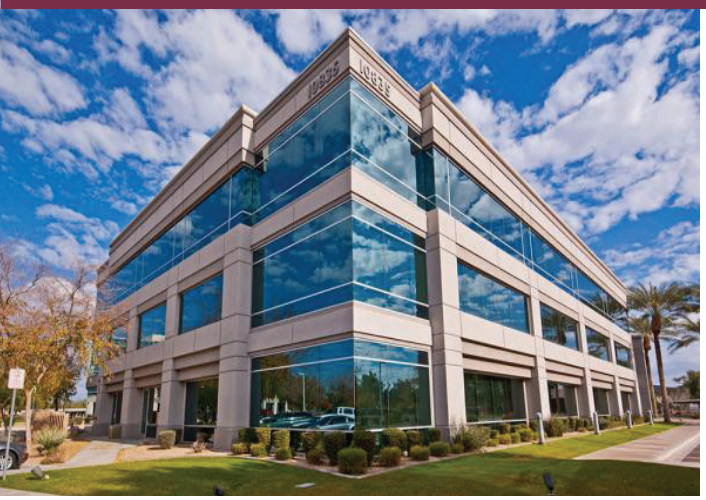
North Mountain Village

ANNUAL REPORT

2017



NORTH MOUNTAIN VILLAGE

MAPPING GROWTH

North Mountain Village is generally bounded by Greenway Road on the north, 16th Street and mountains on the east, Northern Avenue on the south and 43rd Avenue, the Arizona Canal and 51st Avenue on the west. This central location provides easy access to the SR-51 and I-17 freeways, as well as light rail connections to and from Downtown Phoenix.

2017 Building Permit Activity
(excludes value less than $50,000)

- $50,000 - $100,000
- $100,000 - $200,000
- $200,000 - $300,000
- $300,000 - $500,000
- $500,000 +

NORTH

0 0.375 0.75 1.5 2.25 3 Miles

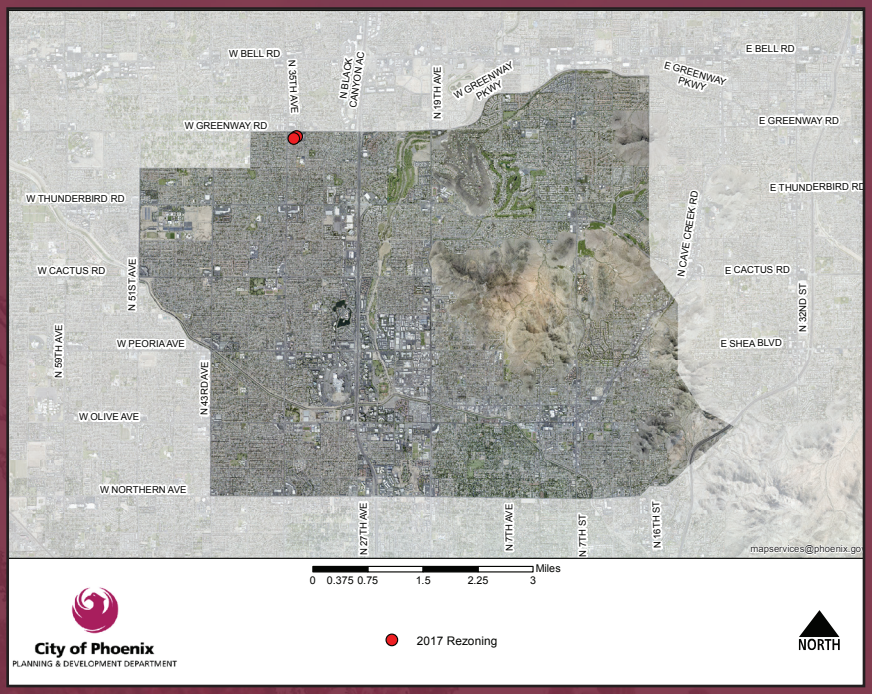
City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

NORTH MOUNTAIN VILLAGE

MAPPING GROWTH

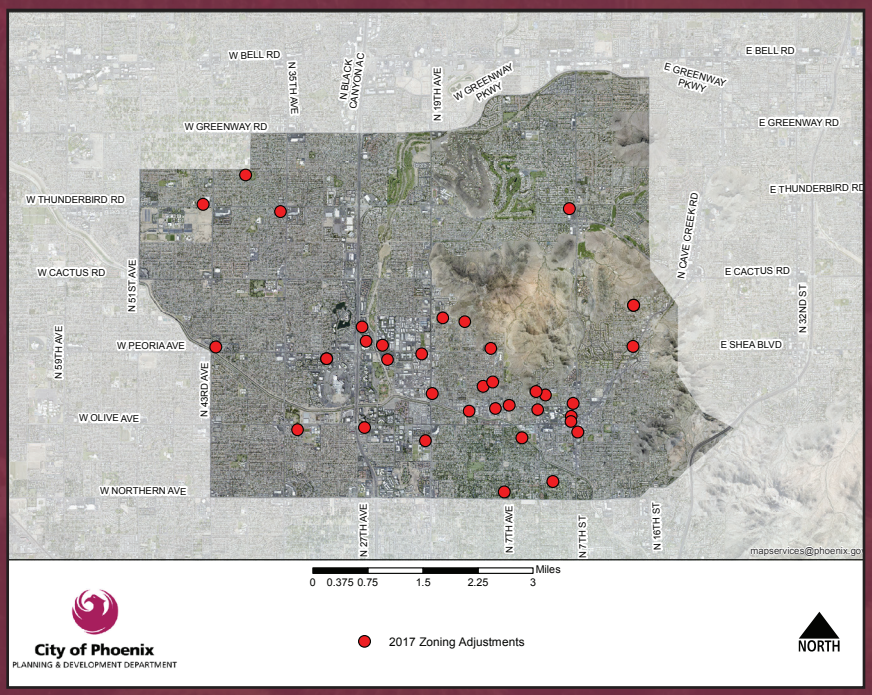
REZONING ACTIVITY

Zoning is the principal tool by which the city of Phoenix implements the goals and future development plans expressed in the General Plan. Zoning regulations are intended to protect existing land uses and assure that uses are compatible with each other and with available public facilities and services. Through the rezoning process, land use and other factors are evaluated to determine the appropriateness of a specific rezoning proposal.



ZONING ADJUSTMENT ACTIVITY

Zoning Adjustments include Variance and Use Permit requests. A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. A Use Permit is a request to allow a use which is permitted by the Zoning Ordinance provided that the use will not cause an adverse impact on adjacent property or properties in the area.



Data represents activity between January 2017 - December 2017

NORTH MOUNTAIN VILLAGE | PROJECT HIGHLIGHT

19North Alliance & Little Ms. Barbeque

The 19North Alliance is a collaborative to protect, promote, and reimagine the established neighborhood along the new extension of light rail on 19th Avenue. Since last year the 19North Community has had some major accomplishemnts one of which includes that 19North Community Art Center and Plaza at the northeast corner of 19th Avenue and Northern Avenue which had it's grand opening on November 3, 2017. The plaza is a great place for gathering and connecting with the community and now offers montly events knowm as Second Saturdays where you will find music, art and food trucks.

Litlle Miss. Barbeque is a well known establishment throughtout the valley for their outstanding barbeque where you will find lines out the door. The barbeque restaurant recently announced that they would be opening their second location in the North Mountain Village at the northeast corner of 7th Street and Townley Avenue. The restaurant recently recieved approval for several use permits and a variance. The site is currently going thorugh development services for permits and the restaurant is anticipated to open doors in early 2018.

NORTH MOUNTAIN VILLAGE

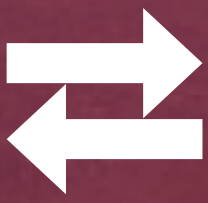
BY THE NUMBERS

REZONING ACTIVITY

three rezoning cases

ZONING ADJUSTMENTS

31 variance/use permits



PHO ACTIVITY

zero planning hearing officer cases

TEXT AMENDMENTS

two text amendment cases

ESTIMATED PERMIT VALUE

208 million dollars

$$$

BUILDING PERMITS

331 building permits

Data represents activity between January 2017 - December 15, 2017

NORTH MOUNTAIN VILLAGE

TO DO LIST

Tools	#	North Mountain Village Priorities	Completed
Partnerships	1	Collaborate with city staff to discuss alternatives to advance the construction of completed streets.	[ ]
Partnerships	2	Collaborate with the Street Transportation Department to discuss improving bicycle and pedestrian connections to the preserve system and other amenities.	[ ]
Operations	3	Research and discuss the use of community signage for wayfinding, business attraction, and village character awareness.	[ ]
Partnerships	4	Collaborate with city staff and the development community regarding occupancy of underutilized commercial space, attraction of restaurants, and support for small businesses.	[ ]
Partnerships	5	Initiate discussion with the Community and Economic Development Department and other relevant agencies regarding the potential to target employment growth in village cores and centers.	[ ]
Plans	6	Invite the Parks and Recreation Department to discuss the Tree and Shade Master Plan and the management of trees within the City.	[ ]
Plans	7	Invite Valley Metro and city staff to provide information and present on planned transit and street investments in the village as a result of the passage of the T2050 plan.	[ ]
Plans	8	Research and discuss guidelines for alternative power and green building at all scales of development	[ ]
Knowledge	9	Invite Arts and Culture to provide information and present on how to encourage public art and how the community can participate in the process.	[ ]

NORTH MOUNTAIN VILLAGE | LOOKING FORWARD

19North Policy Plan

The 19 North Alliance has worked diligently this year parternign up with the City of Phoenix, Valley Metro and other stakeholders to revitalize the 19 North Corridor to attract investment, redevelopmetn and new businesses to the area. The City of Phoenix Planning staff has commited to writing a Policy Plan to help implement the community vision into a city document that can be used to guide new development.

NORTH MOUNTAIN VILLAGE

YEAR TO DATE

PERFECT ATTENDANCE

Mr. Fred Hepperle

8
HOURS OF ACTIVITIES

8
VILLAGE PLANNING COMMITTEE MEETINGS

37
RESIDENTS WHO ATTENDED THE VILLAGE MEETINGS

15
RECOMMENDATIONS

16
INFORMATIONAL PRESENTATIONS

NORTH MOUNTAIN VILLAGE

MEMBERS

Mr. Larry Herrera, Chair
Mr. Jason Barraza, Vice Chair
Mr. Bret Aldieri
Ms. Candy Berkner-Frogozo
Mr. Tyler Carrell
Mr. Patrick Church*
Mr. Ted Donley
Ms. Patricia Ford*
Mr. Fred Happerle
Mr. Jim Larson
Mr. Eric Latto*
Mr. Joshua Matthews*
Ms. Shannon McBride
Ms. Barbara Snyder
Ms. Marcia Viedmark
Ms. Donna Wiedoff
Mr. Warren Whitney

* New Members

Village Planners: Hannal Bleam and Maja Brkovic

North Mountain Village

For more information, or to view the electronic version of this document please visit **https://www.phoenix.gov/villages**

The North Moutain Village Planning Committee generally meets the 3rd Wednesday of the month at 6:00 p.m. at the Honor Health / John C. Lincoln Medican Center, Cowden Center, 9202 N. 2nd St. Please consult the public meeting notices page for an agenda to confirm that the meeting will occur.
https://www.phoenix.gov/cityclerk/publicmeetings/notices

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1

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