



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

March 4, 2026

Noel Griemsmann  
Snell & Wilmer, LLP  
1 East Washington Street, Suite 2700  
Phoenix, AZ 85004

Dear Applicant:

RE: Z-44-25-6 – Northeast corner of 24th Street and Arizona Biltmore Circle

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on February 4, 2026 approved Zoning Ordinance # G-7482.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tricia Gomes', written over a white rectangular area.

Tricia Gomes  
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Jen Gray, JDMD Biltmore, LLC, 2400 East Arizona Biltmore Circle, Phoenix, AZ 8016  
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)  
Sarah Stockham, PDD–Planning–Planner III (Electronically)  
Anthony Grande, PDD–Planning–Village Planner (Electronically)  
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-7482

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-44-25-6) FROM C-2 PCD (INTERMEDIATE COMMERCIAL, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 7.68-acre site located at the northeast corner of 24th Street and Arizona Biltmore Circle in a portion of Section 11, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 PCD" (Intermediate Commercial, Planned Community District) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
  - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
  - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
  - d. Add an Exhibit 10 with the Building Height Step Plan date stamped January 30, 2026, attached to the staff report.
  - e. Page 5, A1: Project Overview and Goals: Revise unit count references to 195 units.
  - f. Page 7: Replace first and second image to be consistent with the renderings date stamped January 8, 2026 (Exhibit 5).
  - g. Page 8, B1: Proposed Land Use Categories: Revise “203 dwelling units (at a maximum of 26.44 du/ac)” to “195 dwelling units (at a maximum of 25.39 du/ac)” and “11,000 sq. ft. of office space” to “7,000 sq. ft. of office space.”
  - h. Page 9: Replace/Remove floor plans to be consistent with the site plan date stamped January 30, 2026.
  - i. Page 10: Replace image with site plan date stamped January 30, 2026.
  - j. Page 12, D1: Development Standards, row a. Density (Maximum): Revise to “195 Dwelling Units (25.39 Dwelling Units per Gross Acre).”

- k. Page 12, D1: Development Standards, row c. Building setbacks: Delete all of the average setbacks; change the south, east and west setbacks to 25 feet; and change the north setback to 200 feet.
  - l. Page 14, D4: Parking Standards: Revise electric vehicle charging to state “a minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed type and 50% shall be EV Ready type.”
  - m. Page 15, D4: Parking Standards, row d. Tandem Parking: Delete tandem parking standards.
  - n. Page 16, D5: Fences/Walls: Replace image to be consistent with the renderings date stamped January 8, 2026 (Exhibit 5).
  - o. Page 19, E1: Row j. Retaining Walls: Add “Retaining walls shall be terraced, consistent with the renderings date stamped January 8, 2026 (Exhibit 5).
  - p. Page 24, Circulation: Add “An additional right-in, right-out vehicular access point will be provided on 24th street, as approved by the Planning and Development Department.”
  - q. Page 27, Comparative Zoning Standards, row b. Building Setbacks: Remove the words “(Average)”; revise the south, east, and west setbacks to 25 feet; and revise the north setback to 200 feet.
  - r. Exhibits: Replace exhibits 2 through 4, and 6 through 9 to be consistent with the updated site plan and elevations, date stamped January 30, 2026. Replace Exhibit 5 to be consistent with the updated renderings date stamped January 8, 2026.
2. The development shall be in general conformance with the site plan and elevations date stamped January 30, 2026 , as modified by the following stipulations and approved by the Planning and Development Department.
  3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 31, 2026.

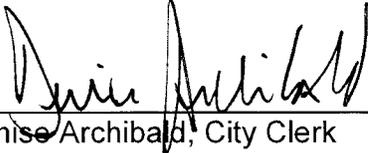
4. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
5. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
7. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
8. The developer shall notify the Arizona Biltmore Estates Village Association by mail a minimum of 30 days prior to any Planning Hearing Officer request to modify stipulations. The notice shall include the date, time and location of the meeting/hearing.
9. The developer shall consult with the Arizona Biltmore Estates Village Association regarding traffic mitigation/calming on Arizona Biltmore Circle, prior to final site plan approval. Any agreed upon modifications to the private street will be funded, constructed and maintained privately and be reviewed and approved by the Planning and Development Department. In addition, the developer shall provide the following outreach documentation:
  - a. A detailed explanation of the proposed traffic mitigating features proposed by the applicant and approved by Arizona Biltmore Estate Village Association.
  - b. A certified copy of the letter sent out to the surrounding property owners.
  - c. A mailing list of the property owners contacted.
  - d. A map delineating the properties that were contacted.
  - e. A timeline of all applicant outreach including meeting dates and summaries.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the City Council of the City of Phoenix this 4th day of February 2026.

  
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MAYOR  
02/25/20  
\_\_\_\_\_  
Date

ATTEST:

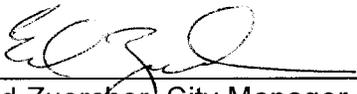
  
\_\_\_\_\_  
Denise Archibald, City Clerk



APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: Karen Stillwell  
Assistant Chief Counsel   
LVH

REVIEWED BY:

  
Ed Zuercher City Manager

LVH:phs:(LF25-2763):02-04-26:4912-4075-4571

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-44-25-6

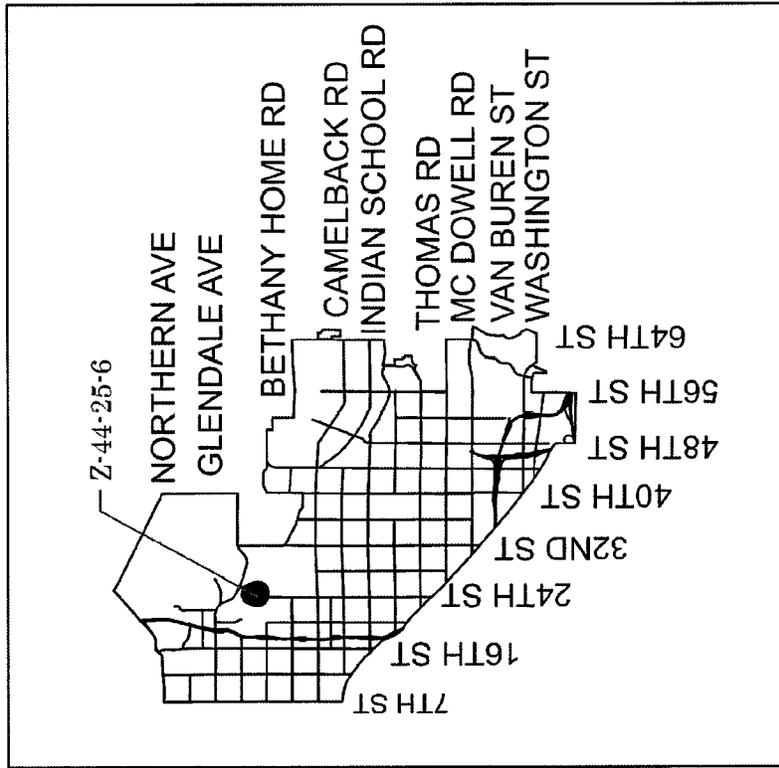
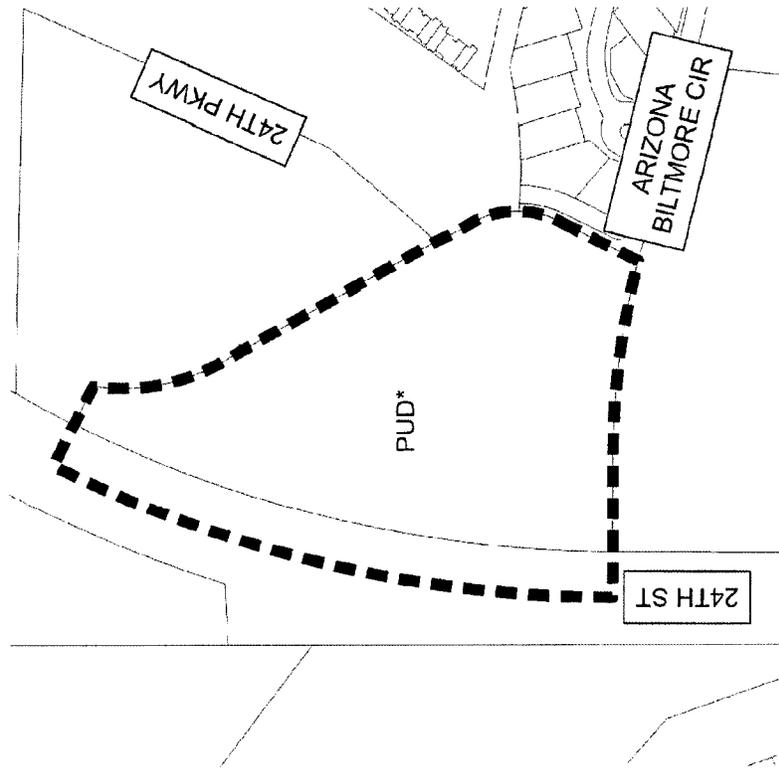
PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20070125821 LOT 6, OF ARIZONA BILTMORE ESTATES UNIT II, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 208 OF MAPS, PAGE 14.

Section 11 Township 2N Range 3E

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-44-25-6  
Zoning Overlay: N/A  
Planning Village: Camelback East

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE