

NOTICE OF RESULTS ENCANTO VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **ENCANTO VILLAGE PLANNING COMMITTEE** and to the general public, that the **ENCANTO VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Monday, September 8, 2025, at 6:00 p.m.** located at the **Bullpitt Auditorium, Phoenix College, 1202 W. Thomas 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.
- **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 with modifications | 2. Review and approval of the July 7, 2025 meeting minutes. |
| Presented and discussed | <p>3. <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></p> |

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

4. **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*

Approved

5. **PHO-1-25—Z-77-06-4:** Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive. Request to modify stipulation number 1 regarding general conformance to the site plan date stamped August 11, 2006; request to delete stipulation number 2 regarding development commencement.
Presentation by applicant/representative Andy Jochums with Gilbert Blilie PLLC.
The Planning Hearing Officer will consider this request on September 17, 2025.

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.*

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| Comments made | 6. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| None | 7. Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| Comments made | 8. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

***The next Encanto Village Planning Committee meeting
is scheduled for October 6, 2025.***

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| Adjourned | 9. Adjournment. |
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For further information, please call **John Roanhorse**, City of Phoenix Planning & Development Department, at **602-261-8817** or visit our website for public meeting notices and agendas at:
<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

Encanto Village Information:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/encanto>.

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