

# ATTACHMENT E

## REPORT OF PLANNING COMMISSION ACTION MAY 7, 2026

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	<b>Z-15-26-2</b>
Location:	Southwest corner of 56th Street and Ranger Drive
From:	S-1 DRSP
To:	R1-6 DRSP
Acreage:	53.20
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

### **ACTIONS:**

Staff Recommendation: Continuance to the June Planning Commission Hearing, without fee.

Village Planning Committee (VPC) Recommendation:  
**Desert View** 4/7/2026 Denial. Vote: 6-4.

Planning Commission Recommendation: Continued to June 4, 2026 Planning Commission Hearing, without fee, and remanded back to the Desert View Village Planning Committee for reconsideration.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to continue Z-15-26-2 to the June 4, 2026 Planning Commission Hearing, without fee; and remand the item back to the Desert View Village Planning Committee for reconsideration.

Maker: Matthews  
Second: Gorraiz  
Vote: 8-0  
Absent: Hu  
Opposition Present: Yes

Findings: The applicant requested a continuance and to be remanded back to the Village Planning Committee for reconsideration.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

REPORT OF PLANNING COMMISSION ACTION  
June 4, 2026

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-15-26-2 (Continued from May 7, 2026)
Location:	Southwest corner of 56th Street and Ranger Drive
From:	S-1 DRSP
To:	R1-6 DRSP
Acreage:	53.20
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

**ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Desert View** 4/7/2026 Denial. Vote: 6-4.

**Desert View** 6/2/2026 Approval, per the staff recommendation in the Addendum A Staff Report, with additional stipulations. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Ammon made a MOTION to approve Z-15-26-2, per the Addendum A Staff Report.

Maker: Ammon  
Second: James  
Vote: 7-0  
Absent: Matthews, Soronson  
Opposition Present: Yes

**Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation and the Desert Ridge Specific Plan.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Desert Ridge Specific Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge, the Phoenix Climate Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~January 30~~ May 28, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
  - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
  - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
  - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
  - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. ~~A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.~~ THE DEVELOPER SHALL DEDICATE FOR THE LENGTH OF THE DEVELOPMENT A MINIMUM OF 60 FEET OF RIGHT-OF-WAY FOR RANGER DRIVE FLARING TO 80 FEET AT THE INTERSECTION OF 56TH STREET TO MATCH THE EAST LEG. A TEMPORARY TURNAROUND SHALL BE DEDICATED AND CONSTRUCTED WITH A BARRICADE AT THE WESTERN LIMITS OF THE RANGER DRIVE TERMINUS IN GENERAL CONFORMANCE WITH THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ONLY CONSTRUCT THE FULL WIDTH AND LIMITS OF RANGER DRIVE TO FACILITATE ACCESS TO AND FROM 56TH STREET AND LOCAL NEIGHBORHOOD STREETS OF THE SUBJECT DEVELOPMENT. NO CONNECTION TO THE EXISTING RANGER DRIVE TO THE WEST BEYOND TRACT A, AS SHOWN ON THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, SHALL BE DONE BY THE DEVELOPER. ANY CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY WILL BE DONE BY THE STREET TRANSPORTATION DEPARTMENT AFTER CITY COUNCIL APPROVAL FOR FUNDING IN A FUTURE CAPITAL IMPROVEMENT PLAN BUDGET AND ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD RESIDENTS, THE POLICE AND FIRE DEPARTMENTS.
22. THE DEVELOPER SHALL ESTABLISH WITHIN THE SUBDIVISION CC&R'S THAT MAINTENANCE OF ANY IMPROVEMENTS CONSTRUCTED WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED HOA UNTIL SUCH TIME IT IS DETERMINED THAT THE CONNECTION OF RANGER DRIVE IS APPROVED FOR CONSTRUCTION.
- ~~22.~~ 23. Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~23.~~ 24. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:

- a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
- b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
- c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
- d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.

~~24.~~ 25. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~25.~~ 26. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.

26. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken  
27. 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.
27. All streets within and adjacent to the development shall be constructed with paving,  
28. 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.
28. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct  
29. Phase I data testing and submit an archaeological survey report of the development  
area for review and approval by the City Archeologist prior to clearing and grubbing,  
landscape salvage, and/or grading approval.
29. If Phase I data testing is required, and if, upon review of the results from Phase I data  
30. testing, the City Archeologist, in consultation with a qualified archeologist, determines  
such data recovery excavations are necessary, the applicant shall conduct Phase II  
archeological data recovery excavations.
30. In the event archeological materials are encountered during construction, the developer  
31. shall immediately cease all ground-disturbing activities within a 33-foot radius of the  
discovery, notify the City Archeologist, and allow time for the Archeology Office to  
properly assess the materials.
31. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of  
32. 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.
33. ~~WHEN THE ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD  
RESIDENTS IS DONE BY THE STREET TRANSPORTATION DEPARTMENT FOR  
CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY, IT  
SHALL INCLUDE AN INFORMATIONAL PRESENTATION TO THE DESERT VIEW  
VILLAGE PLANNING COMMITTEE.~~
34. ~~IF THE EXISTING BARRICADES ON RANGER DRIVE TO THE WEST COME  
DOWN, THERE SHALL BE APPROPRIATE MARKINGS AND SAFETY PROVISIONS  
FOR GOLF COURSE CROSSINGS, AS APPROVED BY THE STREET  
TRANSPORTATION DEPARTMENT.~~

This publication can be made available in alternate format upon request. Please contact  
Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.