

NOTICE OF RESULTS MARYVALE VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **MARYVALE VILLAGE PLANNING COMMITTEE** and to the general public, that the **MARYVALE VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Wednesday, December 10, 2025, at 6:00 p.m.** located at the **Desert West Community Center, Multi-Purpose Room, 6501 West Virginia Avenue, 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 | 2. Review and approval of the November 12, 2025 meeting minutes. |
| Presented and discussed | 3. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the CAPEX and 10WEST light rail extensions.
<i>Presentation by Paul Lopez with Valley Metro.</i> |
| Approved | 4. <u>Z-121-25-4 (Companion Case Z-SP-9-25-4):</u> Presentation, discussion, and possible recommendation regarding a request to rezone 1.34 acres located approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue from IND.PK. (Industrial Park) to C-2 (Intermediate Commercial) to allow commercial uses.
<i>Presentation by applicant/representative Shaine Alleman with Tiffany & Bosco, P.A.</i>
<i>The Planning Commission will consider this request on January 8, 2026.</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

5. **Z-SP-9-25-4 (Companion Case Z-121-25-4)**: Presentation, discussion, and possible recommendation regarding a request to rezone 1.34 acres located approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue **from** IND.PK. (Pending C-2) (Industrial Park, Pending Intermediate Commercial) **to** C-2 SP (Intermediate Commercial, Special Permit) to allow used automobile sales and all underlying C-2 uses.
Presentation by applicant/representative Shaine Alleman with Tiffany & Bosco, P.A.
The Planning Commission will consider this request on January 8, 2026.

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

6. **INFORMATION ONLY**: Presentation and discussion regarding the 2025 Maryvale Village Annual Report.

None

7. Public comments concerning items not on the agenda.
Not for Committee discussion or action.

Update provided

8. Staff update on cases recently reviewed by the Committee.
Not for Committee discussion or action.

Requests made

9. Committee member announcements, requests for information, follow up, or future agenda items.
Not for Committee discussion or action.

The next Maryvale Village Planning Committee meeting is scheduled for January 14, 2026.

Adjourned 10. Adjournment.

For further information, please call **Matteo Moric**, City of Phoenix Planning and 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>.

Maryvale Village Information:

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

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