NOTICE OF PUBLIC MEETING
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** will hold a meeting open to the public **TUESDAY**, **July 09, 2013**, at **6:30 p.m.**, located in **Rooms L162 & L163, South Mountain Community Library, 7050 S. 24th Street, Phoenix, AZ 85042**

Note:

- Agenda items may be taken out of order.
- Anyone wishing to address an agenda item must complete a Speaker Card.
- Due to the number of items and the time required for each, a time limit is necessary for planning cases. Limits are necessary so that the South Mountain Village Planning Committee may give the last planning case on the agenda the same attention given the first. Limits are as follows:
    - Staff Recommendation
    - Applicant: (10 minutes)
    - Other Interested Parties: (3 minutes each)
    - Applicant Response: (5 minutes)
    - Floor Closed: Committee discussion and vote

The agenda for the meeting is as follows:

1. Call to order, introduction of committee members and announcements by the chair.

2. Review and approval of the **May 14, 2013** meeting minutes.

3. Presentation, discussion and possible action on case Z-11-13-8, a request to rezone 7.91 gross acres of land located approximately 400 feet west of the southwest corner of 32nd Street and Baseline Road from R1-14 BAOD and C-2 BAOD to R1-10 BAOD to allow for single-family residential. Presentation by Scott Ward, Ward Real Estate and Development

   The Planning Commission will consider this request on August 13, 2013.

4. **PHO-1-13--Z-15-07-8:** Presentation, discussion and possible recommendation on a request to modify stipulations at the southeast corner of 42nd Place and Baseline Road:
   1) Deletion of Stipulation 1 and 1.a through 1.g regarding substantial conformance to the elevations date stamped December 11, 2007. 2) Modification of Stipulation 2 regarding number of units constructed on non-hillside area of the site. 3) Modification of Stipulation 7 regarding the natural wash. 4) Modification of Stipulation 11 regarding substantial conformance with the site plan date stamped February 19, 2008. 5) Modification of Stipulation 11.d regarding pedestrian connections. 6) Modification of Stipulation 11.f regarding access points. 7) Deletion of Stipulation 11.g regarding the right-in/ right-out driveway. 8) Modification of Stipulation 14 regarding natural wash being retained as open space. 9) Modification of Stipulation 15 regarding trailhead connection, parking, and vehicular turnaround. 10) Modification of Stipulation 16 regarding perimeter walls located along public right-of-way. 11) Modification of Stipulation 17 regarding perimeter walls located along the Highline Canal. 12)

Modification of Stipulation 20 regarding the open space amenities. 13) Deletion of Stipulation 21 regarding the right-of-way for a bus bay. 14) Deletion of Stipulation 25 regarding the traffic impact study. 15) Deletion of Stipulation 26 regarding the speed ramp. 16) Deletion of Stipulation 27 regarding installation of a traffic signal. 17) Technical corrections to Stipulations 4, 5, 6, 8, 9, 10, 12, 13, 18, 19, 24, and 28.

Presentation by Felipe Zubia, Reseed Advisors.

The Planning Hearing Officer will consider this request on July 17, 2013.

5. Council District 7 Update

   Updates by Felicita Mendoza.

6. Public Comments concerning items not on the agenda (not for committee discussion or action).

7. Committee member requests for information, follow-up or future agenda items.
   Not for committee discussion or action.

8. Committee Announcements and presentation by committee members about various meetings, conferences, and planning activities they attended.
   Not for committee discussion or action.

NEXT REGULAR MEETING IS August 13, 2013.

9. Adjournment.

For further information, please call **Kasandra Zobrist**, City of Phoenix Planning & Development Department, at **602-262-6940** or email kasandra.zobrist@phoenix.gov Visit our web-site for public meeting notices and agendas at http://www.phoenix.gov/PUBMEETC/indxhtml.html. Rezoning staff reports currently in the hearing process are now available online. Please visit our website at http://phoenix.gov/pdd/pz/pzservices/gpastaffrpts.html

For reasonable accommodations, call Nici Browe at Voice/602-495-0256 or the City TTY Relay number at 602-534-5500 as early as possible to coordinate needed arrangements.