

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, January 14, 2026**, 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

- | | |
|----------------------|--|
| Call to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the December 10, 2025 meeting minutes. |
| Approved | 3. <u>Z-179-25-4</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 1.43 acres located at the northwest corner of 35th Avenue and McDowell Road from C-2 (Intermediate Commercial) and C-3 (General Commercial) to WU Code T5:5 (Walkable Urban Code, Transect 5:5 District) to allow multifamily development/mixed use.
<i>Presentation by Chase Hales with the City of Phoenix Planning and Development Department.</i>
<i>The Planning Commission will consider this request on February 5, 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

4. **Z-172-24-4**: Presentation, discussion, and possible recommendation regarding a request to rezone 3.41 acres located approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road **from** R-4 (Multifamily Residence District) and PSC (Planned Shopping Center District) **to** PUD (Planned Unit Development) for the Richman 41st & Thomas East, LLC PUD to allow multifamily residential for seniors.

Presentation by representative Benjamin Graff with Quarles & Brady, LLP.

The Planning Commission will consider this request on February 5, 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.*

None

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

Updates provided

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

Requests made

7. 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 February 11, 2026.

Adjourned

8. 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.