

NOTICE OF RESULTS NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE** and to the general public, that the **NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Wednesday, August 20, 2025**, at **6:00 p.m.** located at the **Sunnyslope Community Center, Multi-Purpose Room, 802 E. Vogel 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

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|------------------------|--|
| Called to order | 1. Call to order, introductions, and announcements by Chair. |
| Approved | 2. Review and approval of the July 16, 2025 meeting minutes. |
| None | 3. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Approved | 4. <u>Z-68-25-3</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 1.78 acres located at the southeast corner of 2nd Street and Hatcher Road from R-5 HROD (Multifamily Residence District – Restricted Commercial, Hatcher Road Overlay District) to R-5 HROD HP (Multifamily Residence District – Restricted Commercial, Hatcher Road Overlay District, Historic Preservation Overlay) for a Historic Preservation Overlay for Sunnyslope Presbyterian (now Franklin Phonetic School).
<i>Presentation by Kevin Weight with the City of Phoenix Historic Preservation Office.</i> |

The Planning Commission will consider this request on September 4, 2025.

Item will be heard in the following sequence:

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

Approved

5. **Z-71-25-3:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.70 acres located at the northeast corner of 6th Avenue and Hatcher Road **from** C-2 HROD (Intermediate Commercial, Hatcher Road Overlay District) **to** C-2 HROD HP (Intermediate Commercial, Hatcher Road Overlay District, Historic Preservation Overlay) for a Historic Preservation Overlay for Pedro's Mexican Food.

Presentation by Kevin Weight with the City of Phoenix Historic Preservation Office.

The Planning Commission will consider this request on September 4, 2025.

Item will be heard in the following sequence:

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

**Approved with
additional
stipulations and
direction**

6. **Z-72-25-6 (Companion Case Z-SP-3-25-6):** Presentation, discussion, and possible recommendation regarding a request to rezone 2.00 acres located at the northeast corner of 17th Street and Northern Avenue **from** R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District – Restricted Commercial) **to** C-2 (Intermediate Commercial) to allow commercial uses. *Presentation by representative George Pasquel with Withey Morris Baugh, PLC.* *The Planning Commission will consider this request on September 4, 2025.*

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 with
additional
stipulations and
direction**

7. **Z-SP-3-25-6 (Companion Case Z-72-25-6)**: Presentation, discussion, and possible recommendation regarding a request to rezone 2.00 acres located at the northeast corner of 17th Street and Northern Avenue **from** R1-6 (Pending C-2) (Single-Family Residence District, Pending Intermediate Commercial) and R-5 (Pending C-2) (Multifamily Residence District – Restricted Commercial, Pending Intermediate Commercial) **to** C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse (facility).
Presentation by representative George Pasquel with Withey Morris Baugh, PLC.
The Planning Commission will consider this request on September 4, 2025.

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, future agenda items, or updates on North Mountain Village priorities list.
Not for Committee discussion or action.

The next North Mountain Village Planning Committee meeting is scheduled for September 17, 2025.

Adjourned

10. Adjournment.

For further information, please call **Robert Kuhfuss**, City of Phoenix Planning & Development Department, at **602-534-1608** or visit our website for public meeting notices and agendas at:
<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

North Mountain Village Information:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/north-mountain>.

To request a reasonable accommodation, please contact **Saneeya Mir** at **602-686-6461**. TTY: Use 7-1-1.