



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** December 4, 2025

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 12 (Z-139-24-1, NORTH PARK PUD) – SOUTHWEST CORNER OF I-17 AND LOOP 303

Rezoning Case No. Z-139-24-1 is 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 a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial.

The North Gateway Village Planning Committee (VPC) heard this request on October 9, 2025 for information only. The North Gateway VPC heard this request on November 13, 2025 and recommended approval, per the staff recommendation, by a vote of 7-0.

Stipulation No. 1.a has been modified and Stipulation Nos. 1.b through 1.ss have been added to address typographical errors and consistency with exhibits, provide clarification, and address outstanding staff comments.

In addition, the applicant has been working with the Planning and Development and Street Transportation Departments regarding the multi-modal bridge crossing the Loop 303 freeway. Staff recommends a modification to Stipulation No. 16 to address the contribution amount.

After the staff report was published and before the VPC meeting, staff received 44 letters of opposition and 64 letters of support. After the VPC meeting, staff received 32 letters of opposition, 28 letters of support, and one general inquiry. Links to the correspondence are listed at the end of this memo.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. An updated Development Narrative for the NorthPark PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 6, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]. ~~Change “4th Submittal” to “Hearing Draft Submittal”.~~

- b. PAGE 24, SECTION 3 PROCESS AND PROCEDURES, 3.4.B MDP AND FUNCTIONAL SEGMENT MASTER PLANS, SECOND PARAGRAPH (BEFORE FLOW CHART), REVISE AS FOLLOWS: AS EACH SUBSEQUENT MDP AND FUNCTIONAL SEGMENT PLAN IS COMPETED OR AMENDED, OVERALL CONCEPTUAL MASTER PLANS SHALL BE UPDATED ACCORDINGLY. EACH PORTION OF FUNCTIONAL SEGMENT OR MDP PLAN CAN REVISE THE PRIOR APPROVED PLAN.**
- c. PAGE 28, SECTION 4 LAND USE PLAN, 4.4 LAND USE DISTRICTS, TABLE 3: MDP LAND USE ALLOCATION TABLE (GROSS ACRES): UPDATE THE COMMUNITY OPEN SPACE AND TRADITIONAL NEIGHBORHOOD ENTRIES UNDER MDP.5 TO REFLECT THE PARKS/OPEN SPACE – PRIVATELY OWNED PARCEL SOUTH OF DIXILETA DRIVE AND WEST OF 51ST AVENUE, AS DEPICTED ON EXHIBIT 5: PROPOSED GENERAL PLAN LAND USE MAP, DESIGNATED AS COMMUNITY OPEN SPACE, AND UPDATE CORRESPONDING NUMBERS IN THE TOTAL ACREAGE ROW AND THE TOTAL SITE COLUMN.**
- d. PAGE 29, SECTION 4 LAND USE PLAN, EXHIBIT 8A: LAND USE DISTRICTS: ADD THE AREA DESIGNATED AS PARKS/OPEN SPACE – PRIVATELY OWNED SOUTH OF DIXILETA DRIVE AND WEST OF 51ST AVENUE, AS DEPICTED ON EXHIBIT 5: PROPOSED GENERAL PLAN LAND USE MAP, AS COMMUNITY OPEN SPACE.**
- e. PAGE 33, SECTION 4 LAND USE PLAN, EXHIBIT 8C: COMMUNITY OPEN SPACE (COS): UPDATE EXHIBIT AND TABLE TO INCLUDE THE AREA DESIGNATED AS PARKS/OPEN SPACE – PRIVATELY OWNED SOUTH OF DIXILETA DRIVE AND WEST OF 51ST AVENUE, AS DEPICTED ON EXHIBIT 5: PROPOSED GENERAL PLAN LAND USE MAP.**
- f. PAGE 35, SECTION 4 LAND USE PLAN, EXHIBIT 8E: TRADITIONAL NEIGHBORHOOD (TN): UPDATE EXHIBIT AND TABLE TO REMOVE THE AREA DESIGNATED AS PARKS/OPEN SPACE – PRIVATELY OWNED SOUTH OF DIXILETA DRIVE AND WEST OF 51ST AVENUE, AS DEPICTED ON EXHIBIT 5: PROPOSED GENERAL PLAN LAND USE MAP.**
- g. PAGE 45, SECTION 4 LAND USE PLAN, EXHIBIT 10: MASTER TRAILS PLAN: UPDATE AS FOLLOWS:**

  - i. LOCATE THE NORTHVISTA MULTI-MODAL CORRIDOR AND LOOP 303 PEDESTRIAN AND BIKE BRIDGE ON THE EAST SIDE OF THE WASH.**



- j. PAGE 46, SECTION 4 LAND USE PLAN, 4.7.B TRAILS AND PATHS, NORTH PARK LOOP, SECOND PARAGRAPH, SECOND SENTENCE, REVISE TO: WHERE THE NORTHPARK LOOP CROSSES ARTERIAL OR COLLECTOR ROADWAYS AT NON-SIGNALIZED INTERSECTIONS, ALTERNATIVE CROSSING TYPES SUCH AS GRADE-SEPARATED CROSSINGS, HAWK CROSSINGS OF OTHER APPROPRIATE CROSSING TYPES UTILIZED BY THE CITY OF PHOENIX SHALL BE CONSTRUCTED, AS REQUIRED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- k. PAGE 47, SECTION 4 LAND USE PLAN, 4.7.B TRAILS AND PATHS, CAP TRAIL, ADD AS LAST SENTENCE: WHERE THE CAP TRAIL CROSSES AN ARTERIAL ROADWAY AT NON-SIGNALIZED INTERSECTIONS, ALTERNATIVE CROSSING TYPES SUCH AS GRADE-SEPARATED CROSSINGS, HAWK CROSSINGS OR OTHER APPROPRIATE CROSSING TYPES UTILIZED BY THE CITY OF PHOENIX SHALL BE CONSTRUCTED, AS REQUIRED BY THE STREET TRANSPORTATION DEPARTMENT, THE PLANNING AND DEVELOPMENT DEPARTMENT, AND THE CENTRAL ARIZONA PROJECT.**
- l. PAGE 47, SECTION 4 LAND USE PLAN, 4.7.B TRAILS AND PATHS, NORTHVISTA MULTI-MODAL CORRIDOR: DELETE END OF FIRST SENTENCE “AND COUPLED WITH THE COMMUNITY PARK PROPERTY”.**
- m. PAGE 58, SECTION 5 LIST OF USES, 5.2 PERMITTED USES, 5.2.D TRADITIONAL NEIGHBORHOOD (TN): MOVE “6. PRIVATELY OWNED OR OPERATED PARKS, PLAYGROUNDS AND OTHER RECREATIONAL USES” BELOW THE LIST OF LOCAL SERVICES USE RESTRICTIONS. RENUMBER LOCAL SERVICES USE RESTRICTIONS FROM “A” TO “B”.**
- n. PAGE 63, SECTION 5 LIST OF USES, 5.2 PERMITTED USES, 5.2.I INNOVATION CORRIDOR (IC), ITEM 2.A: REVISE PERCENTAGE TO 60%.**
- o. PAGE 63, SECTION 5 LIST OF USES, 5.2 PERMITTED USES, 5.2.I INNOVATION CORRIDOR (IC), ITEM 2.C: REVISE TO: SUCH USES SHALL REQUIRE A MINIMUM PROPERTY SETBACK OF 50 FEET FROM THE LOOP 303 FREEWAY, 51ST AVENUE, 43RD AVENUE, AND DIXILETA DRIVE.**
- p. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC): DELETE ITEM 1 IN ITS ENTIRETY AND RENUMBER REMAINING ITEMS.**

- q. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.A.I: REVISE TO: SUCH USES ARE NOT PERMITTED EAST OF 43RD AVENUE.**
- r. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.A.II: REVISE TO: SUCH USES SHALL REQUIRE A MINIMUM PROPERTY SETBACK OF 50 FEET FROM THE LOOP 303 FREEWAY, 51ST AVENUE, 43RD AVENUE, AND DIXILETA DRIVE.**
- s. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.A.III: REVISE TO: SUCH USES SHALL BE SCREENED FROM PUBLIC STREETS BY A DECORATIVE SOLID FENCE OR WALL.**
- t. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.B.II AND ITEM 3.B.III: DELETE THESE ITEMS AND RENUMBER ALL REMAINING ITEMS.**
- u. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.B.IV: REVISE TO: SUCH USES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM PROPERTY LINES.**
- v. PAGE 67, SECTION 5 LIST OF USES, 5.3 ACCESSORY USES, 5.3.D INNOVATION CORRIDOR (IC), ITEM 3.B.V: REVISE TO: SUCH USES SHALL BE SCREENED FROM PUBLIC STREETS BY A DECORATIVE SOLID FENCE OR WALL.**
- w. PAGE 77, SECTION 6 DEVELOPMENT STANDARDS, 6.1 DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY, 6.1.F DEVELOPMENT STANDARDS: INNOVATION CORRIDOR, MAXIMUM BUILDING HEIGHT: REVISE TO: 56 AND 4 STORIES; HEIGHTS UP TO 110 FEET SHALL BE PERMITTED WHEN LOCATED A MINIMUM OF 500 FEET FROM DIXILETA DRIVE; NON-HABITABLE MECHANICAL EQUIPMENT AND STRUCTURES THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, ELEMENTS SUCH AS AIR SEPARATORS, EXHAUST PIPES, AND GAS PROCESSING EQUIPMENT ARE PERMITTED UP TO 225 FEET IN HEIGHT FOR A MAXIMUM OF 25% OF THE ROOF AREA.**

- x. **PAGE 82, SECTION 6 DEVELOPMENT STANDARDS, 6.4 ELEVATED AND PROTECTED BIKE LANES AND STREETSCAPE ZONE, SECOND PARAGRAPH, FIRST SENTENCE, REVISE TO: THE CIRCULATION NETWORK, WITH THE PRIMARY OBJECTIVE OF MANAGING VEHICLE MOVEMENT WITHIN AND THROUGH THE COMMUNITY, WILL ALSO PRIORITIZE ALTERNATIVE TRANSPORTATION OPTIONS BY INCLUDING SEPARATED AND ELEVATED BICYCLE LANES, DETACHED SIDEWALKS, AND THOUGHTFUL INTEGRATION WITH THE COMPREHENSIVE TRAIL AND PATH NETWORK WITHIN THE OVERALL COMMUNITY.**
- y. **PAGE 82, SECTION 6 DEVELOPMENT STANDARDS, 6.4 ELEVATED AND PROTECTED BIKE LANES AND STREETSCAPE ZONE, SECOND PARAGRAPH, LAST SENTENCE, REVISE TO: ALL STREET SECTIONS INCLUDED IN THIS PUD ARE CONCEPTUAL AND SUBJECT TO CHANGE, EXCLUSIVE OF THE INCLUSION OF THE ELEVATED AND SEPARATED BIKE LANES.**
- z. **PAGE 82, SECTION 6 DEVELOPMENT STANDARDS, 6.4 ELEVATED AND PROTECTED BIKE LANES AND STREETSCAPE ZONE, 6.4.A ARTERIAL STREETS, ARTERIAL STREET LANDSCAPE SETBACK, TRAIL AND PATH REQUIREMENTS, SECOND SENTENCE, REVISE TO: THIS MAY OVERLAP WITH ANY REQUIRED M.U.T.E./S.U.P.E./P.U.ES**
- aa. **PAGE 86, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL ARTERIAL STREETS (DIXILETA DRIVE, 43RD AVENUE, 51ST AVENUE, 67TH AVENUE), 1. BIKE LANES, SUBSECTION D., REVISE TO: SEPARATED FROM BACK OF CURB BY A MINIMUM 8-FOOT-WIDE LANDSCAPE STRIP**
- bb. **PAGE 86, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL ARTERIAL STREETS (DIXILETA DRIVE, 43RD AVENUE, 51ST AVENUE, 67TH AVENUE), 3. DETACHED SIDEWALKS, REVISE TITLE TO: DETACHED SIDEWALKS (WHERE SUP IS DESIGNATED AND PROVIDED IN PLACE OF A SIDEWALK, NO ADDITIONAL SIDEWALK IS REQUIRED, BUT THE SUP SHALL ALSO BE SUBJECT TO THESE STANDARDS):**
- cc. **PAGE 86, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL ARTERIAL STREETS (DIXILETA DRIVE, 43RD AVENUE, 51ST AVENUE, 67TH AVENUE), 3. DETACHED SIDEWALKS, SUBSECTION A., REVISE TO: MINIMUM WIDTH: 6 FEET; SHARED USE PATH 10 FEET.**

- dd. PAGE 86, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL ARTERIAL STREETS (DIXILETA DRIVE, 43RD AVENUE, 51ST AVENUE, 67TH AVENUE), 3. DETACHED SIDEWALKS, SUBSECTION B., REVISE TO: LANDSCAPE STRIP WIDTH (LOCATED BETWEEN BACK OF BIKE LANE AND SIDEWALK/SUP): MINIMUM 5 FEET**
- ee. PAGE 87, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL COLLECTOR STREETS, 1. BIKE LANES, SUBSECTION D., REVISE TO: SEPARATED FROM BACK OF CURB BY A MINIMUM 7-FOOT-WIDE LANDSCAPE STRIP.**
- ff. PAGE 87, SECTION 6 DEVELOPMENT STANDARDS, TABLE 7 STREETSCAPE, BOTH SIDES OF ALL COLLECTOR STREETS, 3. DETACHED SIDEWALKS, SUBSECTION B., REVISE TO: LANDSCAPE STRIP WIDTH (LOCATED BETWEEN BACK OF BIKE LANE AND SIDEWALK): MINIMUM 5 FEET**
- gg. PAGE 89, SECTION 6 DEVELOPMENT STANDARDS, 6.6 FENCES AND WALLS, B. RESIDENTIAL DEVELOPMENT, ITEM I: DELETE AND RENUMBER REMAINING ITEMS.**
- hh. PAGE 91, SECTION 6 DEVELOPMENT STANDARDS, 6.7 AMENITIES, B. NORTHVISTA MULTI-MODAL CORRIDOR TO LOOP 303 CROSSING, FIRST SENTENCE: UPDATE “MDP.2” WITH “MDP.1”.**
- ii. PAGE 93, SECTION 6 DEVELOPMENT STANDARDS, 6.9 HILLSIDE DEVELOPMENT: DELETE THE THIRD SENTENCE.**
- jj. PAGE 105, SECTION 7 DESIGN GUIDELINES, 7.3 NORTH BLACK CANYON OVERLAY DISTRICT (NBCOD) DESIGN GUIDELINE CONFORMANCE, 7.3.A MODIFIED DESIGN GUIDELINES, II. DESIGN GUIDELINES COMMON TO ALL DEVELOPMENT AREAS (RESIDENTIAL AND COMMERCIAL), E. STREETSCAPE, UPDATE ITEM 1 TO: 51ST AVENUE, 43RD AVENUE AND DIXILETA ROAD ARE PLANNED AS MAJOR ARTERIAL STREETS REQUIRING A MINIMUM 140 FEET OF RIGHT-OF-WAY FOR 6 LANES, WITH ELEVATED AND SEPARATED BICYCLE LANES AND A SIDEWALK SET BACK FROM THE CURB. 67TH AVENUE SHALL BE DESIGNED TO INCLUDE SIMILAR IMPROVEMENTS WITHIN A MINIMUM 130 FEET OF RIGHT-OF-WAY. PUBLIC TRAILS AND SHARED USE PATHS ARE IDENTIFIED ON EXHIBIT 10: MASTER TRAILS PLAN, OF THE PUD.**

- kk. PAGE 106, SECTION 7 DESIGN GUIDELINES, 7.3 NORTH BLACK CANYON OVERLAY DISTRICT (NBCOD) DESIGN GUIDELINE CONFORMANCE, 7.3.A MODIFIED DESIGN GUIDELINES, II. DESIGN GUIDELINES COMMON TO ALL DEVELOPMENT AREAS (RESIDENTIAL AND COMMERCIAL), E. STREETScape, UPDATE ITEM 10 TO: PUBLIC MULTI-USE TRAILS OR SHARED USE PATHS ARE IDENTIFIED AND ARE TO BE PROVIDED IN CONFORMANCE WITH EXHIBIT 10: MASTER TRAILS PLAN OF THE PUD, IN ADDITION TO THE REQUIRED SIDEWALK (EXCEPT WHERE SHARED-USE PATHS ARE PROVIDED IN LIEU OF A SIDEWALK), WITH THE EXACT ALIGNMENT TO BE APPROVED BY THE CITY. ADDITIONAL PUBLIC SHARED USE PATHS OR TRAILS MAY BE ESTABLISHED ALONG COLLECTOR ROADWAYS THROUGH THE MASTER PLANNING AND ADMINISTRATION PROCESSES IN SECTION 3.4 OF THIS NARRATIVE.**
- II. PAGE 107, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, A. ARTERIAL ROAD BRIDGE CROSSINGS, ADD ITEM AT THE END NUMBERED VIII, AS FOLLOWS: ALL ARTERIAL ROAD BRIDGE CROSSINGS SHALL COMPLY WITH CITY OF PHOENIX ADOPTED STANDARDS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**
- mm. PAGE 113, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, V. TRAILS/PATHS, 1. MULTI-USE TRAILS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS, SUBSECTION B., REVISE TO: ALL SHARED-USE PATHS (SUPS) SHALL BE LOCATED WITHIN MINIMUM 20-FOOT-WIDE SIDEWALK EASEMENTS (S/W E) AND MULTI-USE TRAILS(MUTS) SHALL BE LOCATED WITHIN MINIMUM 30-FOOT-WIDE MULTI-USE TRAIL EASEMENTS (MUTES), IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL, AND AS APPROVED OR MODIFIED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- nn. PAGE 114, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, V. TRAILS/PATHS, 1. MULTI-USE TRAILS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS, SUBSECTION I., REVISE TO: WHERE SUP AND MUT ALIGNMENTS CROSS STREETS, ENTRYWAYS, OR COMMERCIAL DRIVEWAYS, THE USE OF BOLLARDS OR OTHER SIMILAR ELEMENTS SHALL BE PROVIDED TO ENSURE FOR SAFE CROSSING ZONES. NO BOLLARDS MAY BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND SHALL MEET ADA ACCESSIBILITY STANDARDS.**



- oo. PAGE 115, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, V. TRAILS/PATHS, 1. MULTI-USE TRAILS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS, SUBSECTION O., REVISE TO: WHERE PRIMARY PEDESTRIAN PATHWAYS CROSS DRIVE AISLES, PARKING AREAS, OR STREETS, THEY SHALL BE CONSTRUCTED OF STAMPED OR COLORED CONCRETE, BRICK, PAVERS, OR AN ALTERNATIVE DECORATIVE MATERIAL THAT VISUALLY CONTRASTS THE PARKING AISLE, DRIVE AISLE, OR STREET SURFACE, AS REVIEWED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- pp. PAGE 115, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, V. TRAILS/PATHS, 2. NORTHPARK LOOP, EXHIBIT 13: NORTHPARK LOOP: LOCATE NORTHVISTA MULTI-MODAL CORRIDOR ON THE EAST SIDE OF THE WASH.**
- qq. PAGE 116, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, V. TRAILS/PATHS, 2. NORTHPARK LOOP, SUBSECTION G., REVISE TO: WHERE THE LOOP CROSSES STREETS, ENTRYWAYS, OR COMMERCIAL DRIVEWAYS, THE USE OF BOLLARDS OR OTHER SIMILAR ELEMENTS SHALL BE PROVIDED TO ENSURE FOR SAFE CROSSING ZONES. PATH ALIGNMENT MAY ALSO JOG IN ORDER TO SLOW SPEEDS AND ENSURE PEDESTRIANS AND BICYCLISTS LOOK TOWARDS VEHICLE TRAFFIC PRIOR TO CROSSING. NO BOLLARDS MAY BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND SHALL MEET ADA ACCESSIBILITY STANDARDS.**
- rr. PAGE 118, SECTION 7 DESIGN GUIDELINES, 7.4 NORTHPARK DESIGN GUIDELINES, B. SITE DESIGN/DEVELOPMENT, VI. PARKING/CIRCULATION, 3. ACCESS/CIRCULATION, C. TRAFFIC CALMING, SUBSECTION I., REVISE TO: TRAFFIC CALMING MEASURES SHALL BE PROVIDED ON PRIVATE PROPERTY AT ENTRIES AND EXITS ALONG ARTERIAL AND COLLECTOR STREETS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS, PATHWAYS, AND TRAILS.**
- ss. APPENDIX E: OTHER MASTER PLANS: UPDATE THE MASTER DEVELOPMENT & PHASING PLAN AND THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE & TRAILS PLAN PER THE STIPULATIONS ABOVE.**

2. Overall PUD, Conceptual Master Development Parcel (CMDP), plans for the entire NorthPark PUD, per the requirements of the Planned Community District (PCD) per Section 636 of the Phoenix Zoning Ordinance as it relates to the NorthPark scale community serving infrastructure, shall be submitted to the City for review and approval prior to submitting Planned Community District (PCD) or Functional Segment (FS) master plans for any MDP, except for MDP.2. Submitted PCD of FS master plans must be in general conformance with the CMDP and approved before submitting any Preliminary Site Plans, for land within that MDP, as approved by the Planning and Development Department. The PCD and/or FS master plans shall meet the full requirements of Section 636 regarding master plans and must be in general conformance with the CMDP. Some MDPs will require review with and/or approval by other departments or agencies as applicable for those specific plans or MDP areas. The CMDP may be updated to reflect more refined PCD or FS master plans of the various MDP areas as the area develops.
  - a. The Master Development Plan shall also include a tracking table for the following items:
    - i. Locations, minimum acreages, and maximum acreages of the local services use within the Foothills Residential, Traditional Neighborhood, and Neighborhood Village Land Use Districts (LUDs).
    - ii. The minimum number of units for the Lifestyle Mixed-Use (LMU) and Freeway Mixed-Use (FMU) LUDs, and the minimum square footage of commercial uses in the LMU LUD and FMU LUD.
    - iii. The minimum area required for vertical mixed-use (residential and commercial) in the LMU LUD and FMU LUD.
  - b. The locations of the public bicycle repair stations (“fix it stations”) shall be identified on all master plans, as required by the PUD.
  - c. The locations of the proposed Sonoran Preserve and preserved natural wash/floodplain corridors, shall be identified on the master plans, as required by the PUD.
  - d. The locations of the public regional park and public community park shall be identified on the master plans.
  - e. The locations of neighborhood parks shall be identified on MDP master plans and pocket parks shall be identified on Functional Segment master plans.
  - f. Locations of Monarch Butterfly gardens, as required by the PUD, shall be identified and provided within each MDP.

- g. For MDPs that include school sites for reservation for the Deer Valley Unified School District (DVUSD), the locations of the three school sites, in locations and acreage to be approved or modified by DVUSD, shall be identified and shown on the CMDP and then as refined on the PCD or FS master plans.
  - h. Location of a fire/mini police station, in a location and acreage to be approved or modified by the Fire Department and Police Department, shall be identified and shown on the CMDP and then refined on the PCD or FS master plans.
  - i. Gateway monuments and project gateway design for entrances into the NorthPark community shall be identified on the PCD or FS master plans, as required by the PUD.
3. A Master Streets Plan shall be submitted and approved for the overall North Park PUD prior to, or concurrent with the initial Conceptual Master Development Parcel (CMDP) submission, excluding MDP.2. No preliminary approval of plans shall be granted within an MDP without an approved MDP Traffic Impact Analysis and associated MDP and/or PCD or FS Master Street Plans.

In addition to the Master Street Plan requirements set forth in the North Park PUD, the following information shall also be required:

- a. A separate signing and striping plan shall be reviewed and approved by the Street Transportation Department for the separated and elevated bicycle facilities, as required by Section 6, Table 7 of the PUD.
  - b. Protected bicycle intersection designs shall be incorporated within each MDP and guided by NACTO national standards, as approved by the Street Transportation Department.
  - c. A Traffic Impact Analysis (TIA) shall be approved for any new submission or modification to the overall North Park PUD, Master Development Parcel, or Functional Segment Master Plan along with corresponding updated Master Streets Plans.
  - d. Where an arterial or collector street crosses a wash or floodplain corridor, a 100-year storm dry crossing shall be constructed per the City of Phoenix storm water design manual, as approved by the Planning and Development Department.
4. A Master Trails Plan shall be submitted and approved to the Planning and Development and Street Transportation Departments for the overall North Park PUD prior to, or concurrent with the initial Conceptual Master Development Parcel submission, excluding MDP.2. The Master Trails Plan shall incorporate the following elements:

- a. All trails and paths identified on Exhibit 10: Master Trails Plan shall be publicly accessible through public access easement dedications.
  - b. Multi-Use Trails, Shared Use Path, and NorthPark Loop crossings at arterial and collector streets that are away from signalized intersection shall be identified and above or below grade crossings, HAWKS or similar pedestrian activated crossings shall be assigned and constructed, as approved by the Street Transportation Department.
  - c. Standard details shall be provided for the NorthPark Loop, including connections that cross wash corridors, as approved by the Planning and Development Department.
  - d. Locations of neighborhood and singletrack trails, as required by the PUD, shall be identified and provided on Functional Segment master plans.
  - e. Location of the NorthVista Multi-Modal Path Corridor within MDP.1, generally located east of 43rd Avenue and north of Dixileta Drive, connecting to the future pedestrian/bicycle bridge over the Loop 303 freeway, shall be identified on the MDP master plans, as required by the PUD, and shall be provided along the western edge of the 100-year floodplain corridor, outside of the floodplain boundary.
  - f. Location of a minor trailhead east of 67th Avenue, south of Dixileta Drive.
5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, Zone AE, and Zone AE floodway, on panels 1255L, 0840L, and 0845L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013 and 1260M revised on September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department.
- a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
  - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of floodplain requirements.
  - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

- d. A LOMR application shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval prior to issuance of vertical construction permits.
  - e. The developer shall provide a FEMA approved LOMR-F or LOMR prior to issuance of a Certificate of Occupancy.
6. The developer shall reserve approximately 7 acres, generally located at the northwest corner of 51st Avenue and Dixileta Drive, for a future fire/mini police station, as approved or modified by the Fire Department, Police Department, and the Planning and Development Department. The final acreage and configuration of the property to be reserved, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Fire Department, the Police Department, and the Planning and Development Department.
7. The developer shall reserve approximately 4 acres of the Community Open Space Land Use District, generally located east of 43rd Avenue and north of Dixileta Drive, generally shown on Exhibit 8C: Community Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for a future public library, as approved or modified by the Library Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Library Department, and the Planning and Development Department.
8. The area designated as Parks/Open Space – Privately Owned, generally located west of the southwest corner of 51st Avenue and Dixileta Drive, as generally depicted on Exhibit 5: Proposed General Plan Land Use Map of the PUD Development Narrative date stamped November 6, 2025, shall be preserved as permanent undisturbed open space and shall be privately maintained. The area may include passive recreational features such as trails, seating nodes, or other elements, provided such improvements are consistent with the intent to maintain the area as undisturbed open space, as approved by the Planning and Development Department.
9. The developer shall convey approximately 2,100 acres, generally shown on Exhibit 8B: Natural Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for inclusion in the Sonoran Preserve, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.

10. The developer shall convey approximately 208 acres, generally shown on Exhibit 8C: Community Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for a future public regional park and community park, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
11. The developer shall convey approximately 3 acres with less than 10% slope for each minor trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, for future minor trailheads, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
12. The developer shall convey approximately 5 acres with less than 10% slope for the major trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, for a future major trailhead, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
13. At the time of conveyance of land for the major trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, the major trailhead acreage shall be large enough to accommodate a minimum of 200 parking spaces and other amenities (restrooms, ramadas, pedestrian connections, etc.), as approved or modified by the Parks and Recreation Department and the Planning and Development Department.
14. All multi-use trails (MUTs), shared-use paths (SUPs), and the NorthPark Loop, as depicted on Exhibit 10: Master Trails Plan of the PUD Development Narrative hearing draft date stamped November 6, 2025, shall be constructed outside of proposed Sonoran Preserve lands. Prior to final site plan approval of any development east of 51st Avenue and south of Dixileta Drive, the proposed NorthPark Loop bisecting the Preserve from east to west, south of Mount Ochoa, shall be constructed by the developer as part of the overall development, in accordance with the requirements in the PUD, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. Upon completion of the NorthPark Loop through the Preserve and Parks and Recreation Department ownership of the land, the Parks and Recreation Department will take over maintenance of that portion of the NorthPark Loop that lies within the Preserve within this one area south of Mount Ochoa.

15. The proposed arterial streets (43rd Avenue, 51st Avenue, 67th Avenue, and Dixileta Drive) shall accommodate transit. Bus pads, conforming with City of Phoenix Standard Detail P1260, shall be located every one-quarter mile on both directions of the proposed streets. At intersections, there shall be bus bays that conform with Standard Detail P1256. The pads and bays shall be located from intersections according to Standard Detail P1258.
16. The overall North Park PUD Master Street Plan shall identify and assign 25% private contribution, **NOT TO EXCEED \$2,500,000**, as determined by the Street Transportation Department, for the total cost of the multi-modal bridge crossing over the Loop 303 freeway from the NorthVista Multi-Modal Path Corridor, as identified in the PUD. **THE CITY ACKNOWLEDGES THIS CONTRIBUTION MAY BE MADE BY A SPECIAL TAXING DISTRICT, IF APPROVED BY THE CITY COUNCIL.**
17. A minimum of 140 feet of right-of-way shall be dedicated for the full width of 43rd Avenue from the Loop 303 freeway interchange to Dixileta Drive. 43rd Avenue shall be assigned and constructed as required per the approved Master Development Parcel (MDP) Master Street Plans and accepted MDP Traffic Impact Analysis (TIA), as approved by the Street Transportation Department and the Planning and Development Department.
18. A minimum of 140 feet of right-of-way shall be dedicated for the full width of 51st Avenue from the Loop 303 freeway interchange to the existing Stetson Valley Parkway, south of the Central Arizona Project (CAP) canal. 51st Avenue shall be assigned and constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), and in compliance with CAP requirements. The PCD or FS Master Street Plans and TIA's for each MDP shall establish assignment of MDP funding and/or construction of improvements over the CAP canal, as approved by the Street Transportation Department and the Planning and Development Department.
19. A minimum of 130 feet of right-of-way shall be dedicated for the full width of 67th Avenue/Pyramid Peak Parkway from the Loop 303 freeway interchange to the existing 67th Avenue, south of the Central Arizona Project (CAP) canal. 67th Avenue/Pyramid Peak Parkway shall be constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), and in compliance with CAP requirements. The PCD or FS Master Street Plans and TIA's for each MDP shall establish assignment of MDP funding and/or construction of improvements over the CAP canal, as approved by the Street Transportation Department and the Planning and Development Department.

20. A minimum of 140 feet of right-of-way shall be dedicated for the full width of Dixileta Drive from the Interstate 17 interchange to the 67th Avenue/Pyramid Peak Parkway. Dixileta Drive shall be constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), as approved by the Street Transportation Department and the Planning and Development Department.
21. The overall North Park PUD Conceptual Master Street Plan and subsequent PCD or FS Master Street Plan(s) shall identify and assign all modifications and improvements required for the Dixileta and I-17 traffic interchange, as approved by the Arizona Department of Transportation and the Street Transportation Department.
22. The overall North Park PUD Conceptual Master Street Plan and subsequent PCD or FS Master Street Plan(s) shall identify and assign all modifications and improvements required for the 67th Avenue and Loop 303 traffic interchange, as approved by the Arizona Department of Transportation and the Street Transportation Department.
23. Master Development Parcel 2 shall direct large truck traffic to the 303 Freeway through on-site access control restrictions to discourage south bound access onto 51st Avenue.
24. Future PCD or FS Master Development Plans shall identify and assign a traffic signal to be designed, fully funded, and constructed at the intersection of Stetson Valley Parkway and Inspiration Mountain Parkway/Cortopassi Pass, as approved by the Street Transportation Department.
25. Future PCD or FS Master Development Plans shall identify and assign a traffic signal to be designed, fully funded, and constructed at the intersection of Stetson Valley Parkway and Inspiration Mountain Parkway(north)/Tombstone Trail, as approved by the Street Transportation Department. A pedestrian signalized crossing (e.g. HAWK) may be considered as an interim condition prior to full signalization of the intersection being warranted.
26. All mitigation improvements shall be constructed and/or funded as identified in the accepted PUD, and subsequent Conceptual Master Development Plan and PCD or FS Segment Traffic Impact Analyses.
27. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.



28. Prior to the submittal of PCD or FS master plans for Master Development Parcels 1, 3 and 6, as depicted on Exhibit 7: Master Development Parcel Map of the PUD Development Narrative hearing draft date stamped November 6, 2025, the applicant shall engage with the Deer Valley Unified School District regarding the plan of development.
29. A minimum of three public school sites at locations acceptable to the school district and the Street Transportation Department shall be reserved for one year from the date of approval of the PCD or FS master plans; for a maximum 80-acre high school site in Master Development Parcel 1, for a maximum 20-acre K-8 site in Master Development Parcel 3, and for a maximum 20-acre K-8 site in Master Development Parcel 6, as approved by the Planning and Development Department and Deer Valley Unified School District.
30. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
31. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
32. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
33. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Enclosed:

[Correspondence received after staff report](#) (213 pages)  
[Correspondence received after VPC meeting](#) (106 pages)