



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** January 7, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 10 (Z-44-25-6) – NORTHEAST CORNER OF 24TH STREET
AND ARIZONA BILTMORE CIRCLE

Rezoning Case No. Z-44-25-6 is a request to rezone 7.68 acres located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) for the 2400 Biltmore Residential PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The Camelback East Village Planning Committee (VPC) heard this request on November 4, 2025 and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 13-5.

The applicant suggested two additional stipulations to require general conformance with the site plan and elevations submitted with the request, which were incorporated by the VPC in the recommendation. Staff recommends consolidating the two additional stipulations, revising the date of the site plan to match the latest version, and revising the language for clarity.

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

1. An updated Development Narrative for the 2400 Biltmore Residential 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 October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.

- ~~2. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 10, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~
- ~~3. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.~~
- 2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 20, 2025 AND THE ELEVATIONS DATE STAMPED APRIL 25, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
3.
3. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and 4. upgrade all off-site improvements to be in compliance with current ADA guidelines.
4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and 5. other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. In the event archaeological materials are encountered during construction, the 7. developer shall immediately cease all ground-disturbing activities within a 33-foot 6. radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
6. 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 8. Recorder's Office and delivered to the City to be included in the rezoning 7. application file for record.