



**WITHEY
MORRIS
BAUGH**

July 14, 2025

Re: Rezoning Application Z-72-25-6 and Z-SP-3-25-6 - 1702 East Northern Avenue, Phoenix

Dear Property Owner or Registered Neighborhood Organization Representative:

This firm represents Wentworth Property Company ("Wentworth") regarding the above referenced site located at the northeast corner of Northern Avenue and 17th Street (the "Property"), as seen on the enclosed exhibit. You may recall receiving previous correspondence from our office regarding applications to rezone the Property from Multifamily Residential and Single-Family Residence (R-5 and R1-6) to Intermediate Commercial with a Special Permit for self-storage (C-2, SP). The intent of this filing is to enable the development of a new, Class-A, internalized self-storage facility – (no outdoor storage will occur here). The purpose of this follow-up letter is to inform you the City has now scheduled public meeting / hearings to review this case. The meetings / hearings are as follows:

North Mountain Village Planning Committee Meeting

Sunnyslope Community Center
Multi-Purpose Room
802 East Vogel Avenue
Phoenix, AZ 85020
August 20, 2025, 6:00 p.m.

Phoenix Planning Commission Hearing

Meeting may be held at City Council Chambers or virtually. For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

Phoenix City Council Chambers
200 West Jefferson Street
Phoenix, Arizona 85003
September 4, 2025, 6:00 p.m.

Phoenix City Council Hearing / Ordinance Adoption

Meeting may be held at City Council Chambers or virtually. For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

Phoenix City Council Chambers
200 West Jefferson Street
Phoenix, Arizona 85003
October 15, 2025, 2:30 p.m.

The Property is roughly 2-acres in size and includes Assessor Parcel # 165-21-006A and a portion of 165-21-005A. No change to the General Plan designation of Residential 3.5-5 du/acre is required for this request. This site is ideally located for the proposed use. Northern Avenue is a highly used arterial road. Self-storage is a perfect, low intensity use to place along this thoroughfare to help buffer some of the traffic, noise, etc. emitted along Northern, while simultaneously requiring minimal vehicle trips itself. Self-storage also has predictable hours of operation without the annoyances of many other commercial uses (noise, odor, late night deliveries, traffic, etc.).

You are welcome to attend any or all of the above-noted meetings to learn about the case and make your opinions known. Please confirm meeting details with the Phoenix Planning & Development Department before attending as the details are subject to change. Hearing information may also be found on signs posted on the site and in the

Record Reporter. You may also share your thoughts on this case by writing to Phoenix Planning & Development Department, 200 West Washington Street, 2nd Floor, Phoenix, AZ 85003. Please be sure to reference the case numbers so the letter may be placed in the case file.

The North Mountain Village Planning Committee will forward a recommendation regarding the case to the Phoenix Planning Commission after considering testimony from affected parties and reviewing the Planning & Development Department's staff report. The North Mountain Village Planner, who will staff the Committee meeting, is Robert Kuhfuss, who may be reached at 602.534.1608 or robert.kuhfuss@phoenix.gov. Mr. Kuhfuss will be able to answer your questions regarding the city review and hearing process and, once it is completed, the staff position on the request.

You may also contact me to discuss this application - George Pasquel (george@wmbattorneys.com) or 602.230.0600. If a case is not appealed within seven calendar days after the Planning Commission hearing, the City Council will ratify the Commission's recommendation and adopt the related Ordinance without further discussion.

Again, please do not hesitate to contact me with any questions regarding this project.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By


George Pasquel III

Enclosures: application, aerial, site plan, elevations



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE APPLICATION NO: Z-SP-3-25-6

PROPERTY LOCATION: Northeast corner of 17th Street and Northern Avenue
PROPOSED USE: Self-service storage facility

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: R1-6 (Pending C-2), R-5 (Pending C-2)
TO: C-2 SP

Ordinance #:
CASE TYPE: Rezoning

Ordinance Date:
DSD #:
12-27-2024

CASE STATUS: Substantive
Review - Additional Information
Required
COUNCIL DISTRICT: 6

GROSS ACREAGE: 2.0

VILLAGE: North Mountain

DATE FILED: 05/27/2025

ZONING MAP:

J9
J9

Q.S. MAP:

Q25-31
Q25-31

APN

165-21-006A
165-21-005A

Contact Information

Name		Address	Phone	Fax	Email
George Pasquel III, Withey Morris Baugh, PLC	Representative	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	(602) 230-0600		george@wmbattorneys.com
Seasons Hospice Palliative Care of Arizona, LLC	Owner	6400 Shafer Ct, Suite 400, Rosemount Illinois, 60018			
George Pasquel III, Withey Morris Baugh, PLC	Applicant	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	(602) 230-0600		george@wmbattorneys.com

200 W. Washington St., 2nd floor, Phoenix, AZ 85003 • 602-626-7131

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: _____

DATE: _____

POST APPLICATION
MEETING DATE:

07/01/2025 3:00 PM

Fee Information

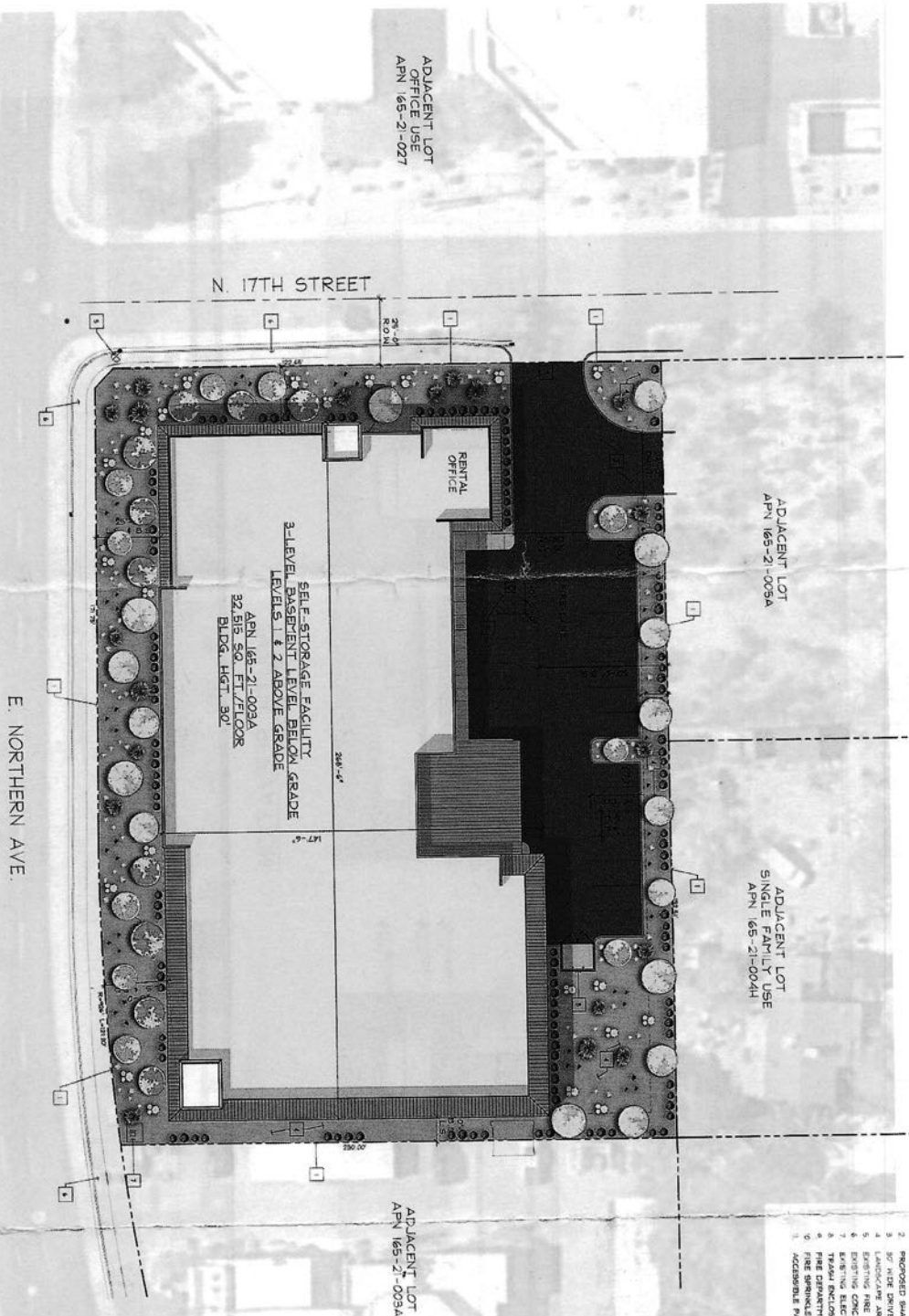
Fee	Fee Waived	Fee Date	Purpose
4,740.00	\$0.0	05/27/2025	

Aerial Map



NEC of Northern and 17 Street – Phoenix





- 1 ACCESSIBLE PARKING AND RAMP
- 2
- 3 PROPOSED SHARED DRIVEWAY
- 4 30' WIDE DRIVEWAY ENTRY PER CIVIL
- 5 LANDSCAPE AREA
- 6 EXISTING FIRE HYDRANT
- 7 EXISTING CONC SIDEWALK
- 8 EXISTING ELECTRICAL CABINET
- 9 TRASH ENCLOSURE
- 10 FIRE DEPARTMENT CONNECTION
- 11 FIRE SPRINKLER RISER ROOM

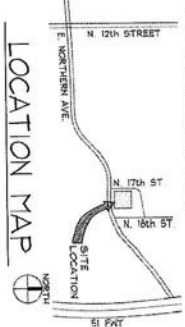
PROJECT ADDRESS:
1702 EAST NORTHERN AVE.
PHOENIX, ARIZONA 85020

APPROXIMATE PAPER NO.
95-21000A
EXISTING ZONING: R-5
PROPOSED ZONING: C-2 4P
ALLOWABLE BUILDING HEIGHT: 30' MAX
PROPOSED BUILDING HEIGHT: 30'-0"
BUILDING AREA
TOTAL 20,444 SQ. FT. (BELOW GRADE)
BASEMENT 10,222 SQ. FT.
FIRST FLOOR 10,222 SQ. FT.
TOTAL 20,444 SQ. FT. (ABOVE GRADE)
TOTAL 40,888 SQ. FT.
SITE AREA (NET) 62,735 SQ. FT. 1.24 ACRES
PROPOSED BUILDING USE: S-1 INTEGRATED STORAGE
B - RETAIL OFFICE (ACCOMMODATION)
PARKING ANALYSIS

[illegible]

BUILDING DETAILS		
NORTH	REQUIRED	PROVIDED
30'-0"	30'-0"	30'-0"
SOUTH	30' MIN.	24'-3" MIN.
25' AVERAGE	25'-0" AVERAGE	25'-0" AVERAGE
10'-0"	10'-0"	10'-0"
EAST	30' MIN.	21'-0" MIN.
25' AVERAGE	25'-8" AVERAGE	25'-8" AVERAGE
WEST		

LANDSCAPE DETAILS		
NORTH	REQUIRED	PROVIDED
10'-0"	10'-0"	10'-0"
SOUTH	30' MIN.	24'-3" MIN.
25' AVERAGE	25'-0" AVERAGE	25'-0" AVERAGE
10'-0"	10'-0"	10'-0"
EAST	30' MIN.	21'-0" MIN.
25' AVERAGE	25'-8" AVERAGE	25'-8" AVERAGE
WEST		



88 south san marcos place
chandler - arizona - 85225
p.480.377.2222

www.robertbrownarchitects.com

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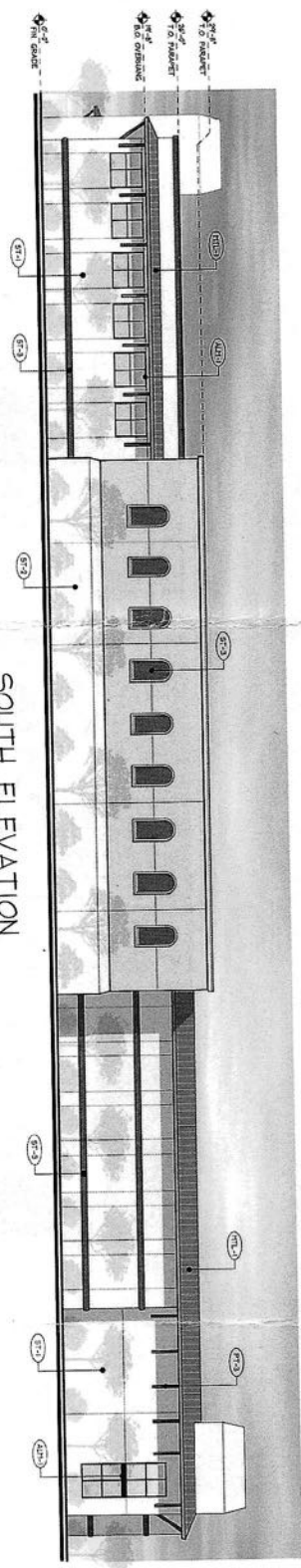
- KEYNOTES**
- 1. FIRE SPRINKLER RISER ROOM
 - 2. FIRE DEPARTMENT CONNECTION
 - 3. ELEVATOR ROOM

COLORS & MATERIALS

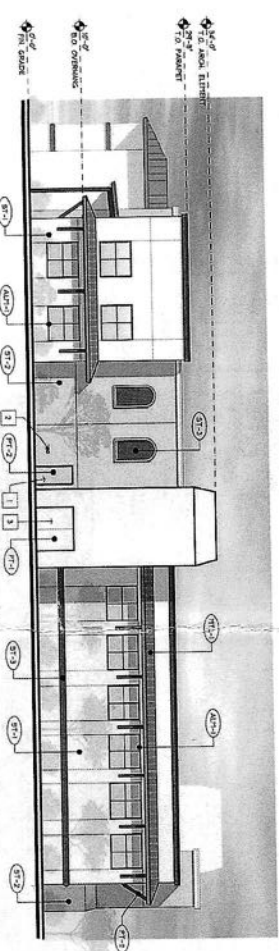
NAME	FINISH / COLOR
(R1) FIRE SPRINKLER RISER ROOM	PAINT - ACCENT
(R2) FIRE DEPARTMENT CONNECTION	PAINT - ACCENT
(R3) ELEVATOR ROOM	PAINT - ACCENT
(R4) STANDING BEAM TERRACE, ROOF 1 TERRACE	PAINT - ACCENT
(R5) STANDING BEAM TERRACE, ROOF 2 TERRACE	PAINT - ACCENT
(R6) STANDING BEAM TERRACE, ROOF 3 TERRACE	PAINT - ACCENT
(R7) STANDING BEAM TERRACE, ROOF 4 TERRACE	PAINT - ACCENT
(R8) STANDING BEAM TERRACE, ROOF 5 TERRACE	PAINT - ACCENT
(R9) STANDING BEAM TERRACE, ROOF 6 TERRACE	PAINT - ACCENT
(R10) STANDING BEAM TERRACE, ROOF 7 TERRACE	PAINT - ACCENT
(R11) STANDING BEAM TERRACE, ROOF 8 TERRACE	PAINT - ACCENT
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(R13) STANDING BEAM TERRACE, ROOF 10 TERRACE	PAINT - ACCENT
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(R103) STANDING BEAM TERRACE, ROOF 100 TERRACE	PAINT - ACCENT

17TH STREET & NORTHERN STORAGE
702 E. NORTHERN AVE
PHOENIX, AZ 85020
PROJECT NUMBER: 25035
DATE: 03.21.25

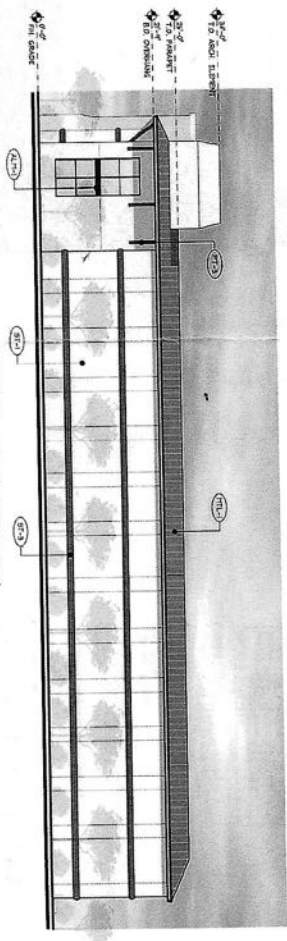
SOUTH ELEVATION
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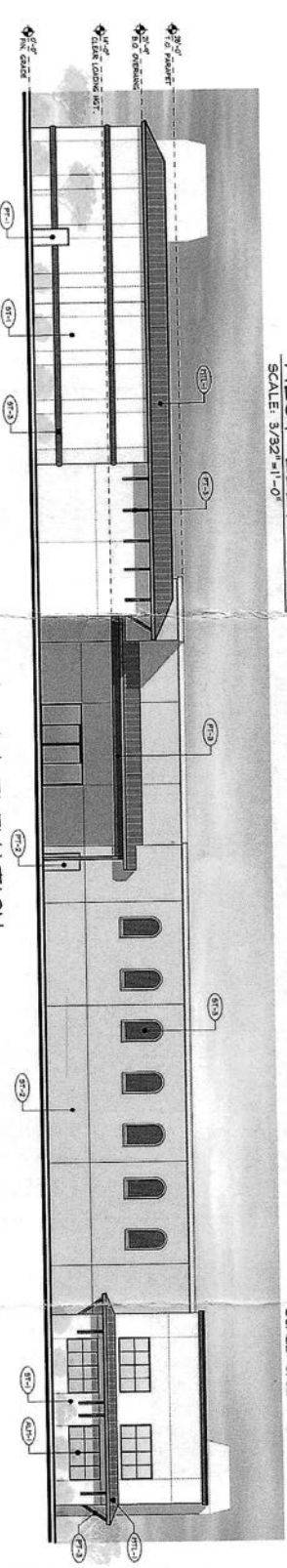
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EAST ELEVATION
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NORTH ELEVATION
SCALE: 3/32"=1'-0"



KVA, 24-144
SDEV, 240418
OS, 28-21

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