

NOTICE OF RESULTS RIO VISTA VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **RIO VISTA VILLAGE PLANNING COMMITTEE** and to the general public, that the **RIO VISTA VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, May 9, 2023, at 6:00 p.m. located at the Goelet A. Beuf Community Center, North Multi-Purpose Room, 3435 West Pinnacle Peak Road, Phoenix, Arizona.**

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Chair.
- 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 for the meeting are as follows:

RESULTS

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| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the February 21, 2023 meeting minutes. |
| Presented and discussed | 3. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the Municipal Separate Storm Sewer System permit from the Arizona Department of Environmental Quality and a proposed increase to the stormwater excise tax.
<i>Presentation by the Office of Environmental Programs.</i> |
| Presented and discussed | 4. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the Phoenix Water Department's upcoming rate increase proposal.
<i>Presentation by the Water Services Department.</i> |
| Approved | 5. <u>GPA-RV-1-22-1 (Companion Case Z-8-22-1):</u> Presentation, discussion and possible recommendation regarding a request to amend the General Plan Land Use Map designation on 77.93 acres located on the northeast corner of I-17 and Circle Mountain Road and the southeast corner of I-17 and Jenny Lin Road from Residential 3.5 to 5 dwelling units per acre (32.88 acres) and Commercial (45.05 acres) to Residential 5 to 10 dwelling units per acre (28.49 acres), Residential 10 to 15 dwelling units per acre (31.07 acres), Residential 15+ dwelling units per acre (18.37 acres), and |

removal of the Infrastructure Phasing Overlay (77.93 acres) to allow single-family and multifamily residential, and an update to the infrastructure limit line.

Presentation by applicant/representative, Adam Baugh with Withey Morris Baugh, PLC

The Planning Commission will consider this request on June 1, 2023.

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 with
additional
stipulations**

6. **Z-8-22-1 (Companion Case GPA-RV-1-22-1):** Presentation, discussion and possible recommendation regarding a request to rezone 79.29 acres located on the northeast corner of I-17 and Circle Mountain Road and the southeast corner of I-17 and Jenny Lin Road **from** C-2 (Intermediate Commercial) (44.29 acres), C-3 (General Commercial) (11.96 acres), S-1 (Ranch or Farm Residence) (9.06 acres), County RU-43 (One Acre Per Dwelling Unit) (8.03 acres), and Pending S-1 (Ranch or Farm Residence) (5.95 acres) **to** R-2 (Multifamily Residence District) (29.14 acres), R-3 (Multifamily Residence District) (31.78 acres), and R-3A (Multifamily Residence District) (18.37 acres) to allow single-family and multifamily residential.

Presentation by applicant/representative, Adam Baugh with Withey Morris Baugh, PLC

The Planning Commission will consider this request on June 1, 2023.

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.*

Continued

7. **Z-TA-2-23-Y**: Presentation, discussion and possible recommendation regarding a request to amend the Phoenix Zoning Ordinance, Chapter 2, Section 202 (Definitions) to add definitions for offsite manufactured home and offsite manufactured home development; amend Chapter 6, Section 608.F. (Residence Districts) to add offsite manufactured home developments as a permitted use subject to a use permit; and amend Chapter 6, Section 647.A.2.k. (Special Permit Uses) to delete mobile home developments.
Presentation by the Planning and Development staff.
The Planning Commission will consider this request on June 1, 2023.

Item will be heard in the following sequence:

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

Continued

8. **Z-TA-3-23-Y**: Presentation, discussion and possible recommendation regarding a request to amend Chapter 9, Section 902 (Expansion of Nonconforming Use) of the Phoenix Zoning Ordinance to allow existing mobile home developments to increase the number of units by 50% with administrative review and approval of the Zoning Administrator.
Presentation by the Planning and Development staff.
The Planning Commission will consider this request on June 1, 2023.

Item will be heard in the following sequence:

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

None

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

None

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

None

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

***The next Rio Vista Village Planning Committee meeting
is scheduled for June 13, 2023.***

Adjourned

12. Adjournment.

For further information, please call **Adrian Zambrano**, City of Phoenix Planning & Development Department, at **602-534-6057** or visit our website for public meeting notices and agendas at: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>.

Rezoning staff reports, currently in the hearing process are 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>.

Rio Vista Village Information: <https://www.phoenix.gov/villages/Rio-Vista>.

To request a reasonable accommodation, please contact **Angie Holdsworth** at **602-329-5065**. TTY: Use 7-1-1.