The Maryvale Village is generally bound by Camelback Road on the north, Grand Avenue on the east, El Mirage Road on the west and the Interstate-10 on the South. Residents of Maryvale Village are especially able to take advantage of many entertainment and cultural resources such as the Desert Sky Mall, Ak-Chin Pavilion, Spring training facilities and Grand Canyon University Golf Course. The Village contains many planned neighborhoods built from the beginning of the post war housing boom onward.

BUILDING PERMIT ACTIVITY MAP: IN PROGRESS
Zoning is the principal tool by which the city of Phoenix implements the goals and future development plans expressed in the General Plan. Zoning regulations are intended to protect existing land uses and assure that uses are compatible with each other and with available public facilities and services. Through the rezoning process, land use and other factors are evaluated to determine the appropriateness of a specific rezoning proposal.

Zoning Adjustments include Variance and Use Permit requests. A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. A Use Permit is a request to allow a use which is permitted by the Zoning Ordinance provided that the use will not cause an adverse impact on adjacent property or properties in the area.
The Milwaukee Brewers have decided to commit long term to Phoenix’s Maryvale Baseball Park by putting up as much as $63 million of their own money to renovate the aging, outdated facility. The ribbon cutting ceremony took place 02/12/2019 just before spring training began.
# MARYVALE VILLAGE

## By the Numbers

<table>
<thead>
<tr>
<th>Rezoning Activity</th>
<th>Text Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Six</strong> rezoning cases</td>
<td><strong>Two</strong> text amendment cases</td>
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<tr>
<th>Zoning Adjustments</th>
<th>General Plan Amendments</th>
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<tr>
<td><strong>35</strong> variance/use permits</td>
<td><strong>Three</strong> general plan amendment</td>
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</table>

Data represents activity between January 2017 - December 2017

<table>
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<tr>
<th>Estimated Permit Value</th>
<th>Building Permits</th>
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<tr>
<td><strong>TBD</strong> million dollars</td>
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Maryvale Village

**Value:**

- **TBD** million dollars
- **TBD** building permits over 50k value

---

**General Plan Amendments:**

- **3** general plan amendment

---

**Zoning Adjustments:**

- **35** variance/use permits

---

**Rezoning Activity:**

- **6** rezoning cases

---

**Text Amendments:**

- **2** text amendment cases
<table>
<thead>
<tr>
<th>Tools</th>
<th>Maryvale Village Priorities</th>
<th>Completed</th>
</tr>
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<tbody>
<tr>
<td>Knowledge</td>
<td>Hold one or two Maryvale VPC meetings at alternative locations in the Village to encourage more community participation.</td>
<td>-</td>
</tr>
<tr>
<td>Plans</td>
<td>Provide feedback and input to Planning and Development Department staff on implementation of ongoing planning and development process improvement recommendations.</td>
<td>-</td>
</tr>
<tr>
<td>Plans</td>
<td>Invite Valley Metro and city staff to provide information on planned transit investments in the village as a result of the passage of the T2050 plan. Discuss the following key investment opportunities: Mary Circulator expansion, 24 hour bus service, park and ride areas, light rail, and other alternative transportation options.</td>
<td>-</td>
</tr>
<tr>
<td>Plans</td>
<td>Invite Phoenix Suns to provide information on Maryvale grants.</td>
<td>-</td>
</tr>
<tr>
<td>Plans</td>
<td>Invite Street Transportation Department staff to discuss details regarding the T2050 Mobility Study surrounding the area between 107th Ave and Indian School Road.</td>
<td>-</td>
</tr>
<tr>
<td>Operations</td>
<td>Invite Neighborhood Services Department staff to discuss homelessness in Maryvale. Couple this with a presentation from Phoenix Cares.</td>
<td>-</td>
</tr>
<tr>
<td>Partnerships</td>
<td>Invite Animal Control professionals and the Neighborhood Services Department to initiate discussion and collaboration to educate the community retarding stray cat and dog services.</td>
<td>-</td>
</tr>
<tr>
<td>Knowledge</td>
<td>Initiate discussion with the Community and Economic Development Department regarding attraction of high quality and high paying jobs, improvement of retail occupancy, and incentives for business investment and bond dollars.</td>
<td>-</td>
</tr>
<tr>
<td>Knowledge</td>
<td>Invite the Milwaukee Brewers, Whitesox and Dodgers PR Reps out to present and discuss planned improvements for the Maryvale Baseball Parks.</td>
<td>-</td>
</tr>
</tbody>
</table>
Maryvale Village

MEMBERS

Mr. Gene Derie, Chair
Ms. Evelyn Shapiro, Vice Chair
Mr. Alvin Battle
Mr. Christopher Demarest
Mr. Al Depascal
Mr. Ken Dubose
Mr. Charlie Ellis

Mr. Nathan Gearhart
Ms. Sarah Gonzalez
Ms. Viri Hernandez*
Mr. Gregorio Montes de Oca
Mr. Brandon Sirochman
Mr. Zeke Valenzuela
Mr. Mike Weber

* denotes new members
Maryvale Village

For more information, or to view the electronic version of this document please visit https://www.phoenix.gov/villages

The Maryvale Village Planning Committee generally meets the second Wednesday of each month at 6 p.m. at the Desert Sky Mall New Community Room, 7611 W. Thomas Road (southwest entrance between Cinemas Latino and Burlington). Please consult the public meeting notices page for an agenda to confirm that the meeting will occur.

https://www.phoenix.gov/cityclerk/publicmeetings/notices

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1