

OPPOSITION / CONCERNS

From: [David Graham](#)
To: nwood@swlaw.com; [Anthony M Grande](#)
Subject: 2400 Biltmore Residential project
Date: Tuesday, November 4, 2025 2:49:50 PM

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Dear Mr. Grande and Mr. Wood,

I am a homeowner in Biltmore Courts 2. We are located across the 13th fairway from your proposed project. I am not happy about giving up any portion of my sunset view to my west. We will also experience an uptick of noise from construction, additional traffic, and any future building maintenance for your five-story project. In addition, the new traffic using the single ingress and egress, to access the project, will result in an obstacle for homeowner's access to and from 24th street. There will also be an increase of traffic entering "Arizona Biltmore Circle" private property from Lincoln Drive. Is any effort being made to alleviate these problems?

Thank you for your consideration.

Best regards,

--

David Graham
Mobile 949-633-3958

From: [Dean Gain](#)
To: [Anthony M Grande](#); [PDD Camelback East VPC](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Residential
Date: Tuesday, November 4, 2025 3:35:53 PM

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Proposed construction is much too large for location and adjacent Biltmore homes and entire community.

Dean Gain, MD

[Sent from the all new AOL app for iOS \[aolapp.onelink.me\]](#)

From: [Easter A. Armstrong](#)
To: [Anthony M Grande](#)
Cc: corpcom@bwh.com
Subject: 2400 Biltmore Residential Planned Unit Development (PUD)
Date: Tuesday, November 4, 2025 4:56:20 PM

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Dear Phoenix Village Planner Anthony Grande,

As a proud member of the BWH Hotels team for over 17 years, I am writing to respectfully express my deep concern and strong opposition to the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

I believe in responsible development – growth that respects the character of the community and enhances the quality of life for those who live and work here. This proposal is not just out of scale. It is jarringly out of character with the surrounding area and raises serious concerns about neighborhood integrity. A six-story structure reaching 66 feet, with retaining walls along 24th Street pushing the visible height to nearly 90 feet, would dramatically alter the character of our neighborhood. The Biltmore area is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak. Introducing a development of this magnitude is incompatible with the environment and the community that has been part of Phoenix's identity for decades.

What is even more troubling is the traffic study provided with the proposal. It is severely lacking and fails to present a holistic picture of the real impact this development would have. A single painted stripe at a key intersection is not a meaningful mitigation strategy. With 203 residential units, an office building, and a restaurant, the surge in traffic would threaten the safety of both pedestrians and drivers, particularly on residential streets that were never designed for this level of congestion.

This proposal is not thoughtful progress. It is a disruption. As someone who has invested nearly two decades in this community, I care deeply about its future and urge you to protect its character. Please consider the long-term consequences for our neighborhood and vote "No" on the current proposal.

Thank you for your time and for your continued service to our city.

Sincerely,
Easter A. Armstrong

From: [Easter A. Armstrong](#)
To: [PDD Camelback East VPC](#)
Cc: corpcom@bwh.com
Subject: 2400 Biltmore Residential Planned Unit Development
Date: Tuesday, November 4, 2025 4:11:38 PM

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Dear Camelback East Village Planning Committee (CEVPC),

As a proud member of the BWH Hotels team for over 17 years, I am writing to respectfully express my deep concern and strong opposition to the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

I believe in responsible development – growth that respects the character of the community and enhances the quality of life for those who live and work here. This proposal is not just out of scale. It is jarringly out of character with the surrounding area and raises serious concerns about neighborhood integrity. A six-story structure reaching 66 feet, with retaining walls along 24th Street pushing the visible height to nearly 90 feet, would dramatically alter the character of our neighborhood. The Biltmore area is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak. Introducing a development of this magnitude is incompatible with the environment and the community that has been part of Phoenix's identity for decades.

What is even more troubling is the traffic study provided with the proposal. It is severely lacking and fails to present a holistic picture of the real impact this development would have. A single painted stripe at a key intersection is not a meaningful mitigation strategy. With 203 residential units, an office building, and a restaurant, the surge in traffic would threaten the safety of both pedestrians and drivers, particularly on residential streets that were never designed for this level of congestion.

This proposal is not thoughtful progress. It is a disruption. As someone who has invested nearly two decades in this community, I care deeply about its future and urge you to protect its character. Please consider the long-term consequences for our neighborhood and vote "No" on the current proposal.

Thank you for your time and for your continued service to our city.

Sincerely,
Easter A. Armstrong

From: [Holly Krecklow](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)
Cc: [corpcom@bwh.com](#)
Subject: 2400 Biltmore Residential Planned Unit Development
Date: Tuesday, November 4, 2025 2:26:19 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Holly Krecklow
480.332.2575
Holly.krecklow@gmail.com

From: [jaraka blair](#)
To: [Anthony M Grande](#); [Council District 8 PCC](#); [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Galleo](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Racelle Escolar](#)
Cc: [corpcom@bwh.com](#)
Subject: Community Impact Concerns – 2400 Biltmore PUD
Date: Tuesday, November 4, 2025 3:31:30 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Jaraka Knuckles

From: [Jesse Heydorff](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#); Cc: [Jesse Heydorff](#)
Subject: 2400 Biltmore Residential Planned Unit Development
Date: Tuesday, November 4, 2025 2:29:12 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Regards,

Jesse Heydorff
714-675-0699
jesse.heydorff@gmail.com

From: [Kelly Saffo](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#)
Cc: [corpcor@bwh.com](#)
Subject: Concern Regarding the 2400 Biltmore Development
Date: Tuesday, November 4, 2025 3:56:59 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team and a local community supporter, I wanted to share my concerns about the proposed 2400 Biltmore Residential Planned Unit Development (PUD) at the northeast corner of 24th Street and Arizona Biltmore Circle.

At BWH Hotels, we believe in smart, thoughtful growth that adds value to our communities. Unfortunately, the size and design of this project don't seem to fit the character of the Biltmore area. The proposed six-story structure, rising to nearly 90 feet from street level with retaining walls, feels more like something you'd expect downtown, not in a neighborhood surrounded by the natural beauty of Piestewa Peak and the Phoenix Mountain Preserve.

Traffic and safety are also concerns. The mitigation plan, a single painted stripe at a busy intersection, doesn't address the impact of over 200 residential units, plus office and restaurant traffic. The study seems to underestimate the strain this would place on nearby residential streets and the risk it poses to both pedestrians and drivers.

I respectfully urge you to consider the long-term impact this project would have on our community and vote no on the proposal.

Thank you for your time and for all you do for our city.

Sincerely,

Kelly Saffo

From: Lori
To: PDD Camelback East VPC; williamf@wb-law.com; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Anthony M Grande; Racelle Escolar
Cc: corpcor@bwh.com
Subject: 2400 Biltmore Residential Planned Unit Development
Date: Tuesday, November 4, 2025 2:20:21 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote

“No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Lori

Lori Buster

303.520.5365

Landmbuster@gmail.com

From: [Patrick Campbell](#)
To: [Anthony M Grande](#)
Subject: 2400 BILTMORE RESIDENTIAL CASE NO. Z-44-25-6
Date: Tuesday, November 4, 2025 4:48:34 PM

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November 4, 2025

Dear Mr. Grande,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,

Patrick Campbell

Patrick Campbell

From: smartensenaz@gmail.com
To: [PDD Camelback East VPC](mailto:PDD_Camelback_East_VPC)
Cc: williamf@wb-law.com; Council.district6@phoenix.gov; [Mayor Gallego](mailto:Mayor_Gallego); [Racelle Escolar](mailto:Racelle_Escolar)
Subject: 2400 Biltmore Residential Planned Unit Development ("PUD")
Date: Tuesday, November 4, 2025 5:36:51 PM

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Dear Members of the Camelback East Village,

As residents of Bartlett Estates, we strongly oppose the project referenced above as currently proposed. Although change is inevitable as Phoenix continues to grow, the current design is massive in nature and a great disrespect to the neighborhoods and surrounding iconic and long protected landscapes. Identifying this as "consistent with the neighborhood" is extremely misleading and the tremendous impacts of a project this size need to be seriously considered. There is nothing even slightly comparable in the surrounding area and the fact that something of this scale is even being considered is disheartening. Additionally the images provided in the application are deceiving and do not represent the current topography of the site. Despite the results of the study that was funded by the applicant, traffic is already horrendous at times in this area and that is not yet taking into account other new development that has recently been approved. As others have shared, cut thru traffic in our neighborhoods is already an extreme safety concern for us as residents, our children, our pets as well as the wildlife that continues to get condensed into smaller and smaller areas.

We are not opposed to respectful change & development of this site however under no circumstance should entire neighborhoods be impacted by such an inappropriate project. Allowing something that varies so significantly from what is currently allowed also sets an extremely dangerous precedent and further encourages more inappropriate development to follow. Our neighborhoods in this area are under constant attack from those that have no vested interest other than purely for financial benefit. We live here, in our

homes that we have created with our families. Please listen to the citizens who depend but also expect that you will take into account the concerns related to such an inappropriate proposal that will directly effect our lives each and every day.

Respectfully,
Rob & Stephanie Martensen

From: [Wendy Purczynski](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Anthony M Grande](#); [Racelle Escolar](#); [az-phoenix-vice-mayor-d-1@app.indigov.com](#); [az-phoenix-d-3@app.indigov.com](#); [az-phoenix-d-8@app.indigov.com](#)
Cc: [corpcom@bwh.com](#)
Subject: 2400 Biltmore Residential Planned Unit Development
Date: Tuesday, November 4, 2025 2:16:59 PM

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Dear Government Officials,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Wendy L. Purczynski
602.692.4663
wendylynn84@hotmail.com

From: [Lizette Castillo](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [corpcom@bwh.com](#)
Subject: Biltmore-Villas
Date: Thursday, November 6, 2025 7:57:17 PM

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Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thank you for your time and for your continued service to our city.

Lizette Castillo

From: [Alison Chandler](#)
To: [Racelle Escobar](#); [Mayor Gallego](#); Council.district1@phoenix.gov; Council.district2@phoenix.gov; Council.district3@phoenix.gov; Council.district4@phoenix.gov; Council.district5@phoenix.gov; Council.district6@phoenix.gov; Council.district7@phoenix.gov; Council.district8@phoenix.gov; [Anthony M Grande](#)
Subject: Opposed to the 2400 Biltmore Residential Planned Unit Development
Date: Friday, November 7, 2025 3:21:04 PM

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Dear City of Phoenix Public Officials.

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

I want to express that my husband and I 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 neighborhood and 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 that visual access should remain a citywide priority.

In addition, neighborhood 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, intrusive 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. This development with its overbearing size and height will have a tremendously negative impact on all of us. It should not be approved. these reasons, we respectfully request that you deny approval of the rezoning application.

Thank you for your time and attention to this critical matter,

Dorothy Alison and Dalton B. Chandler
2027 E. Rancho Drive
Phoenix, AZ 85016

From: [Alison Chandler](#)
To: [Anthony M Grande](#)
Subject: Opposed to the 2400 Biltmore Residential Planned Unit Development
Date: Friday, November 7, 2025 4:22:55 PM

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Dear Anthony Grande,

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

I want to express that my husband and I 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 neighborhood and 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 that visual access should remain a citywide priority.

In addition, neighborhood 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, intrusive 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. This development with its overbearing size and height will have a tremendously negative impact on all of us. It should not be approved. these reasons, we respectfully request that you deny approval of the rezoning application.

Thank you for your time and attention to this critical matter.

Dorothy and Dalton Chandler
2027 E. Rancho Drive
Phoenix, AZ 85016

From: [Alison Chandler](#)
To: williamf@wb-law.com; [PDD Camelback East VPC](#)
Subject: Opposed to the 2400 Biltmore Residential Planned Unit Development
Date: Friday, November 7, 2025 3:15:53 PM

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

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Dear Camelback East Village Planning Committee.

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

I want to express that my husband and I 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 neighborhood and 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 that visual access should remain a citywide priority.

In addition, neighborhood 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, intrusive 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. This development with its overbearing size and height will have a tremendously negative impact on all of us. It should not be approved. these reasons, we respectfully request that you deny approval of the rezoning application.

Thank you for your time and attention to this critical matter,

Dorothy and Dalton Chandler
2027 E. Rancho Drive
Phoenix, AZ 85016

From: [Mark Hoefling](#)
To: [PDD Camelback East VPC](#); [williamf@wb-law.com](#); [Mayor Gallego](#); [Council.district.1@phoenix.gov](#); [Council District 2 PCC](#)
Cc: [corpcom@bwh.com](#)
Subject: Proposed Development Adjacent to BWH Hotels Headquarters
Date: Friday, November 7, 2025 10:53:11 AM

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[Report Suspicious](#)

Dear Government Official,

As a proud member of the BWH® Hotels team, I'm writing to respectfully share my concerns about the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we strongly support thoughtful development that enhances the communities we serve. However, meaningful progress must also honor the character and needs of the neighborhoods it affects. In this case, the scale and design of the proposed PUD seem significantly out of alignment with the surrounding area.

The current plan includes a six-story structure reaching 66 feet, with potential rooftop additions. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale feels more appropriate for a downtown setting than for our Biltmore neighborhood, which is defined by its proximity to the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak.

Beyond aesthetics, I'm deeply concerned about the traffic and safety implications. The proposed mitigation—a single painted stripe at a key intersection—falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, especially on residential streets not designed for such volume.

I urge you to consider the long-term impact on our neighborhood and vote “No” on this proposal.

Thank you for your time and for your continued service to our city.

Sincerely,
Mark Hoefling

From: dengmike@me.com
To: [PDD Camelback East VPC](mailto:PDD_Camelback_East_VPC@wb-law.com); williamf@wb-law.com; [Mayor Gallego](mailto:Mayor_Gallego@phoenix.gov); [Council District 1 PCC](mailto:Council_District_1_PCC@phoenix.gov); [Council District 2 PCC](mailto:Council_District_2_PCC@phoenix.gov); [Council District 3 PCC](mailto:Council_District_3_PCC@phoenix.gov); [Council District 4](mailto:Council_District_4_PCC@phoenix.gov); [Council District 5 PCC](mailto:Council_District_5_PCC@phoenix.gov); [Council District 6 PCC](mailto:Council_District_6_PCC@phoenix.gov); [Council District 7 PCC](mailto:Council_District_7_PCC@phoenix.gov); [Council District 8 PCC](mailto:Council_District_8_PCC@phoenix.gov); [Anthony M Grande](mailto:Anthony_M_Grande@phoenix.gov); [Racelle Escolar](mailto:Racelle_Escolar@phoenix.gov)
Cc: "ABEVA_BOD"@mx0a-004a8b01.phphosted.com
Subject: RE: Objection Letter-2400 Biltmore Residential Planned Unit Development (PUD) Application NO: Z-44-25-6.
Date: Wednesday, November 12, 2025 4:20:24 PM

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November 4, 2025

To:
City of Phoenix Planning and Zoning Committee
City Council Members and Mayor
Camelback East Village Planning Committee

Dear Council Members, Mayor and Planning and Zoning Committee Members,

I am writing to express my strong opposition to the proposed residential development at **2400 Biltmore Residential Planned Unit Development (PUD) Application NO: Z-44-25-6**. I live in the community that will be most impacted by this development. Please note, I am not opposed to development of the lot into luxury condominiums, but I DO OBJECT to the mass and scale of the proposed project, feel that it is very misleading and therefore, I must object to it entirely.

This project is incompatible with the physical conditions of the site, disregards the character of the surrounding Biltmore neighborhood, and conflicts with the City's long-standing approach to scale-sensitive development and when applicable hillside development.

The applicant's renderings and materials are misleading in their representation. At first glance and without really noticing the scale of the project, the renderings make the lot seem flat. In reality, the property sits on a hillside with approximately thirty (30) feet of elevation above the adjacent roadway and neighboring homes. The proposed building itself would be sixty-six (66) feet tall, resulting in a total elevation of nearly one hundred (100) feet above surrounding properties and the street below. This exaggerated height would dominate the skyline and drastically alter the visual and environmental character of the area. The developer has not provided a sight-line analysis from any perspective and I strongly urge you to consider that our community will look up at 100 feet of building. All views, not matter the angle or direction, will be blocked.

Equally concerning, the application fails to acknowledge or address in any manner that this property may qualify as a **hillside lot** under City of Phoenix hillside building ordinances. The omission of any hillside analysis or demonstration of compliance with

hillside development restrictions is a serious deficiency and warrants **automatic rejection** of the proposal. They cannot "zone" their way out of hillside ordinances, if these are applicable which is their burden to address.

The scale and massing of this project are wholly inconsistent with the surrounding neighborhood. The Biltmore area is defined by its natural integration with topography, open views, and modestly scaled architecture. A structure of this size, placed atop an elevated site, would permanently disrupt those defining qualities.

In addition, the proposed development—with approximately **200 residents**—would introduce more than **300+ vehicles** into the area. This increase in traffic would send cars **streaming through Arizona Biltmore Circle**, assuming they have the right to use the private road at all, threatening pedestrian safety, degrading the peaceful character of the neighborhood, and **drastically increasing noise levels** along what is now a calm and walkable residential corridor.

This is not without precedent. In past years, entities such as **American Express, Best Western** and **Charles Schwab** have proposed similar large-scale or tall developments in this vicinity. Each of those proposals was **flatly rejected** by the City and the Planning and Development Committees in recognition of both the hillside's sensitivity and the neighborhood's established character. The Planning and Zoning Committee should continue to honor that history of sound, consistent decision-making.

In summary, this proposal:

- The rendering misrepresents the view of the lot as flat when it is, in fact, a hillside;
- Fails to address hillside zoning regulations and restrictions;
- Proposes a building mass approximately 100 feet above adjacent homes and streets;
- Adds significant traffic, safety risks, and noise impacts with 300+ vehicles on Arizona Biltmore Circle;
- Contradicts decades of prior City decisions rejecting similar over-scaled projects; and
- Conflicts with the established character of the Biltmore neighborhood.

For these reasons, I respectfully urge the Planning and Zoning Committee to **deny this application** and reaffirm the City's commitment to responsible, context-sensitive development that protects our hillsides, ensures neighborhood safety, and preserves the integrity of the Biltmore Community.

Thank you for your attention and consideration.

Michael Denning, PhD

2626 E. Arizona Biltmore Circle, Unit 44
Phoenix, AZ 85016
dengmike@me.com



CITY OF PHOENIX

November 3, 2025

NOV 17 2025

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Planning & Development
Department

Dear Mayor Kate Gallego,

BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the Board of Directors, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

BWH Hotels has always been a respectful neighbor, taking meticulous care of the property and buildings. We employ over 1,700 employees (with over 800 living and working in the Phoenix area) and pay significant taxes – our Company as well as our employees. Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the unreasonable size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our beautiful BWH Hotels campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

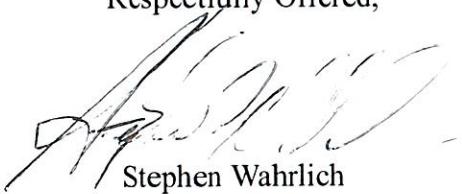
As detailed in the PUD, it will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic

study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Stephen Wahrlich
Chairman
District II Director



Viral “Victor” Patel
Vice-Chairman
District III Director



Rajesh Patel
Secretary/Treasurer
District IV Director



Philip Payne
District I Director



Santosh Kanjee
District V Director



Mike Merchant
District VI Director



Steven Angeline
District VII Director

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission



CITY OF PHOENIX

November 3, 2025

NOV 17 2025

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Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Planning & Development
Department

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BWH Hotels has always been a respectful neighbor, taking meticulous care of the property and buildings. We employ over 1,700 employees (with over 800 living and working in the Phoenix area) and pay significant taxes – our Company as well as our employees. Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the unreasonable size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our beautiful BWH Hotels campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

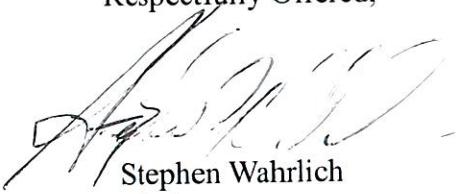
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Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic

study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Stephen Wahrlich
Chairman
District II Director



Viral “Victor” Patel
Vice-Chairman
District III Director



Rajesh Patel
Secretary/Treasurer
District IV Director



Philip Payne
District I Director



Santosh Kanjee
District V Director



Mike Merchant
District VI Director



Steven Angeline
District VII Director

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission

From: [Emma Johannes](#)
To: [PDD Camelback East VPC](#)
Subject: Vote NO on 2400 Biltmore Residential Planned Unit Development
Date: Monday, November 17, 2025 9:23:34 AM

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Dear Camelback East Village Planning Committee ,

As a proud member of the BWH® Hotels team, I'm writing to respectfully express my concerns regarding the proposed development at the northeast corner of 24th Street and Arizona Biltmore Circle, known as the 2400 Biltmore Residential Planned Unit Development (PUD).

At BWH Hotels, we deeply value thoughtful progress, especially when it enhances the communities we serve. However, meaningful development must also reflect the character and needs of the neighborhoods it touches. In this case, the scale and design of the proposed PUD appear significantly out of place with the surrounding area.

The current proposal calls for a six-story structure reaching 66 feet in height, with the potential for additional rooftop elements. Along 24th Street, retaining walls of approximately 20 feet would bring the total visible height to nearly 90 feet from street level. This scale is more suitable for downtown rather than our Biltmore neighborhood, where the Phoenix Mountain Preserve and the natural beauty of Piestewa Peak surround us.

Beyond aesthetic concerns, the traffic and safety implications of this project deeply concern me. The proposed mitigation, a single painted stripe at a key intersection, falls far short of addressing the impact of 203 residential units, an office building, and a restaurant. The traffic study appears to underestimate the risks to both pedestrians and drivers, particularly on residential streets that are not designed to accommodate such high volumes.

I urge you to consider the long-term implications for our neighborhood and vote "No" on this proposal.

Thanks so much for your time and for your continued service to our city,

Emma Johannes

emmajohannes1@gmail.com

emma.johannes@bwh.com

816-604-7590



Larry Cuculic
President and Chief Executive Officer

CITY OF PHOENIX

NOV 17 2025

November 3, 2025

**Planning & Development
Department**

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the President and CEO of BWH Hotels, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

For additional context, my spouse (Mary Jo) and I live in the Biltmore Hillside Villas. This is our personal objection to the PUD as well.

BWH Hotels employs over 1,700 employees (with over 800 living and working in the Phoenix area) and pays significant taxes – our Company as well as our employees. We’re proud of the culture we’ve built at our Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Best Places to Work in the Valley. We have always been respectful stewards of this neighborhood, taking meticulous care of our property and buildings.

My objections, and that of Mary Jo as well, are not to the development of the land adjacent to our Headquarters *and near our home*; rather, our objections are to the unreasonable size, height, density, and unreasonable setbacks, to include the twelve (12) foot setback adjacent to BWH Hotels’ property.

The character of the Biltmore area, to include our beautiful BWH Hotels campus and our home, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level.

While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.

We respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, I have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighborhoods, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Larry Cuculic

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission



Larry Cuculic
President and Chief Executive Officer

CITY OF PHOENIX

NOV 17 2025

November 3, 2025

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Department**

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Phoenix, Arizona 85003

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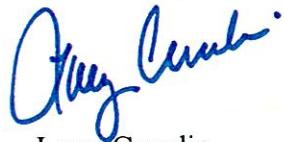
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Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighborhoods, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Larry Cuelic

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission

From: [Keri Yates](#)
To: [PDD Camelback East VPC](#)
Subject: Opposing PUD
Date: Wednesday, November 19, 2025 10:34:24 AM

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Dear Camelback East Village Planning Committee,

I recognize that progress typically includes change. However, any progress needs to reasonably consider the impact that the proposed change has on people, neighborhoods, and communities.

The purpose of this letter is to object to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

My objections are not to the development of the land (which has been neglected by the owners for many years). My objections are to the out-of-neighborhood character of the massive, excessively high structure associated with the PUD.

As detailed in the PUD, it will have six (6) stories with a height of sixty-six (66) feet (which may be increased depending on what is placed on the rooftop deck). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty (20) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain preserve, Piestewa Peak, and their respective beauty and views. Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. Their “plan” is an accident waiting to happen. The traffic study is fatally flawed and disregards the impact it will have on residential streets and pedestrians in our Biltmore community.

My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Sincerely,

Elizabeth and Paul Uhlmann

Keri Yates
Assistant to Paul Uhlmann
4801 Main Street, Suite 550
Kansas City, MO 64112

From: [Keri Yates](#)
To: [PDD Camelback East VPC](#)
Subject: Opposing PUD
Date: Wednesday, November 19, 2025 10:46:35 AM

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My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

Sincerely,

Elizabeth and Paul Uhlmann
2737 E Arizona Biltmore Circle Unit #26

Keri Yates
Assistant to Paul Uhlmann
4801 Main Street, Suite 550
Kansas City, MO 64112

From: [Keri Yates](#)
To: [Anthony M Grande](#)
Subject: Opposing PUD
Date: Wednesday, November 19, 2025 10:48:38 AM

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

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Dear Camelback East Village Planning Committee,

I recognize that progress typically includes change. However, any progress needs to reasonably consider the impact that the proposed change has on people, neighborhoods, and communities.

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Assistant to Paul Uhlmann
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Kansas City, MO 64112

From: [Keri Yates](#)
To: [PDD Camelback East VPC](#)
Subject: FW: Opposing PUD
Date: Wednesday, November 19, 2025 10:38:38 AM

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Keri Yates
Assistant to Paul Uhlmann
4801 Main Street, Suite 550
Kansas City, MO 64112

From: [John Coats](#)
To: [PDD Camelback East VPC](#)
Subject: 24th Street and AZ Biltmore Circle
Date: Friday, November 21, 2025 10:01:13 AM

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Dear Public Official,

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--

John Coats

From: [John Coats](#)
To: [Anthony M Grande](#)
Subject: TOWERS ON 24TH
Date: Friday, November 21, 2025 10:03:31 AM

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--

John Coats

From: John Coats <johnclarkcoats@gmail.com>
Sent: Friday, November 21, 2025 10:03 AM
To: Racelle Escolar
Subject: TOWERS ON 24TH

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

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[Report Suspicious](#)

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My opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community – please vote “No.”

--

John Coats

NOV 25 2025

November 3, 2025

Planning & Development
Department

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor Kate Gallego,

BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the Board of Directors, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

BWH Hotels has always been a respectful neighbor, taking meticulous care of the property and buildings. We employ over 1,700 employees (with over 800 living and working in the Phoenix area) and pay significant taxes – our Company as well as our employees. Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the unreasonable size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our beautiful BWH Hotels campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

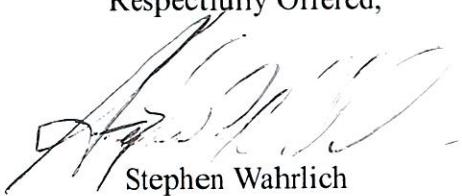
As detailed in the PUD, it will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic

study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Stephen Wahrlich
Chairman
District II Director



Viral “Victor” Patel
Vice-Chairman
District III Director



Rajesh Patel
Secretary/Treasurer
District IV Director



Philip Payne
District I Director

Santosh Kanjee
District V Director



Mike Merchant
District VI Director



Steven Angeline
District VII Director

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Esgalar, Planning Commission

NOV 25 2025

Larry Cuculic
President and Chief Executive Officer

**Planning & Development
Department**

November 3, 2025

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the President and CEO of BWH Hotels, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

For additional context, my spouse (Mary Jo) and I live in the Biltmore Hillside Villas. This is our personal objection to the PUD as well.

BWH Hotels employs over 1,700 employees (with over 800 living and working in the Phoenix area) and pays significant taxes – our Company as well as our employees. We’re proud of the culture we’ve built at our Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Best Places to Work in the Valley. We have always been respectful stewards of this neighborhood, taking meticulous care of our property and buildings.

My objections, and that of Mary Jo as well, are not to the development of the land adjacent to our Headquarters *and near our home*; rather, our objections are to the unreasonable size, height, density, and unreasonable setbacks, to include the twelve (12) foot setback adjacent to BWH Hotels’ property.

The character of the Biltmore area, to include our beautiful BWH Hotels campus and our home, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level.

While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.

We respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, I have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighborhoods, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Larry Cuculic

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission

Statement Opposing Rezoning

Protecting Suburban Character and surrounding neighborhoods.

This letter is to express opposition to the proposed rezoning in our area, especially as it relates to the appearance and height of potential new developments. Our neighborhood, defined by its distinctly *suburban* character and anchored by landmarks like the historic Biltmore Hotel, Biltmore Golf Course, stands apart from dense urban environments. While *thoughtful* growth is important, it is vital to respect the unique aesthetics and scale that define our community.

Apearance Concerns

The proposed rezoning would permit construction that clashes with the traditional architectural style and established character of our neighborhood. The presence of the Biltmore Hotel highlights our area's heritage and historic charm, which could be overshadowed by incongruous new structures. A cohesive look is integral to our welcoming *suburban* streetscape and deviating from these patterns' risks diminishing the value of the visual appeal. The current structure consists of one and two levels. While the applicant characterizes the property as unsightly, this assessment is not accurate. The lack of maintenance by the owner has contributed to this perception.

Height Issues

Hightrise buildings are commonly found in urban districts, most notably at 24th Street and Camelback Road. The proposed six level structure in our *suburban* area would stand out dramatically from its surroundings. Located yards from existing residential homes.

The Urban highrises are designed to maximize vertical space. These towers can dominate neighborhoods and shift the scale from human and historic to imposing and modern. By contrast, the proposed development would disrupt the established *suburban* character—a landscape defined by lower profiles, open sightlines, and harmonious architectural styles. Ultimately, allowing such developments risks importing an urban sensibility that conflicts with the area's existing identity and undermines the qualities that make the neighborhood inviting and livable. The Developer compared the structure to Optima's in Phoenix and Scottsdale, all of which are in Urban districts within a block of shopping centers and auto dealerships.

Community Impact

Rezoning that overlooks aesthetics, height restrictions, traffic concerns, and impacts views and preservation of Piestewa Peak could set a precedent that diminishes our community's suburban identity. It is essential to maintain zoning standards that honor our neighborhood's established look, feel, and historic treasures, ensuring that both current and future residents enjoy an attractive and cohesive environment. We purchased in the Biltmore community (ABEVA), aware of the zoning and not expecting a nearby high-rise.

Another significant concern is the lack of a comprehensive environmental and traffic survey to assess the potential impact of the proposed rezoning. Issues related to egress and ingress on Arizona Biltmore Circle remain a concern. Without adequate data regarding the potential impacts of increased density on traffic flow, noise levels, and air quality, it is difficult to make informed decisions that safeguard residents' quality of life. Vehicles entering AZ Biltmore Circle from the West off 24th Street to access the proposed property will cause congestion. A more thorough study, in addition to the one the developer submitted is needed to ensure growth does not compromise safety, health, or the community's suburban tranquility.

Conclusion

If it is worth noting the few who expressed support for the proposed rezoning at the Camelback East Village Planning Committee Meeting are questionable.

JDMD's attorney stating he was not getting opposition and residences were not in attendance to oppose was a falsehood. A very, very large amount of residents in attendance were there to express their opposition. However, the Board still voted in favor, which raises questions about whether our neighborhood's interests are actually being considered in these decisions.

For all these reasons (but not limited to), I urge decision-makers to reconsider the proposed rezoning and place priority on preserving our **suburban** community's appearance with appropriate building heights, maintaining views, traffic control and the legacy of landmarks like the historic Biltmore Hotel, Wrigley Mansion. With careful planning, we can still accommodate necessary growth while safeguarding the character and livability of our neighborhood.

Thank you for y

Regards,

Rosemary Robinson

6150 N 28th Street, Phoenix, Arizona 85016

602-708-7210

Mello.rosemary@hotmail.com

December 7, 2025

Phoenix Planning Commission
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Chairperson Marcia Busching and Fellow Commissioners of the Phoenix Planning Commission,

Background

BWH[®] Hotels (BWH) has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. We were the first company to develop and build in this particular area. The following is representative of our global Headquarters.



As the President and CEO of BWH, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is intended as our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

So that there is no misunderstanding or misrepresentation, several years ago BWH and the proponents of the current PUD worked together to potentially redevelop the area that includes both BWH and the land on which the currently proposed PUD is located. As the matter

progressed, to include BWH hosting an event in our Headquarters amphitheater, our neighbors made clear to us that the project was not consistent with the neighborhood and therefore not

supported. We listened to and respected our neighbors. The project was dropped, and we have since remained a well-maintained, beautiful, area-consistent global Headquarters property.

Suddenly, years later and without a discussion or notice as a professional courtesy, we received a letter from the law firm Snell & Wilmer that this current ill-conceived PUD was being proposed to government officials. We promptly notified the PUD's proponents and objected to the height, mass, and set-backs of a structure that does not belong in the Biltmore corridor (e.g., a sixty-six (66) foot high structure (that is ultimately ninety (90) feet high from street level), over seven hundred (700) feet long, with a twelve (12) foot setback from our property).

BWH and many well-respected members of this neighborhood and community protested the PUD at the Camelback East Village Planning Committee (Committee) meeting in early November. Our voices and opinions were not thoughtfully regarded. Attendees were offended by the way they were treated (e.g., Committee members made statements that were discriminatory regarding the age of citizens who spoke in opposition, to include that "They had enjoyed the view long enough" and paraphrasing "The area needs young people"). The unfairness and lack of decorum of the meeting has been acknowledged by an elected government official who had a representative present at the Committee meeting.

Of note, at the conclusion of the matter and noting the strong opposition to the PUD, Committee Chairperson William Fischbach instructed Snell & Wilmer counsel to work with the neighborhood regarding residential concerns. PUD counsel assured the Committee Chairperson that he would.

Over one-month later, there has been no dialogue, meeting, or outreach with the PUD's neighbors – as instructed and as agreed to. Our Biltmore community continues to be disregarded as irrelevant, perhaps because we do not have the "influence" or "power" as JDM Partners LLC, the PUD's developer.

For the record, and so that there is no misunderstanding or misrepresentation, BWH is not opposed to development of the land. It needs care and attention. It has not been well-maintained and has become an eyesore in the neighborhood. These are photographs taken November 29th of the developer's property showing its poor condition.



Our Request

As previously noted, we are not opposed to reasonable development. Our requests are that: (i) the PUD's developer adheres to its promise to work with its neighbors such that the development is well-thought and consistent with the area in which we live and work; and (ii) our elected and appointed officials remain true to the Phoenix General Plan and require amendment of the PUD before its advancement for City Council Review.

Certainly, noting it is well-into December, there is likely insufficient time for the PUD developer to thoughtfully consider the neighborhood opposition making a January 2026 Rezoning Hearing impossible – unless the developer ignores the community opposition and the promise made to Committee Chairman Fischbach and other elected officials.

Our opposition and that of others in the community is that the PUD is too tall, too massive, out-of-scale, and out of character. Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community.

While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.

On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighbors, we ask that you not allow this PUD to occur without discussion and amendment.

Respectfully Offered,



Lawerence M. Cuculic
President and CEO
BWH® Hotels

To:

Chairperson Marcia Busching and Commissioners
via Anthony Grande (anthony.grande@phoenix.gov) and Racelle Escolar
(racelle.escolar@phoenix.gov) for distribution

Cc:

Phoenix City Council
Madam Mayor Kate Gallego

From: [Allison Wiener](#)
To: [Anthony M Grande](#); [Council District 6 PCC](#)
Cc: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Mayor Gallego](#)
Subject: 2400 Biltmore Residential PUD - Objection
Date: Saturday, December 13, 2025 2:20:06 PM
Attachments: [ObjectionLettertoRobinson.pdf](#)

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

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Dear Councilmember Robinson,

Please see the attached letter objecting to the 2400 PUD. Since your meeting at our home a few weeks ago, we had a disappointing meeting yesterday- the details are attached. We would like to follow up with you in person again, at your convenience to further discuss.

Sincerely,
Allison and William Auther
2626 E Arizona Biltmore Cir Unit 37

Dear Councilman Robinson,

Yesterday, a group of Biltmore Square residents met with the architects, attorney, and project team representing the proposed rezoning at 24th Street and Arizona Biltmore Circle. In short, the meeting was a waste of time as there were no meaningful changes to the proposed project and no solutions. Same number of units, same scale, and same traffic impacts. Why have the meeting? It was to simply flush out the objections so they can prepare to rebut them.

This project is nothing more than impermissible ***spot zoning*** where a small parcel is rezoned in a manner that is inconsistent with surrounding zoning and land-use patterns, primarily to benefit a specific property owner, and without a substantial relationship to the public health, safety, or welfare or consistency with the Phoenix Village Plan. Arizona courts have repeatedly held that rezoning decisions that intensify use on a single property while imposing disproportionate impacts—such as traffic congestion, noise, safety risks, or loss of neighborhood character—on surrounding areas is a classic indicator of ***spot zoning***. See *City of Phoenix v. Fehlner*, 90 Ariz. 13 (1961). Here, the requested rezoning applies to an isolated site, is incompatible with surrounding land uses, and would significantly intensify traffic, noise, and safety impacts on adjacent neighborhoods. The developer has failed to demonstrate a legitimate public benefit sufficient to justify this inconsistency. Instead, the rezoning would confer a special advantage on the property owner while imposing disproportionate burdens on the neighboring communities, rendering the request arbitrary and contrary to established Arizona zoning principles.

Following is a description of the smoke and mirrors presented at the meeting.

Single-Parcel Project Scale Remains Unchanged

This is a small, single parcel on an isolated site virtually landlocked except for the Arizona Biltmore Circle (private road) access. We had heard that the proposed project had been reduced in scale. We were misinformed. The development team has not meaningfully reduced the overall size, scale, or impact of the project. While they suggested that one small part of one building may be marginally shorter at 44 feet, the plan still includes 203 residential units. The height stays 66 feet on nearly all the project except for one small part of one building on the east side. At the top of the hill, the height is 66 feet as it is along 24th Street. It begs the question, how does one lower the height of one small part of one building and still end up with the same number of units? It makes no sense. You still have the same traffic impacts for which no solutions were presented.

Questionable Claims of Blight

The developers attributed existing blight in the area to existing conditions. However, the

deterioration appears to be the direct result of deliberate actions taken by the ownership group, including tenant evictions, demolition of structures, and deferred maintenance. It is concerning that the same party responsible for these conditions now presents itself as the solution.

Disproportionate Impacts on Neighbors

The project reroutes traffic to Arizona Biltmore Circle (a private road which does not meet city standards) because access to the small, single parcel site is constrained, placing safety impacts primarily on adjacent neighborhoods rather than being mitigated on site.

The project team's claim that the project is a "scale-back" is not supported even by their own data. They did not provide a current or comprehensive traffic study for their existing commercial zoning or their new PUD. They admittedly relied on historical estimates rather than actual measured use. Key variables were omitted from their own data, such as tenant mix, staggered appointments, limited operating hours (9-5), and weekday-only usage for commercial versus PUD. Instead, the team relied on outdated data and decades-old assumptions that do not reflect present-day realities.

The claim that residential use is a "win" for surrounding neighborhoods is misleading and untrue. It is without basis to suggest that commercial office use would generate more traffic than 203 residential units, associated service vehicles, and daily deliveries for the restaurant, employees, residents, tenants etc. It is speculative and certainly not the case with the current buildings on the site.

Furthermore, the team's traffic estimates do not account for existing neighborhood traffic, resort-related vehicles, event traffic, ride-share activity, or the significant increase in delivery and service vehicles needed for a project of this scale. These omissions result in a traffic analysis that does not accurately reflect the full impact on Arizona Biltmore Circle or the surrounding neighbors.

Restricted Access and Safety Concerns

According to the project's attorney, the City would prohibit any access points onto 24th Street, forcing all traffic from the proposed 203 residences onto Arizona Biltmore Circle. As you know the Arizona Biltmore Circle is a private road that does not meet City standards. This worsens the problems created at the intersection at Arizona Biltmore Circle and 24th Street. Here traffic primarily channels north and south. This configuration raises serious safety concerns. If forces drivers, to avoid congestion at the light, to divert through Arizona Biltmore Circle toward Lincoln, increasing speed, noise, and safety risks for adjacent neighborhoods. Our community—having the longest frontage along this roadway—would bear a disproportionate share of these impacts. We are already dealing with the issue. The

only mitigation mentioned, and without any firm commitment, was the possibility of speed tabletops, which would further increase noise and disruption for nearby residents.

Misleading Visual Renderings

The project's visual materials continue to portray the site as flat and on the same plane as adjacent property, ignoring its natural northward up slope. While we appreciate the sightline analysis conducted from our property, new construction will obstruct valued sunset views. This analysis merely confirms the extent of what will be lost. And it will confirm that the skyline will be dominated by a 66-foot-high building on a 30-foot-tall hill. In fact, we expect that at least two stories will be visible above the existing Best Western building from our backyard.

Gas Station Proposal

The development team suggested (slipped it into the conversation) that the owner could keep commercial zoning and potentially construct a gas station at the corner—a clear attempt to frame residential development as the more favorable alternative. This suggestion seems unrealistic given the site's grading challenges, drainage constraints, and the stringent environmental requirements for DEQ approval, particularly with respect to protecting the adjacent SRP canal system. We think you should challenge them to come up with a conforming use and call their bluff on the threat that they would build something like a gas station on that corner. This is nothing more than an idle threat. The PUD creates greater density, intensity, and impacts (traffic, noise, scale) than surrounding zoning when compared to other permissible commercial uses.

While the project team expressed a willingness to continue dialogue with residents, honestly, this past meeting was to flush out the objections so they will be able to rebut them at future meetings. There was no sense on their part to consider meaningful changes or a scaling back. They simply want to assert they "did their best" to meet with neighbors and assuage their concerns.

We respectfully request your assistance in facilitating a meeting with the City's Roads Department. Residents would benefit from hearing directly whether access to 24th Street is infeasible and whether diverting all traffic to Arizona Biltmore Circle is the safest and most practical solution and does not disproportionately impact the neighbors rather than being mitigated on site. Additionally, we would like to explore whether meaningful intersection improvements—beyond basic striping—are possible, and whether a portion of the developer's land could be used to accommodate additional right- or left-turn lanes.

Finally, we urge the City to deny any such request and require the developer to commission a comprehensive, current traffic study conducted by an independent third party. Reliance

on outdated data and which does not consider the current Arizona Biltmore Circle traffic issues does not provide a realistic assessment of current conditions or future impacts on use and safety.

Thank you for your continued attention to and advocacy for our community.

Sincerely,

Allison and William Auther

2626 E Arizona Biltmore Cir. Unit 37

From: [Allison Wiener](#)
To: [Council District 6 PCC](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 7 PCC](#); [Anthony M Grande](#); [Council District 8 PCC](#); [Mayor Gallego](#); [Racelle Escalar](#)
Subject: 2400 Biltmore Rezoning
Date: Sunday, December 14, 2025 1:41:48 PM
Attachments: [QuieterStreetsArticle.pdf](#)

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

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Dear Councilmember Robinson, After we sent my email and letter Saturday, two things occurred.

First, the Wallstreet Journal published an article titled *Quieter Streets Linked to Increase in Home Prices*. See attached. The ultimate conclusion from the author of the scientific study is, **"Buyers are willing to pay a substantial premium for each decibel of noise reduction."** (Pg. 2)

As the JDM development team claims that they will be increasing our property values, this article underscores that a disproportionate impact on neighbors where traffic noise is increased will actually decrease property values. Because Biltmore Square will be the most impacted by increased traffic noise, the increase will defeat any claimed increase in property values. Indeed the City has recognized this for decades by requiring redevelopment projects to mitigate traffic and noise on their own site versus inflicting it on their neighbors (*See City of Phoenix v. Fehlner, 90 Ariz. 13 (1961)*).

Second, to underscore the flaws in JDM's traffic modeling to-date that have omitted current traffic conditions, multiple events occurred on Saturday the 13th that required the AZ Biltmore to fill its own parking garage, the Wrigley Mansion to fill its parking and utilize every spot at the National Bank of Arizona on Arizona Biltmore Circle. See Attached photos. Shuttles were running back and forth at all hours and party buses were denied entry into the back of the resort causing backups for residents on Arizona Biltmore Circle. For this reason, you must reject JDM's current traffic analysis. Rather you must understand the current traffic conditions in order to evaluate whether and how much impact additional traffic will have.

Please add this to our recent email and again, we would like to discuss this in person at your convenience. Allison and Will Auther 2626 E Arizona Biltmore Cir Unit 37

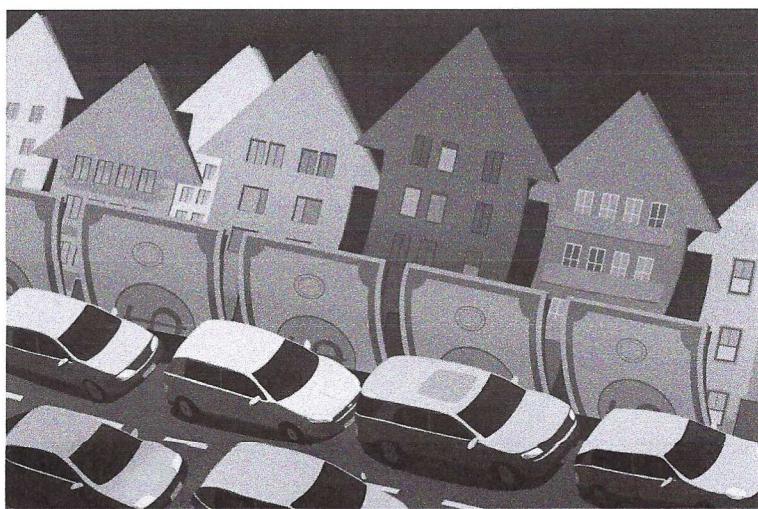
REAL ESTATE

Quieter Streets Linked to Increase in Home Prices

Researchers find that when sound barriers are constructed along busy highways, the prices of homes nearest those barriers spike

By Lisa Ward

Dec. 14, 2025 9:00 am ET



ALESSANDRO VENTRELLA

How much more money are homeowners willing to pay for a house with less traffic noise?

According to a recent study, a lot.

Researchers analyzed home prices for nearly 600,000 properties in Florida before and after sound barriers were constructed along busy highways. They found that in the five years after noise barriers were built, the price of properties within 100 meters (about 109 yards) of a barrier saw a rise of almost 6.8% compared with homes in a control group.

The barrier's effect on property values declined with distance, the researchers found. They observed price increases of about 3.9% for homes located 100 to 200 meters from a newly constructed sound barrier, 3.1% for homes located 200 to 300 meters from a barrier and 2.8% for homes 300 to 400 meters from a barrier. Beyond those distances, there was little effect.

Paying a premium

"Buyers are willing to pay a substantial premium for each decibel of noise reduction," says Enrico Moretti, a professor at the University of California, Berkeley and one of the paper's co-authors. The study found there is an almost 1% jump in property values for every decibel of traffic noise muffled by the average sound barrier in their sample, Moretti says.

The study's control group consisted of properties in the same neighborhood that were 500 meters or more away from the highway, where traffic noise wasn't very audible. Five years before the construction of the sound barrier, home prices in both the treatment and control groups moved in tandem, influenced by similar variables such as school quality, crime and street cleanliness.

But in the five years after noise barriers were built, properties closest to the busy highway saw an immediate and largely permanent increase in property values, above and beyond any normal price moves.

In their analysis the authors controlled for other factors that could also contribute to the higher property values, such as less air pollution or a visual blockade of the highway.

After widening the scope of their analysis, the authors estimated that traffic noise reduces property values by about \$110 billion nationally. Lower-income homeowners often bear the brunt of this, the researchers say, because their neighborhoods tend to be most affected by things like pollution, crime and traffic noise.

The EV question

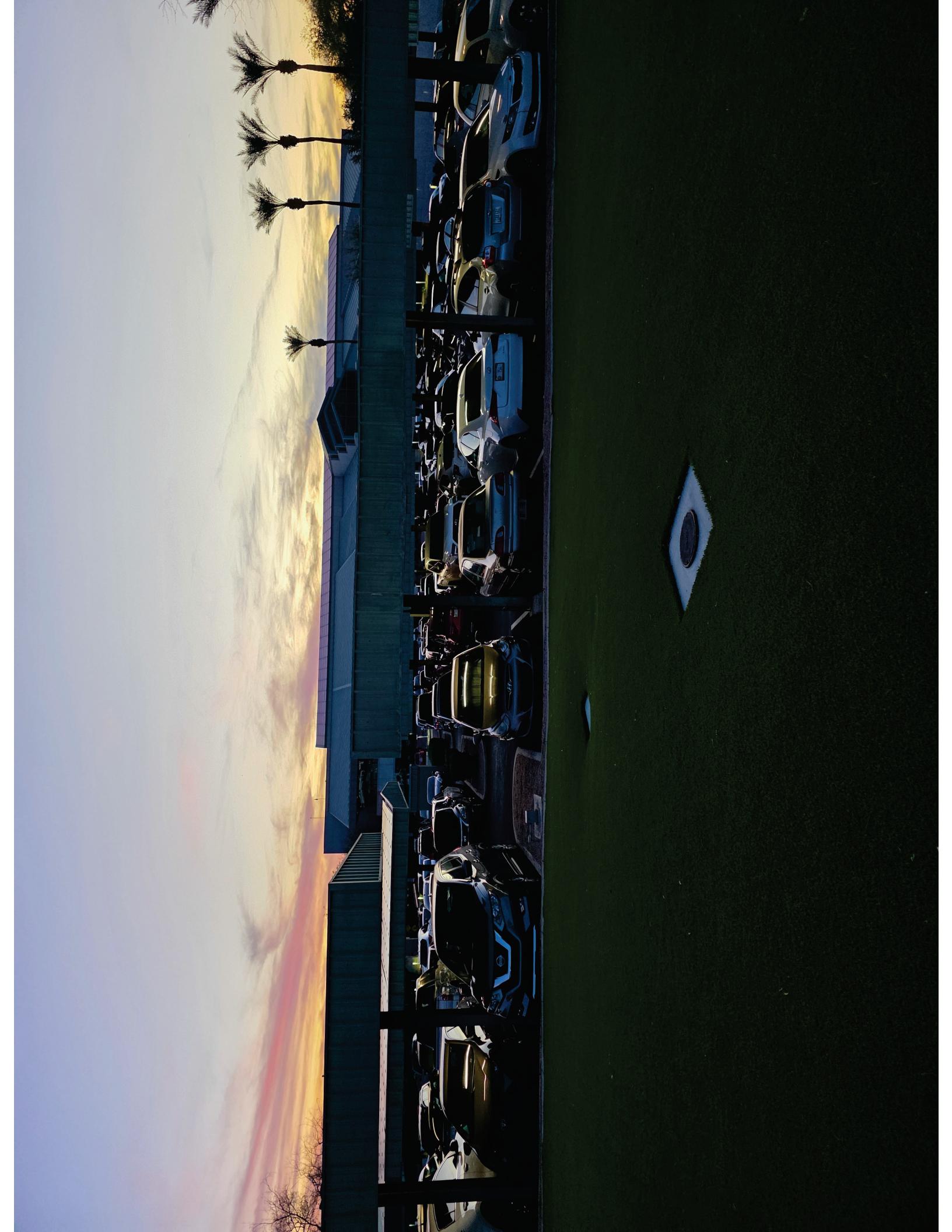
The authors then asked a hypothetical question: If every car in the U.S. were an electric vehicle, how would that affect property values nationally?

They created a model that found a shift to electric vehicles, which are less noisy than cars with combustion engines, would increase property values by about \$77.3 billion nationally.

Finally, the authors analyzed seven counties with the highest rates of EV adoption and modeled the realized benefit to property values. They found that Santa Clara County in California, which has the highest EV adoption in the nation, EV use helped boost property values by about \$264 million collectively in 2023.

Lisa Ward is a writer in Vermont. She can be reached at reports@wsj.com.

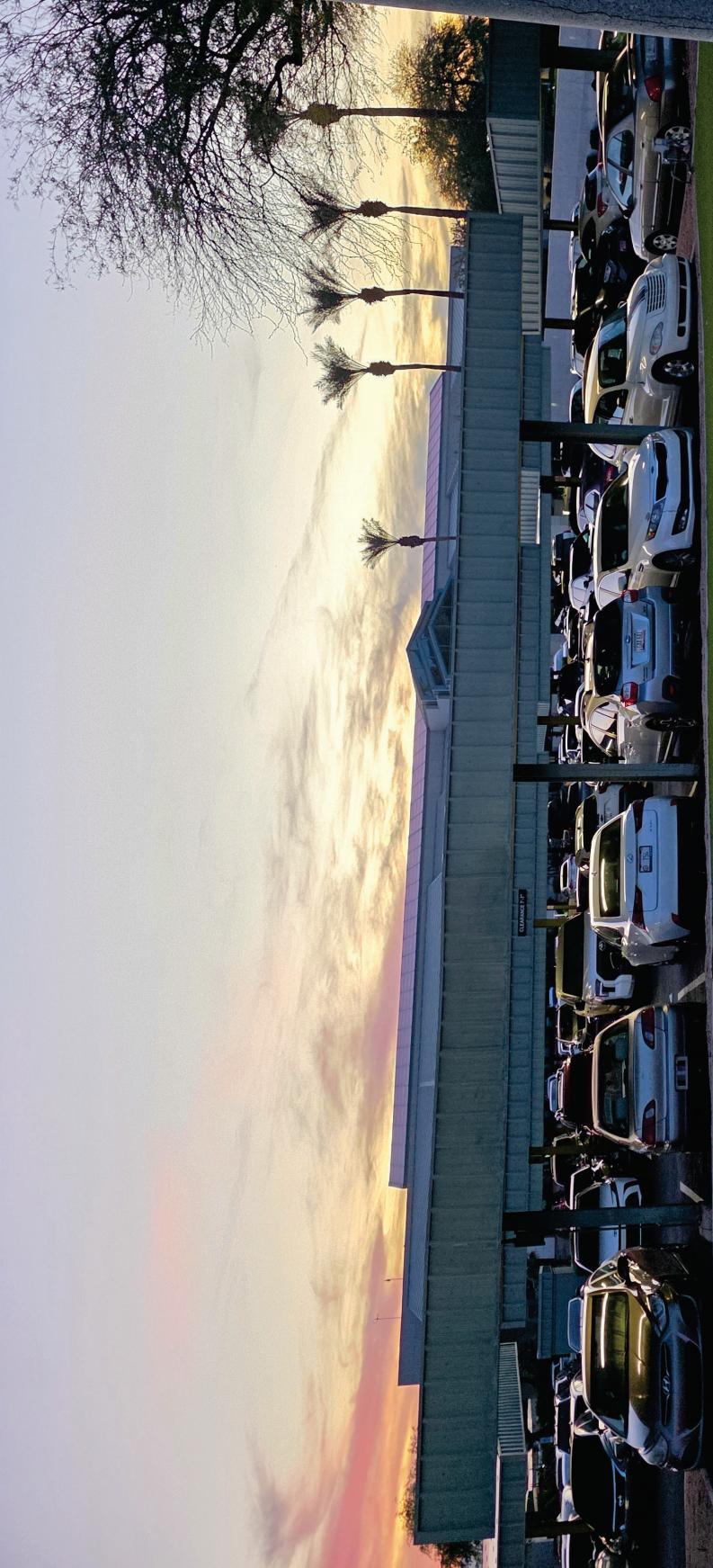
Next in Journal Reports

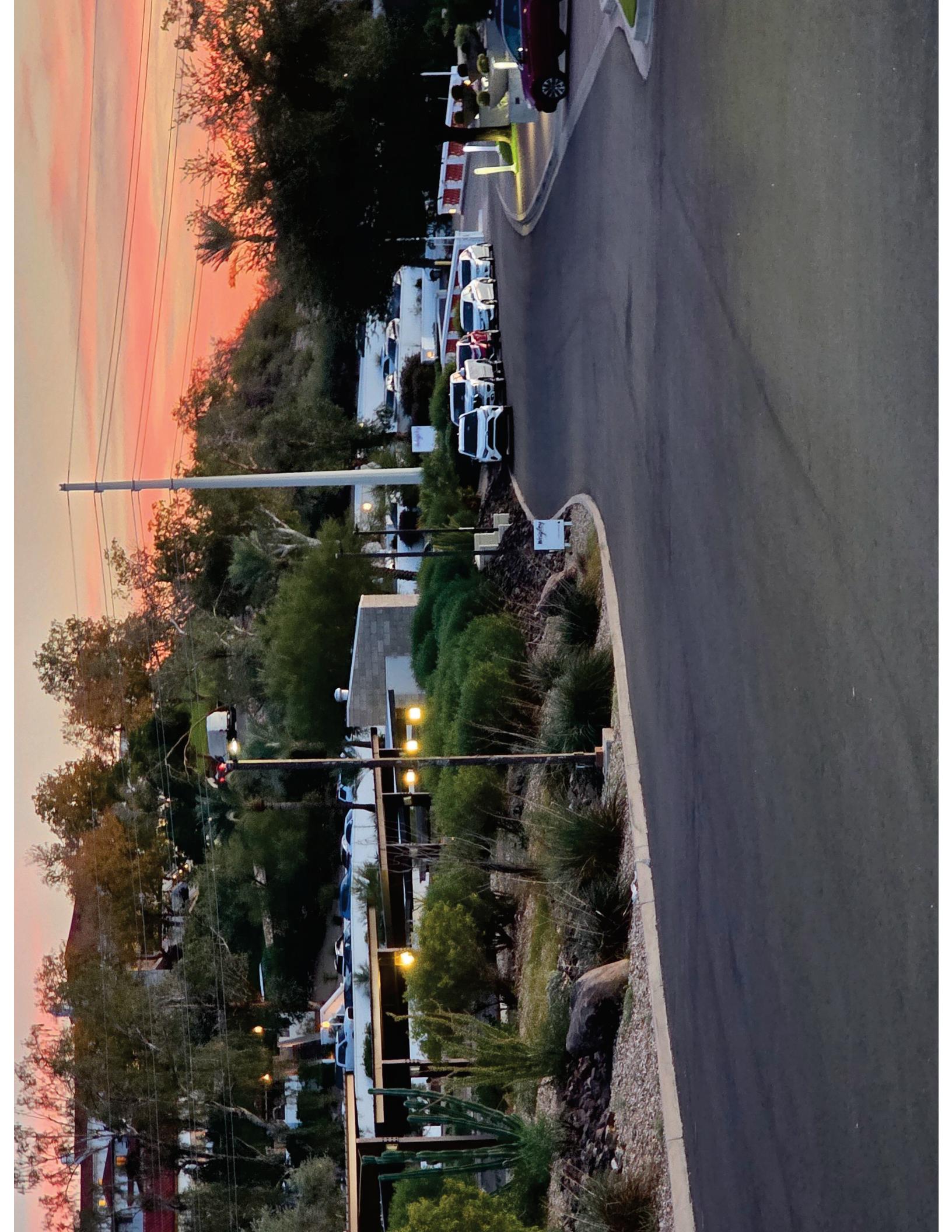




WILSON NATIONAL BANK
OF ARIZONA

WRIGLEY MANSION
ACROSS BRIDGE
CONFERENCE
CENTER







From: Larry Cuculic <Larry.Cuculic@bwh.com>
Sent: Sunday, December 21, 2025 4:17 PM
To: Anthony M Grande; Racelle Escolar
Cc: Mayor Gallego; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 6 PCC; Council District 7 PCC; Council District 8 PCC; Tricia Gomes; Jay Pricher; Carolyn Oberholtzer
Subject: Compliance with Phoenix Hillside Zoning Ordinance - 2400 Biltmore Residential PUD
Attachments: Letter Planning and Development Department 21 Dec 25.pdf

Dear Mr. Grande,

Please see attached letter regarding the 2400 Biltmore Residential PUD (the “PUD”) and the applicability of Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development (the “Ordinance”).

Please also provide the attached BWH® Hotels letter to the Phoenix Planning Commission for consideration with regard to the PUD and its compliance with the Ordinance.

Thank you.

Regards,

Larry Cuculic

Larry Cuculic | President and CEO
BWH Hotels
6201 N. 24th Parkway | Phoenix | 85016
P: 602.957.5883 | bwh.com [bestwestern.com]



December 21, 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

Dear Mr. Grande,

As you know, BWH® Hotels (BWH) is located at 6201 N. 24th Parkway, Phoenix, Arizona, 85016 – it is our global Headquarters representing approximately 4,300 hotels worldwide. I have previously sent correspondence to you and Phoenix elected officials and government representatives regarding our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is referred to by the city as 2400 Biltmore Residential Planned Unit Development (the “PUD”).

So that there are no misunderstandings or misrepresentations by PUD representatives, we are not opposed to lawful and reasonable development of the land on which the proposed PUD would be situated. The land and its existing buildings are in a state of disrepair – of note, the developers cite their own neglect as a reason for needed development – ironic at best. Please refer to my prior letter of December 7, 2025 that included photographs of the neglect and disrepair.

Compliance with Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development

There is significant community opposition to the proposed PUD based upon the PUD’s unreasonable height, excessive mass, limited setbacks (e.g., an irrational twelve (12) foot setback from our property line), and the PUD’s resultant elimination of views.

It is exactly for this reason that the citizens of Phoenix have the lawful protections of Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development. Importantly, Section 710 provides as its purpose the integrity of development of land in hilly areas that involve special considerations – this is such a case.

In this regard, your Department’s Frequently Asked Questions (“FAQs”) document provides:

It is the purpose of the Hillside ordinance to establish regulations which recognize that development of land in hilly or mountainous areas involves special consideration and unique situations which result from the slope of the land. Since hilly or mountainous areas within the city offer a desirable setting, visible to the

entire city, they are a unique natural asset. It is intended through these regulations to preserve the visual integrity and character of hillside areas, while allowing reasonable development, which is both safe and functional. ***In all zoning districts, wherever the natural terrain of any lot or parcel or any portion therefore has a slope of ten percent (10%) or greater, that lot or parcel or that portion of the lot or parcel shall be considered to be in a hillside development area. (Emphasis added).***

Additionally, your Department's FAQs, that include the following, make clear that it is the responsibility of the developer to comply with Section 710:

Q: How do I perform a slope analysis? Can I hire someone?

A: You have the option to prepare the slope analysis yourself using the directions available on the City of Phoenix website at:
<http://phoenix.gov/development/siteandcivil/hillside/index.html>,
or you may hire a land surveyor or engineer. The professional that you hire to perform your slope analysis does not have to be registered with the Arizona State board of Technical Registration.

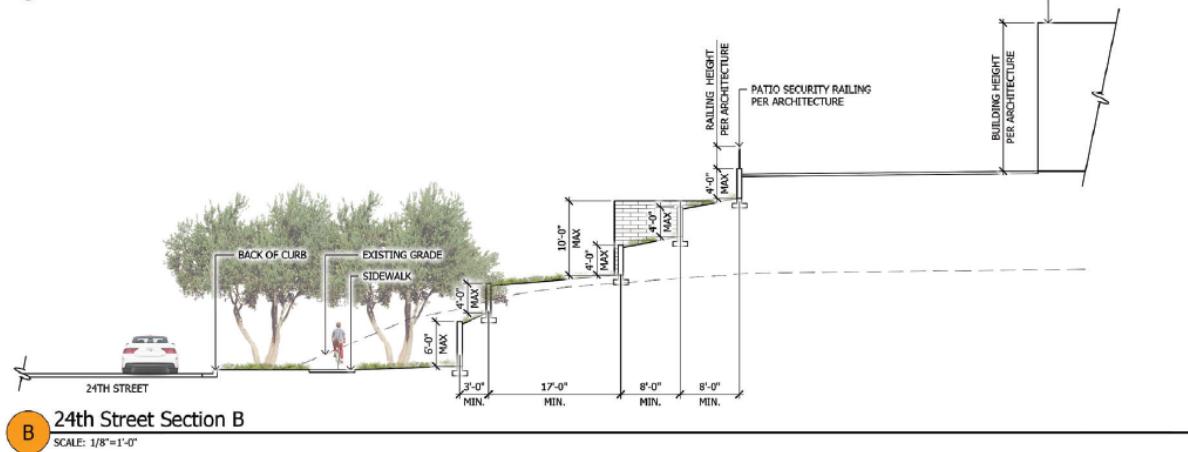
Q: Where do I go to hire an engineer?

A: We suggest the Yellow Pages or asking your architect to recommend a licensed engineer. City staff is not allowed to recommend an engineer.

Q: How much are hillside and slope analysis plan submittal fees?

A: For submittal fees, permit fees, plan review fees, and submittal requirements please contact Central Log-In on 2nd Floor of City Hall at 602-534-5934.

It is thought that based on the natural slope of the proposed PUD site plus the following representation from the PUD, Exhibit 9, page 56, this would cause city planners reason to ensure that the developer has complied with Section 710:



The Request

We have attended every public meeting and presentation regarding the proposed PUD. There have been no presentations, questions, or discussions regarding compliance with Section 710.

Please advise as soon as possible, but certainly prior to the January 8, 2026, Planning Commission hearing, if an analysis of the slope of land in the context of Section 710 has been conducted on the proposed PUD site. If it has been conducted, a copy of the analysis is requested.

While it is the responsibility of the developer to perform the slope analysis, it is the responsibility of the City of Phoenix to enforce Section 710.

Please provide a copy of this correspondence to the Phoenix Planning Commission.

My direct telephone number is: (602) 957-5883

My email is: larry.cuculic@bwh.com

Respectfully Offered,



Lawerence M. Cuculic
President and CEO
BWH® Hotels

Cc:

Chairperson Marcia Busching and Commissioners
via Anthony Grande (anthony.grande@phoenix.gov) and Racelle Escolar
(racelle.escolar@phoenix.gov) for distribution

Phoenix City Council

Madam Mayor Kate Gallego

From: MARK LETENDRE <mlbcharro@aol.com>

Sent: Monday, December 22, 2025 10:51 AM

To:

6 PCC <District6@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>

Cc: mlbccharro@aol.com

Subject: 2400 Biltmore PUD

Good morning Mayor and Council Members,

My name is Mark Letendre, and I am speaking on behalf of many residents whose homes back to the Arizona Biltmore Circle.

We are all in agreement that the proposed project at 2400 Biltmore PUD is going to negatively impact our quality of living and this development puts a disproportionate burden upon us by directing a significant increase of cars and all types of vehicles towards our streets.

We have met with the developer and have been given no solutions. In fact, our meetings have led us to believe they are not interested in our concerns.

The traffic analysis relied upon by the City is more than eight years old, based on outdated projections (by their own admission), and omits critical existing traffic sources—first, the AZ Biltmore Resort's employees and visitors, the other nine HOAs along Arizona Biltmore Circle (ABC), and current businesses. Relying on such an incomplete study is unacceptable and inconsistent with the City's duty to protect existing neighborhoods.

Equally troubling is the conclusion that this project “fits the existing neighborhood.” This site lies within a decades old sensitive view corridor, and its original height limits were intentional. Many applicants have tried to alter this corridor and have failed. Rezoning and significantly increasing height disregards decades of planning and permanently impacts surrounding residents.

Additionally, no Hillside Review appears to have been conducted, despite the site meeting the thresholds that require one.

Finally, characterizing a proposal that **doubles density** as a “reasonable increase in intensity” is simply not credible.

This project places a disproportionate burden on Arizona Biltmore Square by funneling all traffic onto Arizona Biltmore Circle without adequate study or mitigation. We respectfully ask the Council and the City to reject this application or require comprehensive, current analyses before moving forward.

Sincerely,

Judy and Mark Letendre (on behalf of residents who back to Arizona Biltmore Circle).

Please excuse brevity and typos.

Sent from my iPhone

From: [Colleen Nathan](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 12:45:36 PM

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My husband and I own 2 properties, 3061 and 3063 E.Rose Lane in Phoenix. I want to voice my concerns surrounding the 2400 Biltmore Project.

I am concerned about the traffic and the 'noise' factors.

I noticed there were 'traffic lines' that were set out right before the Thanksgiving holiday. I would be cautious about believing those numbers, because that was a 'dead time' around the Biltmore area. It is before the Thanksgiving holiday AND before the Snowbirds arrivals. The amount of people here jumps significantly. There are already SO many cars that use Arizona Biltmore Circle drive.

I am also concerned about the noise factors.

Besides the actual Hotel, there is also the 3 restaurants at the Wrigley Mansion, AND the newly renovated golf course. Sitting out on our patios, we regularly hear the music and the festivities that surround these areas. If the 2400 project is approved, our entire community will be entirely surrounded by this additional noise, the parties, the general living areas, etc. This is not fair to us.

There are so many other things that can be constructed in that space, why not continue to encourage the owner to look at those?

Thankyou

Colleen Nathan

3061 E. Rose Lane

3063 E, Rose Lane

Sent from my iPad

From: [David Thornton](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 1:33:56 PM

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I vote no on the twenty four hundred builtmore project proposal

From: [Scott Fleischman](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 12:06:53 PM

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This project is too massive for the location and will significantly increase traffic on AZ Biltmore Circle. I do not support the city's approval of this residential project.

Sincerely,
Scott Fleischman
3131 E Rose Ln
Phoenix 85016

From: [Tiffany Marie Brannon](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 11:45:10 AM

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As a long time resident of the Biltmore I am COMPLETELY opposed to this. It will RUIN our neighborhood and communities and decrease our home value. It will decrease our home value and make our neighborhood unsafe.

THIS MUST NOT HAPPEN.

thank you.
Tiffany

Tiffany Marie Brannon

310.266.3287

Host of the [TMB Problems Podcast \[tmbproblems.com\]](#)

“Nothing you have not given away will ever really be yours.” - C.S. Lewis

From: [Rochanya Generous](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 11:55:03 AM

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

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I am against the proposed condo high rise. It will ruin the sun exposure to all the homeowners west of the project. It will also increase traffic etc the charming environment now will be turned the neighborhood into city scape which is not wanted. You don't need to make it 8 stories high!!! Only 2 stories should be allowed! We do not want the project as it stands now!
Sincerely

William and Rochanya Generous
2737 east az Biltmore circle #30

From: [Cheryl Hintzen](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: 2400 Biltmore Project Proposal
Date: Tuesday, December 30, 2025 10:51:58 AM

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[Report Suspicious](#)

WE DO NOT WANT THIS . ITS TOO LARGE TO TALL AND WILL ADD TO MAJOR TRAFFIC WHICH WE ALREADY HAVE...PLEASE DO NOT DO THIS ...ALSO ITS TOO DENSE IN HERE ALREADY...ENOUGH IS ENOUGH..WE HOME OWNERS CAN'T EVEN BREATHE IN HERE...IT'S ALL TOO OVER BUILT AND EVERTHING IS GETTING OUT OF CONTROL TOO TIGHT AND TOO TALL.....CHERYL HINTZEN BILTMORE RESIDENT OF 54 YEARS...I KNOW WHAT IM TALKING ABOUT...PLEASE DON'T DO THIS TO US...MONEY HUNGRY PEOPLE THAT DON'T CARE ABOUT US WHO LIVE HERE AND THEY DON'T...

From: [Keith Costello](#)
To: [Racelle Escolar](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Cc: marcellecostello1@gmail.com; [Peter Shanholz](#); [Rana Lashgari](#)
Subject: 2400 Biltmore Project Proposal
Date: Wednesday, December 31, 2025 11:45:21 AM

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

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[Report Suspicious](#)

Dear Racelle, Anthony and Kevin,

Having just reviewed carefully the newer renderings of elevation and scope of the proposed project, it only raises more concerns. What JDM is attempting, not unlike their initial plans for the Biltmore Golf Club, is to build a Carnival cruise ship in a Vikings river cruises neighborhood. From the scope of the project renderings, the buildings look more like a Grand Hyatt resort than a tasteful building that fits the character of the neighborhood. The project looks to be over 88 feet in height, which would dwarf other buildings in the area. This looks like something that might (I say, might) fit on the Camelback corridor, but not on Biltmore Circle.

My concerns remain the same yet are only heightened by these new disclosures. This is typical of JDM: 1) propose a project that is out of character, whose scope is much too large, and that has zero neighborhood buy-in, 2) waste a bunch of time and lawsuits in hearings and other forums, and 3) scale back their plans to less Disneyworld and a more tasteful project.

As a reminder, my specific concerns for this project are as follows:

1. Project height: The project dwarfs the existing structures and those nearby. It is both taller and significantly expands the existing footprint. It will block existing views of many residents and will create a structure that towers over the neighborhood.
2. Density: the project is proposed at 750,000 sq. ft. while the current office space is 66,000 sq. Ft. That is more than 10X the density; a deal killer in my book.
3. Traffic: another major problem with this project is the renderings imply that Biltmore Circle will be the principal entrance and exit for the property, which is entirely unacceptable. Biltmore Circle is a private road, and JDM's proposal would have the traffic from this massive expansion saturating a road which is not intended for massive commercial use. The exits and entrances to any new project

should be on 24th and Lincoln Avenue.

Thank you for your consideration.

Keith
3057 E. Claremont Avenue, Phoenix Arizona 85016

Keith Costello
Mobile: +1-650-430-1423

From: Lynne Lagarde <lynbob94@gmail.com>
Sent: Friday, January 2, 2026 10:26 AM
To: PDD Planning Commission; Racelle Escolar; Tricia Gomes; Joshua Bednarek; Council District 6 PCC; Council District 1 PCC; Council District 2 PCC; Council District 3 PCC; Council District 4; Council District 5 PCC; Council District 7 PCC; Council District 8 PCC; Mayor Gallego
Subject: Re: Strong Neighborhood Opposition to Z-44-25 Massive High Density 2400 Biltmore Residential Development

Nick Wood's email confirming that they are not making any changes to their proposal came while I was drafting and sending my opposition email below and I did not see it. Nonetheless they have waited days before the hearing to let us know.

Lynne Lagarde

On Fri, Jan 2, 2026 at 10:18 AM Lynne Lagarde <lynbob94@gmail.com> wrote:

My Biltmore Villas II neighbors and I strongly oppose the proposed 66'-88' tall, 6 story, double the allowed density 203 unit condo project, that will stretch 700' along 24th Street with a series of retaining walls of 24' that will have portions of the building towering 90' above 24th Street (Acknowledged by the developer's attorney at the Village hearing and confirmed on Exhibit 9, p.56 of the PUD submittal, See Conceptual Wall Sections at B.) The excessive height, mass and scale of this gigantic urban building is totally out of character with the surrounding low scale, 1 and 2 story suburban homes and offices. It belongs in the Camelback Core or Downtown not in our suburban, primarily residential neighborhood.

The proposed rezoning violates the City's fundamental planning principle that designates Village Cores in which height and density are concentrated to protect neighborhoods like ours from inappropriate heights and densities like this. The staff report inexplicably ignores the Camelback Core Specific Plan and its height limits outside of the Core. In fact, even along 24th and Highland adjacent to the Core itself the City has not allowed more than five stories. This project, almost a mile away from the Core, totally violates the height limits of the Core Specific Plan and sets a dangerous, destructive precedent for the violation of the Village Core Plans throughout the City leaving all City neighborhoods without this long standing fundamental protection.

Equally as drastic an impact is its obliteration of a main view corridor up 24th Street to the Phoenix Mountain Preserve and Piestewa Peak, paid for by all citizens of Phoenix who

deserve to have their primary views of the Preserve protected as the City has always done. For over 50 years from the approval of the original American Express building (now Charles Schwab) the City has protected the views of the Preserve by allowing only low scale buildings along 24th Street. This project destroys those views and sets a precedent for more taller buildings along 24th Street and in other areas close to the Preserve. The City has never allowed, nor are there any buildings of this height anywhere this close to the Preserve or anywhere near our neighborhood!

There are also legitimate traffic concerns with this doubling of density on our narrow, winding streets with blind curves, which were not built to City standards and which already are subject to speeding cut-through traffic from Lincoln which threatens our driving safety every day. Their threats of a high-traffic medical office building or a gas station were intended to intimidate neighbors from opposing the project.

To us this proposal does not respect our neighborhood, the Preserve, the City's Village Core policy or Phoenix residents. We are not opposed to condominiums and let the developer know that we could support a 4 story project with suitable setbacks reduced from the 150-240' setbacks now required for 4 stories under existing zoning. At our meeting on December 17, the developer representative said they would consider changes (as they also said they would be discussing with neighbors in their continuance letter to the Planning Commission but did not do in our or other neighbor meetings.) However, now over 2 weeks later, despite emails asking whether they have made changes, we have heard nothing only days before the hearing leaving us in the dark, unprepared and unable to respond to any changes they may propose at the hearing. This is not how neighbors with legitimate concerns should be treated.

This project would bring the Camelback Corridor to our quiet residential neighborhood and to within less than a quarter of a mile of the Preserve, which is contrary to all past City planning and all past zoning approvals along 24th Street. The City has never allowed any urban buildings of this height and density outside of the Core and in proximity of the Preserve. We are urging you to deny this application and keep it that way. Please do not allow the destruction of the character of our neighborhood and of all Phoenix residents' views of the Preserve.

Lynne Lagarde
6190 N 24th Place
Phoenix, AZ 85016

From: Stephen Nathan <smash3@cox.net>
Sent: Friday, January 2, 2026 1:55 PM
To: PDD Planning Commission
Subject: OPPOSITION TO CASE NO. Z-44-25-6

Dear Planning Commission,

As a resident of Biltmore Villas II, I am writing in strong opposition to the proposed 66'-88' tall, 6 story 203 unit condo proposed at 24th Street and Arizona Biltmore Circle. The height and mass of this urban building is totally out of character for that area. A building like this belongs in the Camelback Core not in a primarily residential neighborhood.

The proposed rezoning violates the City's fundamental planning that designates Village Cores, in which height and density are concentrated to protect neighborhoods like ours from inappropriate developments like this. This project, almost a mile away from the Core, violates the height limits of the Core Specific Plan, and would set a dangerous precedent of leaving our neighborhood without this longstanding fundamental protection.

The view from the main corridor going north on 24th Street to the Phoenix Mountain Preserve would be violated.

others were not allowed to destroy the views, or set a precedent of tall buildings outside the Core.

I've met with representatives of JDM about the project and concerns about the traffic, and they have very little to offer about traffic remediation, which is also a huge concern of the resident's. Arizona Biltmore Circle is the only exit for the north side residents at the Biltmore to go west, as there are no left turns permitted at AZBC and Lincoln. All Biltmore Hotel deliveries as well as access to the parking garage is off of AZBC, which often backs up the left turn lane to go south on 24th Street. Having a restaurant and entrance of this project a half of block from the intersection, will guarantee traffic congestion increases. I also believe AZBC is a private street and I haven't heard that ABEVA has given consent for any traffic changes.

At the meeting with JDM on December 17th, we suggested a compromise of a 4 story project with suitable setbacks per the zoning. Just a few days ago we got a response that they will not compromise.

I'm urging you not to allow the destruction of the character of our neighborhood and the surrounding neighborhoods views of the Preserve.

Thank you,

Marti Nathan
Biltmore Villas II

From: Richard Lund <rjlund@biltmoreholdings.com>
Sent: Sunday, January 4, 2026 11:25 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Re rezoning case Z-44-25, 2400 Biltmore Residential Development

Importance: High

Councilman Kevin Robinson and Planning Commission members,

We all purchased homes in the Biltmore Estates with the assurances that the in place zoning and rules of the Village would apply and a protect us from wanton disregard for those rules. The monstrosity that Jerry Colangelo and his cronies are trying to force down our throats is exactly what the elected officials of the City Council, the Planning Commission and staff and of course the Mayor have a duty to protect us from. We simply expect you to enforce the rules and prevent these multiple violations. This will never be forgotten or forgiven if you allow this violation of our community!

Richard Lund
Robin Lund

6192 N. 28th Place
Phoenix. AZ 85016

From: PDD Planning Commission
Subject: FW: Opposition to 2400 Biltmore Residential PUD, Application Number Z-44-25-6 (the "PUD")
Attachments: BWH Hotels Letter to Phoenix Planning Commission 5 Jan 2026.pdf

From: Larry Cuculic <Larry.Cuculic@bwh.com>
Sent: Monday, January 5, 2026 10:30 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Anthony M Grande <anthony.grande@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>; Jay Pricher <Jay.Pricher@bwh.com>; Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Subject: Opposition to 2400 Biltmore Residential PUD, Application Number Z-44-25-6 (the "PUD")

Dear Planning Commission,

Having received the Notice of Public Hearing of the Phoenix Planning Commission that will occur on January 8, 2026 (the "Notice"), and in compliance with the instructions included in the Notice regarding the submission of comments, specifically with regard to Agenda Item Number 10 (the referenced 2400 Biltmore Residential PUD), attached are BWH® Hotels' comments in opposition to proposed PUD (e.g., height, mass, safety, traffic, setbacks).

BWH Hotels' opposition (as the adjacent property owner) is consistent with the overwhelming majority of citizens (who actually live in the neighborhood) who will be negatively impacted by the project.

The attached letter in opposition includes previously offered BWH Hotels' letters and presentation for the Planning Commission's convenience and consideration.

When considering the proposed PUD, please consider the three (3) perspectives offered on pages 28, 29 and 30 of the attached:

1. The height perspective along 24th Street (the building will be approximately 90 feet tall from street level).
2. The perspective looking at the project from the east to the west (its massive structure).
3. The perspective looking from the west to the east (the PUD's height and length).

Thank you for your attention to this important matter.

Regards,

Larry Cuculic

BWH Hotels

6201 N. 24th Parkway | Phoenix | 85016
P: 602.957.5883 | bwh.com [bestwestern.com]





January 5, 2026

Planning Commission
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003

Subject: Application Number Z-44-25-6; January 8, 2026, Planning Commission Hearing Agenda
Item 10

Dear Planning Commission,

BWH® Hotels (“BWH”) is located at 6201 N. 24th Parkway, Phoenix, Arizona, 85016 – it is our global Headquarters representing approximately 4,300 hotels worldwide. We were first in this area, having been located here for over 50 years.

We have previously sent correspondence to you and Phoenix elected officials and government representatives regarding our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is referred to by the city as 2400 Biltmore Residential Planned Unit Development (the “PUD”).

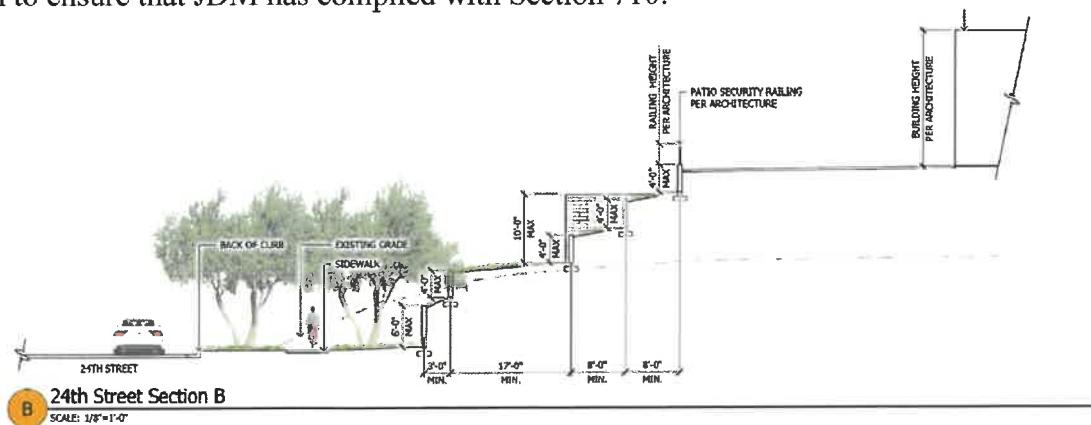
Our objection is aligned with the community’s significant opposition to the proposed PUD based upon the PUD’s: (i) unreasonable height; (ii) excessive mass; (iii) limited setbacks (e.g., an irrational twelve (12) foot setback of a 66-foot high structure from the BWH property line); (iv) traffic and safety concerns on a private road (painting one white line leading to an intersection does not resolve traffic and safety issues); and (v) the PUD’s resultant elimination of property owner views in an area in which there previously has been thoughtful development and land use.

As I have noted in prior correspondence, and so that there are no misunderstandings or intentional misrepresentations by PUD representatives, we are not opposed to lawful and reasonable development of the land on which the proposed PUD would be situated. The land and its existing buildings are in a state of disrepair – of note, the developer (i.e., JDM) cites its own neglect as a reason for needed development – ironic at best. Please recall my prior letter of December 7, 2025, that included photographs of the obvious neglect and disrepair. The following are additional photographs of JDM’s office that faces 24th Biltmore Circle. Again, ironic at best in that JDM wants everyone to believe the need for development and their representations of the quality of the proposed PUD despite their current obvious neglect of their property.

Continued on the Next Page



I am attaching prior correspondence regarding the matter, to include our most recent letter regarding required compliance with Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development (“Section 710”). We have yet to receive a reply regarding the applicability of this important ordinance. It is thought that based on the natural slope of the proposed PUD site plus the following representation from the PUD, Exhibit 9, page 56, this would cause city planners, to include the Planning Commission, reason to ensure that JDM has complied with Section 710:



Of note, in the PUD, JDM admits and describes the site as a “...challenging parcel, with a unique shape and physical conditions *that includes a sloping transition from north to south.*” See PUD, page 6 (*emphasis added*). The Planning and Development Department and the Planning Commission are responsible for enforcement of Section 710. There is no evidence of record of compliance with Section 710.

Our Respectful Request

We have attended every public meeting and presentation regarding the proposed PUD. The overwhelming opposition to the PUD has failed to accomplish any change. Promises made by JDM throughout the process regarding listening to and working with neighbors have been shallow and broken. JDM’s meetings have been nothing more than a charade, farce, and sham while they then misrepresent that they have met with and worked with neighbors – there has been absolutely no collaboration with or consideration of Phoenix citizens – *it is obvious in that the PUD remains unchanged from its original filing.*

The fiduciary duty of the Planning Commission is to protect its citizens for the greater good of the Phoenix community. This PUD is about greed while our community is irreparably damaged. This massive structure, with its size, height, and mass, does not belong in this neighborhood.

Lastly, respectfully and once again so that there is no misunderstanding, if the Planning Commission and City Council allow this PUD with its height and mass, and its disregard for reasonable setbacks, hillside ordinance compliance, and safety, please recognize and know that this PUD is the precedent for future development and structures in this area.

I offer to: (i) discuss the matter with you; and/or (ii) host a visit to our Headquarters prior to the January 8, 2026, meeting. I can be contacted at (602) 957-5883, and larry.cuculic@bwh.com.

I look forward to addressing the Planning Commission as well as City Council when these hearings are conducted in what will certainly be a fair and reasonable manner.

Thank you.

Sincerely,



Lawerence M. Cuculic
President and CEO
BWH® Hotels

Attached:

BWH Board of Directors' letter, dated November 3, 2025, to Mayor Kate Gallego, with cc's to government elected and representative officials

BWH Chief Executive Officer letter, dated November 3, 2025, to Mayor Kate Gallego, with cc's to government elected and representative officials

BWH Senior Executives' letter, dated November 3, 2025, to Mayor Kate Gallego, with cc's to government elected and representative officials

BWH Chief Executive Officer letter, dated December 7, 2025, to the Phoenix Planning Commission

BWH Chief Executive Officer letter, dated December 21, 2025, to Mr. Anthony Grande, cc'ing the Phoenix Planning Commission

BWH Chief Executive Officer presentation, of November 4, 2025, to the Camelback East Planning Committee

To:

Chairperson Marcia Busching and Commissioners
via distribution by Anthony Grande (anthony.grande@phoenix.gov) and
Racelle Escolar (racelle.escolar@phoenix.gov)

CC:

Madam Mayor Kate Gallego
Phoenix City Council



November 3, 2025

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor Kate Gallego,

BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the Board of Directors, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (“PUD”).

BWH Hotels has always been a respectful neighbor, taking meticulous care of the property and buildings. We employ over 1,700 employees (with over 800 living and working in the Phoenix area) and pay significant taxes – our Company as well as our employees. Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the unreasonable size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our beautiful BWH Hotels campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

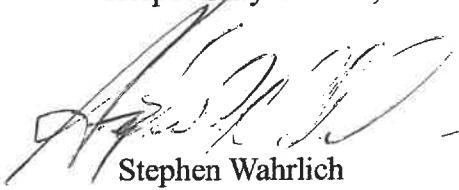
As detailed in the PUD, it will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic

study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Stephen Wahrlich
Chairman
District II Director



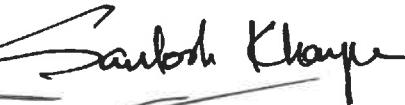
Viral “Victor” Patel
Vice-Chairman
District III Director



Rajesh Patel
Secretary/Treasurer
District IV Director



Philip Payne
District I Director



Santosh Kanjee
District V Director



Mike Merchant
District VI Director



Steven Angeline
District VII Director

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission



Larry Cuculic
President and Chief Executive Officer

November 3, 2025

The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As the President and CEO of BWH Hotels, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development ("PUD").

For additional context, my spouse (Mary Jo) and I live in the Biltmore Hillside Villas. This is our personal objection to the PUD as well.

BWH Hotels employs over 1,700 employees (with over 800 living and working in the Phoenix area) and pays significant taxes – our Company as well as our employees. We're proud of the culture we've built at our Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Best Places to Work in the Valley. We have always been respectful stewards of this neighborhood, taking meticulous care of our property and buildings.

My objections, and that of Mary Jo as well, are not to the development of the land adjacent to our Headquarters *and near our home*; rather, our objections are to the unreasonable size, height, density, and unreasonable setbacks, to include the twelve (12) foot setback adjacent to BWH Hotels' property.

The character of the Biltmore area, to include our beautiful BWH Hotels campus and our home, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which would actually be higher noting the equipment that would be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level.

While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.

We respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, I have grave traffic and safety concerns. Apparently, the developers believe that painting one single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighborhoods, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Larry Cuculic

cc: Phoenix City Council
Camelback East Village Planning Committee (CEVPC)
Mr. William Fischbach, Chairman, CEVPC
Mr. Anthony Grande, Phoenix Village Planner
Ms. Racelle Escolar, Planning Commission



DRAFT

FOR IMMEDIATE RELEASE

MEDIA CONTACT

Praytell

bwh@praytellagency.com

Best Western® Hotels & Resorts Included in the TIME World's Best Brands 2025 Ranking
Named the No. 2 Hospitality and Travel Brand for the second consecutive year, this recognition underscores enduring guest trust, brand consistency and commitment to exceptional hospitality

Phoenix, Arizona (November XX, 2025) – [Best Western Hotels & Resorts](#) is proud to be recognized as one of the World's Best Brands 2025, a prestigious global ranking presented by TIME in partnership with Statista, a leading provider of market and consumer data. This marks the second year in a row the brand has achieved this top-tier distinction. The full list is now available on [Time.com](#).

The World's Best Brands list is the result of an independent global survey, which gathered insights from over 90,000 consumers across the world. Respondents evaluated brands based on key criteria including awareness, social buzz, likability, usage and loyalty. Only the top-rated brands in each category earned a spot on the final list.

This ranking offers valuable insight for consumers, spotlighting the companies that consistently deliver quality, innovation and trust.

“Earning this recognition from TIME for the second consecutive year reflects the enduring trust guests place in Best Western,” said Larry Cuculic, President and Chief Executive Officer of BWH® Hotels. “It's a testament to the dedication of our hoteliers and team members who consistently deliver exceptional hospitality to travelers around the world.”

Best Western Hotels & Resorts, part of BWH Hotels, offers a global network of hotels in nearly 100 countries and territories. BWH Hotels is a collection of more than 4,000 hotels globally, delivering dependable quality and value for a wide range of travel needs and earning travelers' trust through reliable service and welcoming hospitality. Ongoing investments in guest experience, digital innovation and the Best Western Rewards® loyalty program further strengthen the brand's leadership in the travel industry.

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About BWH® Hotels

BWH Hotels is a leading, global hospitality enterprise comprised of three hotel companies, including WorldHotels™, Best Western® Hotels & Resorts and SureStay® Hotels. The global enterprise boasts approximately 4,300 hotels in over 100 countries and territories worldwide.* With 18 brands across every chain scale segment, from economy to luxury, BWH Hotels suits the needs of developers and guests in every market. For more information, visit bwhhotels.com.

**Numbers are approximate, may fluctuate, and include hotels currently in the development pipeline.*

About Statista

Statista publishes hundreds of worldwide industry rankings and company listings with high-profile media partners. This research and analysis service is based on the success of statista.com, the leading data and business intelligence portal that provides statistics, business-relevant data, and various market and consumer studies and surveys.



The Honorable Kate Gallego
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

November 3, 2025

Dear Mayor Gallego,

Best Western International, Inc. dba BWH® Hotels has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. As members of the Executive Committee and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development (the “PUD”).

BWH Hotels is proud to employ over 1,700 team members, with more than 800 residing and working in the Phoenix area. Together, we make a significant contribution to the local economy, both as a company and as taxpayers. We’ve built a strong, award-winning culture at our global Headquarters, which has been recognized for years by the Phoenix Business Journal as one of the Valley’s Best Places to Work. Importantly, our Headquarters is an important part of our culture. We are proud that we have embraced “Earth, People, and Community” as our values. Our Headquarters and its identity are a valued part of our “Community.”

We care deeply about our neighborhood and have always taken great pride in maintaining our property and being respectful stewards of the community. We host partners and employees from around the world at our Headquarters, to include recent business partners like Amazon and Expedia. Everyone who visits our campus is impressed by its beautiful and locally relevant southwestern-style – of which we are proud.

Our objections to the PUD are not to the development of the land adjacent to our Headquarters; rather, our objections are to the extreme size, height, density, and unreasonable twelve (12) foot setback adjacent to our property. Our campus, which is consistent with the character of the Biltmore area, would irresponsibly be enveloped by this overbearing project.

As detailed in the PUD, the project will have six (6) stories with a proposed height of sixty-six (66) feet (which will actually be higher noting the equipment that will be placed on the rooftop). It will be massive in structure – inconsistent with our surrounding neighborhood. Note, along 24th Street, there will be retaining walls of approximately twenty-four (24) feet high, such that the totality of the height along 24th Street will be ninety (90) feet from street level. The PUD proposes a setback variance such that just twelve (12) feet from our property, the sixty-six (66) foot building would be built. While there are locations in Phoenix where a PUD of this size, scope and height

might be appropriate (downtown for instance), the Biltmore area is not the place – we respect and appreciate the Phoenix Mountain Preserve, Piestewa Peak, and their respective beauty and views.

Additionally, we have serious traffic and safety concerns. Apparently, the developers believe that painting a single stripe on a road at an intersection where 203 residences, an office building and a restaurant will be built will solve the congestion and unsafe conditions that will occur. The traffic study is fatally flawed and disregards the impact it will have on our Headquarters, global visitors, residential streets, and pedestrians in our Biltmore community.

Our opposition and that of others is that the PUD is “too tall, too massive, out-of-scale, and out of character.” Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community. On behalf of our 4,300 hoteliers and our over 1,700 employees, we ask that you not allow this PUD to occur. Please vote “No” to the PUD as presented.

Respectfully Offered,



Ron Pohl
President of International
Operations and
President of WorldHotels™



Mark Straszynski
Senior Vice President and
Chief Financial Officer



Brad LeBlanc
Senior Vice President and
Chief Development Officer



Jay Pritchett
Senior Vice President
General Counsel



Joelle Park
Senior Vice President and
Chief Marketing Officer



Michael Morton
Senior Vice President
Brand Management and
Member Services



Bill Ryan
Senior Vice President and
Chief Technology Officer



Chad Fletcher
Senior Vice President
Worldwide Sales



Rachel Austin
Vice President
Human Resources

Cc: Phoenix City Council

Camelback East Village Planning Committee (CEVPC)

Mr. William Fischbach, Chairman, CEVPC

Mr. Anthony Grande, Phoenix Village Planner

Ms. Racelle Escolar, Planning Commission

BWH® Hotels



December 7, 2025

Phoenix Planning Commission
Phoenix City Hall
200 W. Washington Street
Phoenix, Arizona 85003

Dear Chairperson Marcia Busching and Fellow Commissioners of the Phoenix Planning Commission,

Background

BWH® Hotels (BWH) has been located at 6201 N. 24th Parkway in the Biltmore area for over 47 years. We were the first company to develop and build in this particular area. The following is representative of our global Headquarters.



As the President and CEO of BWH, and on behalf of our 4,300 hoteliers who call our global Headquarters home, this letter is intended as our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is being referred to by the city as 2400 Biltmore Residential Planned Unit Development ("PUD").

So that there is no misunderstanding or misrepresentation, several years ago BWH and the proponents of the current PUD worked together to potentially redevelop the area that includes both BWH and the land on which the currently proposed PUD is located. As the matter

progressed, to include BWH hosting an event in our Headquarters amphitheater, our neighbors made clear to us that the project was not consistent with the neighborhood and therefore not

supported. We listened to and respected our neighbors. The project was dropped, and we have since remained a well-maintained, beautiful, area-consistent global Headquarters property.

Suddenly, years later and without a discussion or notice as a professional courtesy, we received a letter from the law firm Snell & Wilmer that this current ill-conceived PUD was being proposed to government officials. We promptly notified the PUD's proponents and objected to the height, mass, and set-backs of a structure that that does not belong in the Biltmore corridor (e.g., a sixty-six (66) foot high structure (that is ultimately ninety (90) feet high from street level), over seven hundred (700) feet long, with a twelve (12) foot setback from our property).

BWH and many well-respected members of this neighborhood and community protested the PUD at the Camelback East Village Planning Committee (Committee) meeting in early November. Our voices and opinions were not thoughtfully regarded. Attendees were offended by the way they were treated (e.g., Committee members made statements that were discriminatory regarding the age of citizens who spoke in opposition, to include that "They had enjoyed the view long enough" and paraphrasing "The area needs young people"). The unfairness and lack of decorum of the meeting has been acknowledged by an elected government official who had a representative present at the Committee meeting.

Of note, at the conclusion of the matter and noting the strong opposition to the PUD, Committee Chairperson William Fischbach instructed Snell & Wilmer counsel to work with the neighborhood regarding residential concerns. PUD counsel assured the Committee Chairperson that he would.

Over one-month later, there has been no dialogue, meeting, or outreach with the PUD's neighbors – as instructed and as agreed to. Our Biltmore community continues to be disregarded as irrelevant, perhaps because we do not have the "influence" or "power" as JDM Partners LLC, the PUD's developer.

For the record, and so that there is no misunderstanding or misrepresentation, BWH is not opposed to development of the land. It needs care and attention. It has not been well-maintained and has become an eyesore in the neighborhood. These are photographs taken November 29th of the developer's property showing its poor condition.



Our Request

As previously noted, we are not opposed to reasonable development. Our requests are that: (i) the PUD's developer adheres to its promise to work with its neighbors such that the development is well-thought and consistent with the area in which we live and work; and (ii) our elected and appointed officials remain true to the Phoenix General Plan and require amendment of the PUD before its advancement for City Council Review.

Certainly, noting it is well-into December, there is likely insufficient time for the PUD developer to thoughtfully consider the neighborhood opposition making a January 2026 Rezoning Hearing impossible – unless the developer ignores the community opposition and the promise made to Committee Chairman Fischbach and other elected officials.

Our opposition and that of others in the community is that the PUD is too tall, too massive, out-of-scale, and out of character. Please recognize and acknowledge that this ill-conceived PUD is not in the best interests of our community.

While there are locations in Phoenix where a PUD of this size, scope and height might be appropriate, the Biltmore area, to include our home, is not the place.

On behalf of our 4,300 hoteliers, our over 1,700 employees, and our neighbors, we ask that you not allow this PUD to occur without discussion and amendment.

Respectfully Offered,



Lawerence M. Cuculic
President and CEO
BWH® Hotels

To:

Chairperson Marcia Busching and Commissioners
via Anthony Grande (anthony.grande@phoenix.gov) and Racelle Escolar
(racelle.escolar@phoenix.gov) for distribution

Cc:

Phoenix City Council
Madam Mayor Kate Gallego



December 21, 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

Dear Mr. Grande,

As you know, BWH® Hotels (BWH) is located at 6201 N. 24th Parkway, Phoenix, Arizona, 85016 – it is our global Headquarters representing approximately 4,300 hotels worldwide. I have previously sent correspondence to you and Phoenix elected officials and government representatives regarding our objection to the proposed project on the northeast corner of 24th Street and Arizona Biltmore Circle. It is referred to by the city as 2400 Biltmore Residential Planned Unit Development (the “PUD”).

So that there are no misunderstandings or misrepresentations by PUD representatives, we are not opposed to lawful and reasonable development of the land on which the proposed PUD would be situated. The land and its existing buildings are in a state of disrepair – of note, the developers cite their own neglect as a reason for needed development – ironic at best. Please refer to my prior letter of December 7, 2025 that included photographs of the neglect and disrepair.

Compliance with Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development

There is significant community opposition to the proposed PUD based upon the PUD’s unreasonable height, excessive mass, limited setbacks (e.g., an irrational twelve (12) foot setback from our property line), and the PUD’s resultant elimination of views.

It is exactly for this reason that the citizens of Phoenix have the lawful protections of Phoenix Zoning Ordinance Chapter 7, Development Standards of General Applicability, Section 710 Hillside Development. Importantly, Section 710 provides as its purpose the integrity of development of land in hilly areas that involve special considerations – this is such a case.

In this regard, your Department’s Frequently Asked Questions (“FAQs”) document provides:

It is the purpose of the Hillside ordinance to establish regulations which recognize that development of land in hilly or mountainous areas involves special consideration and unique situations which result from the slope of the land. Since hilly or mountainous areas within the city offer a desirable setting, visible to the

entire city, they are a unique natural asset. It is intended through these regulations to preserve the visual integrity and character of hillside areas, while allowing reasonable development, which is both safe and functional. *In all zoning districts, wherever the natural terrain of any lot or parcel or any portion therefore has a slope of ten percent (10%) or greater, that lot or parcel or that portion of the lot or parcel shall be considered to be in a hillside development area. (Emphasis added).*

Additionally, your Department's FAQs, that include the following, make clear that it is the responsibility of the developer to comply with Section 710:

Q: How do I perform a slope analysis? Can I hire someone?

A: You have the option to prepare the slope analysis yourself using the directions available on the City of Phoenix website at:
<http://phoenix.gov/development/siteandcivil/hillside/index.html>,
or you may hire a land surveyor or engineer. The professional that you hire to perform your slope analysis does not have to be registered with the Arizona State board of Technical Registration.

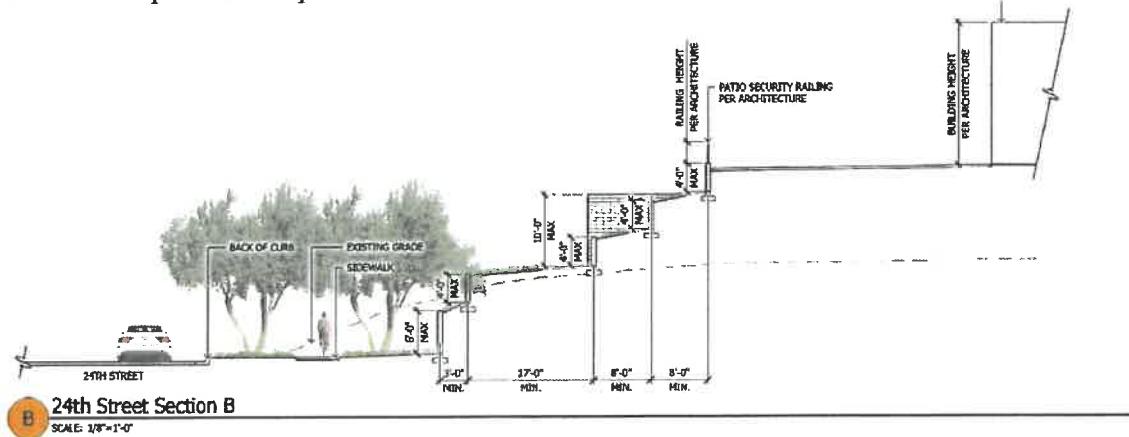
Q: Where do I go to hire an engineer?

A: We suggest the Yellow Pages or asking your architect to recommend a licensed engineer. City staff is not allowed to recommend an engineer.

Q: How much are hillside and slope analysis plan submittal fees?

A: For submittal fees, permit fees, plan review fees, and submittal requirements please contact Central Log-In on 2nd Floor of City Hall at 602-534-5934.

It is thought that based on the natural slope of the proposed PUD site plus the following representation from the PUD, Exhibit 9, page 56, this would cause city planners reason to ensure that the developer has complied with Section 710:



The Request

We have attended every public meeting and presentation regarding the proposed PUD. There have been no presentations, questions, or discussions regarding compliance with Section 710.

Please advise as soon as possible, but certainly prior to the January 8, 2026, Planning Commission hearing, if an analysis of the slope of land in the context of Section 710 has been conducted on the proposed PUD site. If it has been conducted, a copy of the analysis is requested.

While it is the responsibility of the developer to perform the slope analysis, it is the responsibility of the City of Phoenix to enforce Section 710.

Please provide a copy of this correspondence to the Phoenix Planning Commission.

My direct telephone number is: (602) 957-5883

My email is: larry.cuculic@bwh.com

Respectfully Offered,



Lawerence M. Cuculic
President and CEO
BWH® Hotels

Cc:

Chairperson Marcia Busching and Commissioners
via Anthony Grande (anthony.grande@phoenix.gov) and Racelle Esgalar
(racelle.esgalar@phoenix.gov) for distribution

Phoenix City Council

Madam Mayor Kate Gallego



BWH Hotels

HQTS Committee Presentation

Larry Cuculic, BWH Hotels

President and CEO

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Western
PLUS.

BWP
PREMIER
BEST WESTERN.



St. Paul's Bay, Malta



Orange Beach, AL



Storgatan, Västervik, Sweden

Milano, Italy



Changsha,
China

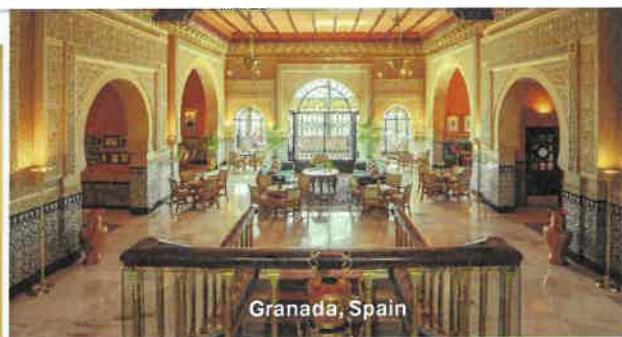



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Granada, Spain



Great Neck, NY



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PHOENIX BUSINESS JOURNAL



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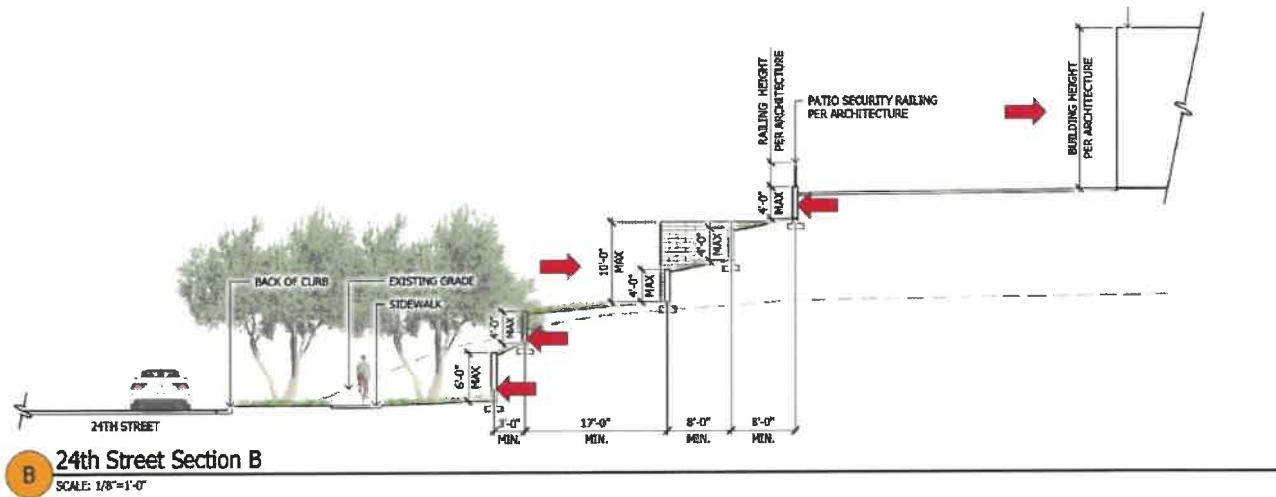
BWH Hotels

Our Opposition for Your Consideration

- A request that what is developed is consistent with our neighborhood
 - This PUD is not
- A notice that if you allow it:
 - You will live with it forever: its vertical size, its massive horizontal scope, its magnitude, and its traffic and safety issues
 - It will be the precedent of what is allowable in our neighborhood: 6+ stories (90 feet above street level) with a minimum setback of 12 feet on the east

Three Perspectives

First Perspective – 24th Street ($6' + 4' + 10' + 4' + 66' = 90'$)



Fⁿ PUD, Page 56 of 56

Three Perspectives

Second Perspective – The Massive Size and “Stepped-Up” Height



Fn PUD, Page 40 of 56

Three Perspectives

Third Perspective – We Are “Lost” and the Neighborhood and Community Lose Their Identity



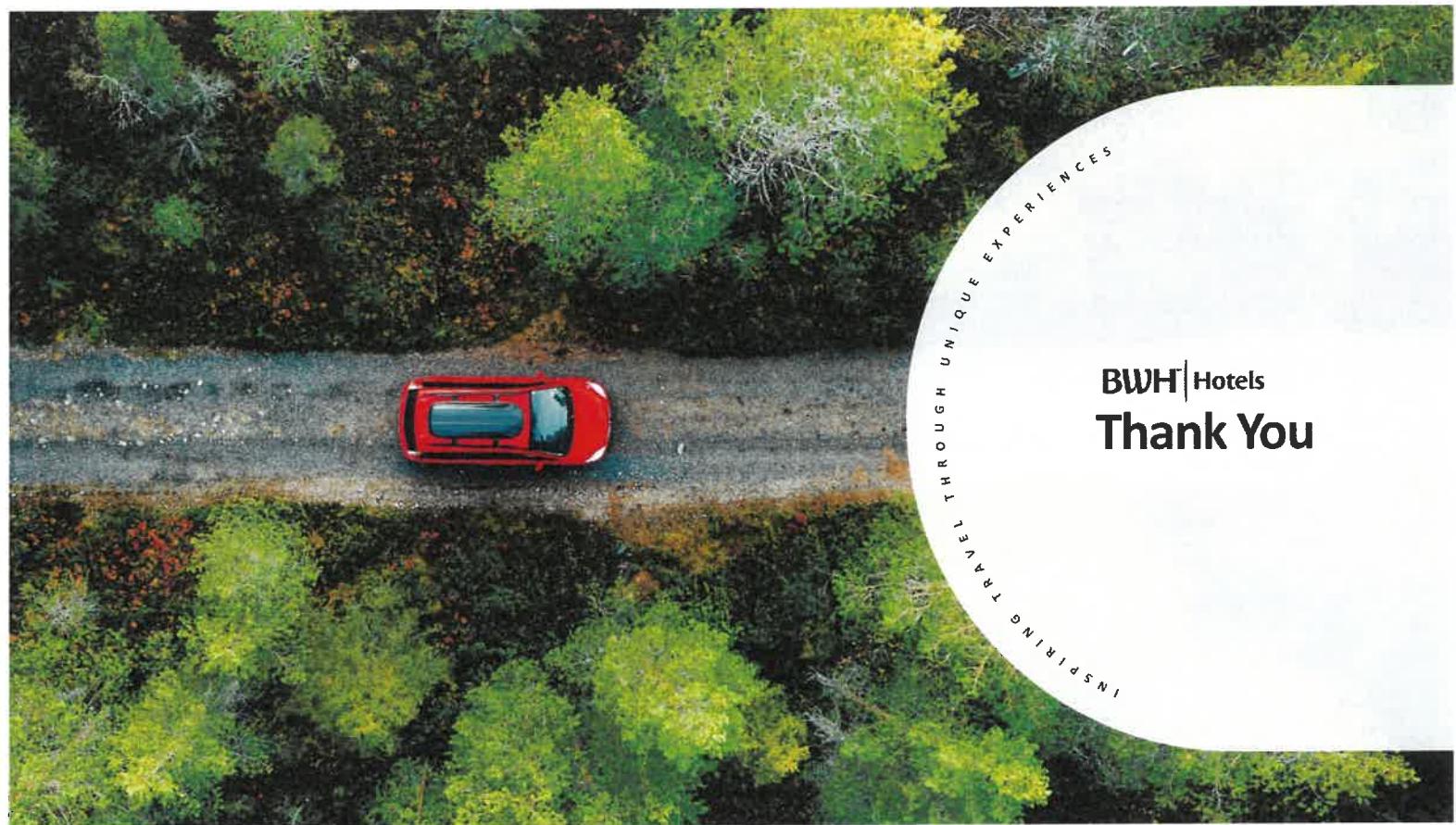
03 WEST EXTERIOR ELEVATION [24TH STREET VIEW] 1/32" = 1'-0"

Fn PUD, Page 40 of 56

Where I Live
Biltmore Hillside Villas



BWH Hotels



INSPIRING
TRAVEL THROUGH UNIQUE EXPERIENCES

BWH Hotels
Thank You

From: Patricia Kallof <tkallof@gmail.com>
Sent: Monday, January 5, 2026 6:10 PM
To: PDD Planning Commission
Subject: 90 ft tower on 24th and Biltmore Circle

I am concerned about the traffic and congestion that would occur in AZ Biltmore Circle . The proposed project is out of proportion and scale and would overwhelm the entrance and exits.
Sent from my iPhone

Submission Date

1/4/26

Name

Adriana Davila

Email

adrieguillen@gmail.com

Phone

(917) 767-7024

Address

2544 E Earll Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Alec Jonas

Email

alec.evan.jonas@gmail.com

Phone

(480) 204-2378

Address

1850 E Maryland Ave, Unit 8, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Allison Bebek

Email

allynl21@gmail.com

Phone

(480) 341-0694

Address

2544 E Georgia Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Amanda Hackman

Email

akf@cox.net

Address

1945 E Rancho Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/4/26

Name

Andrea Silvey

Email

andrea.silvey2019@gmail.com

Phone

(602) 614-0267

Address

1912 E Flynn Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I lived in the Biltmore Terraces Condos at 5136 N 31st Place for over 15 years and moved a few miles away several years ago. I still go by the corner of 24th and Biltmore Circle on my way to the mall or Dr.'s appointments. The proposed project is definitely not in keeping with the neighborhood decorum.

Submission Date

1/5/26

Name

Anna Sosa

Email

annasosa@cox.net

Phone

(602) 330-5815

Address

6362 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Brad Rich

Email

bradlyrich@gmail.com

Address

2525 E Arizona Biltmore Cir, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/4/26

Name

Brittany Butler

Email

bluebat88@yahoo.com

Address

2537 E Coolidge St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

From: [Brooke Kemper](#)
To: [Racelle Escobar](#); [Anthony M Grande](#)
Cc: [Mayor Gallego](#); [Council District 8 PCC](#); [Council District 7 PCC](#); [Council District 5 PCC](#); [Council District 4](#); [Council District 2 PCC](#); [Council District 1 PCC](#); [Council District 3 PCC](#); [Council District 6 PCC](#); [Karin Olson](#)
Subject: ABEVA
Date: Tuesday, January 6, 2026 10:21:03 AM
Attachments: [image001.png](#)
[ABEVA - JDM Letter.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,

Please see attached letter on behalf of the ABEVA Board of Directors regarding the new proposed JDM development.

Thank you,



BROOKE KEMPER
Community Manager
Arizona Biltmore Estates Village Association
2525 E. Arizona Biltmore Circle, D-145 | Phoenix, AZ 85016 (9AM – 1PM)
ABEVA office: 602-955-1003
Direct: 480-551-4210
Email brooke.kemper@fsresidential.com
[abeva.connectresident.com](#)
[abeva.com](#)

[\[fsresidential.com\]](#)

24/7 Customer Care Center: 855.333.5149

[Website \[fsresidential.com\]](#) | [Facebook \[facebook.com\]](#) | [LinkedIn \[linkedin.com\]](#) | [YouTube \[youtube.com\]](#)



ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

Dear Ms. Escolar and Mr. Grande -

On behalf of the ABEVA Board, we have the below concerns and questions regarding the 2400 Biltmore PUD rezoning case.

We have heard about a traffic study. None has been provided. Rather, JDM has referenced an eight-year-old outdated estimate, not current data. It excludes:

- o The nine existing HOAs along AZ Biltmore Cir (ABC) and current vehicle traffic.
- o The Biltmore Resort traffic.
- o Impact from current businesses operating on ABC.

Please require JDM to conduct a legitimate, current traffic study comparing their residential application and existing commercial zoning and provide it to us.

Further, we would ask the City to consider ingress/egress options using 24th Street to mitigate traffic impacts on Arizona Biltmore Circle.

Sincerely,

ABEVA Board of Directors

X

ABEVA Board of Directors
President, Karin Olson

2525 East Arizona Biltmore Circle • Building D, Suite 145
Phoenix, Arizona 85016-2147
(602) 955-1003 • Fax (602) 955-1144

Submission Date

1/4/26

Name

Brooke Newcomb

Email

brookeworthington1@gmail.com

Phone

(614) 374-1108

Address

2101 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Clifford Running

Email

thirteen1@cox.net

Phone

(602) 769-0390

Address

2020 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/4/26

Name

Dago Payan

Email

dagohime@gmail.com

Phone

(602) 592-1167

Address

5132 N 31st Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Dan Wright

Email

dwrightphx@ail.com

Phone

(480) 459-1544

Address

5225 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/4/26

Name

David Grubbs

Email

d.grubbs85016@gmail.com

Phone

(602) 576-1599

Address

1615 E Tuckey Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

David Hinkle

Email

dr_hinkle@yahoo.com

Address

1818 E Campbell Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/3/26

Name

David Ratner

Email

davidratner46@hotmail.com

Phone

(480) 390-4163

Address

6187 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Derrick Davis

Email

derrickgdavis@gmail.com

Address

5748 N 18th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Ellen Alba

Email

elpavlick@cox.net

Address

5110 N 31st Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Fallin Parker

Email

jparker1039@gmail.com

Phone

(602) 721-2890

Address

5108 N 21st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gene Hechler

Email

ghechler@outlook.com

Phone

(520) 203-4140

Address

6186 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

This isn't complicated. This project just doesn't fit in this neighborhood. It doesn't even help the affordable housing challenges as their attorney tried to claim. \$1.5 million for a condo won't help. And their still hasn't been a thorough traffic study. Have you seen Glendale Ave or Missouri during rush hour. All they talk about is the one intersection. That is a joke. Please deny this request.

Submission Date

1/5/26

Name

Heather Bell

Email

heatherbell4@cox.net

Phone

(602) 316-8610

Address

6516 N 27th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Heidi Petersen

Email

biltmoreshores17@gmail.com

Phone

(602) 828-9848

Address

3113 E San Juan Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jacqueline Mitchell

Email

jazzinteriordesign@gmail.com

Phone

(602) 524-4129

Address

2929 E Pierson St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

James Griffin

Email

jlq8882008@yahoo.com

Phone

(805) 636-9899

Address

5132 N 31st Way #111, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Jane Ehrlich

Email

jane_ehr@hotmail.com

Phone

(302) 410-9236

Address

2247 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jeanne Bauer

Email

jeannebauer1@gmail.com

Address

3042 E Highland Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Jim Cannon

Email

jrcskiing@yahoo.com

Phone

(619) 895-8117

Address

6246 N 31st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Kara Linza

Email

karalinza@gmail.com

Phone

(815) 954-9232

Address

2905 N 48th St, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Kim Nazer

Email

kim.nazer@gmsil.com

Phone

(602) 380-5458

Address

5110 N 32nd St #105, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kyle Kennedy

Email

k2rball@aol.com

Phone

(602) 432-9158

Address

3146 E Claremont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/2/26

Name

Lawrence Chakrin

Email

lwchakrin@earthlink.net

Phone

(602) 956-3536

Address

6171 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

May I herewith request that the Phoenix Planning Commission consider a modification of the Condo project proposal for the 24th Street and Biltmore Circle site. As proposed, the Project is inappropriate for the site. It disrespects the community in terms of size and intention, thus harming the stellar value of the Biltmore area to greater Phoenix.

Thank. You.

Submission Date

1/5/26

Name

Lyn St. James

Email

lsjracing@aol.com

Phone

(317) 319-0760

Address

6308 N 30th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lynn Running

Email

lrunning68@gmail.com

Phone

(480) 329-8672

Address

2020 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mark Hingiss

Email

mark@veosbrokers.com

Phone

(612) 325-9932

Address

6124 N 31st Ct, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mary Ann Hess

Email

hess@folkshess.com

Phone

(480) 355-4254

Address

3110 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Matt Houle

Email

mhoule.vas@gmail.com

Phone

(602) 795-7914

Address

1821 E Marlette Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Matthew McCants

Email

mjmccants@gmail.com

Phone

(662) 425-6226

Address

2626 E Arizona Biltmore Cir, Unit 6, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Nichole Ramirez

Email

nicholehramirez@gmail.com

Phone

(602) 616-1372

Address

1810 E Oregon Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Hovorka

Email

phovorka@myctl.net

Address

1819 E Medlock Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/2/26

Name

Patricia Magrath

Email

pmagrath21@gmail.com

Phone

(602) 354-0253

Address

6192 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Randall Crockett

Email

randall.crockett@centurylink.net

Phone

(602) 309-7828

Address

5244 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robin Lund

Email

RLUND1209@GMAIL.COM

Phone

(602) 309-4933

Address

6192 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Ron Peden

Email

ronpeden42@gmail.com

Phone

(303) 810-8451

Address

6172 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sela Dragan

Email

selasells@gmail.com

Phone

(602) 386-6656

Address

1942 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Stephanie Kirkland

Email

sbkirkland@gmail.com

Phone

(310) 402-6163

Address

5132 N 31st Way, Unit 145, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Steve Nathan

Email

smash3@cox.net

Phone

(602) 903-3600

Address

6181 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Steven Helm

Email

shelm7777@gmail.com

Phone

(480) 245-9498

Address

5057 N 25th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Boll

Email

susangilboll@outlook.com

Phone

(205) 907-1077

Address

5246 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Tiffany Marie Brannon

Email

tiffanymariebrannon@gmail.com

Phone

(310) 266-3287

Address

2737 E Arizona Biltmore Cir, Unit 22, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

William Grasso

Email

wjgras@gmail.com

Phone

(602) 332-0170

Address

5104 N 32nd St #413, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

William Smith

Email

bill@smithhg.com

Phone

(602) 332-1725

Address

5724 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I am a neighborhood resident writing to strongly oppose the proposed 2400 Biltmore PUD. This 200+ unit high-rise with office space and a restaurant is completely incompatible with the established, low-building height residential character of our neighborhood and would dramatically alter the look and feel of the area that is served by private streets. The project would generate significant additional traffic and congestion on already busy streets, with the only access coming from a private street, creating safety and quality of life concerns for nearby residents. Its height and scale would tower over surrounding homes, making it a poor fit—and a bad project—for this community.

Submission Date

1/5/26

Name

Terri Cohen

Email

tlcjap@yahoo.com

Phone

(602) 615-3624

Address

5023 N 18th St #76, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Troy Hass

Email

troyhass@gmail.com

Phone

(480) 272-0307

Address

1912 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Tera Anderson

Email

teraanderson975@gmail.com

Phone

(480) 220-5427

Address

3011 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Brett Nickal

Email

brett.nickal@gmail.com

Phone

(303) 921-4133

Address

1827 E Georgia Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kailey Loud

Email

kaileyloud@gmail.com

Phone

(480) 444-9167

Address

6221 N 30th Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Shooter

Email

susanshooter3@gmail.com

Phone

(928) 210-2482

Address

5620 N 22nd St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Tim Redmond

Email

timzredmond@icloud.com

Phone

(248) 885-5127

Address

5227 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robert Weininger

Email

bw@att.net

Phone

(715) 699-3921

Address

8 Biltmore Estates #111, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Calvin Cochrane

Email

calcochrane22@gmail.com

Phone

(623) 341-2219

Address

3019 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Karen Sullivan

Email

karensullivan415@aol.com

Address

2024 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Scott Ullery

Email

ullery4216@gmail.com

Phone

(240) 994-1683

Address

3133 E Sierra Madre Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Magrath

Email

pmagrath21@gmail.com

Address

6192 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Doria

Email

susan@susandoria.com

Phone

(602) 625-5155

Address

6203 N 30th Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Barbara Dalicandri

Email

ciao49@cox.net

Phone

(602) 228-0501

Address

2425 E Rancho Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Nicole Lee

Email

nicolepnugent@gmail.com

Phone

(520) 979-2212

Address

2044 E Solano Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mark Clemen

Email

mjc2@cox.net

Phone

(602) 687-3996

Address

5306 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Laura Whitehead

Email

laurawhitehead73@gmail.com

Phone

(602) 620-7805

Address

1850 E Maryland Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Coats

Email

johnclarkcoats@gmail.com

Phone

(602) 327-3631

Address

2737 E Arizona Biltmore Cir #11, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lucy Haydu

Email

lucyhay@cox.net

Address

6358 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Barr

Email

dc967@aol.com

Address

2502 E Solano Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Shan Harris

Email

shan@studio15a.com

Phone

(602) 996-6909

Address

1952 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Dhillon Sandhu

Email

dsandhu765@gmail.com

Phone

(714) 600-2462

Address

5311 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Abed

Email

john.abed@yahoo.com

Phone

(602) 317-2503

Address

3032 E Claremont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Huygens

Email

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Phone

(425) 830-6752

Address

1829 E Orange Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Deborah Kovach

Email

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Phone

(602) 743-0337

Address

6130 N 31st Ct, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Troy McGhee

Email

troyamcghee@gmail.com

Phone

(801) 589-9555

Address

8 Biltmore Estates #124, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Margaret Cochrane

Email

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Address

3019 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John McMahon

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Address

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Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Theresa Dwyer

Email

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Address

2045 E Pasadena Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Julie Mahurin

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Address

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Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Marian Felker

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Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Palmer-Hunter

Email

skphphd@aol.com

Address

6534 N 31st Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Suzanne Blackburn

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Address

2737 E Arizona Biltmore Cir #35, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Judy Letendre

Email

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Address

2626 E Arizona Biltmore Cir #12, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Barry Neisent

Email

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(602) 380-8042

Address

1919 E Palo Verde Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sandi Reilly

Email

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Address

3102 E Georgia Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jessica Huygens

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(480) 766-9657

Address

1829 E Orange Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jim Hunter

Email

jjimhunter22@aol.com

Address

6534 N 31st Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Stephanie Armao

Email

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Phone

(602) 628-0797

Address

2432 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Derinda Ehrlich

Email

derindae@gmail.com

Phone

(602) 405-1449

Address

2626 E Arizona Biltmore Cir, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Diana Elizabeth Steffen

Email

diana@dianaelizabeth.com

Phone

(310) 279-6544

Address

1923 E San Miguel Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While high-density, high-rise mixed-use developments may be appropriate for downtown or urban core areas, a 90-foot tower is not suitable for this neighborhood, which has limited building heights.

This project is clear overdevelopment and would bring excessive traffic, congestion, and strain to private local streets that were never designed to handle this intensity. I don't want this to become Brentwood in LA! The height and scale are incompatible with nearby homes and would erode the character and charm that make the Biltmore area unique.

This neighborhood is already congested, with overcrowded parking and limited infrastructure. There are too many people. We have such high population density in this area. Just going to Chick-fil-A or In-N-Out will take 30 minutes and the line takes over the entire parking lot. There are too many people here!!

Additional apartments are not what this area needs. We need better services—such as grocery stores with adequate parking—not more density.

The Biltmore is one of Phoenix's most established and historic neighborhoods. Residents have worked hard to preserve its homes, character, and quality of life. This project threatens that legacy and would fundamentally change the area for the worse. Please stop these apartments we have enough.

Submission Date

1/5/26

Name

Stefanie Gorres

Email

slgorres@yahoo.com

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(480) 868-0208

Address

2737 E Arizona Biltmore Cir, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Peggy Aylett

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Phone

(602) 663-5432

Address

3164 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Molly Starkle

Email

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Phone

(602) 358-1670

Address

2008 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Cheryl Malcolm

Email

caseycamey@gmail.com

Phone

(602) 469-2964

Address

2562 E Denton Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gary Richerson

Email

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Phone

(480) 231-8985

Address

5225 N 24th St #105, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Burla Whitmarsh

Email

burla@q.com

Phone

(602) 531-3827

Address

5714 N 21st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Joe Udvare

Email

judvare@cox.net

Phone

(602) 955-4309

Address

88 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Bryan O

Email

bcon33@yahoo.com

Address

3140 E Camelback Rd #933, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Abed

Email

JOHN.ABED@YAHOO.COM

Phone

(602) 317-2503

Address

3032 E Claremont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Cynthia Ek

Email

cindy.ek321@gmail.com

Phone

(602) 989-8099

Address

6232 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sadie Starkle

Email

sadiestarkle12@gmail.com

Address

2008 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Silvia Kaufmann

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asaviles@aol.com

Address

6101 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Elda Alvidrez-Patterson

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Address

2214 E San Juan Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Saul

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Phone

(602) 469-2964

Address

2562 E Denton Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Elizabeth Boylan

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Phone

(858) 414-6333

Address

1912 E Medlock Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Michael Giavanti

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1912 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patsy Langmade

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Address

2218 E Missouri Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Maria Smith

Email

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Phone

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Address

5724 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Linda Lanham

Email

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Phone

(480) 225-2781

Address

5104 N 32nd St, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Laura Gaylor

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lpaylor@gmail.com

Phone

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Address

5710 N 25th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Richard Lund

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Phone

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Address

6192 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Julia Diab

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Address

5740 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kelly Spence

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Phone

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Address

1937 E Bethany Home Rd, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

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(602) 820-7816

Address

5229 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Kallof

Email

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Phone

(602) 525-2582

Address

6225 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gene Dadamo

Email

genedadamo@yahoo.com

Phone

(602) 689-0350

Address

5301 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Linda Bailey

Email

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Phone

(602) 827-0047

Address

2044 E Pasadena Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robert Shull

Email

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Phone

(602) 214-5010

Address

3177 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Linda Panattoni

Email

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Phone

(602) 317-0845

Address

5810 N 25th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Leslie Righetti

Email

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Phone

(520) 980-6272

Address

5335 N 26th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Don Pruitt

Email

don.pruitt@gmail.com

Phone

(682) 763-7007

Address

2913 E Keim Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sarah Lang

Email

sklang01@gmail.com

Address

1915 E Rovey Cir, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Maureen Horwitz

Email

besringmimi@aol.com

Phone

(847) 363-7494

Address

3047 E Stella Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Scott Malkoff

Email

smalkoff66@gmail.com

Phone

(602) 228-9475

Address

2 Biltmore Estates Dr #107, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Laura Gore

Email

lauragore22@gmail.com

Phone

(213) 500-5269

Address

5023 N 18th St, Apt. 128, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patrick Engler

Email

patrick.engler@yahoo.com

Phone

(602) 332-0304

Address

5104 N 32nd St #413, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Ellyn Bosch

Email

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Phone

(602) 796-0512

Address

1839 E Bethany Home Rd, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Allegri Kopulos

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Phone

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Address

23 E Echo Ln, Phoenix, AZ 85020

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Alireza Behpour

Email

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Phone

(925) 683-2079

Address

5104 N 32nd St #236, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Spencer Cashdan

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Address

2131 E Rancho Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jim Bates

Email

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Phone

(928) 234-4321

Address

8 Biltmore Estates #323, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

William Grasso

Email

wjgras@gmail.com

Phone

(602) 332-0170

Address

5104 N 32nd St #413, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Janaina Pappas

Email

casitademj@gmail.com

Phone

(480) 567-5727

Address

1812 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Richard Bricker

Email

richardbricker@me.com

Address

8 Biltmore Estates #316, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mallory Middleton

Email

maadkins711@gmail.com

Phone

(480) 290-5699

Address

2534 E Campbell Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Barry Bloom

Email

boomskie102651@gmail.com

Phone

(858) 248-0127

Address

5104 N 32nd St #426, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lynn Bush

Email

dglbush@cox.net

Phone

(602) 513-1648

Address

2213 E Solano Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Holly Bentley

Email

holly@theprinsiders.com

Phone

(480) 888-6074

Address

3150 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Nancy English

Email

nancyenglishinc@gmail.com

Phone

(913) 710-8682

Address

5250 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sandy Klink

Email

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Phone

(589) 235-2391

Address

PO Box 351, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Richard Bricker

Email

richardbricker@me.com

Address

8 Biltmore Estates #316, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Joanne Liston

Email

joanneliston@me.com

Phone

(602) 290-0192

Address

5620 N 21st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Audrey White

Email

awhite5241@cox.net

Phone

(520) 349-7450

Address

5102 N 31st Pl #413, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Micah Pappas

Email

micah.pappas@gmail.com

Phone

(602) 616-8215

Address

1812 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lanie Zigler

Email

lzigler@azcns.com

Phone

(602) 320-2349

Address

5606 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Raul Flores

Email

raulflores09@gmail.com

Phone

(913) 206-4334

Address

5250 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sarah Marino

Email

sarah@marino.com

Phone

(650) 906-9154

Address

5107 N 21st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susie Reis

Email

susiereis@cox.net

Phone

(602) 770-3258

Address

2314 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lupe Jassi

Email

lupemjasso@outlook.com

Address

5102 N 31st Pl #423, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Joyce Buekers

Email

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Phone

(602) 717-7001

Address

3102 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Joanna Montgomery

Email

joannaphx@gmail.com

Phone

(602) 318-8942

Address

1907 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Kaloff

Email

tkallof@gmail.com

Phone

(602) 956-4944

Address

6225 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

John Hagerty

Email

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Phone

(602) 214-3503

Address

2626 E Arizona Biltmore Cir, Unit 27, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Uni Lidner

Email

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Phone

(480) 963-2888

Address

5213 N 24th St #206, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jordana Hale

Email

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Phone

(602) 677-3491

Address

2142 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

David Johnson

Email

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Phone

(602) 369-8591

Address

6702 N 19th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Laura Louis

Email

lauralouis36@yahoo.com

Phone

(602) 549-0403

Address

2029 E San Juan Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jodi Grieme

Email

jodigrieme@yahoo.com

Phone

(602) 617-2905

Address

5342 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

David Colby

Email

dcolby@colbythornes.com

Phone

(602) 999-9034

Address

5217 N 24th St #106, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Joyce Montgomery

Email

joycelynemontgomery@gmail.com

Phone

(602) 716-1158

Address

1907 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Paul Bleier

Email

pbphx1@gmail.com

Phone

(602) 316-1583

Address

3192 E Stella Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mary Cronin

Email

finnerty1214@gmail.com

Phone

(602) 471-9432

Address

5410 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jeffrey Fisher

Email

jrfisher43@gmail.com

Phone

(602) 363-2144

Address

6208 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Charles Friedman

Email

ciflaw@all.com

Phone

(602) 881-0230

Address

2737 E Arizona Biltmore Cir #2, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Diana Vangellow

Email

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Phone

(602) 321-9950

Address

6208 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Jordan Diab

Email

jordandiab@cox.net

Phone

(602) 509-6766

Address

5740 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Sara Ehlinger

Email

sacota@cox.net

Address

6552 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

James Patterson

Email

jspattersonjr@gmail.com

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(480) 390-7608

Address

3003 E Squaw Peak Cir, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Michelle Robinson

Email

srrm@family-robinson.org

Phone

(214) 274-3804

Address

5333 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gailen Smith

Email

gailenknoxsmith@gmail.com

Phone

(612) 720-4271

Address

5104 N 32nd St, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Laura Busby

Email

rojomomo86@yahoo.com

Phone

(602) 920-4263

Address

2150 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robert Fitzpatrick

Email

rob.fitzpatrick@mac.com

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Address

6154 N 28th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Claire Todd

Email

claire.lovell@gmail.com

Phone

(309) 826-8744

Address

6809 N 22nd Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Mark Suggs

Email

markc.suggs@gmail.com

Phone

(602) 692-7355

Address

5201 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Kallof

Email

tkallof@gmail.com

Phone

(602) 956-4944

Address

6225 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Richard Lehmuth

Email

richard.lehmuth@gmail.com

Phone

(614) 214-1235

Address

2513 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Dana Darden

Email

ddarden99@icloud.com

Address

1835 E Keim Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Roseanne Gonzalez

Email

roseannec2004@yahoo.com

Address

5829 N 18th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Andrew Skodol

Email

askodol@gmail.com

Phone

(516) 816-1990

Address

2626 E Arizona Biltmore Cir #29, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Catherine Dombro

Email

catherinerdombro@gmail.com

Phone

(818) 414-3118

Address

3198 E Marlette Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Dominic Pisaro

Email

dsccpisaro@yahoo.com

Phone

(602) 954-9444

Address

2108 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Omar Alvarez

Email

omar@torpaq.com

Phone

(602) 220-4444

Address

5242 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robbin Klosterman

Email

robbinkl@hotmail.com

Address

6309 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lory Muirhead

Email

lorymuirhead@gmail.com

Phone

(480) 282-0431

Address

2129 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Margaret Wolfe

Email

peggy.wolfe@cox.net

Phone

(602) 828-1357

Address

3147 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gail Newman

Email

gailnew@cox.net

Address

6734 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

JoAnne Rosensteel

Email

jrosensteel@cox.net

Phone

(602) 421-0947

Address

1 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I have lived in the Biltmore for over 20+ yrs. Neighbors, families, small children riding bikes, babies in strollers, walking family pets, many seniors walking and neighbors from adjacent areas come to the Biltmore because of safety. The development planned does not belong in the Biltmore. Approving this development threatens the safety for all. Our neighborhood was not designed for all this traffic, unbelievable high-rise heights and safety for children and families. Please vote NO on this development for the Biltmore families. And other families that love bringing their children and loved ones to the Biltmore for a safe place for their families and friends. Please don't approve.

Thank you and please vote NO for Biltmore Families and outside communities that love coming to the Biltmore.

Submission Date

1/5/26

Name

M A

Email

hairbymateo@gmail.com

Address

3201 E Hazelwood St, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patrik Ehlinger

Email

patrik.ehlinger@hotmail.com

Phone

(602) 793-6978

Address

6552 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susie Mihaylo

Email

susiemihaylo@yahoo.com

Phone

(949) 209-8700

Address

5258 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Carly VanDox

Email

carly1esq@aol.com

Phone

(602) 920-4947

Address

6220 N 30th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Milton Christensen

Email

macchristensen@me.com

Phone

(602) 770-6722

Address

5422 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Elizabeth Kower

Email

lizziedfq@hotmail.com

Phone

(602) 402-5620

Address

6537 N 29th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Gene Dindrtman

Email

liberaceofflowers@gmail.com

Phone

(602) 448-5701

Address

1901 E Missouri Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Carlton Beckstead

Email

locusinc@hotmail.com

Phone

(602) 908-9005

Address

2024 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Margaret Mullen

Email

mcm-85016@cox.net

Phone

(602) 319-6621

Address

2511 E Oregon Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I served as Chair of the Central City Village Planning Committee when I was founding CEO of Downtown Partnership, and have remained involved and up to date on city planning requirements. I am alarmed that you would consider allowing this dense project when it violates all requirements for this area, from setbacks to height to parking needs. If this gets built, there will be no way 26th Street north of Camelback can handle the traffic. Think ahead, and please protect the investments made by many in this area. As designed this will create parking and traffic problems unheard of in this area--on top of the other problems. Please take the time to get this right, because if built as proposed, it will be a disaster to this neighborhood.

Submission Date

1/5/26

Name

Gloria Hachikian

Email

hshglo@gmail.com

Phone

(847) 420-0876

Address

5213 N 24th St #103, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Cheryl Hintzen

Email

MissBiltmore@gmail.com

Phone

(602) 616-1449

Address

30 Biltmore Estates Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Ira Gaines

Email

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Phone

(602) 531-2538

Address

30 Biltmore Estates Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Chimey Zarotsang

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Phone

(602) 820-3277

Address

3109 E Claremont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Marie Mujahed

Email

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Phone

(602) 741-7056

Address

2501 E San Miguel Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Christopher McWenie

Email

cmcwenie@gmail.com

Phone

(602) 312-3184

Address

1812 E Marlette Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Melissa Leonesio

Email

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Phone

(602) 315-2131

Address

2532 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Michael Norton

Email

michael.norton1@cox.net

Phone

(602) 228-2948

Address

2232 E Rancho Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Frank Leonesio

Email

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Phone

(602) 432-1225

Address

2532 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Larry Offe

Email

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Phone

(602) 418-6333

Address

6148 N 29th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kristen Stout

Email

kstout299@gmail.com

Phone

(267) 249-0997

Address

3129 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Tim Stout

Email

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Phone

(267) 455-2474

Address

3129 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lyndie Slack

Email

lyndieslack@gmail.com

Phone

(949) 359-1229

Address

5226 N 20th St, Unit B2, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Alyce Medina

Email

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Phone

(480) 286-8288

Address

5226 N 20th St, Unit A1, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Deborah Dorius

Email

debbiedorius@gmail.com

Phone

(435) 659-0475

Address

6188 N 28th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Nancy Padberg

Email

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Phone

(310) 437-3814

Address

2544 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Melinda Cravens

Email

hoosierbel@att.net

Phone

(317) 213-8743

Address

1720 Burning Tree Ln, Carmel, IN 46032

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kate Arthur

Email

karthur2@me.com

Phone

(602) 738-6962

Address

6021 N 23rd Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Walter Spitz

Email

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Phone

(602) 695-5888

Address

2301 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Christine Loschiavo

Email

christine@oventures.com

Phone

(480) 628-0496

Address

2108 E Pasadena Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kathy Schatzberg

Email

kathy.schatzberg@gmail.com

Phone

(480) 227-7243

Address

2301 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Randi Karabin

Email

karabincreative@me.com

Address

5809 N 18th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Anne Monte

Email

amont429@yahoo.com

Address

6223 N 30th Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Harry Cavanagh

Email

hcavanagh@cox.net

Address

6420 N 29th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Niamh Stover

Email

niamh.stover@gmail.com

Phone

(602) 741-5366

Address

4523 N 31st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Raman Kalra

Email

raman.kalra@mmpg.group

Phone

(480) 385-9440

Address

2025 E Missouri Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Terry Hoeschler

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thoeschler@gmail.com

Phone

(602) 418-8714

Address

6308 N 31st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Lisa Sponcil

Email

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Phone

(602) 705-4116

Address

1812 E Berridge Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Crull

Email

susancrull@me.com

Phone

(602) 677-8603

Address

5712 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Patricia Kennedy

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Phone

(602) 625-3064

Address

5748 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Susan Thomas

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(602) 677-9364

Address

2445 E Minnezona Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Kim Sorenson

Email

finzilla3@yahoo.com

Phone

(480) 510-1890

Address

5234 N 20th St, Apt. 3, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Robert Semple

Email

rms@semplecpa.com

Phone

(602) 821-2900

Address

3123 E Ocotillo Rd, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Irayda Flores

Email

irayda79@yahoo.com

Phone

(682) 748-8624

Address

3126 E Claremont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Ronald Gordon

Email

drronaldgordon@gmail.com

Phone

(602) 791-6307

Address

84 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Luke Denmon

Email

ldenmon@amazon.com

Address

5213 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Leighann Turner

Email

leigd@hotmail.com

Address

5211 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Geri Ceglowski

Email

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Phone

(520) 548-1081

Address

5739 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Georgia Barnett

Email

barnett214@gmail.com

Address

5301 N 21st St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

David Baratz

Email

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Phone

(602) 686-2997

Address

2310 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/5/26

Name

Amanda Tambling

Email

amandatambling@yahoo.com

Phone

(316) 210-6920

Address

5250 N 20th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Shane Robinson

Email

srobins327@gmail.com

Phone

(281) 796-9049

Address

5333 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Ulyya Ahmed Khan

Email

ulyya@wemanage.com

Phone

(914) 837-2027

Address

2320 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Jacquelyn Kalvoda

Email

jkalvoda@yahoo.com

Phone

(414) 940-4628

Address

5104 N 32nd St, Unit 215, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Jill Osullivan

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jill@osullivan.phcoxmail.com

Phone

(602) 717-5571

Address

6041 N 23rd Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Herb Roskind

Email

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Phone

(602) 312-3332

Address

46 Biltmore Estates Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Leslie Jaap

Email

leslie.jaap@icloud.com

Phone

(602) 684-5985

Address

3015 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Melissa Mitchell

Email

mel.ginzel@gmail.com

Phone

(480) 241-2856

Address

1933 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Bernadette Wolfswinkel

Email

bernadette6518@gmail.com

Address

6518 N 31st Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Ginger Price

Email

drginger@drgingers.com

Phone

(602) 300-7496

Address

5816 N 23rd St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Paul Waldman

Email

mrlampp@yahoo.com

Phone

(602) 410-3317

Address

5102 N 31st St, Unit 442, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Abtihal Raji-Kubba

Email

abtihal@msn.com

Phone

(801) 573-1507

Address

3109 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Stephanie Glass

Email

stephanie@looksrnllc.com

Phone

(970) 739-1390

Address

5223 N 24th St #201, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Alexandra Anagnopoulos

Email

aanagnopoulos2@gmal.com

Phone

(602) 738-6053

Address

2136 E Missouri Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Alfred Y

Email

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Phone

(602) 264-8593

Address

2511 E Oregon Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Allen Gula

Email

agulajr@yahoo.com

Phone

(650) 799-5485

Address

3056 E Stella Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Anne Starkle

Email

anne@hammersmithsupport.com

Phone

(602) 614-8077

Address

2008 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Ashleigh Stropko

Email

akhendri@gmail.com

Phone

(520) 904-6487

Address

5702 N 19th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Aubrey Uhling

Email

auhling@gmail.com

Phone

(253) 686-9776

Address

5612 N 19th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Audrey White

Email

awhite5241@cox.net

Phone

(520) 349-7450

Address

5102 N 31st Pl #413, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Bill Schubert

Email

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Address

2313 E Montebello Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Cynthia Thiele

Email

TheCro3@gmail.com

Phone

(704) 957-2938

Address

3029 E Marlette Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Danielle Nguyen

Email

nguyendl.unk@gmail.com

Address

5226 N 20th St, Unit A6, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

David Graham

Email

dgraham802@gmail.com

Address

6124 N 28th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Esther Battock

Email

ebattock@gmail.com

Phone

(602) 695-5858

Address

2626 E Arizona Biltmore Cir #47, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in Biltmore Square, the closest community to the proposed development by JDM on 24th St and Arizona Biltmore Circle. I am also on the westside of our street near the cul de sac that will be in the shadow of the buildings. I have attended planning commission meetings on their first try to do this in 2018 and attended the current meetings with the community and the ones at JDM offices with the attorneys at Snell and Wilmer. Along with many community members, I am opposed to the development at its current mass, height and number of residences.

I am asking the planning commission and city council to please vote NO on their request if it stays in its current plan. It is in direct violation of the City's own values of keeping tall buildings in the core village area and NOT in the surrounding neighborhoods. There are no tall buildings on our area and violating that would open the gates to more out of scale future developments that would destroy and forever change the Phoenix Mountain Preserves which has been protected for over 60 years.

We do not believe they are honest in their statements about the scale, mass, height and traffic. We have asked for current and valid traffic studies and line of site pictures without any response. We are on a private street that cannot handle the current traffic when the hotel is busy with busy events, conventions and conferences.

Vote NO on this current plan. Ask JDM to work with the community and listen to their requests to keep it at 4 stories with no exceptions and to work with the city on traffic control on ABC and 24th street. We believe there will be a way to come to agreement and keep the Biltmore community beautiful and unobstructive to views and safe traffic plans that work for residential safety and business needs.

From: Esther B <ebattock@gmail.com>
Sent: Tuesday, January 6, 2026 6:21 PM
To: PDD Planning Commission
Subject: Case No. Z-44-25-6 (2400 Biltmore Residential)

I live in Biltmore Square, the closest community to the proposed development by JDM on 24th St and Arizona Biltmore Circle. I am also on the westside of our street near the cul de sac that will be in the shadow of the buildings. I have attended planning commission meetings on their first try to do this in 2018 and attended the current meetings with the community and the ones at JDM offices with the attorneys at Snell and Wilmer. Along with many community members, **I am opposed to the development at its current mass, height and number of residences.**

I am asking the planning commission and city council to please vote NO on their request if it stays in its current plan. It is in direct violation of the City's own values of keeping tall buildings in the core village area and NOT in the surrounding neighborhoods. There are no tall buildings on our area and violating that would open the gates to more out of scale future developments that would destroy and forever change the Phoenix Mountain Preserves which has been protected for over 60 years.

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Vote NO on this current plan. Ask JDM to work with the community and listen to their requests to keep it at 4 stories with no exceptions and to work with the city on traffic control on ABC and 24th street. We believe there will be a way to come to agreement and keep the Biltmore community beautiful and unobstructive to views and safe traffic plans that work for residential safety and business needs.

--

Esther Battcock

Submission Date

1/6/26

Name

Gail Gordon

Email

aviggro@gmail.com

Address

3043 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

George Mueller

Email

gm@muellerlawgroup.com

Phone

(602) 330-5711

Address

3055 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Hank Ragland

Email

hank_ragland@hotmail.com

Phone

(602) 469-1770

Address

2522 E Luke Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Helene Fearon

Email

hfearon123@mac.com

Phone

(602) 527-6614

Address

6505 N 29th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Jeffrey Flora

Email

jhflora@me.com

Phone

(913) 908-3639

Address

6421 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Jill Walker

Email

musicbyjill@gmail.com

Phone

(805) 905-8912

Address

2626 E Arizona Biltmore Cir #41, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Juan Ramirez

Email

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Phone

(602) 558-2479

Address

1810 E Oregon Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Karla Kaelin

Email

kaelinkarla@gmail.com

Phone

(630) 464-0006

Address

6189 N 29th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Katrina Naasz

Email

khnaasz@hotmail.com

Phone

(602) 463-0789

Address

5104 N 32nd St, Unit 105, Phoenix, AZ 85018

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Kim Korrick

Email

kkorrick@gmail.com

Phone

(917) 345-0650

Address

2225 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Laura Bricker

Email

laurabricker@me.com

Address

8 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Laura Nageotte

Email

lmnx5@yahoo.com

Phone

(517) 202-3582

Address

6215 N 30th Way, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Leslee Kelly-Cashdan

Email

lkmomdoc@gmail.com

Phone

(480) 248-5657

Address

2131 E Rancho Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Lezli Stone

Email

pinetree2901@gmail.com

Address

5802 N 25th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Logan Stropko

Email

loganstropko@gmail.com

Phone

(520) 664-6033

Address

5702 N 19th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Maria Pomeroy

Email

mariapomeroy@aol.com

Phone

(602) 390-6372

Address

65 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Mariepet Sabal

Email

mariepetgsabal@yahoo.com

Phone

(602) 315-6915

Address

89 Biltmore Estates Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Mark Herbert

Email

markandshirley55@gmail.com

Phone

(602) 274-8430

Address

1836 E Bethany Home Rd, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Mary Lynn Pannen

Email

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(253) 732-4719

Address

3113 E Sierra Vista Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Marzban Michael Hayyeri

Email

mrhayyeri@gmail.com

Phone

(602) 820-7233

Address

76 Biltmore Estates Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Michael Weil

Email

michael.weil@ymail.com

Phone

(860) 333-2540

Address

5203 N 24th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Pam Middleton

Email

pam.middleton03@gmail.com

Phone

(602) 820-2859

Address

2626 E Arizona Biltmore Cir #21, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Patrice Pickering

Email

patriceapick@gmail.com

Phone

(602) 717-4425

Address

5426 N 26th St, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Richard Kernaghan

Email

kernaghans@telus.net

Phone

(604) 813-3158

Address

3045 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Sharon Baratz

Email

baratz@aol.com

Phone

(602) 381-0708

Address

2310 E Marshall Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Sheila Schwartz

Email

janiceinaz@cox.net

Phone

(480) 241-7495

Address

15 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Stephan Goldston

Email

srgoldston@cox.net

Phone

(602) 957-2686

Address

2570 E Georgia Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/6/26

Name

Virginia Carroll

Email

ginnycarroll@cox.net

Phone

(602) 224-9108

Address

5202 N 31st Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

From: Shelia Riley <Shelia.Riley@bowmanandbrooke.com>
Sent: Wednesday, January 7, 2026 10:44 AM
To: PDD Planning Commission
Cc: Council District 6 PCC; Anthony M Grande; William Auther
Subject: Case No. Z-44-25 (2400 Biltmore Residential)
Attachments: WFA - Biltmore Sq Assoc to M. Busching - Request for denial of 6' and 6 story buildings (01_07_2026) (33135804.2).pdf

Please see attached letter from William Auther, President of Biltmore Square Association.

Shelia Riley
o/b/o William F. Auther

Note: This electronic mail is intended to be received and read only by certain individuals. It may contain information that is attorney-client privileged or protected from disclosure by law. If it has been misdirected, or if you suspect you have received this in error, please notify me by replying and then delete both the message and reply. Thank you.

BILTMORE SQUARE ASSOCIATION

2626 E. Arizona Biltmore Circle
Phoenix, Arizona 85016

January 7, 2026

Marcia Busching, Chair

Via Email: pdd.planningcomm@phoenix.gov

Re: Z-44-25 2400 Biltmore Residential

Dear Chair:

I write to you on behalf of Biltmore Square Association (Association). The Association is the closest Biltmore community to the proposed project immediately adjacent to the east boundary of the project across 25th Street making it the most affected. Further, the Association has the most frontage on Arizona Biltmore Circle than all other Biltmore area communities where all the traffic impacts from the project will be felt. This follows my Association's prior objection to the project dated October 31, 2025.

The Association continues to strongly oppose the proposed project for the following reasons:

- The project is out of character for the neighboring community which is predominantly low height and density residential area. A 66 foot tall building on top of a 30 foot hill will tower above all the other one- and two-story homes that surround it.
- The project does not conform to the City of Phoenix Village Plan. The proposed height and density make this project the largest one for more than one mile outside the Camelback Village Core.
- The developer has done nothing to mitigate traffic impacts on the project site. Rather, it dumps all traffic on a private road, Arizona Biltmore Circle, that does not conform to City standards with current traffic. Further, it has not done a proper traffic study of current traffic. The project team continues to rely upon an outdated traffic study performed for a project that was defeated in 2018 without updating it to reflect current traffic on Arizona Biltmore Circle.
- Last, the meetings that the developer put together were shams. We attended only one after observing that there was no meaningful consideration of the Association's concerns. The Association raised several ideas to mitigate the impacts on it including reduced scale of the project (4 stories), using developer property to widen the intersection of 24th Street and Arizona Biltmore Circle, and ingress/egress on 24th Street. Everything the Association raised was rejected as "not possible" based upon the false logic that it didn't work in a different prior project (hotel and conference center) that was defeated in 2018. There simply was no meaningful consideration or concession by the project team.

BILTMORE SQUARE ASSOCIATION

2626 E. Arizona Biltmore Circle
Phoenix, Arizona 85016

If the residents and neighbors are to have any input into the rezoning process, it has not occurred up to this point. The Association is counting on this tribunal to ensure that the community concerns are heard and dealt with appropriately by the developer.

Very truly yours,



William F. Auther, President

cc: Kevin Robinson, Councilman
Anthony Grande (via email Anthony.grande@phoenix.gov)

From: [Allison Wiener](#)
To: [PDD Planning Commission](#)
Cc: [Anthony M Grande](#); [Council District 6 PCC](#); [William Auther](#)
Subject: Objection to 2400PUD
Date: Wednesday, January 7, 2026 7:58:50 PM
Attachments: [Objectionto2400PUD.pdf](#)

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

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Please see attached objection

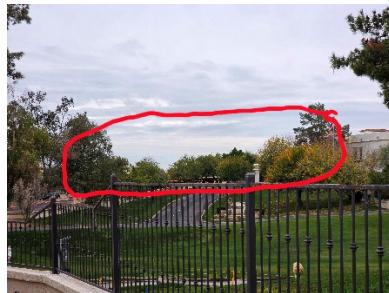
Marcia Busching, Chair Via Email: pdd.planningcomm@phoenix.gov

Re: Z-44-25 2400 Biltmore Residential

Dear Chair:

We are residents of Arizona Biltmore Square, the community most directly impacted by the proposed rezoning initiative. Our neighborhood is situated in closest proximity to the project site and possesses the greatest frontage along Arizona Biltmore Circle, exceeding that of the eight other communities utilizing this roadway. This follows our multiple prior written objections on this project. In summary, we continue to strongly oppose the project for the following reasons:

- The project is out of character for the neighboring community which is predominantly low height and density residential area. According to the City's Staff Report, this proposal "...is consistent with the General Plan Land Use Map designation and the character of the surrounding area." However, no office building or residential structure in the vicinity matches this scale. There is insufficient precedent in the area to support the assertion of consistency; rather, approval of such a project could establish a new standard for future development in this established neighborhood.
- The project does not conform to the City of Phoenix Village Plan. See above.
- The meetings that the developer put together were shams. For example, at one meeting, we requested a sight line analysis of the project from our backyard. The development team accepted our invitation to enter our backyard so that it could perform the analysis we requested. It was important for us to know how high the proposed project would tower over the existing Best Western buildings. See photo below.



To date, we have not received the analysis from the development team. Similarly, we have repeatedly sought information and supporting documentation from City Planners. Today, we received our only response confirming the existence of relevant studies which the development team denies exist. They can't be both right. In any event, the referenced materials were not provided so we cannot address them in the one day before the hearing.

- The developer dismissed all suggestions to mitigate the impact. For example, it has declined to discuss options for 24th Street northbound access or reconstructing the intersection of 24th Street and Arizona Biltmore Circle. Ensuring safety must remain a priority, and a new assessment of the impact on Arizona Biltmore Circle is warranted.

We urge this committee to ensure that resident safety is ensured by requiring new studies and new reports that are timely shared with neighboring stakeholders. The developer acts as if they have already won the battle and they have the full support of the City. Why would we continue to have meaningless meetings with the often-repeated mantra "Sorry, can't do that", without any analysis.

Sincerely

Allison and William Auther

2626 E Arizona Biltmore Cir Unit 37

cc: Kevin Robinson, Councilman

Anthony Grande (via email Anthony.grande@phoenix.gov)

From: Lynne Lagarde <lynbob94@gmail.com>
Sent: Wednesday, January 7, 2026 9:07 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Fwd: Opposition to Z-44-25 Massive High Density 2400 Biltmore Residential Development

I did not see this letter in the latest report on Opposition/concerns. Hopefully staff can make sure you have all communications including those submitted to the Village.

I reviewed all 435 pages of the staff update posted on January 6, and leaving out all letters from Best Western employees many of whom nonetheless live in the area, from neighbors there were 32 individual letters and 285 opposition responses on the Protect Biltmore form. That is well over 300 neighbors who feel strongly that the massive condo project is out-of-character with our neighborhood, does not belong here and should not be approved by the City.

Lynne Lagarde
Biltmore Villas II

----- Forwarded message -----

From: **David Ratner** <davidratner46@hotmail.com>
Date: Sat, Jan 3, 2026 at 10:02 AM
Subject: Opposition to Z-44-25 Massive High Density 2400 Biltmore Residential Development
To: council.district.6@phoenix.gov <council.district.6@phoenix.gov>
CC: Lynne Lagarde <lynbob94@gmail.com>

Dear Phoenix City Council Members,

I am writing to express my strong opposition to the proposed large-scale development in the Biltmore neighborhood. Our community is cherished for its quiet character, natural beauty, and sense of safety—qualities that would be severely compromised by this project.

This development threatens to:

- **Increase traffic congestion**, making our streets less safe and more stressful for residents.
- **Overburden local infrastructure**, including water, utilities, and public services.
- **Disrupt the neighborhood's character**, replacing open spaces and tranquility with dense construction and noise.
- **Cause environmental harm**, including loss of green space, increased heat island effect, and strain on water resources in an already arid region.
- **Reduce property values**, as overdevelopment often leads to diminished neighborhood appeal and long-term economic consequences for homeowners.

Our community has voiced overwhelming opposition to this proposal through neighborhood meetings, petitions, and direct outreach. Residents value responsible growth, but this project disregards the principles of sustainable development and community input.

Instead of approving this massive development, we urge the council to consider **alternative solutions** such as:

- **Smaller-scale projects** that align with existing zoning and maintain the neighborhood's character.
- **Mixed-use developments in already urbanized areas**, where infrastructure can support growth without harming established communities.
- **Preservation of green spaces and investment in water-efficient landscaping**, which reflect Phoenix's commitment to sustainability.

Approving this project would set a concerning precedent for future zoning decisions and erode trust between the city and its residents. Please prioritize the voices of the community and the long-term health of our environment.

Thank you for your consideration.

Sincerely,

*Best, David
DL Ratner, PsyD, PhD*

Submission Date

1/7/26

Name

Barbara Morawitz

Email

morawitzre@aol.com

Phone

(602) 418-3487

Address

3041 E Rose Ln, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Brigid Ragland

Email

hank_ragland@hotmail.com

Phone

(602) 469-1770

Address

2522 E Luke Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Bruce Williams

Email

bwilliam@gshc.net

Address

8 Biltmore Estates, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Cathy McLoone

Email

cathymcloone@cox.net

Phone

(602) 750-8006

Address

3106 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Daniel Gosnell

Email

buzz@dwgphx.com

Address

2151 E Palo Verde Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Doris Bates

Email

dbates3131@gmail.com

Phone

(480) 370-7910

Address

5217 North 25th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Jackie Fricano

Email

jfricano1@cox.net

Phone

(602) 373-6389

Address

1658 E Borghese Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

James McLoone

Email

mcloone1@cox.net

Phone

(602) 625-8907

Address

3106 E Vermont Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Jill Springer

Email

jshrc@aol.com

Phone

(408) 910-1139

Address

2422 E Solano Dr, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Mandi N

Email

mandifnelson@gmail.com

Address

5726 N 19th Pl, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

Submission Date

1/7/26

Name

Sharon Henningsen

Email

sharon.henningsen@redbull.com

Phone

(602) 820-1075

Address

2139 E Pasadena Ave, Phoenix, AZ 85016

Message to the Phoenix Planning Commission

I live in the neighborhood and oppose the proposed 2400 Biltmore PUD. While a high-density, high-rise mixed-use development might be appropriate in downtown or urban core areas, this 90-foot tower is not suitable for our neighborhood that has limited building heights. This project represents clear overdevelopment for the area, bringing excessive traffic, congestion, and strain to local, private streets that were never designed to support this level of intensity. The height and scale are completely at odds with nearby homes, making it a misguided planning decision and the wrong project for our neighborhood.

SUPPORT

From: [Griemann, Noel](#)
To: [Anthony M Grande](#)
Cc: [Racelle Escolar](#); [Sarah Stockham](#); [Council District 6 PCC](#); [Williams, Jeanette](#)
Subject: FW: 24th Street and Arizona Biltmore Circle traffic light - update - meeting with JDM
Date: Tuesday, December 23, 2025 11:37:40 AM
Attachments: [Zoning Project.pdf](#)

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Anthony,

Just wanted to make sure this neighbor communication made it to the case file for the 2400 Biltmore Project, Z-44-25.

Thank you,

Noel J. Griemann, AICP

Sr Urban Planner

[O: 602.382.6824](#)

ngriemann@swlaw.com

**SNELL
& WILMER**

swlaw.com [\[us.content.exclaimer.net\]](#) [\[us.content.exclaimer.net\]](#) [\[us.content.exclaimer.net\]](#) [LinkedIn](#) [\[us.content.exclaimer.net\]](#)

From: DAN NAHOM <dannahom@msn.com>

Sent: Monday, December 22, 2025 9:08 AM

To: Griemann, Noel <ngriemann@swlaw.com>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Wood, Nick <nwood@swlaw.com>; 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>; Will Author <wauther@msn.com>; MARK LETENDRE <mlbcharro@aol.com>

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

[EXTERNAL] dannahom@msn.com

Many thanks to JDM and its representatives for meeting with Ann and me last Friday. It was informative. Jeanette, please forward to the attendees of that meeting if they are not on this email thread.

My concern from the beginning has been the traffic light at the corner of Arizona Biltmore Circle and 24th Street. Through this process, the City has made some changes to the timing which are appreciated. I don't have any concern about the design, sight lines, views or general nature of the project.

The proposed project, as I understand it, is for 203 residential units, a 5,000 square ft. upscale restaurant and a small commercial office for JDM. The basic logic from JDM is that the traffic will not exceed what was in place when the office buildings were fully occupied. I don't know whether that's accurate or not, but surely the traffic will exceed what's in place currently. Nobody knows for sure what will happen until the project is done, but perhaps the suggestions below will be meaningful. The last thing we want, just as one example, are long lines of traffic from the east and the west waiting for valet parking at the restaurant on Friday and Saturday nights.

JDM has made a couple meaningful suggestions, namely to re-stripe Arizona Biltmore Circle adding a two way left turn lane and to install and pay for speed "ramps" along Arizona Biltmore Circle to discourage cut through traffic. Re-striping will require consent from the office building to the south and I suppose the speed ramps will require consent from the associations that own their share of the street. The idea of speed ramps is they aren't as noisy when trucks cross them compared to speed bumps. I asked whether those projects could be completed now as an indication of good faith. It seems reasonable. It wouldn't be expensive and probably would help. The JDM representatives in attendance seemed to concur this was possible and a good idea. JDM also represented they will pay for road repairs caused by excess wear and tear caused by the construction traffic.

I promised to write this email after the meeting. I hope it meets your expectations.

Regards,

Dan Nahom

From: DAN NAHOM <dannahom@msn.com>
Sent: Sunday, September 14, 2025 3:04 PM
To: Griemann, Noel <ngriemann@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>
Subject: Re: 24th Street and Arizona Biltmore Circle traffic light - update

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: Griemann, Noel <ngriemann@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

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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 <Mohamad.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>; Griemann, Noel <ngriemann@swlaw.com>

Subject: 24th Street and Arizona Biltmore Circle traffic light

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Dear Al,

I received your contact info from Noel Griemann 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: Griemann, Noel <ngriemann@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. Griemann, AICP

Sr Urban Planner

O: 602.382.6824

ngriemann@swlaw.com

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From: [Chadwick S. Parson](#)
To: [Anthony M Grande](#)
Cc: [Council District 6 PCC](#); nwood@swlaw.com; [Paul Evans](#); [Ian Keeth](#); [Karla Zagar](#)
Subject: Support Letter, Case No. Z-44-25-6
Date: Monday, December 29, 2025 4:01:54 PM
Attachments: [2434_001.pdf](#)

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Dear Mr. Grande,

Attached please find a letter in support of the rezoning of the 6.26 acre parcel located at the Northeast Corner of 24th street and Arizona Biltmore Circle, Case No. Z-44-25-6. We are the owners of the office complex, known as Biltmore Pavilion, which is across the street from the subject parcel. I serve as the President of the company that owns Biltmore Pavilion and other commercial properties in Phoenix.

I am happy to answer any questions about this letter, or have an open conversation about our opinions regarding the rezoning. We are in unequivocal support of this effort.

Best regards,

Chad

ALVARADO MANAGEMENT LTD., CO.

MANAGEMENT & ADMINISTRATIVE SERVICES

December 29, 2025

City of Phoenix Planning and Development Department

200 West Washington Street

2nd floor

Phoenix, AZ 85003

Attn: Anthony Grande, City of Phoenix Village Planner

RE: Case # **Z-44-25-6**, 6.26 acre parcel rezoning, Biltmore

Dear Planning and Development Department,

We received a letter from Nicholas Wood, a partner at Snell & Wilmer, regarding a public hearing for the rezoning of a 6.26 acre parcel located at the Northeast Corner of 24th street and Arizona Biltmore Circle. We are the owners and property managers of an office complex across the street from the subject property, known as Biltmore Pavilion, located at 2525 East Arizona Biltmore Circle. Biltmore Pavilion is a central part of the relevant area and is comprised of four 2 story buildings with over 61,000 square feet of commercial space on 4.6 acres.

We are in complete **support** of the rezoning effort and the overall project as presented by JDM Partners. Our reasons for supporting the rezoning are numerous; however, to summarize our position, we would like to highlight two points.

First, as a property owner with several office properties near Biltmore along with Biltmore Pavilion, we feel obligated to stress that many new uses (not just the subject concept) will be needed for aged office locations across the City of Phoenix. There are no easy answers for aged office space, and the number of problem office sites will only grow. Rezoning is the logical approach to an escalating and continuous future challenge for the City. This

rezoning effort and others are absolutely necessary to meet the challenge of aged office buildings.

Second, residential use is the best use for this property. From our perspective, there is no other zoning outcome that would be better than the one proposed. Not only is JDM's project a first-class residential development, it fits the profile of the surrounding area. If residential use is not the right rezoning answer in Biltmore, what is? Clearly, the Planning and Development Department will need to rezone to help repurpose aged office space in Biltmore and across the City. Rezoning this 6.26 acre parcel to residential and advancing the project is the best use of this property, and the best outcome for the community.

To conclude our support, I would like to add that JDM Partners has a long history of delivering high quality property development across the City. Please do not underestimate the importance of having a stable and trustworthy local company leading the charge for any rezoning effort and forthcoming project. We believe that our property, Biltmore Pavilion, could be harmed if a rezoning effort and development were undertaken by an inexperienced or financially weak player.

Please feel free to contact me with any questions,

Sincerely,

A handwritten signature in blue ink that reads "Chadwick S. Parson". The signature is fluid and cursive, with "Chadwick" and "S." in a smaller script, and "Parson" in a larger, more formal script.

Chadwick S. Parson

President

CC: Nicholas Wood, Esq

CC: Kevin Robinson, Councilman, District 6