



VILLAGE PLANNING COMMITTEE



Village Planning Committee Meeting Summary
GPA-DSTV-1-25-2
INFORMATION ONLY

Date of VPC Meeting	December 2, 2025
Request From	Residential 5 to 10 dwelling units per acre, Commercial / Commerce/Business Park
Request To	Commercial, Residential 15+ dwelling units per acre
Proposal	Hotel and higher density attached townhouses, condos, or apartments
Location	Southeast corner of 64th Street and Mayo Boulevard

VPC DISCUSSION:

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

One member of the public registered to speak on this item.

Applicant Presentation:

Nick Wood, with Snell & Wilmer, LLP, introduced himself and provided an overview of the site. Mr. Wood discussed the Rawhide Wash and surrounding street improvements. Mr. Wood explained the request, noting that the PUD limits the uses and allows the proposed height. Mr. Wood explained the General Plan Amendment request. Mr. Wood then displayed and discussed the site plan, landscape plan, shade plan, building elevations, and renderings.

Questions from Committee:

Vice Chair Louis Lagrave asked if the parking is above ground or below ground. **Mr. Wood** responded that it is all surface parking.

Committee Member Gary Kirkilas commended the inclusion of the trail along the wash. Committee Member Kirkilas asked if the wash would be channelized or kept in its natural condition. **Mr. Wood** responded that the wash would be kept in its natural state. Committee Member Kirkilas asked if the proposal includes green stormwater infrastructure (GSI). Mr. Wood responded that he could ask the landscape architect if that could be included in the project.

Chair Steven Bowser stated that the City has guidelines for GSI.

Committee Member Jason Israel asked if the property is within a floodplain. **Mr. Wood** displayed an aerial of the site and surrounding area, noting that the entire surrounding area is within the AO floodplain. Mr. Wood stated that the Rawhide Wash project would move the property into an A floodplain, which will reduce the potential flood impacts.

Committee Member Joseph Barto asked if the Hilton brand is committed to the project or if they are prospective. **Mr. Wood** responded that they are committed.

Public Comments:

Richard Manski asked what the traffic management plan is for the roads in the area to minimize the impact for people that live in Paradise Ridge and the surrounding area.

Applicant Response:

Mr. Wood responded that a Traffic Impact Analysis (TIA) has been submitted to and approved by the Street Transportation Department. Mr. Wood stated that the biggest improvement the development includes would be widening both 64th Street and Mayo Boulevard. Mr. Wood summarized what the street improvements would include.

Committee Discussion:

Chair Bowser asked for clarification that the street improvements are being built in accordance with the approved Master Street Plan. **Mr. Wood** responded affirmatively.



Village Planning Committee Meeting Summary GPA-DSTV-1-25-2

Date of VPC Meeting	February 3, 2026
Request From	Residential 5 to 10 dwelling units per acre, Commercial / Commerce/Business Park
Request To	Commercial, Residential 15+ dwelling units per acre
Proposal	Hotel and higher density attached townhouses, condos, or apartments
Location	Southeast corner of 64th Street and Mayo Boulevard
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

Committee Member Rick Nowell joined the meeting during this item, bringing the quorum to nine members.

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-DSTV-1-25-2, including the location of the request, the existing General Plan Land Use Map designation, and surrounding General Plan Land Use Map designations. Mr. Zambrano noted that the GPA boundary is larger than the companion rezoning case boundary in order to match the General Plan Land Use Map designations with the existing zoning in the surrounding area. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of Rezoning Case No. Z-87-E-03-2, including the location of the request, surrounding land uses and zoning, and the proposed General Plan Land Use Map designation. Mr. Zambrano provided background on the Paradise Ridge PCD, the Desert Ridge Kierland Major Employment Corridor, and the Peripheral Areas C and D General Plan. Mr. Zambrano summarized the PUD proposal and displayed the site plan, landscape plan,

elevations, and renderings. Mr. Zambrano stated that the request has received three letters of opposition and summarized the concerns. Mr. Zambrano shared the staff findings and stated that staff recommends approval, subject to stipulations. Mr. Zambrano shared the recommended stipulations and upcoming hearing schedule.

Applicant Presentation:

Nick Wood, with Snell & Wilmer LLP, introduced himself and provided context of surrounding developments in the area. Mr. Wood noted that the wash on the east side of the site is approximately 180 feet wide. Mr. Wood discussed the proposed General Plan Land Use Map designation. Mr. Wood then displayed and discussed the site plan, landscape plan, tree and shade plan, elevations, and renderings.

Questions from Committee:

Committee Member Richard Carlucci asked what the Mayo Flyover Study Area Intergovernmental Agreement is and what the \$5 million contribution will go towards, per Stipulation 6. **Mr. Wood** responded that there was a point in time when Mayo Boulevard was going to span over the Loop 101 freeway west of Tatum Boulevard, within Superblock 8, to connect to the south side of the freeway. Mr. Wood stated that there was a development agreement between the Arizona State Land Department and the City of Phoenix regarding that flyover. Mr. Wood stated that they think the money will be used for roadway infrastructure, but they are not certain. Committee Member Carlucci asked for clarification that this funding contribution is in addition to the required right-of-way improvements adjacent to the site. Mr. Wood responded affirmatively.

Committee Member George Birchby asked if there have been studies for the need for hotels in the area. **Mr. Wood** responded that he does not know but noted that Plaza Companies builds many hotels and they do their research on market demand. Mr. Wood added that the proposed hotel would likely not draw away other hotels, noting that the need for them is exponential.

Committee Member David Kollar asked if there have been any traffic studies done to analyze the traffic patterns and traffic congestion, noting that there are multifamily residential developments proposed to the north and south. **Mr. Wood** responded that the Traffic Impact Analysis studied traffic in all directions generated from the site and from surrounding developments. Mr. Wood stated that according to the traffic engineer, the roadway network at full buildout will be able to handle the generated traffic. Committee Member Kollar asked if the offsite improvements include 64th Street expansion to Bell Road. Mr. Wood responded that the City is currently working on obtaining federal funds in order to expand 64th Street to Bell Road, but this development is not part of that.

Committee Member Gary Kirkilas thanked the applicant for incorporating green stormwater infrastructure standards, water conservation standards, and using the wash as a connection to the Reach 11 Recreation Area.

Chair Steven Bowser echoed appreciation for incorporation of water conservation standards.

Public Comments:

None.

Applicant Response:

None.

Committee Discussion:

Committee Member Kollar asked what fund does the money for the Mayo Flyover Study Area Intergovernmental Agreement go to and what the funds will be used for. **Mr. Zambrano** responded that the money would go into one fund and would be used in the general area for regional transportation infrastructure improvements. Committee Member Kollar asked what area the intergovernmental agreement applies to. Mr. Zambrano responded that it would be applicable to the entire area surrounding where the Mayo Boulevard flyover was located.

MOTION – GPA-DSTV-1-25-2:

Committee Member Warren made a motion to recommend approval of GPA-DSTV-1-25-2, per the staff recommendation. **Vice Chair Lagrave** seconded the motion.

VOTE – GPA-DSTV-1-25-2:

9-0; the motion to recommend approval of GPA-DSTV-1-25-2, per the staff recommendation passes with Committee Members Barto, Birchby, Carlucci, Kirkilas, Kollar, Nowell, Warren, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.