

NOTICE OF RESULTS PARADISE VALLEY VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PARADISE VALLEY VILLAGE PLANNING COMMITTEE** and to the general public, that the **PARADISE VALLEY VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Monday, September 8, 2025**, at **6:00 p.m.** located at the **Paradise Valley Community Center, Multi-Purpose Room, 17402 North 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

- | | |
|--|---|
| Called to order | 1. Call to order, introductions, and announcements by Chair. |
| Approved | 2. Review and approval of the July 7, 2025 meeting minutes. |
| Approved with an additional stipulation | 3. <u>Z-95-25-2</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 5.14 acres located approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) to allow a contractor's yard and indoor and outdoor light industrial uses.
<i>Presentation by applicant/representative David Richert with Richert & Associates.</i>
<i>The Planning Commission will consider this request on October 6, 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.*

Approved

4. **Z-81-25-2:** Presentation, discussion, and possible recommendation regarding a request to rezone 3.33 acres located approximately 200 feet west of the southwest corner of 64th Street and Bell Road **from** C-1 (Neighborhood Retail) **to** C-2 (Intermediate Commercial) to allow a commercial center.

Presentation by applicant/representative Brian Greathouse with Burch & Cracchiolo, P.A.

The Planning Commission will consider this request on October 6, 2025.

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. **Z-SP-6-25-3:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.62 acres located approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road **from** C-2 (Intermediate Commercial) **to** C-2 SP (Intermediate Commercial, Special Permit) for a Special Permit to allow automobile retail sales and underlying C-2 uses.

Presentation by representative Marty Hall.

The Planning Commission will consider this request on October 6, 2025.

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.*

Denied	6. <u>PHO-4-25—Z-47-87-1(3)</u>: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the northeast corner of 32nd Street and Sunnyside Lane. Request to modify stipulation number 1 regarding general conformance to the site plan date stamped April 16, 1999 and the elevations date stamped May 18, 1999. <i>Presentation by applicant/representative Lee Wright with Metronet Infrastructure Group, LLC.</i> <i>The Planning Hearing Officer will consider this request on September 17, 2025.</i> <u><i>Item will be heard in the following sequence:</i></u> • <i>Staff Background Presentation;</i> • <i>Applicant Presentation;</i> • <i>Questions from Committee;</i> • <i>Public Comments;</i> • <i>Applicant Response;</i> • <i>Floor/Public Discussion Closed: Motion, Discussion, and Vote.</i>
Presented and discussed	7. <u>INFORMATION ONLY – Z-TA-1-25-Y (Companion Case Z-3-25-4-7-8)</u>: 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. <i>Presentation by staff.</i> <i>The Planning Commission will consider this request on October 6, 2025.</i> <u><i>Item will be heard in the following sequence:</i></u> • <i>Staff Presentation;</i> • <i>Questions from Committee;</i> • <i>Public Comments;</i> • <i>Staff Response;</i> • <i>Floor/Public Discussion Closed: Committee Discussion.</i>
Presented and discussed	8. <u>INFORMATION ONLY – Z-3-25-4-7-8 (Companion Case Z-TA-1-25-Y)</u>: 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.*

- | | |
|------------------------|--|
| 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> |
| None | 11. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next Paradise Valley Village Planning Committee meeting is scheduled for October 6, 2025.

- | | |
|------------------|------------------|
| Adjourned | 12. Adjournment. |
|------------------|------------------|

For further information, please call **Matteo Moric**, City of Phoenix Planning & Development Department, at **602-261-8235** or visit our website for public meeting notices and agendas at:

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

Paradise Valley Village Information:

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

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