

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 3	
	DISTRICT NO.: 4, 7, and 8
SUBJECT:	
Application #:	Z-3-25-4-7-8 (Companion Case Z-TA-1-25-Y)
Request:	Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y)
Location:	Generally within one mile of the Downtown Code boundary
From:	Various zoning districts
To:	Various zoning districts with Middle Housing Overlay District
Acreage:	Approximately 4,467.45
Proposal:	Rezoning application to apply an overlay to properties generally within one mile of the Downtown Code boundary in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 9/29/2025 Information only.

Alhambra 9/30/2025 Information only.

Camelback East 9/9/2025 Information only.

Central City 9/8/2025 No quorum.

Deer Valley 9/16/2025 Information only.

Desert View 9/2/2025 Information only.

Encanto 9/8/2025 Information only.

Estrella 9/16/2025 Information only.

Laveen 9/8/2025 Information only.

Maryvale 9/10/2025 Information only.

North Gateway 9/11/2025 Information only.

North Mountain 9/17/2025 Information only.

Paradise Valley 9/8/2025 Information only.

Rio Vista 9/9/2025 Information only.

South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-3-25-4-7-8, as shown in Exhibit B of the Staff Report.

Maker: Gorraiz

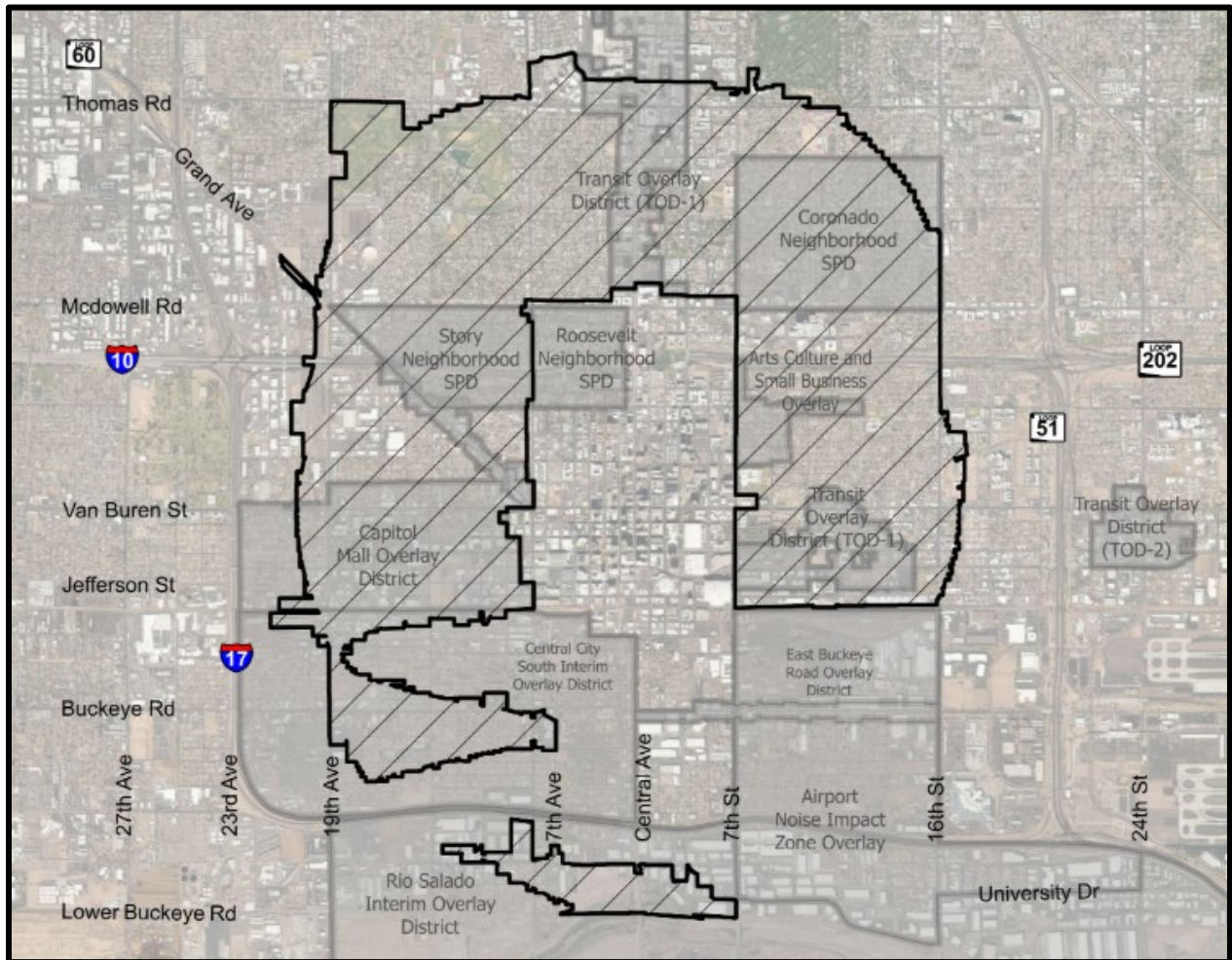
Second: James

Vote: 5-3 (Sorenson, Matthews, Boyd)

Absent: Hu
Opposition Present: Yes.

Findings: The proposed rezoning will create a Middle Housing (MH) Overlay District in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.

Proposed Zoning Overlay Boundary:



This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.