



Staff Report: Z-139-24-1
November 10, 2025

North Gateway Village Planning Committee Meeting Date:

November 13, 2025

Planning Commission Hearing Date:

December 4, 2025

Request From:

S-1 (Ranch or Farm Residence) (6,381.49 acres)

Request To:

PUD (Planned Unit Development) (6,381.49 acres)

Proposal:

PUD for a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial

Location:

Southwest corner of I-17 and Loop 303

Owner:

Arizona State Land Department c/o Mark Edelman

Applicant:

Mike Hifler, Pulte Homes

Representative:

Carolyn Oberholtzer, BFSO

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Map Designation

Existing:

Undesignated Area (112.40 acres)
Floodplain (172.22 acres)
Preserves / Floodplain (193.22 acres)
Parks/Open Space – Publicly Owned (46.78 acres)
Parks/Open Space – Future 1 dwelling unit per acre (du/ac) (2,659.91 acres)
Preserves / Residential 0 to 1 du/ac / Residential 1 to 2 du/ac (24.10 acres)
Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac (51.04 acres)
Preserves / Mixed Use (Area C & D only) (20.61 acres)
Residential 0 to 2 du/ac (1,341.33 acres)
Residential 2 to 3.5 du/ac (189.76 acres)
Residential 2 to 5 du/ac (1,385.16 acres)

	Residential 3.5 to 5 du/ac (0.94 acres) Residential 5 to 15 du/ac (306.67 acres) Residential 15+ du/ac (101.91 acres) Mixed Use (North Gateway and Northwest Area only) (544.28 acres) Commercial (88.03 acres) Commercial / Commerce/Business Park (139.47 acres)
	Proposed (GPA-NG-1-24-1): Parks/Open Space – Publicly Owned (2,283.14 acres) Parks/Open Space – Privately Owned (70.08 acres) Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac (381.25 acres) Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac (1,670.37 acres) Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac / Residential 15+ du/ac (341.83 acres) Floodplain / Parks/Open Space – Publicly Owned (596.55 acres) Floodplain / Parks Open Space – Privately Owned (24.57 acres) Floodplain / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac (86.44 acres) Floodplain / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac / Residential 15+ du/ac (41.04 acres) Floodplain / Mixed Use (40.17 acres) Floodplain / Commercial (3.68 acres) Floodplain / Commercial / Commerce/Business Park (72.91 acres) Mixed Use (299.42 acres) Commercial (225.27 acres) Commercial / Commerce/Business Park (827.01 acres) Transportation (non-land use designation) (414.10 acres)

<u>Street Classification</u> <u>Map Designation</u>	Dixileta Drive	Major Arterial	0-foot full width street
	67th Avenue / Pyramid Peak Parkway	Major Arterial	0-foot full width street
	51st Avenue	Major Arterial	0-foot full width street
	43rd Avenue	Major Arterial	0-foot full width street
	Interstate 17	Freeway	Varies
	Loop 303	Freeway	Varies
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.</i></p> <p>The proposal includes a variety of land uses including residential, commercial, open space, and employment uses. The NorthPark community will act as its own center where a mix of activities take place.</p>			
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.</i></p> <p>The PUD proposes enhanced development standards and design guidelines that will encourage walking and bicycling, including detached sidewalks, raised and separated bike lanes, a network of urban multi-use trails and shared-use paths, increased shade standards, and Walkable Urban Code standards.</p>			
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.</i></p> <p>The PUD proposes to only allow most development south of Dixileta Drive to be of a similar scale and character to the existing single-family residential subdivisions south of the canal. The PUD will allow taller and larger buildings north of Dixileta Drive, away from the existing single-family residential subdivisions to the south.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The PUD proposes required bicycle parking in accordance with the Walkable Urban Code requirements.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The PUD will allow for additional employment uses adjacent to the designated North Black Canyon Major Employment Corridor and adjacent to the Taiwan Semiconductor Manufacturing Company (TSMC), a major employer.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – POLICE; LAND USE PRINCIPLE: Locate police, fire and paramedic facilities to provide efficient emergency service to neighborhood residents.

As stipulated, the development will convey land for a future police station and fire station within the NorthPark development.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The PUD includes Walkable Urban Code standards for a majority of the Land Use Districts within the PUD, so NorthPark is a pedestrian friendly and walkable community.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; ARTS & CULTURE; LAND USE PRINCIPLE: Encourage the provision of art in all new development for both public and private.

The PUD includes amenity standards that require art to be incorporated in all commercial or employment developments larger than five acres, and for all multifamily residential developments with more than 250 units.

BUILD THE MOST SUSTAINABLE DESERT CITY CORE VALUE; DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.

The PUD includes the Natural Open Space (NOS) Land Use District (LUD), which restricts uses to permanent natural open space, recreational uses, trailheads, and accessory uses to trailheads for the proposed Sonoran Preserve areas.

BUILD THE MOST SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES & WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The PUD includes provisions that require Deadman Wash to be preserved. Additionally, the PUD proposes to preserve several floodplain drainageways in a natural state.

BUILD THE MOST SUSTAINABLE DESERT CITY CORE VALUE; TREE & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD proposes enhanced landscape standards and shade standards that require shade trees to be planted along pedestrian pathways and bike lanes to provide shade.

Applicable Plans, Overlays, and Initiatives

[Peripheral Areas C and D General Plan](#) – See Background Item No. 9.

[Sonoran Preserve Master Plan](#) – See Background Item No. 10.

[North Black Canyon Corridor Plan](#)– See Background Item No. 11.

[North Black Canyon Overlay District](#) – See Background Item No. 12.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 13.

[Complete Streets Design Guidelines](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

[Housing Phoenix Plan](#) – See Background Item No. 16.

[Monarch Butterfly Pledge](#) – See Background Item No. 17.

[Phoenix Climate Action Plan](#) – See Background Item No. 18.

[Transportation Electrification Action Plan](#) – See Background Item No. 19.

[Conservation Measures for New Development](#) – See Background Item No. 20.

[Shade Phoenix Plan](#) – See Background Item No. 21.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1
North (across Loop 303 freeway)	Vacant land, semiconductor manufacturing	S-1, PUD
East (across I-17 freeway)	Vacant land	PCD NBCOD (Approved S-1 PCD NBCOD)
East	Middle Mountain and drainage tract	R1-18 and R-3
South	Vacant land and canal	S-1 and PAD (City of Peoria)
West	Vacant land	S-1, PAD (City of Peoria) and AG (City of Peoria)

Background/Issues/Analysis

SUBJECT SITE

1. This request is 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.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designations for the subject site are 112.40 acres of Undesignated Area, 172.22 acres of Floodplain, 193.22 acres of Preserves / Floodplain, 46.78 acres of Parks/Open Space – Publicly Owned, 2,659.91 acres of Parks/Open Space – Future 1 dwelling unit per acre (du/ac), 24.10 acres of Preserves / Residential 0 to 1 du/ac / Residential 1 to 2 du/ac, 51.04 acres of Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac, 20.61 acres of Preserves / Mixed Use (Area C & D only), 1,341.33 acres of Residential 0 to 2 du/ac, 189.76 acres of Residential 2 to 3.5 du/ac, 1,385.16 acres of Residential 2 to 5 du/ac, 0.94 acres of Residential 3.5 to 5 du/ac, 306.67 acres of Residential 5 to 15 du/ac, 101.91 acres of Residential 15+ du/ac, 544.28 acres of Mixed Use (North Gateway and Northwest Area only), 88.03 acres of Commercial, and 139.47 acres of Commercial / Commerce/Business Park.

The proposal for PUD zoning and its proposed Land Use Districts (LUDs) are inconsistent with the General Plan Land Use Map; thus, a General Plan Amendment is required. The companion General Plan Amendment (Case No. GPA-NG-1-24-1) is proposing to amend the General Plan Land Use Map designations to 2,283.14 acres of Parks/Open Space – Publicly Owned, 70.08 acres of Parks/Open Space – Privately Owned, 381.25 acres of Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac, 1,670.37 acres of Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac, 341.83 acres of Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac / Residential 15+ du/ac, 596.55 acres of Floodplain / Parks/Open Space – Publicly Owned, 24.57 acres of Floodplain / Parks/Open Space – Privately Owned, 86.44 acres of Floodplain / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac, 41.01 acres of Floodplain / Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac / Residential 15+ du/ac, 40.17 acres of Floodplain / Mixed Use, 3.68 acres of Floodplain / Commercial, 72.91 acres of Floodplain / Commercial / Commerce/Business Park, 299.42 acres of Mixed Use, 225.27 acres of Commercial, 827.01 acres of Commercial / Commerce/Business Park, and 414.10 acres of Transportation (non-land use designation).

To the north is designated as Floodplain, Residential 2 to 5 dwelling unit per acre (du/ac), Commercial, Parks/Open Space – Future 1 du/ac, and Commercial / Commerce/Business Park.

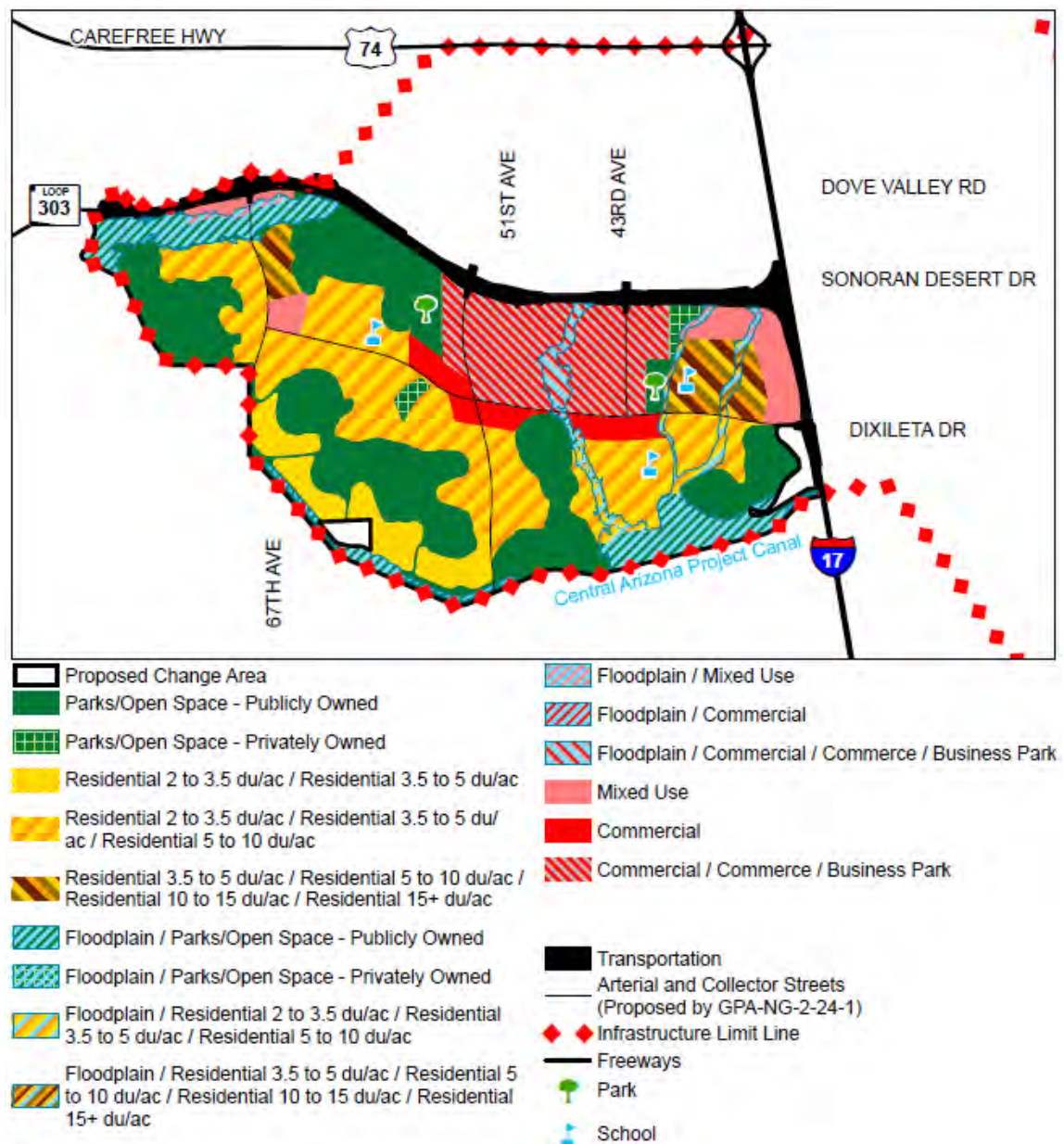
To the south is designated as Residential 2 to 3.5 du/ac, Public / Quasi – Public, Residential 0 to 2 du/ac, Parks/Open Space – Publicly Owned, and Residential 2 to 5 du/ac.

To the east is designated as Parks/Open Space / Residential 3.5 to 5 du/ac, Preserves / Residential 2 to 3.5 du/ac or Residential 3.5 to 5 du/ac, Preserves / Floodplain, Public / Quasi-Public, Floodplain, and Residential 3.5 to 5 du/ac.

To the west is within City of Peoria jurisdiction, designated as ASLD Special Land Use, Park / Open Space, Waterways, and Traditional Residential.



Source: Planning and Development Department



Proposed General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

- To the north of the subject site, across the Loop 303 freeway, is vacant land and semiconductor manufacturing, zoned S-1 (Ranch or Farm Residence) and PUD (Planned Unit Development). To the east, across the I-17 freeway, is vacant land, zoned PCD NBCOD (Approved S-1 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Ranch or Farm Residence, Planned Community District, North Black Canyon Overlay District). To the east is Middle Mountain and a drainage tract for a subdivision, zoned R1-18 (Single-Family Residence District) and R-3 (Multifamily Residence District).

To the south is vacant land and the Central Arizona Project (CAP) canal, zoned S-1 and PAD (Planned Area Development) within the City of Peoria jurisdiction. To the west is vacant land, zoned S-1, and PAD (Planned Area Development), and AG (General Agricultural) within the City of Peoria jurisdiction.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. The PUD proposes standards that support the vision of a built environment that is superior to that produced by conventional zoning districts and design guidelines, including detached sidewalks, raised and separated bike lanes, an urban trail and path network, enhanced landscaping requirements, enhanced shading requirements, incorporation of Walkable Urban Code standards, incorporation of art and other amenities, enhanced open space requirements, incorporation of compliance with the North Black Canyon Overlay District (NBCOD), and enhanced design standards. This case is running concurrently with an amendment to the General Plan Land Use Map, the City Trails Network Map, and the Infrastructure Limit Line (GPA-NG-1-24-1) and an amendment to the Street Classification Map (GPA-NG-2-24-1).

Land Use Plan

The PUD proposes a regulatory framework that creates six Master Development Parcels (MDPs) and nine distinct Land Use Districts (LUDs) dispersed throughout the MDPs, each with their own set of permitted uses. Some references are made to zoning districts in the Phoenix Zoning Ordinance for permitted uses, and in other instances, permitted uses are explicitly listed out in the PUD Development Narrative. The nine LUDs of the PUD are:

- Natural Open Space (NOS)
 - This LUD encompasses the area of the proposed Sonoran Preserve that will be conveyed to the City of Phoenix Parks and Recreation Department.
- Community Open Space (COS)
 - This LUD encompasses the areas that will be conveyed to the City of Phoenix Parks and Recreation Department for a future public regional park and community park. This LUD also includes an area that will be preserved as permanent undisturbed open space

through a subdivision tract, an area that may include a future public or private park, and a future public library.

- Foothills Residential (FR)
 - This LUD is intended to allow lower-density residential, similar to the R1-10 zoning district.
- Traditional Neighborhood (TN)
 - This LUD is intended to allow traditional single-family residential neighborhoods, similar to the R-2 zoning district, with some limited neighborhood commercial uses.
- Neighborhood Village (NV)
 - This LUD is intended to allow higher-density residential development, similar to the R-5 zoning district.
- Lifestyle Mixed-Use (LMU)
 - This LUD is intended to allow higher-intensity mixed-use development and is envisioned to be similar in character to the Kierland Commons development.
- Community Commercial (CC)
 - This LUD is intended to allow commercial uses similar to the C-1 (Neighborhood Retail) zoning district.
- Freeway Mixed-Use (FMU)
 - This LUD is intended to allow higher-intensity mixed-use development and allows other uses that are more compatible adjacent to a freeway.
- Innovation Corridor (IC)
 - This LUD is intended to allow a mix of commercial and employment uses. Some limited industrial uses are also permitted.

6. **List of Uses**

The PUD proposes different permitted uses for each LUD, as follows:

- Natural Open Space (NOS)
 - The NOS LUD only allows permanent natural open space, recreational uses, trailheads, and accessory uses to trailheads. The NOS LUD prohibits all residential, commercial, office, and industrial uses, and data centers.
- Community Open Space (COS)
 - The COS LUD only allows what the NOS LUD allows, in addition to paved or unpaved trails or paths, access driveways and parking areas for associated uses, permanent drainage facilities, and recreational facilities. Additionally, all parks, recreational uses, and

related buildings or facilities may also be private. The COS LUD prohibits all residential, commercial, office, and industrial uses, and data centers.

- Foothills Residential (FR)
 - The FR LUD allows all uses as permitted in the R1-10 zoning district in the Phoenix Zoning Ordinance, with limited commercial uses allowed as accessory to a trailhead, with restrictions. A private community center is also permitted within this LUD. Residential accessory uses permitted are as permitted for the R1-10 zoning district per Section 608 of the Phoenix Zoning Ordinance. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance, except that community or special events, promotional events, and farmers markets are permitted subject to an administrative temporary use permit (ATUP) and subject to the requirements set forth in Section 708.C of the Phoenix Zoning Ordinance. The FR LUD prohibits adult uses, data centers, multifamily residential, and single-family attached.
- Traditional Neighborhood (TN)
 - The TN LUD allows all uses as permitted in the R-2 zoning district in the Phoenix Zoning Ordinance, with limited neighborhood-serving commercial uses allowed, with restrictions. The TN LUD also allows a private community center and resort uses per the RH (Resort District) zoning district of the Phoenix Zoning Ordinance. Residential accessory uses are as permitted per Section 608 of the Phoenix Zoning Ordinance. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance, except that community or special events, promotional events, and farmers markets are permitted subject to an administrative temporary use permit (ATUP) and subject to the requirements set forth in Section 708.C of the Phoenix Zoning Ordinance. The TN LUD prohibits adult uses, data centers, and multifamily residential.
- Neighborhood Village (NV)
 - The NV LUD allows all uses as permitted in the R-5 zoning district in the Phoenix Zoning Ordinance, with limited neighborhood-serving commercial uses allowed, with restrictions. The NV LUD also allows a private community center and resort uses per the RH (Resort District) zoning district of the Phoenix Zoning Ordinance. Residential accessory uses are as permitted per Section 608 of the Phoenix Zoning Ordinance. Temporary uses are as permitted per

Section 708 of the Phoenix Zoning Ordinance, except that community or special events, promotional events, and farmers markets are permitted subject to an administrative temporary use permit (ATUP) and subject to the requirements set forth in Section 708.C of the Phoenix Zoning Ordinance. The NV LUD prohibits adult uses and data centers.

- Lifestyle Mixed-Use (LMU)
 - The LMU LUD allows all uses as permitted in the R-5 and C-1 zoning districts of the Phoenix Zoning Ordinance, in addition to entertainment uses including bowling alleys, family game centers, motion picture theaters, pool and billiard halls, and bars and cocktail lounges. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance. The LMU LUD prohibits adult uses, data centers, and uses that do not foster a walkable, mixed-use environment, including all drive-throughs, retail of automobile parts and supplies, auto title loan establishments, car washes, auto driving schools, freight traffic service offices, gas stations, self-service storage warehouses, automobile service stations, single-family detached, and customer parking lots.
- Community Commercial (CC)
 - The CC LUD allows all uses as permitted in the C-1 zoning district of the Phoenix Zoning Ordinance, in addition to some limited C-2 zoning district uses. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance. The CC LUD prohibits adult uses, data centers, nursery schools north of Dixileta Drive, all residential, and self-service storage warehouses.
- Freeway Mixed-Use (FMU)
 - The FMU LUD allows all uses as permitted in the C-1 zoning district of the Phoenix Zoning Ordinance, in addition to some limited C-2 zoning district uses. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance. The FMU LUD prohibits adult uses, data centers, and uses that do not foster a walkable, mixed-use environment, including retail of automobile parts and supplies, auto title loan establishments, car washes, drive-throughs within 300 feet of the NV LUD or existing residential development, auto driving schools, freight traffic service offices, gas stations within 300 feet of the NV LUD or existing residential development, customer parking lots, self-service storage warehouses, automobile service stations, and single-family detached.

- Innovation Corridor (IC)
 - The IC LUD allows all uses as permitted in the CP/GCP (Commerce Park District, General Commerce Park Option) zoning district of the Phoenix Zoning Ordinance, in addition to one A-2 (Industrial District) zoning district use (basic compounding and processing of raw materials), with some limitations. The IC LUD also allows restaurants, bars, and cocktail lounges, and packaged liquor sales as an accessory use. Data centers, wholesale and retail sales, and extensive outside uses are also permitted as accessory uses within the IC LUD, with limitations. Temporary uses are as permitted per Section 708 of the Phoenix Zoning Ordinance. The IC LUD prohibits adult uses, commercial loading of small arms ammunition, data centers as a primary use, residential, nursery schools, and self-service storage warehouses.

7. **Development Standards**

The PUD separates development standards into separate tables for single-family detached, single-family attached, multi-family residential, the LMU and FMU LUDs, commercial and office uses, the IC LUD, and resort uses. The proposed PUD development standards tables mainly mimic the proposed modified development standards tables in the Middle Housing Text Amendment (Z-TA-1-25-Y), with some exceptions. Some proposed development standards tables also mimic existing development standards in the Phoenix Zoning Ordinance. The applicable LUDs are listed within each development standards table in columns that list the standards for its respective LUD. The proposed development standards are as follows:

- Single-Family Residential, Detached
 - This table is limited to any single-family detached development in the FR LUD, TN LUD, and NV LUD.
 - The development standards for the FR LUD mimic the Planned Residential Development (PRD) option development standards for the R1-10 zoning district, as proposed in Z-TA-1-25-Y, except for the following:
 - Maximum garage widths based on lot widths are added to the table.
 - A larger landscape setback of 30 feet, instead of 15 feet, is required when adjacent to arterial or collector streets.
 - A decreased maximum building height of two stories and 30 feet, instead of three stories and 30 feet, is allowed.
 - Increased maximum lot coverage of 70 percent, instead of 60 percent, is allowed.

- Increased minimum common open space of 10 percent, instead of five percent, is required.
 - Walkable Urban (WU) Code standards are required for the community to be pedestrian friendly and walkable.
 - The development standards for the TN LUD and NV LUD mimic the PRD option development standards for the R1-6 zoning district, as proposed in Z-TA-1-25-Y, except for the following:
 - Maximum garage widths based on lot widths are added to the table.
 - A larger landscape setback of 30 feet, instead of 15 feet, is required when adjacent to arterial or collector streets.
 - An increased maximum building height of three stories and 42 feet, instead of three stories and 30 feet, is allowed.
 - Maximum building height is restricted to two stories and 30 feet for the first 150 feet from the development perimeter, which height may be increased one foot for each five feet in additional setback, up to the maximum permitted building height.
 - Increased maximum lot coverage of 70 percent, instead of 60 percent, is allowed.
 - Increased minimum common open space of 10 percent, instead of five percent, is required.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.
- Single-Family Residential, Attached
 - This table is limited to any single-family attached development in the TN LUD and NV LUD.
 - The development standards for the TN LUD mimic the PRD option development standards for the R-2 zoning district, as proposed in Z-TA-1-25-Y, except for the following:
 - Maximum garage widths based on lot widths are added to the table.
 - An increased minimum development perimeter building setback of 30 feet, instead of 20 feet, is required adjacent to perimeter streets of a subdivision.
 - An increased minimum perimeter street landscape setback of 30 feet, instead of 15 feet, is required adjacent to arterial or collector streets along the perimeter of a subdivision.

- Increased maximum lot coverage of 70 percent, instead of 60 percent, is allowed.
 - Increased minimum common open space of 10 percent, instead of five percent, is required.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.
- Multi-Family Residential
 - This table is limited to any multifamily residential development in the NV LUD.
 - The development standards for the NV LUD mimic the PRD option development standards for the R-5 zoning district, as proposed in Z-TA-1-25-Y, except for the following:
 - An increased minimum development perimeter building setback of 30 feet, instead of 20 feet, is required adjacent to perimeter streets of a development.
 - An increased minimum perimeter street landscape setback of 30 feet, instead of 15 feet, is required adjacent to perimeter streets of a development.
 - An increased minimum perimeter property line landscape setback of 10 feet, instead of five feet, is required along property lines not adjacent to a street.
 - An increased maximum building height of five stories and 60 feet, instead of four stories and 48 feet, is allowed.
 - Increased maximum lot coverage of 70 percent, instead of 60 percent, is allowed.
 - Increased minimum common open space of 10 percent, instead of five percent, is required.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.
- Mixed-Use Land Use Districts
 - This table is limited to all development in the LMU LUD and FMU LUD.
 - The development standards for both LUDs mimic the PRD option development standards for the R-5 zoning district, as proposed in Z-TA-1-25-Y, except for the following:
 - An increased minimum development perimeter building setback of 30 feet, instead of 20 feet, is required adjacent to perimeter streets of a development.

- An increased minimum perimeter street landscape setback of 30 feet, instead of 15 feet, is required adjacent to perimeter streets of a development.
 - An increased maximum building height of six stories and 80 feet, instead of four stories and 48 feet, is allowed.
 - Increased maximum lot coverage of 70 percent, instead of 60 percent, is allowed.
 - Increased minimum common open space of 10 percent, instead of five percent, is required.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.
- Commercial, Large Scale Commercial Retail, and Office Uses
 - This table is limited to any commercial and office development in the FR LUD, TN LUD, NV LUD, and CC LUD and large scale commercial retail development in the CC LUD.
 - The minimum development perimeter building setback for all LUDs is 30 feet adjacent to a street.
 - The minimum development perimeter building setback for all LUDs for property lines not adjacent to a street mimics the commercial zoning districts' tables in the Phoenix Zoning Ordinance based on building height, except that the adjacent zoning districts are replaced with LUDs of the PUD.
 - The minimum development perimeter street landscape setback for all LUDs is 30 feet adjacent to a street.
 - The minimum development perimeter property line landscape setback for all LUDs is 10 feet for property lines not adjacent to a street.
 - The maximum building height is two stories or 30 feet for the FR LUD and TN LUD, four stories or 56 feet for the NV LUD, and the CC LUD allows four stories or 56 feet, up to 80 feet for hotel uses, and up to 80 feet for all other uses with a use permit and site plan.
 - The maximum lot coverage allowed is 50 percent for all LUDs.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.
 - Large Scale Commercial Retail in the CC LUD will follow these same development standards instead of the development standards listed in the Phoenix Zoning Ordinance within the commercial zoning districts.

- Innovation Corridor
 - This table is limited to all development in the IC LUD.
 - The development standards mimic the development standards within the North Phoenix 3,500 PUD (Z-37-20-1), with some modifications. The proposed development standards are as follows:
 - Minimum Development Perimeter Building Setbacks
 - Adjacent to Street on Perimeter of IC LUD: 30 feet
 - Adjacent to Street on Interior of IC LUD: 10 feet
 - Not Adjacent to Street on Perimeter of IC LUD: 30 feet
 - Not Adjacent to Street on Interior of IC LUD: 10 feet
 - Minimum Development Perimeter Street Landscape Setback
 - Adjacent to Street on Perimeter of IC LUD: 30 feet
 - Adjacent to Arterial Street on Interior of IC LUD: 30 feet
 - Adjacent to Street on Interior of IC LUD: 10 feet
 - Minimum Development Perimeter Property Line Landscape Setback
 - Not Adjacent to Street on Perimeter of IC LUD: 30 feet
 - Not Adjacent to Street on Interior of IC LUD: 10 feet
 - Maximum Building Height
 - 56 feet and four stories; heights up to 80 feet with use permit and site plan; 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 percent of the roof area
 - Maximum Lot Coverage
 - 100%
 - Minimum Open Space
 - 10 percent of the net site area shall be provided as open space. Open space may take the form of active or passive open space and should prioritize preservation of the site's natural features and character.
- Resort Uses

- This table is limited to resort uses in the TN LUD and NV LUD.
- The development standards in this table applicable to both LUDs mimic the RH (Resort District) zoning district development standards, per Section 629 of the Phoenix Zoning Ordinance, except for the following:
 - A decreased minimum development perimeter building setback of 30 feet, instead of 40 feet, is required along property lines adjacent to streets.
 - A minimum development perimeter street landscape setback of 30 feet is required along all property lines adjacent to streets.
 - A minimum development perimeter property line landscape setback of 25 feet is required along all property lines not adjacent to a street.
 - WU Code standards are required for the community to be pedestrian friendly and walkable.

Development Standards for Master Plan Tracking

The PUD also includes a development standards section for master plan tracking, including the following:

- A maximum of 15,150 dwelling units for the PUD.
- A maximum of 4,150 dwelling units for MDP.1, zero dwelling units for MDP.2, 2,700 dwelling units for MDP.3, 1,000 dwelling units for MDP.4, 5,000 dwelling units for MDP.5, and 2,300 dwelling units for MDP.6.
- Maximum density (dwelling units/gross acre) both including and excluding areas that do not permit residential (the IC LUD, NOS LUD, COS LUD, and CC LUD) into the gross area of each MPD and the PUD.
- A minimum of 400 dwelling units and 100,000 square feet of commercial required for the LMU LUD, and a minimum of 900 dwelling units and 100,000 square feet of commercial for the MDP.1 FMU LUD.
- A requirement for a minimum of 50 percent of the LMU LUD to be developed as vertical mixed-use.
- A requirement for a minimum of 25 percent of the FMU LUD to be developed as vertical mixed-use.
- The TN LUD requires a minimum of two gross acres and a maximum of 10 gross acres of the Local Services use to be located and dispersed within MDP.4 and MDP.6, and a minimum of 5 gross acres and a maximum of 10 gross acres of the Local Services use within MDP.5.

Landscape Standards

The PUD proposes robust landscaping standards, including the following:

- A requirement for plant palettes to provide a minimum of five tree species, a minimum of three shrub species, a minimum of three groundcover species, a minimum of three accent species, and no one plant species to comprise of more than 35 percent of the total quantity of plants provided, to promote biodiversity.
- Minimum two-inch caliper, large canopy, shade trees, planted 20 feet on center in landscape areas.
- A minimum of five, five-gallon shrubs per tree.
- A minimum of 75 percent live coverage in landscape areas adjacent to multi-use trails (MUTs), shared-use paths (SUPs), the NorthVista Multi-Modal Corridor, the NorthPark Loop, and landscape setbacks adjacent to arterial and collector streets.
- A minimum of 50 percent live coverage in all other landscape areas.
- A minimum of 10 percent of interior surface parking area for residential are to be landscaped, instead of five percent, and a minimum of 15 percent for non-residential, instead of 10 percent.
- Landscape planters in surface parking areas approximately every 85 feet, instead of every 110 feet.
- A minimum of one, large canopy, shade tree per landscape planter.

Elevated and Protected Bike Lanes and Streetscape Zone

The PUD proposes to modify all arterial and collector street cross sections to provide wider detached, tree-shaded sidewalks and wider bike lanes that are separated from driving lanes by a landscape strip and shaded by trees.

Additionally, a 10-foot-wide tree-shaded SUP will replace the sidewalk for most sections of the arterial streets and a 10-foot-wide MUT will be located within an easement adjacent to the right-of-way for the east side of 43rd Avenue. All local streets and private accessways will also include detached, shaded sidewalks on both sides of the streets.

Vehicular and Bicycle Parking Standards

The PUD includes electric vehicle (EV) charging infrastructure, bicycle parking, and e-bike charging infrastructure requirements for all development in NorthPark. Vehicular parking is proposed to comply with Section 702 of the Phoenix Zoning Ordinance, except for the following:

- A reduction in parking of up to 25 percent based on a shared parking model may be granted by the Planning and Development Department. Parking reductions greater than 25 percent and based on a shared

parking model must obtain a use permit in accordance with the standards and procedures of Section 307.

- The Incentive Options outlined in Section 702.D.1 of the Phoenix Zoning Ordinance still apply and will be measured from minimum requirements established by the Phoenix Zoning Ordinance.

Fences and Walls

The PUD proposes all fences and walls to comply with Section 703 of the Phoenix Zoning Ordinance, except for the following modifications:

- Fencing with sufficient openings to allow the regular passage of wildlife is required when adjacent to the Sonoran Preserve.
- Freestanding perimeter solid walls are prohibited where located adjacent to the Sonoran Preserve edge.
- Fences or freestanding walls within or bounding a required rear or side yard of a residence abutting a collector street are permitted up to six feet and four inches in height.
- Columns are permitted to exceed the maximum wall height by up to six inches.
- Rear yard walls for multifamily build-to-rent developments that are not subdivided are permitted up to 6 feet in height within the perimeter property line landscape setback, subject to the landscape setbacks being dedicated as landscape easements.
- Increased retaining wall height is permitted within 50 feet of a development perimeter or Sonoran Preserve edge.
- Increased retaining wall height is allowed within the front or street side yards.

Amenities

The PUD proposes the following amenities:

- Land will be conveyed to the City for a future regional park and community park.
- Neighborhood Parks
 - A minimum of one neighborhood park is required to be provided in each of MDP.1 and MDP.3 through MDP.6.
 - The Amenities section provides a table of amenities to choose from, of which a minimum of three active and three passive amenities will be required in each neighborhood park.
- Pocket Parks

- A minimum of one pocket park is required to be provided for every 500 dwelling units in MDP.1 and MDP.3 through MDP.6.
 - The Amenities section provides a table of amenities to choose from, of which a minimum of one active and one passive amenity will be required in each pocket park.
- NorthVista Multi-Modal Corridor to Loop 303 Crossing
 - This section includes minimum trail and path widths, minimum easement widths, and standards for the multi-modal corridor east of 43rd Avenue, that will connect to the pedestrian and bicycle bridge over the Loop 303 freeway.
- Bicycle Repair Stations
 - Bicycle repair stations will be required for each multifamily residential development, adjacent to SUPs and MUTs for every one mile, at intersections of SUPs and MUTs, and at all private community centers.
- Office Development Employee Resting Areas
 - For office developments, outdoor employee resting areas with seating and shade of no less than 400 square feet, or two 200-square-foot areas, are required for each individual office development.
- Art Installations
 - The PUD requires all commercial, employment, and multifamily residential developments of a certain size in NorthPark to provide a minimum amount of art installations, which must be mainly visible from arterial or collector street frontages, or within public spaces. The PUD provides guidelines that the art should incorporate.

Lighting

The PUD proposes compliance with all Phoenix Zoning Ordinance and Phoenix City Code requirements related to lighting. Additionally, the PUD restricts lighting levels to 2,700 kelvins.

Hillside Development

The PUD proposes that all hillside development within NorthPark comply with the Hillside Ordinance requirements, per Section 710 of the Phoenix Zoning Ordinance.

Shading

The PUD proposes enhanced shading standards, as follows:

- Minimum 75 percent shade for all public or private sidewalks and shared-use paths, multi-use trails and neighborhood trails, public and private pedestrian pathways and the NorthPark Loop, gathering areas, bike lanes, public and private bicycle parking and repair stations, corners of traffic signals to allow pedestrians to wait comfortably for the signal to change, and transit stops.
- Minimum 50 percent shade for improved open space and usable public space.
- Minimum 25 percent shade for surface parking areas, of which must be achieved by solar panel shade structures in MDP.2.

8. **Design Guidelines and Standards**

The PUD proposes compliance with all development comply with Section 507 Tab A (Guidelines for Design Review) and Section 654 (North Black Canyon Overlay District) of the Phoenix Zoning Ordinance, except as modified by the PUD. The PUD Design Guidelines section is broken up into three sections: Section 507 Tab A modified and elevated design guidelines, North Black Canyon Overlay District modified and elevated design guidelines, and NorthPark design guidelines. The PUD proposes to enhanced several design guidelines in the Phoenix Zoning Ordinance by elevating them from Considerations (C) and Presumptions (P) to requirements of the PUD. Additionally, several design guidelines from the Phoenix Zoning Ordinance are proposed to be modified. The PUD also includes custom design guidelines specific to development within NorthPark, including:

- Arterial street thematic bridge crossing design guidelines.
- Grading and Drainage design guidelines.
- Water consumption design guidelines.
- Landscape architecture design guidelines.
- Open space/amenities design guidelines.
- Trails/paths design guidelines.
- Parking/circulation design guidelines.
- Walls/fencing design guidelines.
- Monument signage design guidelines.
- Site lighting and pedestrian lighting design guidelines.
- Hillside development design guidelines.
- Architectural design guidelines.
- Freeway noise mitigation design guidelines.
- LMU LUD and FMU LUD design guidelines.

Since there are many standards found throughout the PUD Development Narrative that will need to be included, designed or tracked through master plans, staff recommends Stipulation No. 2, in order to ensure each of these items are included in and tracked through the master plans.

The companion case GPA-NG-1-24-1 will amend the City Trails Network Map to create a robust network of urban Multi-Use Trails (MUTs) and Shared-Use Paths (SUPs). Where these trails or paths are designated, the developer will be required to make them publicly accessible through a public access easement. This is addressed in Stipulation No. 4.

PLANS, OVERLAYS, AND INITIATIVES

9. [Peripheral Areas C and D General Plan](#)

In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics.

The subject site is within Area D of the plan. The PUD is consistent with the following goals from the plan:

- *Goal 1: Continue the Urban Village pattern.*

The PUD will continue development of the North Gateway Village, an established Urban Village in the City of Phoenix.

- *Goal 2: Preserve environmental amenities.*

As stipulated, approximately 2,100 acres of the PUD gross area will be conveyed to the City of Phoenix for inclusion in the Sonoran Preserve.

- *Goal 3: Provide supporting infrastructure in an orderly manner.*

NorthPark will be master planned and phased, including infrastructure improvements as development progresses.

- *Goal 4: Assure a fiscally sound land use mix.*

The PUD proposes a mix of land uses, including residential, commercial, and employment uses.

- *Goal 5: Achieve a balance of residential and employment opportunities.*

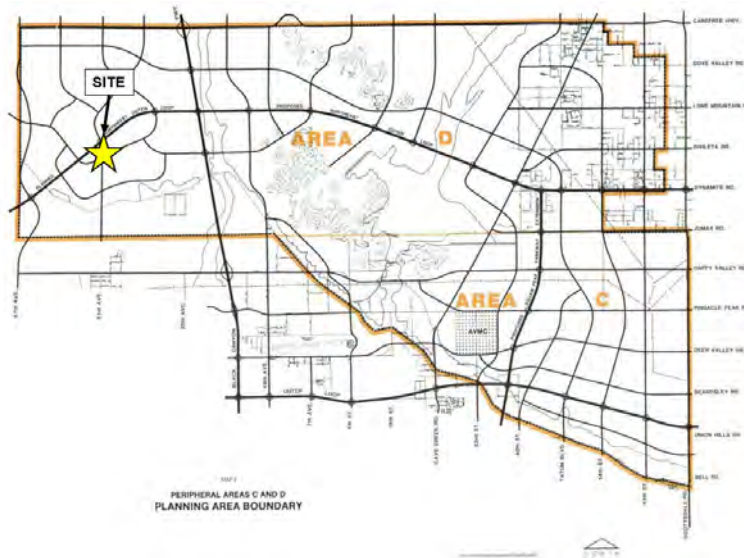
The PUD proposes both residential and employment districts, which will help to reduce employee commute times to nearby employers.

- *Goal 6: Conserve water.*

The PUD incorporates design guidelines that address water conservation for all development in NorthPark.

- *Goal 7: Assure development under environmentally conscious design standards.*

The PUD incorporates and builds on the NBCOD design standards in order to be environmentally conscious.



Peripheral Areas C and D General Plan Planning Area Boundary Map
Source: Planning and Development Department

10. [Sonoran Preserve Master Plan](#)

In February 1998, the Phoenix City Council adopted the Sonoran Preserve Master Plan. The planning process for the Sonoran Preserve incorporates traditional planning processes (inventory and analysis) with landscape ecological theory. The Sonoran Preserve Master Plan attempts to develop a system that functions biologically – maintaining species diversity and ecological processes – while providing a recreational resource. The master plan creates a framework for a preserve system that builds on Phoenix's history of setting aside significant Sonoran Desert land for recreation, open space, environmental education, and preservation of native flora and fauna. The plan includes approximately 21,500 acres in North Phoenix and 1,000 acres

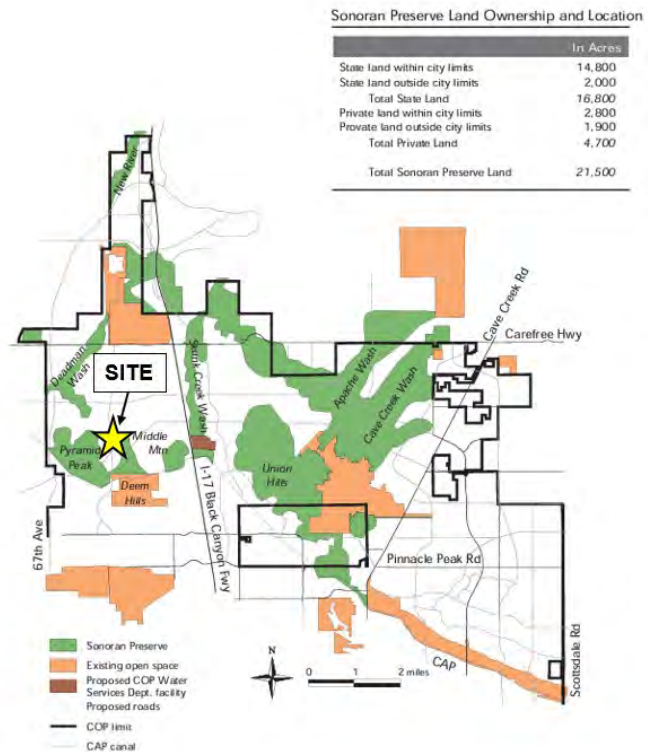


Figure 3.5 Sonoran Preserve Master Plan

1998 Sonoran Preserve Master Plan
Source: Parks and Recreation Department

adjacent to South Mountain Park that were recommended for preservation. Approximately 80 percent, or 16,800 acres, of the land recommended for preservation are owned by the Arizona State Land Department (ASLD), with approximately 15,000 acres of these lands within 1998 City limits. Trust Lands owned by ASLD will require acquisition through the Arizona Preserve Initiative. The other 20 percent, or 4,700 acres, are privately held lands. The plan recommends that privately-owned lands targeted for preservation be acquired primarily through the development process. The Parks and Recreation Department is also working on an update to the Sonoran Preserve Master Plan, but an update to the master plan has not yet been adopted by the Phoenix City Council.

The 1998 Sonoran Preserve Master Plan recommended approximately 2,150 acres of land within the NorthPark PUD boundary to be designated as Sonoran Preserve. The PUD includes approximately 2,100 acres of land that will be conveyed to the City as Sonoran Preserve. Additionally, there will be approximately 32 acres of land, generally located west of the southwest corner of 51st Avenue and Dixileta Drive, that will be dedicated through a subdivision tract to be preserved as permanent undisturbed open space and privately maintained. These are addressed in Stipulation Nos. 8 and 9.

11. North Black Canyon Corridor Plan

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The proposal is consistent with the following goals from the plan:

- *Goal 1: Promote the North Black Canyon Corridor as a regional employment center.*

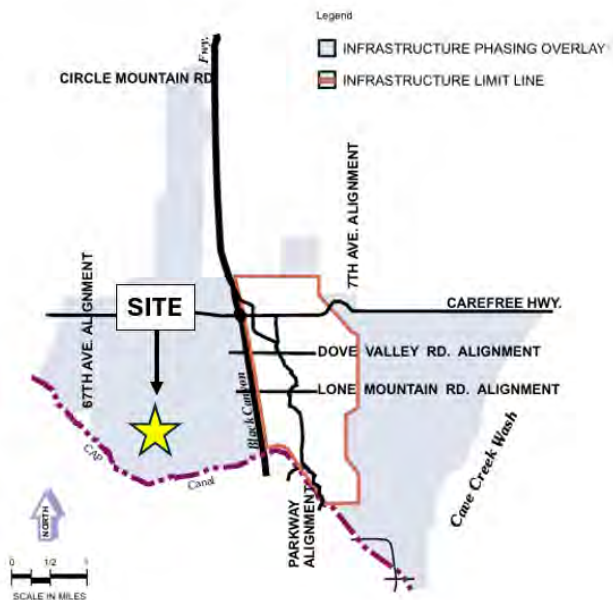


FIGURE 4:
Infrastructure Limit Line and Phasing Overlay
North Gateway Village

*North Black Canyon Corridor Plan
Infrastructure Limit Line and Phasing Overlay Map
Source: Planning and Development Department*

The PUD will add to existing and future employment uses along the Loop 303 freeway.

- *Goal 2: Achieve a balance between employment and housing.*

The PUD will add to the variety of housing options within the North Black Canyon Corridor and surrounding employers.

- *Goal 4: Preserve North Sonoran desert amenities and use these features to define community form and identity.*

As stipulated, approximately 2,100 acres of the PUD gross area will be conveyed to the City of Phoenix for inclusion in the Sonoran Preserve

12. **North Black Canyon Overlay District**

The subject site is located adjacent to the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan (NBCCP). The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The NBCOD, when originally adopted, aligned with the Infrastructure Limit Line of the NBCCP. The subject site is located within the Infrastructure Phasing Overlay of the NBCCP. The NBCCP envisioned the Infrastructure Limit Line expanding into the Infrastructure Phasing Overlay areas in the future when development and infrastructure would allow. Although the subject site is outside of the originally adopted boundary of the NBCOD, as the Infrastructure Limit Line expands beyond its original boundary, development within that expanded area should still comply with the NBCOD since it still falls within the NBCCP boundary and the designs and concepts of the NBCCP should be implemented. In order to address this, the PUD requires all development to comply with the NBCOD and builds upon the NBCOD design guidelines by elevating some Presumptions (P) in Section 654 of the Phoenix Zoning Ordinance to requirements of the PUD. Additionally, a total of eight of the NBCOD design guidelines are proposed to be modified in the PUD.

13. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. In order to address the goals of this plan, the PUD requires the following:

- Bicycle parking be provided in accordance with the City's Walkable Urban (WU) Code, installed per the requirements in the WU Code and located

near building entrances and open space/amenity areas.

- Multifamily residential required bicycle parking be secured.
- Multifamily residential and single-family residential provide guest bicycle parking at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
- A minimum of one bicycle repair station (“fix it station”) be provided and maintained on site for each individual multifamily residential development.
- A minimum of one public bicycle repair station be provided within each Neighborhood Park.
- Public bicycle repair stations be provided adjacent to SUP and MUTs a minimum of every one mile.
- Bicycle repair stations be located at all community centers.
- On all arterial and collector streets, bicycle lanes be raised and a minimum of seven feet wide, separated by minimum eight-foot-wide landscape strips located between the driving lane and bicycle lane.

14. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, the PUD requires the following:

- Detached and shaded sidewalks on all streets.
- Raised, separated, and shaded bicycle lanes on all streets.
- A network of shaded multi-use trails and shared-use paths.

Additionally, the Public Transit Department requested that all arterial streets accommodate transit. This is addressed in Stipulation No. 15.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD addresses this goal by requiring that waste stations, including a landfill receptacle, composting receptacle, and recycling receptacle, with informational signs indicating what type of waste should go in which receptacle, be provided at all building entrances/exits (except for emergency only exits) and be allocated throughout the site in common open space areas and along sidewalks, multi-use trails, shared-use paths, the

NorthPark Loop, and pedestrian pathways, at convenient locations typically within a quarter mile of each other. Additionally, the PUD requires recycling containers to be provided for each garbage container provided.

16. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

17. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, the PUD requires the following:

- Each Master Development Parcel include a minimum of one programmed demonstration garden element that includes milkweed and other species that promote the proliferation of Monarch Butterfly populations.
- A minimum of 10 percent of the required shrubs be a milkweed or other native nectar species and be planted in groups of three or more.

18. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. In order to address this goal, the PUD requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to

be implemented for each individual development.

19. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. In order to address the goals of this plan, the PUD requires the following:

- For single-family residential development, all garages include EV Capable infrastructure.
- For multifamily residential development with less than 50 dwelling units, a minimum of 10 percent of the required vehicle parking spaces include EV Ready infrastructure.
- For multifamily residential development over 50 dwelling units, a minimum of 10 percent of the required vehicle parking spaces include EV Installed infrastructure.
- For commercial development with less than 50,000 square feet of new building area or less than 100 new parking spaces, a minimum of 10 percent of the required vehicle parking spaces include EV Ready infrastructure and a minimum of five percent include EV Capable infrastructure.
- For commercial development with over 50,000 square feet of new building area or more than 100 new parking spaces, a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure.
- For commercial development, a minimum of 10 percent of the required ADA vehicle parking spaces include EV Installed infrastructure.
- For industrial and commerce park development, a minimum of 10 percent of the parking spaces for fleet truck parking include EV Capable infrastructure.
- For industrial and commerce park development, a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure.

- For parking garages, a minimum of 20 percent of the vehicle parking spaces include EV Capable infrastructure.
- A minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities.

20. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, the PUD requires the following:

- Single-family residential subdivisions provide documentation that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- Single-family residential subdivisions submit a WaterSense inspection report from a third-party verifier that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- For common areas of all development, natural turf only be utilized for required retention areas and functional turf areas located on properties for uses such as parks, schools, and residential common areas.
- Natural turf only be utilized on individual single-family lots (behind the front yard).
- A leak detection device be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented for each individual development.
- For office and commercial developments, documentation be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 20 years.
- For industrial and multifamily residential developments, documentation be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program.
- For single-family subdivisions, participation in the City of Phoenix Homeowner's Association Water Efficiency Program be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
- For single-family subdivisions with lots not exceeding 6,000 square feet, if a community pool is proposed, swimming pools be prohibited on individual

single-family lots.

- For all single-family lots, swimming pools on individual single-family lots be limited to 600 square feet in size.
- Any wet-cooling systems be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC) (or State equivalent code).
- For common areas of all development, only landscape materials listed in Appendix A of the North Black Canyon Overlay District (NBCOD), per Section 654 of the Phoenix Zoning Ordinance, be utilized.
- For single-family residential subdivisions, only landscape materials listed in Appendix A of the NBCOD, shall be utilized in common areas and within the front yard of individual residential lots.
- A minimum of 25 percent of surface parking areas be shaded by structures or shade trees.

Additionally, approximately 2,100 acres will be preserved as permanent undisturbed open space. This is addressed in Stipulation Nos. 8 and 9.

21. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, the PUD requires the following:

- Minimum 75 percent shade for all public and private sidewalks and shared-use paths.
- Minimum 75 percent shade for multi-use trails, neighborhood trails, and bike lanes.
- Minimum 75 percent shade for public and private pedestrian pathways and paseos (of 75 percent, a minimum of 50 percent be achieved by shade trees).
- Minimum 50 percent shade for improved open space, usable public space, and gathering areas.
- Minimum 75 percent shade for corners of traffic signals to allow for pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements.
- Minimum 75 percent shade for transit stops, achieved by shade trees on both sides and behind the transit stop.

- Minimum 25 percent shade for surface parking areas in Master Development Parcel 1 (MDP.1) and MDP.3 through MDP.6, achieved by shade trees.
- Minimum 25 percent shade for surface parking areas in MDP.2, achieved by solar panel shade structures.

COMMUNITY INPUT SUMMARY

22. At the time this staff report was written, staff has received 199 letters of opposition or concerns and nine general inquiries. Concerns include density, traffic, crime, safety, water, proposed industrial uses, environmental impact, potential for nuisances, the heat island effect, loss of recreational space, loss of wildlife habitat, wildlife displacement, and loss of the Sonoran Preserve. Additionally, staff has received four letters of support.

INTERDEPARTMENTAL COMMENTS

23. **Fire Department**

The Fire Department provided a memo, attached as an exhibit, highlighting the critical need for reserving land for a future fire station and the 51st Avenue connection over the Central Arizona Project (CAP) Canal to support effective fire department service delivery and emergency management. This is addressed in Stipulation No. 6.

24. **Police Department**

The Police Department requested that land generally located at the northwest corner of 51st Avenue and Dixileta Drive be reserved for a future police station. This is addressed in Stipulation No. 6.

25. **Floodplain Management**

The Floodplain Management section of the Office of the City Engineer commented that the subject 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 with an effective date of September 18, 2020. 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 have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including, but not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. A LOMR application must be submitted to Floodplain Management prior to issuance of vertical construction permits. This is addressed in Stipulation No. 5.

26. **Library Department**

The Library Department requested that a minimum of four acres be reserved for a future public library. This is addressed in Stipulation No. 7.

27. **Parks and Recreation Department**

The Parks and Recreation Department identified 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, as an area to be preserved. However, connecting this area to the future Sonoran Preserve dedicated area would cut off east-west access through Master Development Parcel 5 (MDP.5). The Arizona State Land Department agreed with the Parks and Recreation Department that this area would remain undeveloped but would be preserved through dedication of a subdivision tract, rather than conveyed to the City as Sonoran Preserve. This is addressed in Stipulation Nos. 8 and 9.

Additionally, the Parks and Recreation Department requested the following:

- Land reserved in COS LUD, generally located northwest of the northwest corner of 51st Avenue and Dixileta Drive, for a future regional park.
- Land reserved in COS LUD, generally located east of the northeast corner 43rd Avenue and Dixileta Drive, for a future public community park.
- Conveyance to the City of the NOS LUD for Sonoran Preserve.
- Conveyance to the City of a minimum of three acres with less than 10% slope for each minor trailhead in general locations as depicted on the Master Trails Plan.
- Conveyance to the City of a minimum of 5 acres with less than 10% slope for the major trailhead in the general location as depicted on the Master Trails Plan.
- That a minimum of 200 parking spaces and other amenities are possible within the acreage dedicated for the major trailhead, as approved or modified by the Parks and Recreation Department.
- That all trails and paths be constructed outside of proposed Sonoran Preserve lands, with one exception. South of Mount Ochoa, the NorthPark Loop bisecting the Preserve from east to west shall be constructed by the developer as part of the overall development. 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 exception area south of Mountain

Ochoa.

These are addressed in Stipulation Nos. 8 through 14.

28. **Public Transit**

The Public Transit Department requested that the proposed arterial streets (43rd Avenue, 51st Avenue, 67th Avenue, and Dixileta Drive) accommodate transit, including bus pads located every quarter mile on both directions of the proposed streets, and bus bays at intersections. This is addressed in Stipulation No. 15.

29. **Street Transportation Department**

The Street Transportation Department requested the following:

- That a Master Street Plan be submitted and approved for the overall NorthPark PUD prior to, or concurrent with the initial Conceptual Master Development Parcel (CMDP) submission, excluding MDP.2, and no preliminary approval of plans be granted within an MDP without an approved MDP Traffic Impact Analysis and associated MDP and/or PCD (Planned Community District) or Functional Segment (FS) Master Street Plans, including a separate signing and striping plan for the separated and elevated bicycle facilities, protected bicycle intersection designs, and a Traffic Impact Analysis (TIA) be approved for any new submission or modification to the overall NorthPark PUD, Master Development Parcel, or Functional Segment Master Plan along with corresponding updated Master Streets Plans, and that that 100-year storm dry crossings be constructed for arterial and collector streets where they cross a wash or floodplain corridor.
- That a Master Trails Plan be submitted to and approved by the Planning and Development and Street Transportation Departments for the overall NorthPark PUD prior to, or concurrent with, the Conceptual Master Development Parcel submission, excluding MDP.2, including the following:
 - That all trails and paths identified in Exhibit 10: Master Trails Plan be publicly accessible through public access easement dedications.
 - That multi-use trails, shared-use paths, and NorthPark Loop crossings at arterial and collector streets that are away from signalized intersections be identified and above or below grade crossings, HAWKs, or similar pedestrian activated crossings be assigned and constructed.
 - That standard details be provided for the NorthPark Loop.

- That locations of the neighborhood trails, singletrack trails, the NorthVista Multi-Modal path Corridor, and a minor trailhead east of 67th Avenue, south of Dixileta Drive, be shown on the corresponding Planned Community District (PCD) or Functional Segment (FS) master plans .
- That the overall NorthPark PUD Master Street Plan identify and assign 25% private contribution for the total cost of the multi-modal bridge crossing over the Loop 303 freeway from the NorthVista Multi-Modal Corridor.
- Dedication of the full width of 43rd Avenue from the Loop 303 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.
- Dedication of the full width of 51st Avenue from the Loop 303 to the existing Stetson Valley Parkway alignment, 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.
- Dedication of the full width of 67th Avenue/Pyramid Peak Parkway from the Loop 303 to the existing 67th Avenue, south of the 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.
- Dedication of the full width of Dixileta Drive from the I-17 to the 67th Avenue/Pyramid Peak Parkway alignment. Dixileta Drive shall be constructed per the approved Conceptual Master Development Parcel

(CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA).

- Identification and assignment of all modifications and improvements required for the Dixileta Drive and I-17 traffic interchange.
- Identification and assignment of all modifications and improvements required for the 67th Avenue and Loop 303 traffic interchange.
- That MDP.2 direct large truck traffic to the Loop 303 freeway through on-site access control restrictions to discourage southbound access onto 51st Avenue.
- That 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.
- That 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.
- That 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.
- That all streets within and adjacent to the development be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 3, 4, and 16 through 27.

OTHER

30. **Deer Valley Unified School District**

The Deer Valley Unified School District (DVUSD) requested that prior to the submittal of PCD or FS master plans for Master Development Parcels 1, 3 and 6, the applicant shall engage with the school district regarding the plan of development. Additionally, DVUSD requested that a minimum of three public school sites at locations acceptable to the school district and the Street Transportation Department be reserved for one year from the date of approval of the PCD or FS master plans in Master Development Parcels 1, 3, and 6. This is addressed in Stipulation Nos. 28 and 29.

31. For single-family residential development, the developer shall provide a

hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.

32. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 30 through 32.
33. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Staff recommends a stipulation to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 33.
34. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the proposed General Plan Land Use Map designations (GPA-NG-1-24-1).
2. The proposal will add to the variety of land uses and housing options adjacent to the North Black Canyon Major Employment Corridor and within the North Gateway Village.
3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

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”.
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 or 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 the 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, 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.
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.

Writer

Adrian Zambrano

November 10, 2025

Team Leader

Racelle Escolar

Exhibits

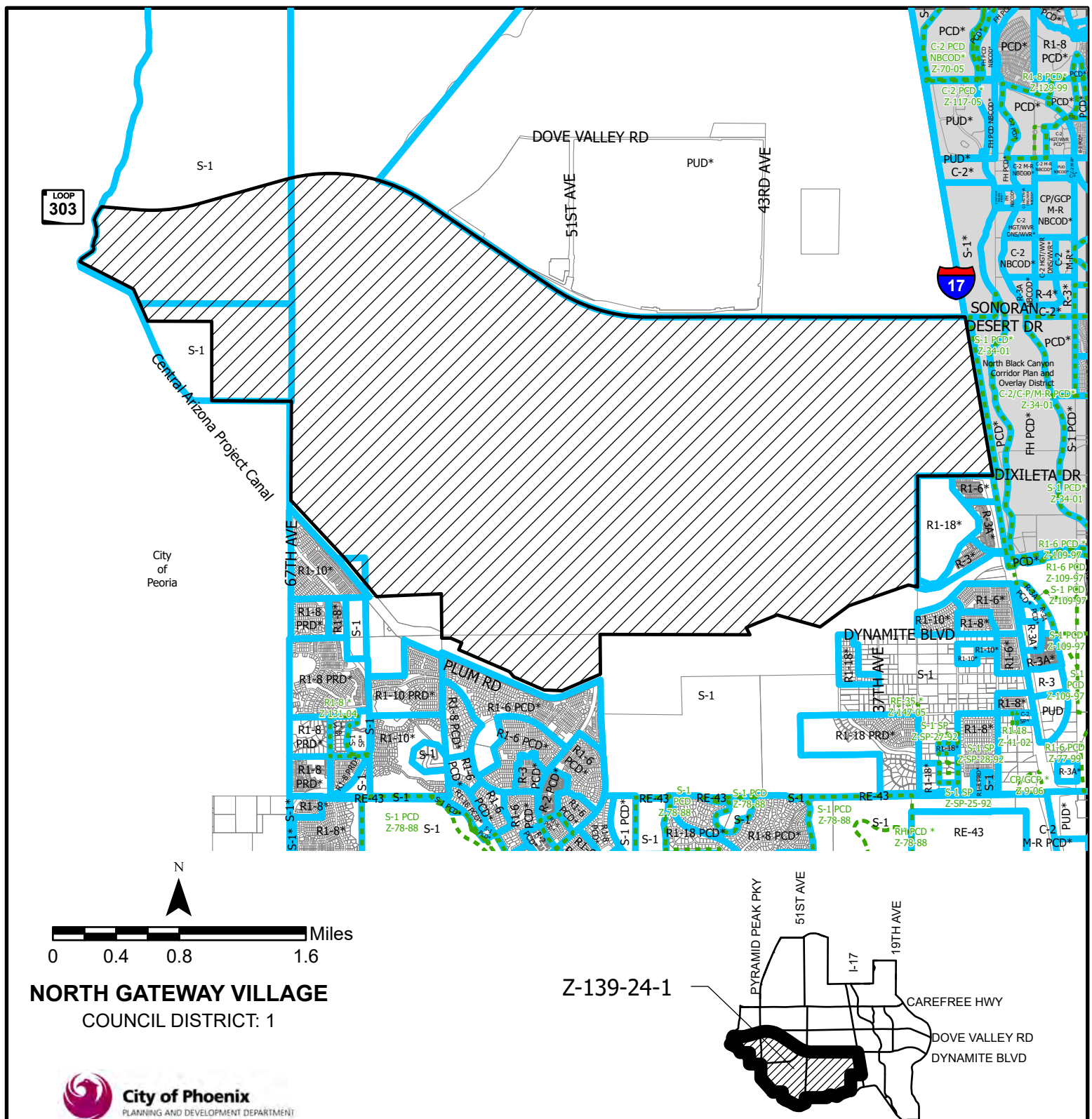
Zoning Sketch Map

Aerial Sketch Map

Fire Department Memo

[Community Correspondence](#) (538 pages)

[NorthPark PUD Development Narrative](#) date stamped November 6, 2025



APPLICANT'S NAME:		RVI Planning		REQUESTED CHANGE:	
APPLICATION NO: Z-139-24-1		DATE: 10/2/2024		FROM: S-1 (6381.49 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:		TO: PUD (6381.49 ac.)	
6381.49 Acres		9/18/2025			
		AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP	
		QS 50-15; QS 50-16; QS 51-13 to 51-20; QS 52-13 to 52-20; QS 53-12 to 53-21; QS 54-12 to 54-21; QS 55-10 to 55-17; QS 56-10 to 56-15.		P-4; P-5; P-6; Q-4; Q-5; Q-6; R-5	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D OPTION	
S-1		6,381		N/A	
PUD		15,150		N/A	

* Maximum Units Allowed with P.R.D. Bonus



City of Phoenix
FIRE DEPARTMENT
NORTH OPERATIONS DIVISION

To: Josh Bednarek, Director of the Planning & Development Department
From: Ray Ochoa, Assistant Fire Chief
Subj: Future Fire Station Land Acquisition & 51st Ave Connection and North Park Development

This memo outlines the critical need for identifying and reserving land for a future fire station, while also establishing the 51st Avenue connection over the Central Arizona Project (CAP) Canal to support effective fire department service delivery and emergency management, particularly in relation to the proposed North Park development.

The Planning and Development Department is currently processing the North Park rezoning case, encompassing approximately 6,600 acres of land immediately north of the CAP Canal and south of Loop 303, extending from Interstate 17 to the western boundary with the City of Peoria. This area represents one of the most significant future growth corridors in northwest Phoenix.

The Fire Department works closely with the Planning and Development Department to anticipate future service needs based on projected growth and development patterns. As part of this proactive approach, it is essential to identify and secure strategically located sites for future fire stations. The request for the Arizona State Land Department to reserve land for a future fire station, located west of the northwest corner of Dixileta Drive and 51st Avenue, represents a critical step. This proposed location will provide improved emergency response coverage for both the new development and the surrounding neighborhoods south of the CAP.

Improving access and connectivity in the area will be crucial for delivering effective fire service. Due to existing topography and a limited number of canal crossings, two arterial roadways—51st Avenue and 67th Avenue—are planned to provide essential north-south connectivity between existing development south of the CAP and the planned communities to the north. Given the limited number of arterial routes and the scale of the proposed North Park area, the 51st Avenue connection is essential for fire service delivery, with key considerations including:

1. Primary and Secondary Access for Emergency Response

The current location of fire stations ensures adequate response times for incidents occurring south of the CAP, particularly when a single-unit response is required. However, during simultaneous or large-scale emergencies such as structure fires, major vehicle accidents, or wildland fires, additional support from surrounding stations



City of Phoenix
FIRE DEPARTMENT
NORTH OPERATIONS DIVISION

becomes necessary. The 51st Avenue corridor provides a vital primary and/or secondary access route for emergency response units serving both existing neighborhoods (including Stetson Valley and Stetson Hills) and the planned North Park community. Without this connection, fire department response units would be forced to rely exclusively on limited alternate routes to the east and west, resulting in significant increases in emergency response times, a factor that can directly affect life safety outcomes.

2. Evacuation and Large-Scale Emergency Operations

Multiple arterial crossings provide critical egress and ingress for both public evacuation and emergency personnel response during large-scale incidents such as wildfires, flooding, or hazardous materials events.

As the North Park area builds out, emergency service demands will increase substantially. The identification and reservation of land for a future fire station, in addition to the 51st Avenue CAP crossing, is therefore a critical public safety infrastructure investment that will ensure the Fire Department's ability to meet established emergency response standards for both current residents and future development within northwest Phoenix.

Please let me know if you have any questions.