

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, January 13, 2026**, 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

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| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the December 9, 2025 meeting minutes. |
| Comments made | 3. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Approved | 4. <u>Z-163-25-7</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 8.91 acres located at the northeast corner of Central Avenue and Roeser Road from R-4 SPVTABDO (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay), C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay), and C-3 SPVTABDO (General Commercial, South Phoenix Village and Target Area B Design Overlay) to WU Code T5:5 SPVTABDO (Walkable Urban Code, Transect 5:5 District, South Phoenix Village and Target Area B Design Overlay) to allow mixed-use (multifamily residential and retail). |

*Presentation by applicant/representative Jennifer Boblick, Esq. with Sender Associates.
The Planning Commission will consider this request on February 5, 2026.*

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.*

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| Presented and discussed | 5. Presentation, discussion, and review of a development approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road. This item is in relation to Stipulation No. 2 of Rezoning Case No. <u>Z-31-25-8</u> regarding review and comment of the elevations by the South Mountain Village Planning Committee prior to final site plan approval. |
| Presented and discussed | 6. <u>INFORMATION ONLY:</u> Presentation regarding potential grant funding for Transit Oriented Communities. <i>Presentation by Emma Green with the Office of Environmental Programs.</i> |
| Presented and discussed | 7. <u>INFORMATION ONLY:</u> Presentation and discussion regarding the 2025 South Mountain Village Annual Report. |
| None | 8. Staff update on cases recently reviewed by the Committee. <i>Not for Committee discussion or action.</i> |
| Announcements made | 9. 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 February 10, 2026.

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| Adjourned | 10. 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/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.