

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, July 14, 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 for 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 May 12, 2026 meeting minutes. |
| Comments made | 3. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Approved | 4. <u>GPA-SM-2-25-8 (Companion Case Z-112-25-8):</u>
Presentation, discussion, and possible recommendation on a request to amend the General Plan Land Use Designation on approximately 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) uses.
<i>The Planning Commission will consider this request on August 6, 2026.</i> |

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

5. **Z-112-25-8 (Companion Case GPA-SM-2-25-8):** Presentation, discussion, and possible recommendation 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). *The Planning Commission will consider this request on August 6, 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.*

Denied

6. **Z-152-25-8:** Presentation, discussion, and possible recommendation regarding a request to rezone 5.03 acres located at the northeast corner of 20th Street and Jones Avenue **from** R-3 RSIOD (Multi-Family Residence District, Rio Salado Interim Overlay District) **to** PUD (Planned Unit Development) for the 20th Street & Jones Avenue to allow warehouse, storage yard, and CP/GCP uses. *The Planning Commission will consider this request on August 6, 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.*

Denied

7. **Z-63-26-8:** Presentation, discussion, and possible recommendation regarding a request to rezone 7.41 acres located approximately 760 feet east of the southeast corner of 16th Street and Broadway Road **from** R-5 SPVTABDO (Multi-Family 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 CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) **to** CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) to allow light indoor manufacturing and assembly.
The Planning Commission will consider this request on August 6, 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.*

Approved with direction

8. **GPA-CC-SM-1-26-7-8:** Presentation, discussion, and possible recommendation regarding a Major General Plan Amendment for the Rio Salado District Policy Plan (RIO PHX). The RIO PHX plan encompasses approximately **4,364** acres generally bounded by Interstate 17 to the north, 32nd Street to the east, Broadway Road to the south, and 19th Avenue to the west.

Presentation by Enrique Bojorquez-Gaxiola with the Planning and Development Department.

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.*

Denied

9. **GPA-CC-SM-2-26-7-8**: Presentation, discussion, and possible recommendation regarding a Major General Plan Amendment to update the General Plan Land Use Map to support the actions and goals in the proposed Rio Salado District Policy Plan (RIO PHX). This land use map amendment encompasses approximately **4,364** acres generally bounded by Interstate 17 to the north, 32nd Street to the east, Broadway Road to the south, and 19th Avenue to the west.

Presentation by Enrique Bojorquez-Gaxiola with the Planning and Development Department.

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.*

Update provided

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

Announcements made

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

Adjourned

12. Adjournment.

The next South Mountain Village Planning Committee meeting is scheduled for August 11, 2026.

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.html>.

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