

**NOTICE OF RESULTS  
MARYVALE VILLAGE PLANNING COMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **MARYVALE VILLAGE PLANNING COMMITTEE** and to the general public, that the **MARYVALE VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Wednesday, July 14, 2021, at 6:00 p.m.**

*Per the most recent guidelines from the federal government, the Maryvale Village Planning Committee meeting was held electronically, via a video conferencing platform.*

The public was able to listen to the live meeting. For the call-in number or for further information regarding the format of the meeting, please contact **Sarah Stockham** at **602-261-8701**.

**Note:**

- Agenda items may be taken out of order.
- In the event a large number of public comments are anticipated, consolidation of public comments by topic and reported by key representatives is encouraged.

The results of the meeting were as follows:

**RESULTS**

- |                        |   |
|------------------------|---|
| <b>Called to order</b> | 1. Call to Order, Introductions, and Announcements by Chair.  |
| <b>Approved</b>        | 2. Review and approval of the <b>May 12, 2021</b> meeting minutes.  |
| <b>Approved</b>        | 3. <b><u>Z-21-21-5 (Companion Case Z-SP-2-21-5)</u></b> : Presentation, discussion, and possible recommendation regarding a request to rezone 4.99 acres located approximately 600 feet west of the northwest corner of 91st Avenue and Indian School Road <b>from</b> PSC (Planned Shopping Center) <b>to</b> C-2 (Intermediate Commercial) to allow commercial uses. <i>The Planning Commission will consider this request on August 5, 2021.</i> |

*Item will be heard in the following sequence:*

- *Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

**Approved**

4. **Z-SP-2-21-5 (Companion Case Z-21-21-5)**: Presentation, discussion, and possible recommendation regarding a request to rezone 4.99 acres located approximately 600 feet west of the northwest corner of 91st Avenue and Indian School Road **from** PSC (Pending C-2) (Planned Shopping Center, Pending Intermediate Commercial) **to** C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service and RV storage facility, and all underlying C-2 commercial uses.  
*The Planning Commission will consider this request on August 5, 2021.*

Item will be heard in the following sequence:

- *Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

**Approved**

5. **PHO-4-21--Z-137-86-7(4)**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 315 feet south of the southeast corner of 51st Avenue and McDowell Road. Request to modify stipulation number 1 regarding general conformance to the site plans and elevations and technical corrections to stipulation numbers 4 and 5.d.  
*The Planning Hearing Officer will consider this request on July 21, 2021.*

Item will be heard in the following sequence:

- *Staff Background Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Comment Closed: Motion, Discussion, and Vote.*

**Approved**

6. **PHO-2-21--Z-16-00-5**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the northeast corner 45th Avenue and Indian School Road. Request to delete stipulation number 1 regarding general

conformance to the site plan, wall and landscape treatments, and elevations; request to delete stipulation number 2 regarding the color, materials, and height of the pump island canopy; request to delete stipulation number 3 regarding the design of pump island canopy columns; and request to delete stipulation number 4 regarding light fixtures on the pump island canopy.

*The Planning Hearing Officer will consider this request on July 21, 2021.*

*Item will be heard in the following sequence:*

- *Staff Background Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Comment Closed: Motion, Discussion, and Vote.*

**Presented and discussed**

7. **INFORMATION ONLY - GPA-MV-1-21-5**: Presentation and discussion regarding a request to amend the General Plan Land Use Map Designation on approximately 349.06 acres in an area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue **from** Mixed Use (Commercial/Industrial) **to** Residential 3.5 to 5, Residential 5 to 10, and Residential 10 to 15 dwelling units per acre to allow residential densities less than 20 dwelling units per acre.

*Item will be heard in the following sequence:*

- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Committee Discussion.*

**Presented and discussed**

8. **INFORMATION ONLY - Z-19-G-00-5**: Presentation and discussion, regarding a request to rezone 672.92 acres located in an area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue **from** PUD PCD (Planned Unit Development, Planned Community District) **to** PUD PCD (Planned Unit Development, Planned Community District) for a Major Amendment to the Algodón Center PUD to allow single-family and multifamily residential.

Item will be heard in the following sequence:

- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Committee Discussion.

**Presented and discussed**

9. **INFORMATION ONLY – Z-TA-3-19:** Presentation and discussion on a request to amend Chapters 3, 5 and 13 of the Phoenix Zoning Ordinance to expand the Walkable Urban (WU) Code boundaries citywide and amend Appendix A - Zoning Fee Schedule to include fees for WU Code Transect Districts.

Item will be heard in the following sequence:

- Staff Presentation;
- Questions from Committee;
- Public Comments;
- Staff Response;
- Floor/Public Discussion Closed: Committee Discussion.

**None**

10. Public comments concerning items not on the agenda.  
*Not for Committee discussion or action.*

**None**

11. Staff update on cases recently reviewed by the Committee.  
*Not for Committee discussion or action.*

**Announcements made**

12. Committee member announcements, requests for information, follow up, or future agenda items.  
*Not for Committee discussion or action.*

***The next Maryvale Village Planning Committee meeting is scheduled for August 11, 2021.***

**Adjourned**

13. Adjournment.

For further information, please call **Sarah Stockham, Village Planner**, in the Planning Department at **602-261-8701** or visit our website for public meeting notices and agendas at: <https://phoenix.gov/cityclerk/publicmeetings/notices>.

Rezoning staff reports, currently in the hearing process are now available online at our website: <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pzstaff-reports>.

Planned Unit Development (PUD) applicant's narratives and staff reports, currently in the hearing process are available online at our website:

<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.

Maryvale Village Information: <https://www.phoenix.gov/villages/maryvale>.

For further information or to request a reasonable accommodation, please contact **Tamra Ingersoll** at the Planning and Development Department at **602-534-6648**.  
TTY: Use 7-1-1.