

NOTICE OF RESULTS DEER VALLEY VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **DEER VALLEY VILLAGE PLANNING COMMITTEE** and to the general public, that the **DEER VALLEY VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, September 16, 2025**, at **6:00 p.m.** located at the **Goelet A. Beuf Community Center, 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

- | | |
|------------------------------------|--|
| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the August 19, 2025 meeting minutes. |
| Approved with modifications | 3. <u>Z-59-25-1</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 5.81 acres located approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) for the Tractor Supply Company - Phoenix Deer Valley PUD to allow a neighborhood commercial center.
<i>Presentation by representative Stephen Anderson with Gammage & Burnham, PLC.</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.*

Presented and discussed

4. **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

5. **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.*

- Comments made** 6. Public comments concerning items not on the agenda.
Not for Committee discussion or action.
- Update provided** 7. Staff update on cases recently reviewed by the Committee.
Not for Committee discussion or action.
- None** 8. Committee member announcements, requests for information, follow up, or future agenda items.
Not for Committee discussion or action.

The next Deer Valley Village Planning Committee meeting is scheduled for October 21, 2025.

- Adjourned** 9. Adjournment.

For further information, please call **Robert Kuhfuss, Village Planner**, in the Planning Department at **602-534-1608** or visit our website for public meeting notices and agendas at: <https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

Deer Valley Village information:

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

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