

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, October 14, 2025**, at **6:00 p.m.** 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/administration/departments/pdd/about-us/reports-data/staff-reports.html>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html>

The results of the meeting were as follows:

RESULTS	
Called to order	1. Call to order, introductions and announcements by Chair.
Approved	2. Review and approval of the September 9, 2025 meeting minutes.
None	3. Public comments concerning items not on the agenda. <i>Not for Committee discussion or action.</i>
Presented and discussed	4. Presentation, discussion, and review of a development located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue. This item is in relation to Stipulation No. 2 of Planning Hearing Officer Case No. <u>PHO-1-25--Z-58-24-8</u> regarding review and comment of the elevations by the South Mountain Village Planning Committee prior to preliminary site plan approval.
Presented and discussed	5. <u>INFORMATION ONLY – GPA-SM-2-25-8 (Companion Case Z-112-25-8)</u> : Presentation and discussion regarding a request to amend the General Plan Land Use Map

Designation on 20.37 acres located approximately 995 feet south of the southeast corner of 15th Avenue and Baseline Road **from** Residential 1 to 2 dwelling units per acre **to** Residential 5 to 10 dwelling units per acre to allow single-family residential (detached and attached).

Presentation by applicant/representative Ashley Z. Marsh with Gammage & Burnham, PLC.

Item will be heard in the following sequence:

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

Presented and discussed

6. **INFORMATION ONLY – Z-112-25-8 (Companion Case GPA-SM-2-25-8):** Presentation and discussion regarding a request to rezone 20.86 acres located approximately 995 feet south of the southeast corner of 15th Avenue and Baseline Road **from** S-1 (Approved R1-18) (Ranch or Farm Residence, Approved Single-Family Residence District) **to** PUD (Planned Unit Development) for the Meritage Homes - 15th Ave. and Baseline Rd. PUD to allow single-family residential (detached and attached).
Presentation by applicant/representative Ashley Z. Marsh with Gammage & Burnham, PLC.

Item will be heard in the following sequence:

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

Approved

7. Discussion and possible recommendation regarding the 2026 meeting schedule for the South Mountain Village Planning Committee.

Update provided

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

Requests 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 November 18, 2025.

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/administration/departments/cityclerk/programs-services/other-public-meetings/notices.html>.

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

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