

NOTICE OF RESULTS DESERT VIEW VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **DESERT VIEW VILLAGE PLANNING COMMITTEE** and to the general public, that the **DESERT VIEW VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, September 2, 2025**, at **6:30 p.m.** located in the **Paradise Valley Community Center, Multi-Purpose Room**, at **17402 N. 40th Street**, 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.
- **Staff Reports** for conventional rezoning cases:
<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases>

The results of the meeting were 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 June 3, 2025 meeting minutes. |
| Approved | 3. <u>Z-SP-7-25-2</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 0.06 acres located approximately 650 feet east and 510 feet south of the southeast corner of Tatum Boulevard and Deer Valley Drive from C-2 DRSP (Intermediate Commercial, Desert Ridge Specific Plan) to C-2 SP DRSP (Intermediate Commercial, Special Permit, Desert Ridge Specific Plan) for a Special Permit to allow massage therapy and all underlying C-2 uses.
<i>Presentation by applicant/representative Beena Thattil with Hand and Stone Massage and Facial Spa.</i>
<i>The Planning Commission will consider this request on September 4, 2025.</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.*

Presented and discussed

4. **INFORMATION ONLY:** Presentation and discussion regarding the Northeast Valley Transportation Study. *Presentation by Tim Strow with the Maricopa Association of Governments (MAG).*

Presented and discussed

5. **INFORMATION ONLY:** Presentation and discussion regarding plans for infrastructure improvements within the Desert View Village. *Presentation by Ryan Stevens with the Street Transportation Department.*

Presented and discussed

6. **INFORMATION ONLY – Z-TA-1-25-Y (Companion Case Z-3-25-4-7-8):** Presentation and discussion regarding a request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing. *Presentation by staff.*
The Planning Commission will consider this request on October 6, 2025.

Item will be heard in the following sequence:

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

Presented and discussed

7. **INFORMATION ONLY – Z-3-25-4-7-8 (Companion Case Z-TA-1-25-Y):** Presentation and discussion regarding a request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary. *Presentation by staff.*
The Planning Commission will consider this request on October 6, 2025.

Item will be heard in the following sequence:

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

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| Presented and discussed | 8. PlanPHX General Plan 2025 Next Steps: Presentation and discussion on draft “Centers” (areas for growth) and “Corridors”. |
| None | 9. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Update provided | 10. Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| Requests made | 11. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next Desert View Village Planning Committee meeting is scheduled for October 7, 2025.

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| Adjourned | 12. Adjournment. |
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For further information, please call **Adrian Zambrano**, Village Planner, in the Planning & Development Department at **602-534-6057**, or visit our website for public meeting notices and agendas at:

<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

Desert View Village Information:

<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/desert-view>.

To request a reasonable accommodation, please contact **Saneeya Mir** at **602-686-6461**. TTY: Use 7-1-1.