

**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, February 18, 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/pdd/planning-zoning/pzservices/pzstaff-reports>
- Staff Reports for Planned Unit Developments:
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/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 December 17, 2024 meeting minutes. |
| Not heard | 3. PlanPHX General Plan 2025 Next Steps: Presentation, activity and discussion of draft “Centers” (areas for growth) and Place Types. |
| Approved | 4. <u>GPA-DV-2-24-1 (Companion Case Z-112-24-1):</u>
Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 4.16 acres located at the northwest corner of 30th Avenue and Deer Valley Drive from Commerce/Business Park to Residential 15+ Dwelling Units per acre to allow multifamily residential.
<i>Presentation by representative Taylor Earl with Earl & Curley, P.C.</i>
<i>The Planning Commission will consider this request on March 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

5. **Z-112-24-1 (Companion Case GPA-DV-2-24-1):**

Presentation, discussion, and possible recommendation regarding a request to rezone 4.99 acres located at the northwest corner of 30th Avenue and Deer Valley Drive **from** R-4A (Approved CP/GCP) (Multifamily Residence District, Approved Commerce Park District, General Commerce Park Option) **to** PUD (Planned Unit Development) for the Roers Companies Deer Valley Apartments PUD to allow multifamily residential. *Presentation by representative Taylor Earl with Earl & Curley, P.C.*
The Planning Commission will consider this request on March 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.

**Approved
with a
modification
and an
additional
stipulation**

6. **PHO-12-25--Z-204-87-1:** Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane. Request to modify stipulation numbers 1, 2, 4, 10, 11.a, 11.c, and 20 regarding general conformance to the site plan and design guidelines, individual development plans, interior roadway improvements, general conformance for the multifamily parcel, pedestrian connections, commercial development design, and project landscaping for individual sites; request to delete stipulation numbers 3, 4.a, 4.b, 5, 6, 7, 11.b, 12,

13, 14, 15, 16, 17, 18, 19 and 22 regarding right-of-way dedications, financial responsibility for traffic signals, dedication of 29th Avenue, maximum number of dwelling units and retail/office space, approval of development east of 27th Avenue, gateway/entryway statements, Comprehensive Sign Plan approval, completion of revised Master Street Plan, right-of-way dedications and street improvements for each phase, Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan, dedications and street improvements for each phase according to Master Pedestrian/Bicycle Circulation Plan, orientation of buildings and parking adjacent to 27th Avenue, automobile circulation adjacent to 27th Avenue, driveway circulation for future drive through restaurant, and use of originally approved M-R zoning overlay.

Presentation by representative William Lally with Tiffany & Bosco, P.A.

The Planning Hearing Officer will consider this request on February 19, 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.*

**Approved with
modifications**

7. **PHO-1-25--Z-16-97-1**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 660 feet east of 27th Avenue and south side of Rose Garden Lane. Request to modify stipulation number 2.a regarding a revised traffic study, request to delete stipulation numbers 1 and 2.b regarding stipulations established by Z-204-87-1 and additional right-of-way.
Presentation by representative William Lally with Tiffany & Bosco, P.A.
The Planning Hearing Officer will consider this request on February 19, 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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| None | 8. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| None | 9. Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| None | 10. Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next Deer Valley Village Planning Committee meeting is scheduled for March 18, 2025.

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| Adjourned | 11. Adjournment. |
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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://phoenix.gov/cityclerk/publicmeetings/notices>.

Deer Valley Village information: <https://www.phoenix.gov/villages/deer-valley>.

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