

OPPOSITION / CONCERNS

From: [J Musegades](#)
To: [Anthony M Grande](#)
Subject: Planned Development Northeast Corner 24th Street and Arizona Biltmore Circle
Date: Sunday, June 22, 2025 3:14:31 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Thank you for the communication regarding the potential housing development planned for 24th street and Arizona Biltmore Circle. I have some concerns about this development as listed below:

- The letter indicates the development will be planned to maximize the views of the tenants. One of the reasons that I bought my home in this area was to be able to view the Phoenix Mountain Preserve. Therefore, I am concerned that a 66-foot-high development will block my view of the mountain preserve as I travel the neighborhood.
- I am interested to understand what traffic study has been done to assess the additional traffic planned by this development and the redevelopment of the Biltmore Fashion Park area. I already have challenges turning left out of Bethany Home Road to get on 24th street and Camelback is already quite busy. The city seems to approve these developments without consideration for the additional traffic brought to the area and the impact on current residents.
- Unfortunately, I have not been available for the in-person meetings. I question a July 1 meeting as many people are traveling this holiday week. I encourage you to add additional meetings in the Fall when many residents are in town.

Thank you for your time and consideration of these concerns.

Jennifer Musegades
2259 E. Rovey Avenue
Phoenix, AZ 85016

From: Brian@osullivan.phxcoxmail.com
To: [Anthony M. Grande](#)
Cc: jill@osullivan.phxcoxmail.com
Subject: Case # Z-44-25-6 - rezoning plans proposed by JDMD Biltmore LLC
Date: Friday, June 27, 2025 9:30:47 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hi Anthony,

We received notice of the Neighborhood meetings. We are out of town much of the summer and missed the first meeting and will not be able to attend the second meeting.

We live in the neighborhood immediately to the SW of the proposed rezoning project and drive by the property several times per day. Additionally, we believe that our property would likely have visibility to the proposed projects height waiver. We regularly exercise on the SRP canal and believe that the project would detract from 'open feel' of the area.

The previous rezoning plans proposed by JDMD Biltmore LLC included a hotel and large parking structure that would have created objectionable light pollution as well as obstructing views with height waivers.

While we recognize that the applicant wants to redevelop an old office building property, we object to the proposed rezoning as a high density condominium property with a significant height waiver that is unprecedented in the area and inconsistent with the neighborhood aesthetic and appeal. The intersection was not designed for this traffic volume. There is a significant variety of residential communities within the area, from large lot single family homes to condos and apartments, however none of them have the height or density of the JDMD Biltmore rezoning request.

Additionally, the timing of these neighborhood meetings is likely well timed as many local residents are vacationing or gone for the summer, thus reducing the likelihood for meaningful input and objection.

We ask that this email be submitted as an official written comment to the record for this case and be provided to the Village Planning Committee for review at the hearing.

Thank you for your assistance in this matter and please know that we fully support JDMD Biltmore LLC if they want to redevelop the office park within its current zoning and restrictions.

Brian O'Sullivan
602.320.7383

From: [Gene Hechler](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Tricia Gomes tricia.gomes@phoenix.gov](#); [Joshua Bednarek](#)
Cc: [lynbob94@gmail.com](#); [phechler1@outlook.com](#)
Subject: Z-44-25 2400 Biltmore Residential
Date: Friday, June 27, 2025 6:03:24 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

I can't believe these developers are back again trying to place 5 story condos in a place they don't belong according to our neighborhood profile. And the traffic!!! We listened to their so called " traffic expert lie the last time only to be put in his place by the city traffic engineer.

Please put a stop to this again.

Regards,

Gene Hechler
Biltmore Villas II

From: [Leland Shurin](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Tricia Gomes](#); [Joshua Bednarek](#)
Cc: lynbob94@gmail.com
Subject: Subject: Z-44-25 2400 Biltmore Residential
Date: Friday, June 27, 2025 9:56:44 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

We have a residence in Biltmore Villas II that backs up to the golf course. We agree with everything Lynn stated in her email of today. We are particularly upset that this matter has been filed to be taken up when we are not in Phoenix and cannot appear at a hearing to express our dismay at the project's density and size nor its effect on traffic at the intersection and on Arizona Biltmore Circle. Attempting to do so indicates a lack of goodwill to the neighborhood and perhaps an intent to run this oversized project through government approval before people who live part time in the area know about it.

Leland Shurin
6178 North 28 Place
Phoenix AZ 85016

816 304 7500

From: Lynne Lagarde <lynbob94@gmail.com>
Date: Fri, Jun 27, 2025 at 5:40 AM
Subject: Z-44-25 2400 Biltmore Residential
To: <CamelbackEastVPC@phoenix.gov>, <anthony.grande@phoenix.gov>, Tricia Gomes <tricia.gomes@phoenix.gov>, Joshua Bednarek <joshua.bednarek@phoenix.gov>

I just saw the rezoning notice for this case yesterday because it is posted on 24th Street north of Arizona Biltmore Circle. Most Biltmore residents north of the hotel who are most affected by this application drive south on 24th Street and would not see this notice. My first request is that another sign be located on Arizona Biltmore Circle in front of the property to give proper notice to residents affected.

My second request is that this case be delayed to give the residents most affected the

opportunity for a neighborhood meeting to learn about this highly impactful case. The last time a proposal was made the applicant invited neighbors to a meeting to explain the proposal but absolutely no notice was given to our neighborhood this time. We live in Bltmore Villas II across the golf course from this site. The case is proceeding to hearings in the summer when many are out of town and unaware of the possibility of a major development that will impact them being approved in their absence.

The concerns that I and my neighbors have are that the proposal is of too massive a scale and density for this low-scale, much lower density, residential community, and the traffic impacts as well.. All of the existing development in the immediately surrounding area has been kept intentionally low in height and this 66', 5-6 story massive expanse of buildings is totally out-of-character with our neighborhood. As we expressed in the previous case, it brings Camelback Corridor, Core-type development to our low scale, low density residential neighborhood. We deserve the opportunity to meet with the applicant and have our concerns addressed and not have the case rushed through without the input of our area, many residents of which are not here.

Thank you for your consideration of these requests.

Lynne Lagarde
6190 N 28th Place
602-370-4290

Leland Shurin
Of Counsel

www.LelandShurin.com [lelandshurin.com]

Licensed in MO, KS, & AZ



**SHAFFER
LOMBARDO
SHURIN**
ATTORNEYS AT LAW

2001 Wyandotte
Kansas City, MO 64108
P: 816-931-0500
F: 816-931-5775
M: 816-304-7500



International
Academy of Mediators

Established 1996



The information contained in this e-mail is attorney privileged and confidential information intended only for use of the individual or entity named. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify by using the "reply to" and return the original message to the sender. Thank you.

PLEASE NOTE: The Missouri Bar Disciplinary Counsel requires all Missouri lawyers to notify all recipients of e-mail that (1) e-mail communication is not a secure method of communication, (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa, (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the e-mail passed through. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know AT ONCE.

From: [Lynne Lagarde](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Tricia Gomes](#); [Joshua Bednarek](#)
Subject: Z-44-25 2400 Biltmore Residential
Date: Friday, June 27, 2025 5:40:25 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

I just saw the rezoning notice for this case yesterday because it is posted on 24th Street north of Arizona Biltmore Circle. Most Biltmore residents north of the hotel who are most affected by this application drive south on 24th Street and would not see this notice. My first request is that another sign be located on Arizona Biltmore Circle in front of the property to give proper notice to residents affected.

My second request is that this case be delayed to give the residents most affected the opportunity for a neighborhood meeting to learn about this highly impactful case. The last time a proposal was made the applicant invited neighbors to a meeting to explain the proposal but absolutely no notice was given to our neighborhood this time. We live in Biltmore Villas II across the golf course from this site. The case is proceeding to hearings in the summer when many are out of town and unaware of the possibility of a major development that will impact them being approved in their absence.

The concerns that I and my neighbors have are that the proposal is of too massive a scale and density for this low-scale, much lower density, residential community, and the traffic impacts as well.. All of the existing development in the immediately surrounding area has been kept intentionally low in height and this 66', 5-6 story massive expanse of buildings is totally out-of-character with our neighborhood. As we expressed in the previous case, it brings Camelback Corridor, Core-type development to our low scale, low density residential neighborhood. We deserve the opportunity to meet with the applicant and have our concerns addressed and not have the case rushed through without the input of our area, many residents of which are not here.

Thank you for your consideration of these requests.

Lynne Lagarde
6190 N 28th Place
602-370-4290

From: [Lynne Lagarde](#)
To: [Anthony M. Grande](#)
Cc: [Tricia Gomes](#); [Joshua Bednarek](#)
Subject: Re: Z-44-25 2400 Biltmore Residential
Date: Thursday, August 7, 2025 2:51:29 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Anthony, Nick offered to meet with us next week but unfortunately the majority of our neighbors are out of town and only residents from 4 homes could attend. We have asked Nick to postpone the meeting until at least the end of September or early October and I am asking my neighbors when they will be back. I wanted to let you know this so that we have the opportunity to meet before any further City hearings like the Village Planning Committee are held. There was considerable opposition when the last rezoning was proposed on this property and we would appreciate being able to meet with the developer and having our concerns addressed before any further proceeding by the City. I have also let Nick know that we have asked the City to hold off on further proceedings until we can meet. Thank you, Lynne Lagarde

On Fri, Jun 27, 2025 at 2:26 PM Lynne Lagarde <lynbob94@gmail.com> wrote:

Thank you, Anthony, I just want to let you know that Nick Wood just called me and offered to get together to review the project with me and our neighbors when I get back in town in 2 weeks or so. He explained that hearings would not start until September which I was glad to hear and will let my neighbors know. I appreciate Nick's call and look forward to meeting with him and our neighbors. Have a nice weekend!

On Fri, Jun 27, 2025 at 2:33 PM Anthony M Grande <anthony.grande@phoenix.gov> wrote:

Thank you. I am including Racelle Escolar here for clarification on the sign.

Anthony Grande, AICP

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Lynne Lagarde <lynbob94@gmail.com>
Sent: Friday, June 27, 2025 11:50 AM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Re: Z-44-25 2400 Biltmore Residential

Thank you for your prompt response, Anthony, you are correct about my concern that the sign location is not being seen by residents heading west on ABC and south on 24th, which is what most of us do. Even if there could be a smaller sign on ABC that would help with actual notice.

We left town early this morning so I am unable to attend the VPC hearing Tuesday. We have received no notice about any neighborhood meetings but will let you know if any are held. If we do not hear of any we will contact the applicant.

Lynne

On Fri, Jun 27, 2025 at 12:21 PM Anthony M Grande
<anthony.grande@phoenix.gov> wrote:

Hi Lynne,

Thank you for your comments. I will save this email in the case file, and it will be provided to the Village Planning Committee before the public hearing for recommendation.

Regarding the sign location, can you clarify the concern? Are you referencing residents to the east that drive west on Arizona Biltmore Circle and turn left on 24th Street to go south? I am including Racelle Escobar to discuss the sign location.

Please note that this case is still in the early stages. There will be an informational presentation on July 1 at the Village Planning Committee. When hearing dates are determined, it will return to the Village Planning Committee for a recommendation at a later month. Meanwhile the applicant is conducting the required outreach and neighborhood meetings. You can always email written comments to me, which will be made part of the record. You can also contact the applicant if you are unable to attend the neighborhood meetings they are hosting and would like to discuss your concerns with them. Their contact is Noel Griemsmann, ngriemsmann@swlaw.com, 602-382-6824.

Please let me know if I can provide any additional assistance.

Thank you,

Anthony

Anthony Grande, AICP

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Lynne Lagarde <lynbob94@gmail.com>

Sent: Friday, June 27, 2025 5:40 AM

To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>

Subject: Z-44-25 2400 Biltmore Residential

I just saw the rezoning notice for this case yesterday because it is posted on 24th Street north of Arizona Biltmore Circle. Most Biltmore residents north of the hotel who are most affected by this application drive south on 24th Street and would not see this notice. My first request is that another sign be located on Arizona Biltmore Circle in front of the property to give proper notice to residents affected.

My second request is that this case be delayed to give the residents most affected the opportunity for a neighborhood meeting to learn about this highly impactful case. The last time a proposal was made the applicant invited neighbors to a meeting to explain the proposal but absolutely no notice was given to our neighborhood this time. We live in Biltmore Villas II across the golf course from this site. The case is proceeding to hearings in the summer when many are out of town and unaware of the possibility of a major development that will impact them being approved in their absence.

The concerns that I and my neighbors have are that the proposal is of too massive a scale and density for this low-scale, much lower density, residential community, and the traffic impacts as well.. All of the existing development in the immediately surrounding area has been kept intentionally low in height and this 66', 5-6 story massive expanse of buildings is totally out-of-character with our neighborhood. As we expressed in the previous case, it brings Camelback Corridor, Core-type development to our low scale, low density residential neighborhood. We deserve the opportunity to meet with the applicant and have our concerns addressed and not have the case rushed through without the input of our area, many residents of which are not here.

Thank you for your consideration of these requests.

Lynne Lagarde

6190 N 28th Place

602-370-4290

.

Anthony M Grande

Subject: FW: 24th Street and Arizona Biltmore Circle traffic light - update

From: DAN NAHOM <dannahom@msn.com>

Sent: Sunday, September 14, 2025 3:05 PM

To: Griemsmann, Noel <ngriemsmann@swlaw.com>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; nwood@swlaw.com; Anthony M Grande <anthony.grande@phoenix.gov>

Cc: Eric Buskirk <eric.buskirk@phoenix.gov>; Mark Arndt <marndt@transport-safety.com>; Williams, Jeanette <jewilliams@swlaw.com>; Ann Nahom <ahnahom@gmail.com>

Subject: Re: 24th Street and Arizona Biltmore Circle traffic light - update

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Nick, all,

Many thanks for sending the attached update about the project at 24th Street and Arizona Biltmore Circle.

Generally, I see it as a positive development that will help values in the area and add to high-end residential choices. Originally some retail was to be included, a restaurant for example. Has that component been eliminated? If true, that should lessen the problem described below.

What still seems to be unaddressed is the traffic light at the corner. It's already a very slow light when exiting west and turning south on 24th Street. Adding 200+ units and the related cars isn't going to make things better. I'm no traffic expert, but it seems change is required. If retail is included, the problem is worse.

I think ingress while traveling north on 24th Street to the project should be required so that Arizona Biltmore Circle can be avoided, the same for egress when exiting to the north on 24th Street.

ABC probably needs to be widened.

First and foremost, the timing on the light needs to change with more time dedicated to people traveling west on ABC.

Kind regards,

Dan Nahom

602 617 9096

2626 E. Arizona Biltmore Circle
Unit 31

Phoenix, AZ 85016

Anthony M Grande

Subject: FW: Case # Z-44-25-6 - rezoning plans proposed by JDMD Biltmore LLC

From: Brian@osullivan.phxcoxmail.com <Brian@osullivan.phxcoxmail.com>

Sent: Friday, September 19, 2025 5:30 PM

To: Anthony M Grande <anthony.grande@phoenix.gov>

Cc: jill@osullivan.phxcoxmail.com

Subject: RE: Case # Z-44-25-6 - rezoning plans proposed by JDMD Biltmore LLC

Hi Anthony,

Thanks again for the follow up. Please see attached for the case record.

September 19, 2025

Mr. Anthony Grande, AICP
Planner II – Village Planner
City of Phoenix
Planning & Development Department - Long Range Planning
200 West Washington Street
Phoenix, AZ 85003

RE: Case # Z-44-25-6 - rezoning plans proposed by JDMD Biltmore LLC

Mr. Grande:

We received notice of the third Neighborhood meeting, which we are again not able to attend. We are out of town much of the summer and missed the first meeting and will not be able to attend the second meeting.

We live in the neighborhood immediately to the Southwest of the proposed rezoning project and drive by the property several times per day. Additionally, we believe that our property would likely have visibility to the proposed project's height waiver. We regularly exercise on the SRP canal and believe that the project would detract from 'open feel' of the area.

The previous rezoning plans proposed by JDMD Biltmore LLC included a hotel and large parking structure that would have created objectionable light pollution as well as obstructing views with height waivers.

While we recognize that the applicant wants to redevelop an old office building property, we object to the proposed rezoning as a high-density condominium style housing with mixed office/retail on the ground floor property with a significant height waiver that is unprecedented in the area and inconsistent with the neighborhood aesthetic and appeal. The intersection was not designed for this traffic volume. There is a significant variety of residential communities within the area, from large lot single family homes to condos and apartments, however none of them have the height or density of the JDMD Biltmore rezoning request.

We ask that this email be submitted as an official written comment to the record for this case and be provided to the Village Planning Committee for review at the hearing.

Thank you for your assistance in this matter and please know that we fully support JDMD Biltmore LLC if they want to redevelop the office park within its current zoning and restrictions, particularly height.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian O'Sullivan", with a stylized flourish at the end.

Brian O'Sullivan



Outlook

CASE NO. Z-44-25-6

CITY OF PHOENIX

Re: 24th Street and Arizona Biltmore Circle traffic light - update

SEP 25 2025

From DAN NAHOM <dannahom@msn.com>

Date Sun 9/14/2025 3:05 PM

Planning & Development
Department

To Griemsmann, Noel <ngriemsmann@swlaw.com>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; nwood@swlaw.com <nwood@swlaw.com>; anthony.grande@phoenix.gov <anthony.grande@phoenix.gov>

Cc Eric Buskirk <eric.buskirk@phoenix.gov>; Mark Arndt <marndt@transport-safety.com>; Williams, Jeanette <jewilliams@swlaw.com>; Ann Nahom <ahnahom@gmail.com>

1 attachment (674 KB)

Zoning Project.pdf;

Nick, all,

Many thanks for sending the attached update about the project at 24th Street and Arizona Biltmore Circle.

Generally, I see it as a positive development that will help values in the area and add to high-end residential choices. Originally some retail was to be included, a restaurant for example. Has that component been eliminated? If true, that should lessen the problem described below.

What still seems to be unaddressed is the traffic light at the corner. It's already a very slow light when exiting west and turning south on 24th Street. Adding 200+ units and the related cars isn't going to make things better. I'm no traffic expert, but it seems change is required. If retail is included, the problem is worse.

I think ingress while traveling north on 24th Street to the project should be required so that Arizona Biltmore Circle can be avoided, the same for egress when exiting to the north on 24th Street.

ABC probably needs to be widened.

First and foremost, the timing on the light needs to change with more time dedicated to people traveling west on ABC.

Kind regards,

Dan Nahom

602 617 9096

2626 E. Arizona Biltmore Circle
Unit 31
Phoenix, AZ 85016

From: Griemsmann, Noel <ngriemsmann@swlaw.com>

Sent: Friday, May 23, 2025 12:05 PM

To: DAN NAHOM <dannahom@msn.com>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Ann Nahom <ahnahom@gmail.com>

Cc: Eric Buskirk <eric.buskirk@phoenix.gov>; Mark Arndt <marndt@transport-safety.com>; Williams, Jeanette <jewilliams@swlaw.com>

Subject: RE: 24th Street and Arizona Biltmore Circle traffic light

Thanks Al for the information below.

And Dan, always :)

Everyone have a great weekend.

Noel J. Griemsmann, AICP

Sr Urban Planner

O: [602.382.6824](tel:602.382.6824)

ngriemsmann@swlaw.com

**SNELL
& WILMER**

swlaw.com | [LinkedIn](#)

From: DAN NAHOM <dannahom@msn.com>

Sent: Friday, May 23, 2025 9:01 AM

To: Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Ann Nahom <ahnahom@gmail.com>

Cc: Griemsmann, Noel <ngriemsmann@swlaw.com>; Eric Buskirk <eric.buskirk@phoenix.gov>; Mark Arndt <marndt@transport-safety.com>

Subject: Re: 24th Street and Arizona Biltmore Circle traffic light

[EXTERNAL] dannahom@msn.com

Thank you Al.

Noel, it looks like it's up to you to make a good presentation.

Dan

From: Mohamad Z Al-kahlout <Mahamad.Al-kahlout@phoenix.gov>

Sent: Friday, May 23, 2025 8:39 AM

To: DAN NAHOM <dannahom@msn.com>; Ann Nahom <ahnahom@gmail.com>

Cc: Griemsmann, Noel <ngriemsmann@swlaw.com>; Eric Buskirk <eric.buskirk@phoenix.gov>

Subject: Re: 24th Street and Arizona Biltmore Circle traffic light

Dear Mr. Nahom,

Thank you for taking the time to share your concerns about the signal at 24th Street and Arizona Biltmore Circle. I appreciate your thoughtful observation regarding the longer delay for the southbound

left-turn movement compared to the through traffic on 24th Street.

You are absolutely right about the higher delays during hotel shift changes. This is a common outcome of how signal timing is optimized. Like many aspects of engineering, there is rarely a one-size-fits-all solution. Even with adaptive infrastructure like traffic signals, timing can struggle to accommodate short-term surge events such as shift changes. In general, signals are programmed to minimize total delay across all movements, which often results in prioritizing higher-volume or higher-delay approaches, such as the through traffic on 24th Street at this location.

As part of the City's development review process, the traffic study for the proposed residential project should assess existing and proposed operations at this intersection, including signal timing. If the analysis identifies a need for adjustments or other improvements due to projected traffic changes, those recommendations will be considered as part of the review.

Thanks again for reaching out. Input from nearby residents provides valuable context and helps ensure our review is as informed and effective as possible.

*Mohamad Z Al-kahlout
Traffic Engineer III
Office of the City Engineer
City of Phoenix*

602.534.7336 (o)

*200 W. Washington Street, 5th floor
Phoenix, AZ, 85003*

From: DAN NAHOM <dannahom@msn.com>

Sent: Thursday, May 22, 2025 2:31 PM

To: Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>

Cc: Ann Nahom <ahnahom@gmail.com>; Griemsmann, Noel <ngriemsmann@swlaw.com>

Subject: 24th Street and Arizona Biltmore Circle traffic light

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Al,

I received your contact info from Noel Griemsmann as you can see below. Noel says you are the guy to help with a traffic light situation.

We are residents at 2626 E. Arizona Biltmore Circle and there is a major residential development project in the works for the northeast corner of 24th Street and Arizona Biltmore Circle. I'm sure the residents have different views, but one common concern is the traffic light at that corner. Right now the light is heavily weighted in favor of 24th Street traffic. Making a southbound left hand turn onto 24th Street is always a long wait. If it's shift change time at the hotel, it takes a few lights. If the residential project

goes forward and a few hundred cars are added to the population, the wait times could be increased significantly.

The developer says the light is the City's issue and they can't do anything about it, but I think there will be significant objections if the light isn't dealt with. Can you help?

Additional details below.

Thank you.

Dan Nahom
602 617 9096

From: Griemsmann, Noel <ngriemsmann@swlaw.com>
Sent: Thursday, May 22, 2025 11:18 AM
To: DAN NAHOM <dannahom@msn.com>
Cc: Wood, Nick <nwood@swlaw.com>; Williams, Jeanette <jewilliams@swlaw.com>
Subject: RE: Follow up from the meeting last night

Dan,

Thank you for making time to attend yesterday, enjoyed meeting you.

Our City reviewer of the TIA is:

*Mohamad Z Al-kahlout
Traffic Engineer III
Office of the City Engineer
City of Phoenix*

602.534.7336 (o)

*200 W. Washington Street, 5th floor
Phoenix, AZ, 85003
Mohamad.Al-kahlout@phoenix.gov*

The TIA is under KIVA 24-936 and STIA 2501135.

The report is still in review; he has a few comments that the Civtech team is addressing.

Let me know of any trouble connecting with Mr. Al-kahlout (FYI he goes by "Al") or if we need to follow-up on any additional questions you have. Happy to also set up a follow-up chat with Dawn (with Civtech) as well if you like.

Hope you have a great long weekend.

Noel J. Griemsmann, AICP
Sr Urban Planner

O: [602.382.6824](tel:602.382.6824)

ngriemsmann@swlaw.com

**SNELL
& WILMER**

swlaw.com [swlaw.com] [swlaw.com] | [swlaw.com] [LinkedIn](#) [linkedin.com]

September 11, 2025

Re: Third Neighborhood Meeting for the Property Located at the Northeast Corner of 24th Street and Arizona Biltmore Circle

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that on behalf of JDM Partners ("JDM"), we have filed a rezoning request (Case No. Z-44-25-6) for an approximately 6.26-acre site located at the northeast corner of 24th Street and Arizona Biltmore Circle as shown on Exhibit A (the "Property") and that a third neighborhood meeting has been scheduled.

The request is to change the existing zoning designation of the Property from "Commercial C-2 District – Intermediate Commercial" (C-2) Planned Community District (PCD) to "Planned Unit Development" (PUD), herein the "Request."

The Request is currently in review with the City of Phoenix. Additionally, as part of our continued public outreach efforts, we would like to invite you to a third neighborhood meeting to discuss the application and the development resulting therefrom. The meeting date and location is provided on the following pages.

Project Overview. The "2400 Biltmore Residential" project is a redevelopment plan to establish a new high-quality for sale condominium community at the northeast corner of 24th Street and Arizona Biltmore Circle. The 2400 Biltmore Residential project will provide up to 203 new luxury mid-rise homes in close proximity to the various employers and amenities of the Biltmore area. The primary goal of the project is to provide a modern, upscale, and amenity rich living experience catering to modern housing needs and preferences, providing a "lock and leave" lifestyle for those that are downsizing from larger single-family homes as well as second homeowners that desire to live at a premier location, building upon the access to golf, resort amenities, retail and easy access to Sky Harbor Airport and the overall region offered by this prime location, one of the major employment cores of the City.

The redevelopment proposal includes a singular concrete and steel constructed residential building containing up to 203 new residences with ample amenity spaces, as well as accessory ground floor office and restaurant space (the "Project"), reinvigorating this important access point into the larger Biltmore area.

The homes included in the Project will be a mix of one-, two-, three-, and four-bedroom units, appealing to a variety of housing preferences and needs. Additionally, the Project will incorporate modern residential amenities, including air-conditioned indoor amenity space and useable

outdoor open space comprised of pools, outdoor seating and lounging nodes, activity and fitness lawns, via a rooftop amenity area.

The Project is located on a unique prime, yet challenging, parcel, with a unique shape and physical conditions that includes a sloping transition from north to south. To best align the building with the natural topography (and to avoid the complexities and impacts of a “hard dig”), the Project utilizes a stepped down design, following the terrain as it steps down. Building height is limited to 66 feet across the property, following the topography. The proposed stepped down design results in a building massing that is contextually appropriate while also providing a transition in height allowing for a unique building that complements the natural conditions while allowing for a maximization of views for its future residents and the ability to make a modern architectural statement at this important intersection.

Attached is a copy of our signed application, conceptual site plan, and renderings for your review, which better illustrate the Project as described above.

A copy of the entire PUD Development Narrative containing the complete details of this request is on file with the City of Phoenix Planning and Development Department and available online at:

<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>

Our PUD Rezoning Request is currently in review with the City’s Planning and Development Department staff. During this review period, we would like to invite you to a third neighborhood meeting to meet the development team and to discuss the Project.

The third neighborhood meeting is scheduled as follows:

3rd Neighborhood Meeting

Date: Tuesday, September 23, 2025
Time: 6:00 p.m.
Location: Adobe Bar & Grille
2400 Biltmore Estates Dr.
Phoenix, AZ 85016

Please feel free to contact me or Noel Griemsmann, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

The City of Phoenix Village Planner assigned to this case is Anthony Grande. Mr. Grande can be reached at (602) 256-5648 or via e-mail to anthony.grande@phoenix.gov. This planner can

answer your questions regarding the City review and hearing processes, as well as the staff position once their report is complete.

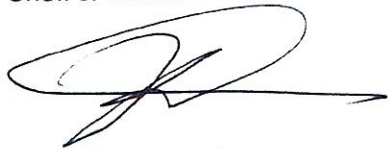
You may also make your opinions known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case numbers on the first page of this letter. Your letter will be made part of the case file.

Please be advised that hearings before the Camelback East Village Planning Committee, the Planning Commission, and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

A handwritten signature in black ink, appearing to be 'N. Wood', with a long horizontal flourish extending to the right.

Nicholas J. Wood

Exhibit A





City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-44-25-6

PROPERTY LOCATION: Northeast corner of 24th Street and Arizona Biltmore Circle

PROPOSED USE: PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal

LEGAL DESCRIPTION:

TO BE CHANGED:

FROM: C-2 PCD

TO: PUD

Ordinance #:
CASE TYPE: Rezoning

Ordinance Date:
DSD #:
8/20/2024

CASE STATUS: Substantive
Review - Additional Information
Required
COUNCIL DISTRICT: 6

GROSS ACREAGE: 7.68

VILLAGE: Camelback East

DATE FILED: 04/25/2025

ZONING MAP:
I9

Q.S. MAP:
Q21-33

APN
164-12-781

Contact Information

Name		Address	Phone	Fax	Email
JDMD Biltmore, LLC	Applicant	2400 East Arizona Biltmore Circle, Phoenix, AZ 85016	(602) 382-6824		ngriemsmann@swlaw.com
Nick Wood, Snell & Wilmer, LLP	Representative	1 East Washington Street, Suite 2700 Phoenix AZ 85004	(602) 382-6824		ngriemsmann@swlaw.com
JDMD Biltmore, LLC	Owner	2400 East Arizona Biltmore Circle, Phoenix, AZ 85016	(602) 382-6824		ngriemsmann@swlaw.com

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

200 W. Washington St., 2nd floor, Phoenix, AZ 85003 • 602-626-7131

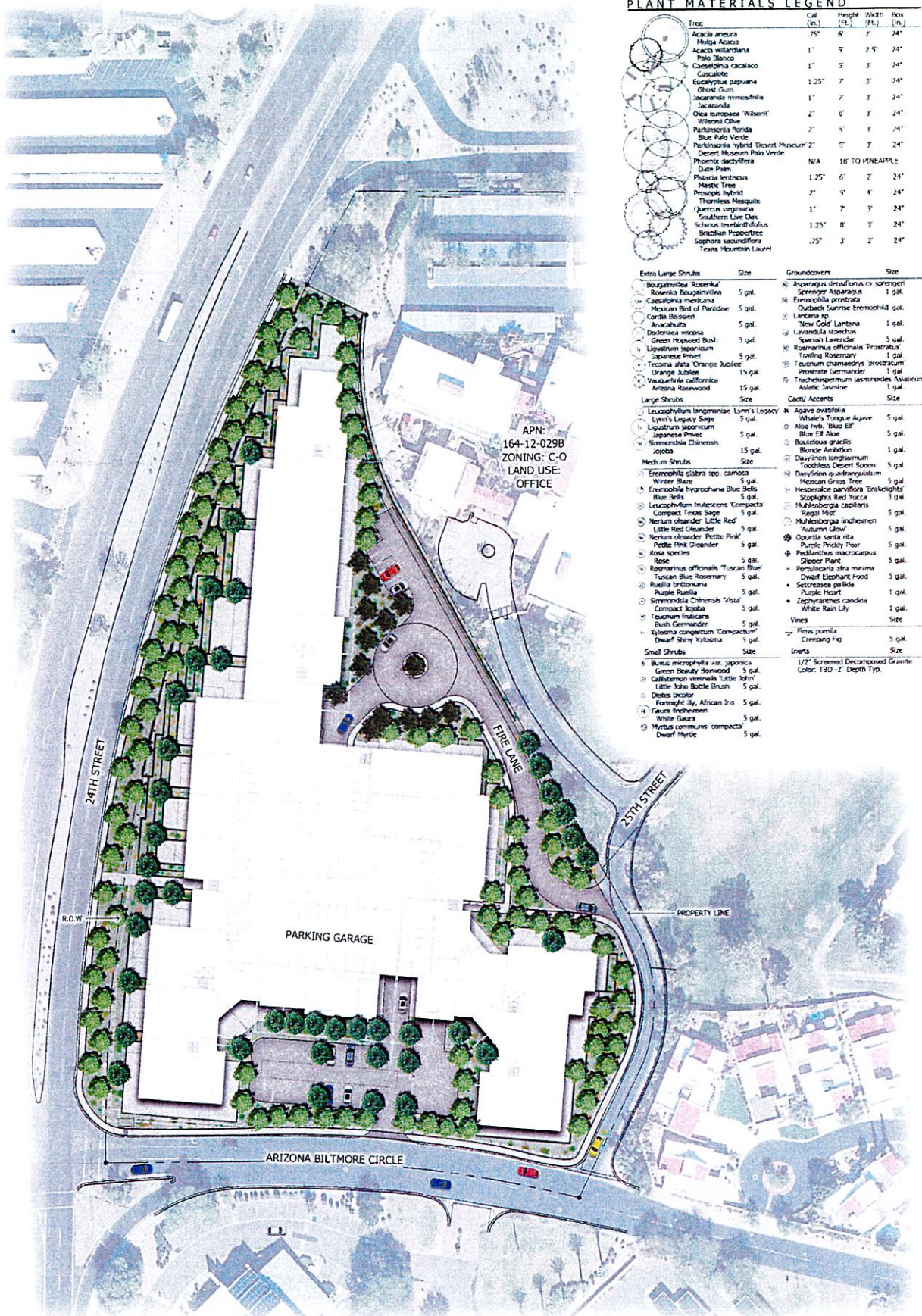
For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: DW For N. Wood DATE: 6/11/25

POST APPLICATION PM
MEETING DATE:

Fee Information		Fee Date	Purpose
Fee	Fee Waived		
4,480.00	\$0.0	04/25/2025	
280.00	\$0.0	04/29/2025	





Anthony M Grande

Subject: FW: Z-44-25 2400 Biltmore Residential

From: Lynne Lagarde <lynbob94@gmail.com>

Sent: Friday, October 3, 2025 3:46 PM

To: Anthony M Grande <anthony.grande@phoenix.gov>

Cc: Tricia Gomes <tricia.gomes@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>; PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>

Subject: Re: Z-44-25 2400 Biltmore Residential

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Anthony, we had our Biltmore Villas II meeting with Nick Wood, Mr. Colangelo and Mr. Schulz last night and were given the details of the project. There was no indication that any of our concerns would be taken into consideration. They felt they had solved the traffic concerns by reducing traffic from their last proposal and proposed no changes to the 24th Street and Arizona Biltmore Circle intersection, which is a huge concern for our community, other than adding striping. We were told that the approximately 1000 trips per day that would be added was far less than the only other option of 200,000 SF of medical office which would generate 7200 trips. I let them know I did not appreciate being threatened with that alternative. There was no information on the cut-through traffic numbers on Arizona Biltmore Circle between Lincoln and 24th Street which is currently subjected to high volumes of speeding traffic on a narrow winding street, which creates a very unsafe condition for our neighborhood north of the Biltmore Hotel.

Unfortunately many of our neighbors were still out of town and others unable to attend, but I emailed them about the results of our meeting and have heard from many that they still have serious concerns about the massive scale, height, density and intensity of the project as well as traffic. Therefore the majority of our neighborhood remains opposed to the project in its current form. Most of us are not opposed to condominiums at a lower scale appropriate to the one and two story homes and other buildings in the community north of the Biltmore and appreciate the intent to create a well-designed high quality project. However, the current proposal of 6 stories at the corner of 24th and Arizona Biltmore Circle and 66' from grade as the property slopes north is simply inappropriate for that corner and looks like it is part of the Camelback Corridor being inserted into our low-scale office and residential area. As many have expressed, it is "out of character" with our area. Nick also told us that if this rezoning were to be denied the site would be tainted and no one would want to try to do another project. Our concerns have simply been dismissed. We had hoped to work with the developers to achieve a more appropriate project for the neighborhood and remain willing to do so but there was no openness shown to do that last night.

Lynne Lagarde

From: [Pauline Urbano Hechler](#)
To: [Anthony M. Grande](#)
Cc: [Gene Hechler](#); [Lynne Lagarde](#)
Subject: Az Biltmore Circle/24th Street project z-24-25 2400
Date: Sunday, October 5, 2025 9:56:29 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Mr. Grande,

My husband Gene and I live in Villas II near Lynne Lagarde. I grew up in Phoenix, and, if memory serves me, when the Village concept was adopted by the City of Phoenix, the core of our village, i. e. the center with the most density and highest buildings, in the Biltmore neighborhood was approved as 24th Street and E. Camelback Road. And my understanding was that all development radiating out from 24th and Camelback would be shorter, less dense, and more residential.

So, I was greatly surprised when the project brought forth by Messrs. Schultz and Colangelo was even considered. Such a project is going to change the whole character of our neighborhood. And when I think of the traffic issues, noise, and potential crime, it is a huge concern.

Please pass my email on to the decision makers. I must remind them that we have a Village plan for a reason.

Thank you,
Pauline Hechler

Pauline Urbano Hechler
6186 N. 28th Place
Phoenix, AZ 85016

Sent from my iPhone

From: [David Ratner](#)
To: [Anthony M. Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)
Cc: [Lynne Lagarde](#)
Subject: Subject: Opposition to Z-44-25 2400 Biltmore Residential Development
Date: Monday, October 6, 2025 9:09:50 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear City Planning Officials,

I am writing to express my strong opposition to the proposed rezoning and development project at 2400 Biltmore Residential (Case Z-44-25). While I appreciate the intent to revitalize the area, the current proposal raises serious concerns for our neighborhood.

The proposed six-story structure, reaching 66 feet from grade, is dramatically out of scale with the surrounding community. Our neighborhood is characterized by one- and two-story homes and low-rise buildings, and this project would introduce a level of height and density that is incompatible with the existing character of the area. It risks transforming a quiet, residential environment into something more akin to the Camelback Corridor, which is not appropriate for this location.

Additionally, the traffic impact of this development is deeply troubling. The projected 1,000 additional vehicle trips per day will exacerbate already unsafe conditions on Arizona Biltmore Circle and 24th Street. These roads are narrow and winding, and they are not equipped to handle such an increase in volume—especially given the current issues with speeding and cut-through traffic.

Many residents, including myself, are not opposed to development in principle. We would welcome a thoughtfully scaled condominium project that respects the character and infrastructure of our neighborhood. However, the current proposal does not reflect that balance. It prioritizes density over livability and disregards the concerns that have been repeatedly voiced by the community.

I urge you to reconsider this proposal and work with the developers to create a project that better fits the scale, traffic capacity, and spirit of our neighborhood.

Sincerely,

Best, David

DL Ratner, PsyD, PhD

th

6187 N. 28 [[google.com](#)] Pl Phoenix, AZ 85016

From: [Stephen Nathan](#)
To: [Anthony M. Grande](#)
Subject: CASE NO Z 44-25-6
Date: Tuesday, October 7, 2025 1:49:45 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Mr. Grande,

I am writing as a resident of Biltmore Villas II in regard to Case No. Z 44-25-6 located at the Northeast corner of Arizona Biltmore Circle and 24th Street.

My particular concern with the development plan is with Section H3: Circulation Systems. For the residents of Biltmore Villas I, Biltmore Villas II, Biltmore Courts, Biltmore Vistas, Biltmore Gates and Biltmore Squares, Arizona Biltmore Circle is the only egress available to travel West or South from their communities, as there is no left turn permitted at the intersection of Arizona Biltmore Circle and Lincoln to proceed west or South.

Section H3 has provided estimates of the traffic that would be generated with the completed project. What is missing and should be taken into consideration is the amount of traffic already using the intersection of Arizona Biltmore Circle and 24th Street. Local residents already have to deal with the traffic that already backs up in the PM peak hour in the left turn lane to proceed south on 24th Street, usually due to staff leaving the Arizona Biltmore Hotel parking garage, situated on Arizona Biltmore Circle. Event traffic from the Arizona Biltmore Hotel in the AM and PM ties up traffic.

In addition, all delivery trucks for the Arizona Biltmore Hotel use Arizona Biltmore Circle and are coming and going all hours of the day. Then there is the traffic from the many landscapers and construction companies servicing Biltmore residents. We should have the statistics to show if there is already too much traffic on Arizona Biltmore Circle before adding the developers future traffic estimates.

I also have a concern with the traffic flow that would be entering Arizona Biltmore Circle from 24th Street from both the north and south, and trying to enter the development entrance during peak AM and PM hours.

I had a zoom meeting with Nick Wood, attorney for the developer, Ryan McCann and Dawn Cartier to discuss my traffic concerns.

Mr. Wood gave me a synopsis of the development that was planned and denied around 4 years ago. He said that the major concern of that development was " traffic, traffic, traffic". He reviewed the numbers of estimated traffic for the current development and when I said we should have current usage numbers to see how the

additional numbers would impact the community, he commented that if this development is not approved, the land is zoned for medical offices and there would be a lot more traffic if that happened. I asked if there was a rendering of how they envisioned the street reconfiguration to handle the additional traffic and they put up a slide which showed a 2 way turn lane down the middle of the street. I pointed out how when PM traffic is backed up turning left on 24th Street, no one coming off of 24th turning east and trying to turn left into the development would be able to. There simply is not much room to maneuver traffic at that intersection and going east to 25th Street. I also mentioned the timing of the traffic light, as it is very long for traffic going north and south on 24th Street, and short for those turning south or north onto 24th Street, contributing to the back up of traffic on Arizona Biltmore Circle. Mr Wood said that is up to the City of Phoenix and that after the development is completed the City could if it wanted to, could change the length of the traffic light. I asked if it would be possible for the developer to add an addendum to the project, displaying their rendering of their proposed street change for future meeting with residents and he said it could be done.

I would highly encourage everyone involved in the approval process to drive, at AM and PM peak times, the intersection of Arizona Biltmore Circle and 24th Street, envisioning a huge complex which includes a restaurant and parking garage entrance off of Arizona Biltmore Circle, half way between 24th and 25th Streets.

Thank you,

Marti Nathan
Biltmore Villas II

Anthony M Grande

Subject: FW: Issues re Z-44-25 - 2400 Biltmore Residential

From: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>

Sent: Monday, October 13, 2025 9:33 AM

To: Anthony M Grande <anthony.grande@phoenix.gov>

Cc: Jennifer Wingenroth <jennifer.wingenroth@phoenix.gov>; Cody Kellogg <cody.kellogg@phoenix.gov>

Subject: Re: Issues re Z-44-25 - 2400 Biltmore Residential

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Anthony-

I hope you are well. We attended the latest neighborhood meeting (9/23) and no revisions to the plan were presented. And our understanding is that they now intend to proceed to Village for recommendation on 11/4. We will be attending that evening to comment on the case, but also request that this correspondence be provided with the staff report.

The 66' building height with virtually no setback is both too tall and close to the existing corporate headquarters. The Best Western Hotels campus has been home to their headquarters for 50 years- and the company will be celebrating their 80th anniversary next October.

The proximity of residential units at such a scale adjacent to their corporate operations is not compatible. As you know, the current zoning would require residential uses that exceed 30' in height to be both stepped back and setback from adjacent property by at least 150'. Their request continues to wholly disregard the setback/stepback that is typically required to ensure compatibility of uses and transitions to building height/scale.

Given BWH's long history and investment in both this location and in the City, we hope that their position is considered as staff forwards the case for recommendation to the Village and beyond.

Is the hearing draft available yet? I don't see that it has been posted to the website.

Carolyn

From: [Leland Shurin](#)
To: [Anthony M. Grande](#)
Cc: lynbob94@gmail.com
Subject: Z-44-55-2400 Biltmore residential
Date: Friday, October 17, 2025 11:19:57 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

My wife, Jill, and I live about 5 months a year in Phoenix at our residence in the Biltmore Villas II subdivision/HOA. I am a member of the Arizona Bar Association, as well as that of Missouri and Kansas. We have read the comments of Ron Lagrone as President of and on behalf of the Biltmore Villas II HOA Board of Directors. We fully agree with his statements. There is no reason for us to restate the strong points Ron set out against this overreaching/overbearing project. We strongly oppose it.

Leland Shurin

**Leland Shurin
Of Counsel**

www.LelandShurin.com [lelandshurin.com]

Licensed in MO, KS, & AZ



2001 Wyandotte
Kansas City, MO 64108

P: 816-931-0500

F: 816-931-5775

M: 816-304-7500



Established 1996



The information contained in this e-mail is attorney privileged and confidential information intended only for use of the individual or entity named. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify by using the "reply to" and return the original message to the sender. Thank you.

PLEASE NOTE: The Missouri Bar Disciplinary Counsel requires all Missouri lawyers to notify all recipients of e-mail that (1)

e-mail communication is not a secure method of communication, (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa, (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the e-mail passed through. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know AT ONCE.

From: [Richard Lund](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: Z-44-25 2400 Biltmore Residential
Date: Monday, October 20, 2025 10:28:44 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Chairman Fischbach,

> Like our neighbors we are opposed to the height, massiveness and density of the proposed condominium project. However we are most concerned about the excessive traffic it will generate on roads that were not designed for high traffic volumes.

>

> The cut-through traffic on Arizona Biltmore Circle between Lincoln and 24th Street already creates unsafe conditions in our neighborhood north of the hotel. Cars are speeding around the curves despite the speed bumps and 25 mph speed limit signs. Adding excessive traffic will only make that narrow private street more dangerous for all of us living here.

>

> If the excessive traffic-generating project is approved the developer must be required to install gates at Lincoln and before the access to the hotel to eliminate the cut-through traffic and allow only residents to use that curving section of the road. That is the only way to keep our neighborhood safe.

>

> Thank you for your consideration of these requests.

> Dick and Robin Lund

> 6192 N 28th Place

> Biltmore Villas II

From: [Kevin Terry](#)
To: [Anthony M Grande](#); [PDD Camelback East VPC](#); council.district.6@phoenix.gov
Subject: Letter from Biltmore Villas II Community Regarding New Development Project
Date: Monday, October 20, 2025 9:32:24 AM
Attachments: [image001.png](#)
[Biltmore Villas II Letter to Developer.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Good morning all, I am the community manager for Biltmore Villas II. The board met last week and drafted a letter they would like me to send to you all regarding the potential condominium project being built in the Biltmore area. As you can see from the attached letter, the community is concerned with this project due to the height of the proposed Condominiums and the potential increase in traffic. Please let me know if you have any questions, thank you!

Warm Regards,

Kevin Terry, CMCA | Director of Community Association Management

RealManage Arizona

16625 S Desert Foothills PKWY | Phoenix. AZ 85048

O: 480.757.2811 C: (480)434-8642

Kevin.Terry@realmanage.com

-



Dear Chairman Fischbach,

On behalf of the Biltmore Villas II community, I want to express that we are not opposed to a condominium project on the site—provided it is appropriately scaled to the surrounding one- and two-story buildings, and its density and traffic impact are manageable. However, the current proposal—at 66 feet in height, six stories tall, and with double the allowable density—is simply too impactful for our predominantly low-rise, low-density residential neighborhood.

The City of Phoenix has long followed a planning policy of concentrating height and density within its Village Cores, and gradually reducing both as development moves away from those areas. There are no 66-foot, six-story buildings on 24th Street south of Highland or north of Biltmore Fashion Park. Similarly, there are no buildings of that height on Camelback Road east of 26th Street or west of 22nd Street. Placing a six-story building north of Arizona Biltmore Circle—far removed from the 24th Street and Camelback Core—would directly contradict this established policy.

Our community strongly opposes this departure from sound city planning. The proposed building's height, massing, and scale would introduce Camelback Corridor-style development into the Biltmore neighborhood, which is far less intense, dense, and vertical. The project is undeniably out of character with the surrounding one- and two-story homes and buildings.

This area's building heights have always been deliberately kept low to preserve views of the Phoenix Mountain Preserve and Piestewa Peak. From the original American Express campus (now Charles Schwab) to developments east of 24th Street and along Arizona Biltmore Circle, building heights have generally been limited to two stories out of respect for this landmark natural feature.

Residents have relied on the City's commitment to both concentrating height and density in designated Core areas and preserving the visual integrity of the Mountain Preserve. There are no tall buildings south of Lincoln Drive or Glendale Avenue that obstruct these views, and maintaining that visual access should remain a citywide priority.

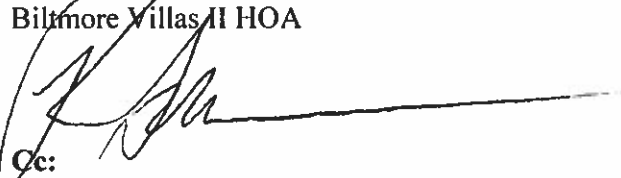
In addition, Biltmore Villas II residents are seriously concerned about traffic impacts. Arizona Biltmore Circle already experiences significant cut-through traffic from Lincoln to 24th Street, often at excessive speeds. The street is narrow, privately maintained, and winds through the neighborhood with multiple blind curves. Speeding cars frequently create safety hazards, and current measures—such as 25 mph signage and modest speed bumps—have proven ineffective. This issue remains unaddressed in the current proposal.

The proposed restriping at the intersection of 24th Street and Arizona Biltmore Circle offers no real traffic mitigation. Residents already form separate lanes to turn left and right; the planned striping would change nothing.

In conclusion, the current proposal is too tall, too massive, out-of-scale and out-of-character with the area. It violates the City's longstanding planning policies and would add more traffic than Arizona Biltmore Circle was designed to accommodate. For these reasons, we respectfully request that you deny approval of the rezoning application, or at minimum, continue the matter to allow time for residents to work with the developer on a more appropriately scaled project.

Thank you for your time and consideration.

Very truly yours,
Ron Lagrone, President
Biltmore Villas II HOA

A handwritten signature in black ink, appearing to read 'Ron Lagrone', is written over the printed name and extends horizontally across the page.

Cc:
Councilman Kevin Robinson
Planning Commission Chair Marcia Busching
Anthony Grande

SUPPORT

From: [Forrest Richardson](#)
To: [Anthony M. Grande](#)
Cc: [PDD Camelback East VPC](#)
Subject: Z-44-25-6
Date: Saturday, August 9, 2025 6:02:29 PM
Attachments: [Z-44-25-6-Letter-FLR 8-8-25.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Please enter the attached letter into the record.

+++

Forrest Richardson



FORREST RICHARDSON

2337 East Oranewood Ave

Phoenix, Arizona 85020

602-906-1818

Camelback East Village Planning Committee

anthony.grande@phoenix.gov

CamelbackEastVPC@phoenix.gov

August 8th, 2025

Re: "2400 Biltmore Residential" Project / Z-44-25-6

Dear Committee Members:

I am a resident of the area of the proposed project "2400 Biltmore Residential" that has been well documented in the applicant's packet provided to the City in advance of your formal meeting, and subsequent Planning Commission and Council meetings.

This property is aging and needs redevelopment. A mixed use project, such as has been proposed, is an excellent concept and one that will bring vibrance to the area. Davis Architects is not only well-respected, but is environmentally-focused. This area of Phoenix deserves such careful planning, design and thought. The project is acceptable both in terms of height and floor area.

Please accept this letter as strong encouragement for you to embrace the Z-44-25-6 application and to allow the design and development professionals the leeway to create something truly great. Far too often we see — sadly — micro-managing of certain architectural plans in our City. In this case we have an excellent team and it is my hope that you will look favorably on the plans and work hand-in-hand to ensure that we do not compromise when it comes to the quality and architectural concepts that have been proposed.

Please enter this letter into the record, and attach it to your recommendation as transmitted to the Planning Commission.

Most sincerely,


Forrest L. Richardson

Patricia Mordigan Hawkins
5332 North 24th Place
Phoenix, Arizona 85016
602-617-3663
hawk602@cox.net

September 26, 2025

The Honorable Kevin Robinson
Councilman – District 6
200 W. Washington Street
Phoenix, Arizona 85003

Dear Councilman Robinson.

I'm writing you in support of the Jerry Colangelo project at 24th Street and Arizona Biltmore Circle.

We have met at a few community meetings but never had the opportunity to visit at any length about specific issues in the Biltmore area. I believe you may know that my late husband, Jasper Hawkins, was very involved in our beautiful community. Jasper and I have lived in the Colony Biltmore Greens since 1980. In fact, Jasper, as a nationally and internationally respected Architect was instrumental in the design of the Biltmore area. He served as the President of ABEVA in the 1980's. He also consulted with many of the developers in the Biltmore area and Jasper represented ABEVA in negotiating the rezoning PUD for the Arizona Biltmore Resort. The Resort was represented by Nick Wood.

I met with Nick Wood and his team on Tuesday evening September 23, 2025, at a neighborhood meeting that Nick conducted at the Adobe Golf Course Clubhouse (which Jerry Colangelo built).

I shared with Nick that, in 2018, I opposed and appeared at the Camelback East Village Planning Committee meeting, to speak against, the case that Mr. Paul Gilbert was advancing for the property at that time. My problems with the 2018 case involved my objections to not just the design and density, but mostly the traffic that would be generated by the proposed office, apartments and hotel buildings. Traffic at 24th Street and Arizona Biltmore Circle in the mornings can be frustrating and Mr. Gilbert's project would have made it significantly worse.

I must tell you that on Tuesday, I came away from the neighborhood meeting quite impressed by Mr. Colangelo's plans. There will be minimal traffic generated because of the small number of condominium units (I believe that it was about 200 total condo units). In addition, as the wife of a gifted architect, I can honestly tell you that Jasper would be extremely complimentary

Page 2
September 26, 2025

of the proposed architecture and design of the building. Unlike the previous case, the building is both elegant and charming in its design. It truly reflects a sensitivity to the area. It has great lines and transitions nicely from Arizona Biltmore Circle up to the northern tip of the site. I'm not even offended by the height of 6 stories because it has, what Jasper would have called, a "gentle softness" to it. To be honest, this project is what Jasper would have referred to as "Biltmoresque" and he would have been very supportive.

Therefore, although I strongly objected to, and verbally opposed the 2018 project, I strongly support this one.

Sincerely,

Patricia M. Hawkins

CC: Alan Stephenson
Joshua Bednarek