

NOTICE OF RESULTS SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE** and to the general public, that the **SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, August 8, 2023**, at **6:00 pm** located at the **South Mountain Community College Library, Rooms L162 & 163, 7050 S. 24th Street**, 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 Units Developments:
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/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 July 11, 2023 meeting minutes. |
| None | 3. Public comments concerning items not on the agenda.
Not for Committee discussion or action. |
| Continued with direction | 4. <u>PHO-1-23--Z-73-01-6(8)</u> : Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the southwest corner of 32nd Street and Baseline Road. Request to modify Stipulation 1.a regarding general conformance with the site plan; Request to delete stipulation numbers 1.b, 1.d, 1. e, and 1.g regarding landscape strips, creation of a Homeowners Association, Planning Hearing Officer review of a gated entry design, and alternative paving materials for parking stalls. Presentation by applicant/representative Tim Rasnake, Archicon L.C.
<i>The Planning Hearing Officer will consider this request on August 16, 2023.</i> |

Item will be heard in the following sequence:

- Staff Background Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Motion, Discussion, and Vote.

**Approved with
modifications**

5. **Z-35-23-8**: Presentation, discussion, and possible recommendation regarding a request to rezone 2.98 acres located at the northeast corner of 27th Avenue and Southern Avenue **from** S-1 (Ranch or Farm Residence), R1-6 (Single-Family Residence District), R-4 (Multifamily Residence District), and C-1 (Neighborhood Retail) **to** C-1 (Neighborhood Retail) to allow a convenience store, gas station, and retail.
Presentation by applicant/representative Jason Morris, Withey Morris Baugh, PLC.
The Planning Commission will consider this request on September 7, 2023.

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.

Denied

6. **GPA-SM-1-23-8 (Companion Case Z-3-23-8)**: Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 28.32 acres located at the northeast corner of 12th Street and Jones Avenue **from** Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre **to** Commerce/Business Park to allow office, industrial, and warehouse uses.
Presentation by applicant/representative Jason Morris, Withey Morris Baugh, PLC.
The Planning Commission will consider this request on September 7, 2023.

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.

Denied

7. **Z-3-23-8 (Companion Case GPA-SM-1-23-8):**
Presentation, discussion, and possible recommendation regarding a request to rezone 28.32 acres located at the northeast corner of 12th Street and Jones Avenue **from** R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) **to** CP/GCP RSIOD (Commerce Park District, Rio Salado Interim Overlay District) to allow office, industrial, and warehouse uses.
Presentation by applicant/representative Jason Morris, Withey Morris Baugh, PLC.
The Planning Commission will consider this request on September 7, 2023.

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.

Update provided

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

Announcements made

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

The next South Mountain Village Planning Committee meeting is scheduled for September 12, 2023.

Adjourned

10. Adjournment.

For further information, please call **Samuel Rogers**, City of Phoenix Planning & Development Department, at **602-534-4010** or visit our website for public meeting notices and agendas at: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>.

South Mountain Village Information: <https://www.phoenix.gov/villages/South-Mountain>.

To request a reasonable accommodation, please contact **Angie Holdsworth** at **602-329-5065**. TTY: Use 7-1-1.