

NOTICE OF RESULTS LAVEEN VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **LAVEEN VILLAGE PLANNING COMMITTEE** and to the general public, that the **LAVEEN VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Monday, September 8, 2025, at 6:30 p.m.** located at the **Laveen Elementary School District Office #59, Laveen Education Center, 5001 West Dobbins Road, Building B, Room 101**, Laveen, 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.html>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html>

The results of the meeting were as follows:

Results	
Call to order	1. Call to order, introductions, and announcements by Chair.
Approved	2. Review and approval of the August 11, 2025 meeting minutes.
Approved	3. <u>GPA-LV-1-25-7 (Companion Case Z-29-25-7)</u> : Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 95.86 acres located at the southwest corner of 59th Avenue and Dobbins Road from Commercial / Commerce-Business Park and Commercial to Commercial / Residential 15+ dwelling units per acre to allow commercial and multifamily residential, and to amend the City Trails Map to remove the multi-use trail along the Olney Avenue alignment. <i>Presentation by applicant Nick Wood with Snell & Wilmer, LLP. 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 with additional stipulations and a modification

4. **Z-29-25-7 (Companion Case GPA-LV-1-25-7)** Presentation, discussion, and possible recommendation regarding a request to rezone 95.11 acres located at the southwest corner of 59th Avenue and Dobbins Road **from** S-1 (Approved C-2 or CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park, General Commerce Park Option) and S-1 (Ranch or Farm Residence) **to** PUD (Planned Unit Development) for the Laveen Towne Center PUD to allow commercial retail, multifamily residential, single-family attached, and assisted living. *Presentation by applicant Nick Wood with Snell & Wilmer, LLP. 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.

Presented and discussed

5. **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.

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| Presented and discussed | <p>6. <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.
 <i>Presentation by staff.</i>
 <i>The Planning Commission will consider this request on October 6, 2025.</i></p> <p><i><u>Item will be heard in the following sequence:</u></i></p> <ul style="list-style-type: none"> • <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> |
| Update provided | <p>7. Staff update on cases recently reviewed by the Committee.
 <i>Not for Committee discussion or action.</i></p> |
| None | <p>8. Public comments concerning items not on the agenda.
 <i>Not for Committee discussion or action.</i></p> |
| Announcements made | <p>9. Committee member announcements, requests for information, follow up, or future agenda items.
 <i>Not for Committee discussion or action.</i></p> |
| <p><i>The next Laveen Village Planning Committee meeting is scheduled for October 20, 2025.</i></p> | |
| Adjourned | <p>10. Adjournment.</p> |

For further information, please call **Nayeli Sanchez Luna**, City of Phoenix Planning and Development Department at **602-534-9938** or visit our website for public meeting notices and agendas at:

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

Laveen Village Information:

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

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