

**NOTICE OF RESULTS
NORTH GATEWAY VILLAGE PLANNING COMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **NORTH GATEWAY VILLAGE PLANNING COMMITTEE** and to the general public, that the **NORTH GATEWAY VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Thursday, September 11, 2025**, 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.
- **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 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 August 14, 2025 meeting minutes. |
| Approved | 3. <u>GPA-NG-1-25-2 (Companion Case Z-24-25-2):</u>
Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map designation on 112.47 acres located at the northeast corner of Interstate 17 and Sonoran Desert Drive from Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Commercial / Residential 15+ dwelling units per acre, and Preserves / Mixed Use / Commercial / Residential 5 to 15 dwelling units per acre to Commercial to allow commercial, retail, and hospitality uses; and an update to the City Trails System Map removing multi-use trails along Sonoran Desert Drive and Dove Valley Road, and adding an |

east-west shared-use path between the I-17 freeway and Skunk Creek Wash.

Presentation by representative Manjula Vaz with Gammage & Burnham, PLC.

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 Comment Closed: Motion, Discussion, and Vote.*

Approved

4. **Z-24-25-2 (Companion Case GPA-NG-1-25-2):**

Presentation, discussion, and possible recommendation regarding a request to rezone 92.33 acres located at the northeast corner of Interstate 17 and Sonoran Desert Drive **from** S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) **to** C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses.

Presentation by representative Manjula Vaz with Gammage & Burnham, PLC.

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 Comment Closed: Motion, Discussion, and Vote.*

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| Presented and discussed | 5. <u>INFORMATION ONLY:</u> Presentation and discussion regarding levels of service, growth, new stations, and the needs of the department within the North Gateway Village. <i>Presentation by Sergeant Timothy Lynch with the Phoenix Police Department, Cactus Park Precinct.</i> |
| Presented and discussed | 6. <u>INFORMATION ONLY:</u> Presentation and discussion regarding an update on the bulk trash collection program and other information related to the Public Works Department. <i>Presentation by Eduardo Rodriguez with the Public Works Department.</i> |
| Presented and discussed | 7. <u>INFORMATION ONLY:</u> Presentation and discussion regarding plans for infrastructure improvements within the North Gateway Village and water conservation efforts. <i>Presentation by Erin Andres and Emilie Brown with the Water Services Department.</i> |
| Presented and discussed | 8. <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> |
- 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 | 9. <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> |
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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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| Comments provided | 10. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Update provided | 11. Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| Requests made | 12. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next North Gateway Village Planning Committee meeting is scheduled for October 9, 2025.

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| Adjourned | 13. Adjournment. |
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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/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

North Gateway Village Information:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/north-gateway>.

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