

NOTICE OF RESULTS NORTH GATEWAY VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **NORTH GATEWAY VILLAGE PLANNING COMMITTEE** and to the general public, that the **NORTH GATEWAY VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Thursday, November 13, 2025**, at **6:00 p.m.** located at the **Goelet A. Beuf Community Center, North Multi-Purpose Room, 3435 West Pinnacle Peak Road**, Phoenix, Arizona.

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Chair.
- In the event a large number of public comments are anticipated, consolidation of public comments by topic and reported by key representatives is encouraged.
- **Staff Reports** for conventional rezoning cases:
<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases>

The results for the meeting are as follows:

RESULTS

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|------------------------|--|
| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the October 9, 2025 meeting minutes. |
| Approved | 3. <u>GPA-NG-1-24-1 (Companion Cases GPA-NG-2-24-1 and Z-139-24-1)</u> : Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map designation on 7,396 acres located at the southwest corner of I-17 and Loop 303 from Undesignated Area, Floodplain, Preserves/Floodplain, Parks/Open Space - Publicly Owned, Parks/Open Space - Future 1 dwelling unit per acre (du/ac), Public/Quasi-Public, 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, Parks/Open Space - Publicly Owned / Floodplain, Parks/Open Space - Privately Owned / Floodplain, Residential 2 to 5, Residential 2 to 3.5 / Residential 3.5 to 5 / Residential 5 to 10 du/ac / Floodplain, 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, Residential 3.5 to 5 / Residential 5 to 10 / Residential 10 to 15 / Residential 15+ du/ac, Floodplain / Mixed Use, Mixed Use, Commercial / Floodplain, Commercial, Commercial / Commerce/Business Park, Transportation; expansion of the infrastructure limit line; and an update to the City Trails System Map to several trail alignments and types within the application area (proposed NorthPark development) to allow a Minor General Plan Amendment to the Land Use Map, Infrastructure Limit Line, and Trails System Map.

Presentation by representative Carolyn Oberholtzer with BFSO.

The Planning Commission will consider this request on December 4, 2025.

Item will be heard in the following sequence:

- **GPEC/CEDD, ASLD, and Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Comment Closed: Motion, Discussion, and Vote.*

Approved

4. **GPA-NG-2-24-1 (Companion Cases GPA-NG-1-24-1 and Z-139-24-1)**: Presentation, discussion, and possible recommendation regarding a request to amend the Street Classification Map located at the southwest corner of I-17 and Loop 303 to update several arterial street alignments within the application area.

Presentation by representative Carolyn Oberholtzer with BFSO.

The Planning Commission will consider this request on December 4, 2025.

Item will be heard in the following sequence:

- **GPEC/CEDD, ASLD, and Staff Presentation;*
- *Applicant Presentation;*

- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Comment Closed: Motion, Discussion, and Vote.

Approved

5. **Z-139-24-1 (Companion Cases GPA-NG-1-24-1 and GPA-NG-2-24-1)**: Presentation, discussion, and possible recommendation regarding a request to rezone 6,381.49 acres located at the southwest corner of I-17 and Loop 303 **from** S-1 (Ranch or Farm Residence) **to** PUD (Planned Unit Development) for the NorthPark PUD to allow for a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial.
Presentation by representative Carolyn Oberholtzer with BFSO.
The Planning Commission will consider this request on December 4, 2025.

Item will be heard in the following sequence:

- *GPEC/CEDD, ASLD, and Staff Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Comment Closed: Motion, Discussion, and Vote.

None

6. Public comments concerning items not on the agenda.
Not for Committee discussion or action.

**Update
provided**

7. Staff update on cases recently reviewed by the Committee.
Not for Committee discussion or action.

None

8. Committee member announcements, requests for information, follow up, or future agenda items.
Not for Committee discussion or action.

The next North Gateway Village Planning Committee meeting is scheduled for December 11, 2025.

Adjourned

9. Adjournment.

For further information, please call **Adrian Zambrano**, City of Phoenix Planning & Development Department, at **602-534-6057** or visit our website for public meeting notices and agendas at:
<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

North Gateway Village Information:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/north-gateway>.

To request a reasonable accommodation, please contact **Saneeya Mir** at **602-686-6461**. TTY: Use 7-1-1.