



WITHEY
MORRIS
BAUGH

June 5, 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"). The Property is roughly 1.4-acres in size and includes Assessor Parcel # 165-21-006A and a portion of 165-21-005A, as seen on the enclosed aerial. The purpose of this letter is to inform you that we recently filed applications with the City of Phoenix 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). A copy of the application is enclosed for reference. No change to the General Plan designation of Residential 3.5-5 du/acre is required for this request.

Wentworth is a Phoenix-based development company with decades of experience creating first-class projects and they are excited to bring this project forward. This site is ideally located for the proposed use. As you are probably well aware, 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.).

Enclosed for reference are copies of the preliminary site plan and elevations. Access to the site is from a shared drive along 17th Street. The building is 3-stories (2 above grade levels / 1 basement) with a roughly 32,000 sqft floor plates. Significant landscaping and pedestrian improvements will occur along the perimeter of the site, including the installation of a new sidewalk along 17th Street.

Neighborhood Meeting: To discuss this project and any questions you may have, we are hosting an open house meeting on June 18, 2025, at 6 p.m. at Aunt Chiladas located at 7330 N. Dreamy Draw Drive in Phoenix. You are welcome to attend this meeting to meet the development team and view plans for the project.

If you are unable to attend the meeting, I would be happy to speak with you about this project. You can contact me at George@wmbattorneys.com or 602.230.0600. The North Mountain Village Planner assigned to this case for the City 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 write the city at Phoenix Planning & Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003. Please be sure to reference the rezoning case number so your comments may be included in the case file.

June 5, 2025

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Please be advised that meetings/hearings before the North Mountain Village Planning Committee and the Planning Commission will be held to review the request. Specific meeting dates/times have not been established. You should receive subsequent notice identifying the date and location of the meeting when scheduled. We will also have a sign posted on the Property with public hearing information once that information is available. Again, please do not hesitate to contact me if you would like to discuss this project.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By


George Pasqual III

Enclosures: application, aerial, site plan, elevations



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE
APPLICATION NO: Z-72-25-6

PROPERTY LOCATION: Northeast corner of Northern Avenue and 17th Street
PROPOSED USE: Climate Controlled Self Storage

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: R-5, R1-6

TO: C-2

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
Seasons Hospice Palliative Care of Arizona LLC	Owner	6400 Shafer Ct, Suite 400, Rosemount Illinois, 60018			
George Pasquel III, Withey Morris Baugh, PLC	Representative	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	6022300600		george@wmbattorney.com
George Pasquel III, Withey Morris Baugh, PLC	Applicant	2525 East Arizona Biltmore Circle, Suite A-212 Phoenix AZ 85016	6022300600		george@wmbattorney.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 602-202-7811 voice or TTY use 7-1-1.



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



NEC of Northern and 17 Street – Phoenix



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.

George Pasquel

Digitally signed by George Pasquel II
DN: cn=George Pasquel II, o=me,
email=George@WichryMunro.com, c=US
Date: 2025.05.27 14:59:07 -0700

SIGNATURE: III

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	

NORTHERN AVE STORAGE

8801 N. 17TH ST. & E. NORTHERN AVE
PHOENIX, ARIZONA 85030

DATE: 01.25.2012

PROJECT DATA

OWNER: RBA

DESIGNER: RBA

ARCHITECT: RBA

ENGINEER: RBA

CONTRACTOR: RBA

PERMIT: RBA

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KEYNOTES

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1 SITE PLAN

rba
architects + planning

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

LOCATION MAP

