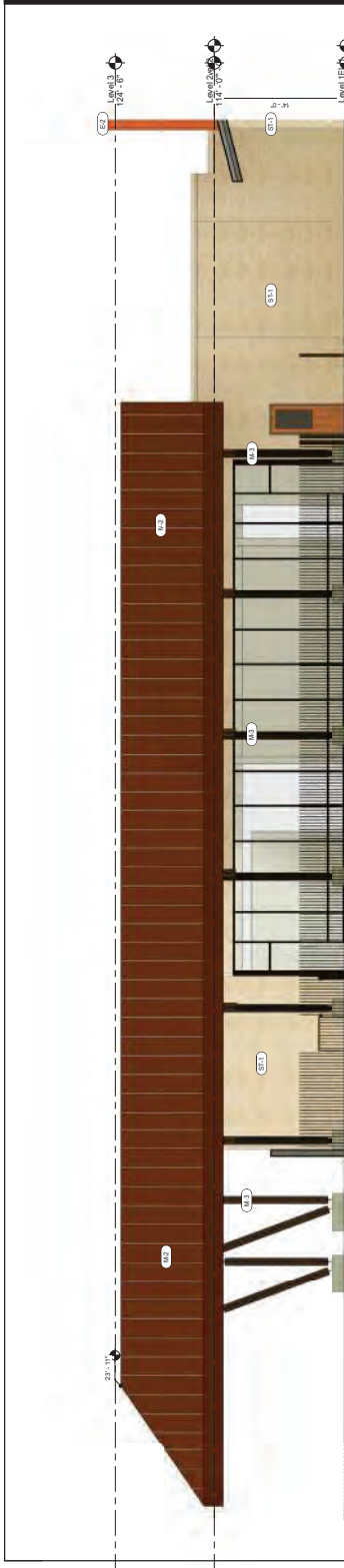
Drawn By

Date: 11/17/2025 5:13:00 PM

Project: 25024

EXTERIOR ELEVATIONS COLOR SHEETS

P3.2



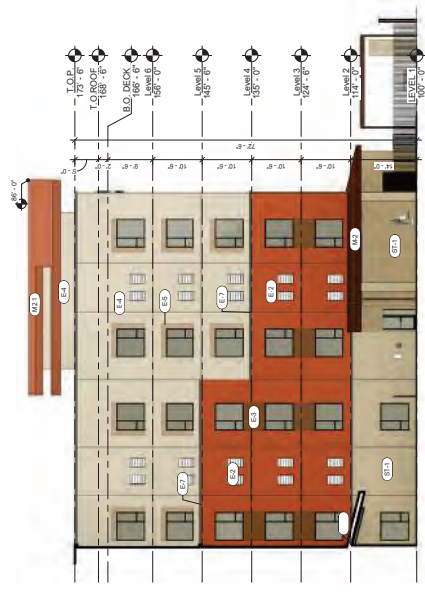
D3 POOL COURTYARD ELEVATION
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

S-1.1	TRIP STONE, 4" x 8" x 16" CLADDING
W-1	ALUMINUM CLADDING
W-1.1	ALUMINUM CLADDING
W-1.2	ALUMINUM CLADDING
W-1.3	ALUMINUM CLADDING
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GLAZING FINISH LEGEND

G-1	ALUMINUM ANODIZED
G-2	ALUMINUM ANODIZED
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G-97	ALUMINUM ANODIZED
G-98	ALUMINUM ANODIZED
G-99	ALUMINUM ANODIZED
G-100	ALUMINUM ANODIZED



A2 WEST WING ELEVATION
3/8" = 1'-0"



A4 EAST WING ELEVATION
3/8" = 1'-0"

From: pensandoval@gmail.com
To: [Adrian G Zambrano](#)
Subject: Desert View Village 64th & Mayo
Date: Wednesday, November 26, 2025 11:03:34 AM

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We oppose the entire rezoning of this area from residential to commercial and apartments. The entire corridors along 68th St, Scottsdale Rd to/from Mayo/101, and now 56th St are being built up into commercial and apartments buildings which will increase the traffic on streets that are not set up to handle what will be double or triple number of vehicles all trying to get on the 101 from Scottsdale, 64th, and 56th St. in addition to bringing the Cardinals training facility within 1 mile radius, the congestion is already bad, and this will make it worse.

Norma and Praxedis Sandoval

Owners of 17850 N 68th St #1145

From: kbsle@aol.com
To: [Griemsmann, Noel](#); [Adrian G Zambrano](#)
Subject: Re: New hotel proposal
Date: Monday, December 1, 2025 3:45:47 PM

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Hi Noel,

I did receive the notice of the next two meetings, however I will be out of town for the Dec. 8 Meeting.

After reviewing the latest documents, would you please add the following comments to your neighborhood summary comments page:

1) As a resident of Paradise Ridge which will be next door to the proposed hotel, I do not believe this is the right venue for the area with million dollar plus homes. A nice restaurant would be a much better option for the site especially due to the additional residences and town homes that are being built adjacent to the site. A hotel is too transient for a family community. There already is a hotel for Mayo visitors, which is set back and closer to the hospital, so it is likely this hotel will be filled with event guests who have no concern of keeping a neighborhood quiet, clean and safe.

2) If the plan for the hotel does get approved, my thoughts for adjustments follow:

-the height is too high for being so close to residents homes. The lighting will be too high for the neighborhood at night. I suggest reducing the floors to four. I just stayed at a Hyatt Place in Flagstaff and it had four floors which made it look to fit the area better. Is anyone considering the water usage for a 6 story hotel?

-The logo on the front top of the building doesn't fit with our desert landscape and should be more discreet like the ASU building, showing only the ASU letters, not the full name, and in a silver/white look which is located on the next lot.

-The company colors of the bright orange and green are again to "loud" and vivid for the desert space of Phoenix. Just as McDonalds does not have yellow arches in Sedona, these colors should be muted to keep the integrity of the desert landscape.

-The renderings sent did not show any landscaping but I would guess that is in the plan, and the more the better.

-The hotel should be required to have a set maximum number of adults per room that matches the beds. To have this become a constant churn of an overcrowded room for our local events is inappropriate for the residents, and our police department.

-The hotel should have 24/7 security on site for the hotel and parking lot to get ahead of issues.

-I would expect the pool to be fenced and locked for guests only.

Thank you for the opportunity to express my concerns.

Karen Batenic, Paradise Ridge resident

On Wednesday, November 19, 2025 at 12:05:47 PM MST, Griemsmann, Noel <ngriemsmann@swlaw.com> wrote:

Karen,

Thank you for reaching out and we will add your comments to the summary report to the City for that first meeting as well as pass them along to the developer team.

On process, the next step is our informational presentation to the Desert View Village Planning Committee, which is scheduled for December 2nd. After that, we will have a second neighborhood meeting, date still not firmed up yet. If you received a letter last time, you will get another. If not, please send me your address and I will make sure you are on our mailing list.

In the interim, please let me know of any other questions. Hope to see you at one of the upcoming meetings.

Noel J. Griemsmann, AICP
Sr Urban Planner

☎: 602.382.6824
ngriemsmann@swlaw.com

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& WILMER**

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From: kbsle@aol.com <kbsle@aol.com>
Sent: Wednesday, November 19, 2025 11:29 AM
To: Griemsmann, Noel <Ngriemsmann@swlaw.com>
Subject: New hotel proposal

[EXTERNAL] kbsle@aol.com

Hi Noel,

We met at the meeting with the Paradise Ridge residents. I didn't have time to fill out the comment card but I would like to share in writing the points of concern that I mentioned to you for your thoughts and discussions.

With the proposal for the hotel to be so close to Paradise Ridge homes, I do not think that is the best venue for the area. A high end restaurant on the Mayo facing property would be better suited for the residents in the area to use. We already have an influx of drunken, rowdy people coming in to town for all of the events in the area ex. golf outing, etc. and a lower price hotel will attract more.

In addition, the drawings showed a building not considerate of the southwest landscape in architecture or colors which is important. The height of the building is too high as well. If it was designed as a higher end boutique hotel, I think it might be received better, or another use for the property.

Also, I haven't received any communication about meetings for residents to express their thoughts in person. Has that been sent out or will it be coming soon?

Thank you, Karen Batenic

From: [Michelle](#)
To: [Adrian G Zambrano](#)
Subject: 64 St & Mayo Rezoning for hotel
Date: Monday, December 29, 2025 12:53:23 PM

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Hi Adrian,

I have attended a meeting that Snell & Wilmer conducted for getting the land rezoned near my home. I realize that with Mayo Hospital expanding they want to provide short term stays for patients and families, but this is not the place to do it. That corner backs up to my neighborhood Paradise Ridge with single family homes. A 7 story hotel with a parking surrounding it just isn't right. Wouldn't a 2-3 story building be more in line with what surrounds us? Or have the builder of the the townhomes get to build out all the way to Mayo Blvd?

Please let me know how I can be updated more about the dates and process of this rezoning?

Thank you,

Michelle Seabrook