

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, December 12, 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 with modifications | 2. Review and approval of the November 14, 2023 meeting minutes. |
| None | 3. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Presented and discussed | 4. <u>INFORMATION ONLY</u> : Presentation and discussion regarding the General Plan Update 2025.
<i>Presentation by Planning and Development Department staff.</i> |
| Not heard | 5. <u>INFORMATION ONLY</u> : Presentation and discussion regarding the Connected Active Neighborhoods Program (PhxCAN).
<i>Presentation by Sofia Mastikhina with the Street Transportation Department.</i> |
| Presented and discussed | 6. <u>INFORMATION ONLY</u> : Presentation and discussion regarding the Tree and Shade Master Plan Update and grant opportunities. |

Presentation by David Hondula with the Office of Heat Response and Mitigation.

Presented and discussed

7. **INFORMATION ONLY**: Presentation and discussion regarding Boards and Commissions Ethics Training. *Presentation by Jennifer Vega with the Law Department.*

Approved with an additional stipulation

8. **Z-57-23-7**: Presentation, discussion, and possible recommendation regarding a request to rezone ~~2.79~~ 2.66 acres located approximately 520 feet south of the southwest corner of Central Avenue and Tamarisk Avenue **from** R-5 (Multifamily Residence District) and C-3 (General Commercial) **to** WU Code T5:2 (Walkable Urban Code, Transect 5:2 District) to allow an automobile parts and supplies retail use.

Presentation by applicant/representative Ed Bull with Burch & Cracchiolo, P.A. The Planning Commission will consider this request on January 4, 2024.

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 a modification and additional stipulations

9. **PHO-2-23--Z-73-01-6(8)**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road. Request to modify stipulation numbers 1.a, 1.b, 1.d, 1.f, 1.g, 2.2a, 2.2b, 4.a, and 5.a regarding general conformance with the site plan, a detached sidewalk, a Homeowners Association, interior perimeter walls, parking stalls, one-story houses, floor plans, a 25-foot easement on the west side of 32nd Street, and a South Mountain Village Planning Committee notification; Request to delete stipulation numbers 1.c, 2.1a, 3, and 5.b regarding commercial building height, commercial building elevations, Streets and Rights-of-Way, and construction commencement; and a technical correction to stipulation 4.b. *Presentation by applicant/representative William Allison with Withey Morris Baugh, PLC.*

The Planning Hearing Officer will consider this request on December 20, 2023.

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.*

Presented and discussed

10. **INFORMATION ONLY – GPA-SM-1-23-8 (Companion Case Z-3-23-8)**: Presentation and discussion 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 with Withey Morris Baugh, PLC.
The City Council will consider this request on January 3, 2024.

Item will be heard in the following sequence:

- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Committee Discussion.*

Presented as discussed

11. **INFORMATION ONLY – Z-3-23-8 (Companion Case GPA-SM-1-23-8)**: Presentation and discussion 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 with Withey Morris Baugh, PLC.
The City Council will consider this request on January 3, 2024.

Item will be heard in the following sequence:

- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Committee Discussion.*

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| Elections held | 12. | Discussion and possible recommendation regarding nominations and elections of Chair and Vice Chair for 2023. |
| Not heard | 13. | <u>INFORMATION ONLY:</u> Presentation and discussion regarding the 2023 South Mountain Village Annual Report. |
| Update provided | 14. | Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| Requests and announcements made | 15. | Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next South Mountain Village Planning Committee meeting is scheduled for January 9, 2024.

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| Adjourned | 16. | Adjournment. |
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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 **Teleia Galaviz** at **602-291-2559**. TTY: Use 7-1-1.