

**NOTICE OF RESULTS
CITY OF PHOENIX
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** held a meeting open to the public on **December 4, 2025, at 6:00 p.m. located in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona** and virtually via Webex.

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

Approved

1a. For Approval or Correction of the Planning Commission hearing minutes of September 4, 2025.

**Continued to
January 8, 2026**

1b. For Approval or Correction of the Planning Commission hearing minutes of October 6, 2025.

CONTINUANCE / WITHDRAWAL REQUESTS

Continued to January 8, 2026, without fee

2. **Application #:** **Z-44-25-6
(2400 Biltmore Residential PUD)**
From: C-2 PCD
To: PUD
Acreage: 7.68
Location: Northeast corner of 24th Street and Arizona Biltmore Circle
Proposal: Planned Unit Development to allow mixed use multifamily residential, office and restaurant; and PCD (Planned Community District) removal
Applicant: JDMD Biltmore, LLC
Owner: JDMD Biltmore, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

Continued to January 8, 2026, without fee

3. **Application #:** **Z-106-25-8
(Continued from November 6, 2025)**
From: PSC
To: C-2
Acreage: 14.17

Location: Southeast corner of 16th Street and Portland Street
Proposal: Grocery store with banquet hall
Applicant: Madison Leake, Burch & Cracchiolo, P.A.
Owner: Lufy Family Limited Partnership
Representative: Madison Leake, Burch & Cracchiolo, P.A.

Continued to January 4, 2026, without fee

4. **Application #:** **GPA-EST-1-25-7
(Companion Case Z-119-25-7)**
From: Residential 2 to 3.5 dwelling units per acre / MUA
To: Industrial
Acreage: 39.69
Location: Southeast corner of 75th Avenue and Broadway Road
Proposal: Minor General Plan Amendment to accommodate industrial development
Applicant: John Buckel, MP Environmental Services, Inc.
Owner: Rex Calderwood, Calderwood Properties, LLC
Representative: William Lally, Tiffany & Bosco, PA

Continued to January 5, 2026, without fee

5. **Application #:** **Z-119-25-7
(Companion Case GPA-EST-1-25-7)**
From: R1-10
To: A-1
Acreage: 39.69
Location: Southeast corner of 75th Avenue and Broadway Road
Proposal: Staging of equipment, office, and shop/repair facility
Applicant: John Buckel, MP Environmental Services, Inc.
Owner: Rex Calderwood, Calderwood Properties, LLC
Representative: William Lally, Tiffany & Bosco, PA

GENERAL PLAN AMENDMENTS AND COMPANION CASES

Approved, per the Camelback East VPC recommendation

6. **Application #:** **GPA-CE-1-21-8
(Companion Case Z-27-21-8)**
Request: Map Amendment

From: Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre
To: Public/Quasi-Public / Commercial
Acreage: 15.25
Location: Southwest corner of 35th Street and Culver Street
Proposal: Minor General Plan Amendment to a mix of Public/Quasi-Public and Commercial
Applicant: Jeff Boles, Creighton Community Foundation
Owner: Creighton Elementary School District #14
Representative: Michael Maerowitz, Snell & Wilmer, LLP

Approved, per the Camelback East VPC recommendation

7. **Application #:** **Z-27-21-8 (The Gateway School PUD) (Companion Case GPA-CE-1-21-8)**
From: PAD-13 (Approved R-3A), R-3, R1-6 (Approved R-3A), and R1-6
To: PUD
Acreage: 15.25
Location: Southwest corner of 35th Street and Culver Street
Proposal: Planned Unit Development to allow secondary commercial uses in conjunction with a public school
Applicant: Creighton Community Foundation
Owner: Creighton Elementary School District #14
Representative: Manjula M. Vaz, Gammage & Burnham, PLC

Approved, per the Paradise Valley VPC recommendation

8. **Application #:** **GPA-PV-1-25-2 (Companion Case Z-41-25-2)**
Request: Map Amendment
From: Industrial
To: Residential 15+ dwelling units per acre
Acreage: 4.32
Location: Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
Proposal: Minor General Plan Amendment to allow multifamily residential
Applicant: Nick Wood, Snell & Wilmer, LLP

Owner: GDC-Scottsdale Crossings, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

**Approved, per the
Paradise Valley VPC
recommendation**

9. **Application #:** **Z-41-25-2 (Residences at Scottsdale Crossing PUD) (Companion Case GPA-PV-1-25-2)**

From: C-2
To: PUD
Acreage: 4.32
Location: Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road

Proposal: Planned unit Development to allow multifamily residential

Applicant: Fifield Companies
Owner: GDC-Scottsdale Crossings, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

**Approved, per the
North Gateway VPC
recommendation**

10. **Application #:** **GPA-NG-1-24-1 (Companion Cases GPA-NG-2-24-1 and Z-139-24-1)**

Request: Land Use Map and Infrastructure Limit Line Amendment, and Trail Map Amendment including updates to several trail alignments and types within the application area (proposed NorthPark development)

From: Undesignated Area, Floodplain, Preserves/Floodplain, Parks/Open Space - Publicly Owned, Parks/Open Space - Future 1 dwelling unit per acre (du/ac), Preserves / Residential 0 to 1 / Residential 1 to 2 du/ac, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 du/ac, Preserves / Mixed Use (Area C & D only), Residential 0 to 2 du/ac, Residential 2 to 3.5 du/ac, Residential 2 to 5 du/ac, Residential 3.5 to 5 du/ac, Residential 5 to 15 du/ac, Residential 15+ du/ac, Mixed Use (North Gateway and Northwest Area only), Commercial, Commercial / Commerce/Business Park

To: Parks/Open Space - Publicly Owned, Parks/Open Space - Privately Owned, Residential 2 to 3.5 / Residential 3.5 to

5 du/ac, Residential 2 to 3.5 / Residential 3.5 to 5 / Residential 5 to 10 du/ac, Residential 3.5 to 5 / Residential 5 to 10 / Residential 10 to 15 / Residential 15+ du/ac, Floodplain / Parks/Open Space - Publicly Owned, Floodplain / Parks/Open Space - Privately Owned, Floodplain / Residential 2 to 3.5 / Residential 3.5 to 5 / Residential 5 to 10 du/ac, Floodplain / Residential 3.5 to 5 / Residential 5 to 10 / Residential 10 to 15 / Residential 15+ du/ac, Floodplain / Mixed Use, Floodplain / Commercial, Floodplain / Commercial / Commerce/Business Park, Mixed Use, Commercial, Commercial / Commerce/Business Park, and Transportation; and expansion of the infrastructure limit line 7,377.83

Acreage:
Location:
Proposal:

Applicant:
Owner:

Representative:

Approved, per the North Gateway VPC recommendation

11. **Application #:** **GPA-NG-2-24-1 (Companion Cases GPA-NG-1-24-1 and Z-139-24-1)**

Request:
Location:
Proposal:

Applicant:
Owner:

Representative:

Approved, per the staff memo dated December 4, 2025

12. **Application #:** **Z-139-24-1 (NorthPark PUD) (Companion Cases GPA-NG-1-24-1 and GPA-NG-2-24-1)**

From: S-1
 To: PUD
 Acreage: 6,381.49
 Location: Southwest corner of I-17 and Loop 303
 Proposal: Planned Unit Development for a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial
 Applicant: Mike Hifler, Pulte Homes
 Owner: Arizona State Land Department c/o Mark Edelman
 Representative: Carolyn Oberholtzer, BFSO

REZONING CASES

Approved, per the Camelback East VPC recommendation

13. **Application #:** **Z-91-25-6 (Arcadia Motor Club PUD)**
 From: R-5
 To: PUD
 Acreage: 1.45
 Location: Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road
 Proposal: Planned Unit Development to allow a self-service storage facility and R-5 uses
 Applicant: GO Industrial, LLC
 Owner: 5301 East Thomas Road, LLC
 Representative: Michael Maerowitz, Snell & Wilmer, LLP

OTHER BUSINESS

Information requested

14. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

Not held

15. The Planning Commission may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above items.

NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **GPA-NG-1-24-1**, **GPA-NG-2-24-1**, and **Z-139-24-1** will be held on December 17, 2025 at 2:30 p.m. (unless continued) virtually or in the City Council Chambers, 200 West Jefferson Street.
2. The City Council public hearing for **GPA-CE-1-21-8**, **Z-27-21-8**, **GPA-PV-1-25-2**, **Z-41-25-2**, **GPA-EST-1-25-7**, and **Z-119-25-7** will be held on January 7, 2026 at 2:30 p.m. (unless continued) virtually or in the City Council Chambers, 200 West Jefferson Street.
3. For other cases if appealed, the City Council public hearing will be held on January 7, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on January 7, 2026 at 2:30 p.m. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864. This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Saneeya Mir at 602-686-6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.