



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-44-25-6
2400 Biltmore Residential PUD
October 27, 2025

[Camelback East Village Planning Committee Meeting Date:](#)

November 4, 2025

[Planning Commission Hearing Date:](#)

December 4, 2025

Request From:

[C-2 PCD](#) (Intermediate Commercial, Planned Community District) (7.68 acres)

Request To:

[PUD](#) (Planned Unit Development) (7.68 acres)

Proposal:

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

Location:

Northeast corner of 24th Street and Arizona Biltmore Circle

Owner/Applicant:

JDMD Biltmore, LLC

Representative:

Nick Wood, Snell & Wilmer, LLP

Staff Recommendation:

Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Commercial

[Street Map Classification](#)

24th Street

Arterial

70-foot east half street

Arizona Biltmore Circle

Local (Private)

25.59-foot north half street

25th Street

Local (Private)

12.58-foot west half street

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal, as stipulated, for mixed-use development at the proposed scale is appropriate for this location along an arterial street with commercial uses and in proximity to the village core.

General Plan Conformity

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The proposal will add to the mix of housing types within the immediate area, which is along a commercial corridor and located within a Major Employment Center.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: *Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.*

The proposal will contribute to the mix of uses in the area by providing a mix of commercial and multifamily residential uses at an appropriate location.

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

The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Camelback Biltmore Major Employment Center](#) – See Background Item No. 2.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Shade Phoenix Plan](#) – See Background Item No. 15.

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

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

[Transportation Electrification Action Plan](#) – See Background Item No. 18.

[Conservation Measures for New Development](#) – See Background Item No. 19.

[Zero Waste PHX](#) – See Background Item No. 20.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial office	C-2 PCD
North	Commercial office	C-O PCD
East (across 25th Street)	Single-family residential and golf course	PAD-15 PCD and GC PCD
South (across Arizona Biltmore Circle)	Commercial office	C-1 PCD
West (across 24th Street)	Commercial office, surface parking, and water treatment plant	RE-35, RE-35 SP, P-1, and C-O

Background/Issues/Analysis

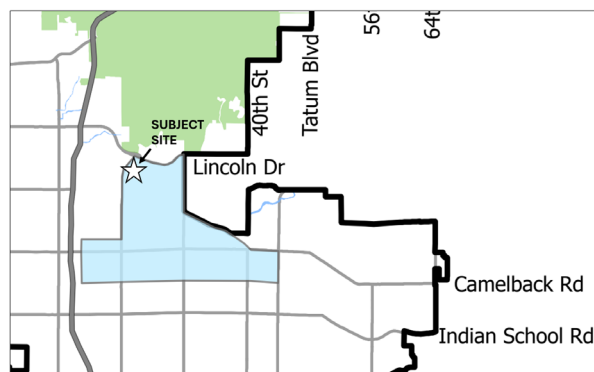
SUBJECT SITE

1. This request is to rezone a 7.68-acre site located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) for the 2400 Biltmore Residential PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The subject site is within the Arizona Biltmore PCD, generally bounded by 24th Street to the west, 32nd Street to the east, Camelback Road to the south, and Lincoln Drive to the north, which was initially established in 1974. The subject site was zoned C-2 PCD in the original PCD approval and this zoning designation remains on the site today. The proposed rezoning would remove the site from the PCD.

2. **Camelback Biltmore Major Employment Center**

The subject site falls within the boundaries of the City of Phoenix designated Camelback Biltmore Major Employment Center, which extends generally from 20th Street on the west to 44th Street on the east and from Campbell Avenue on the south to Lincoln Drive on the north.

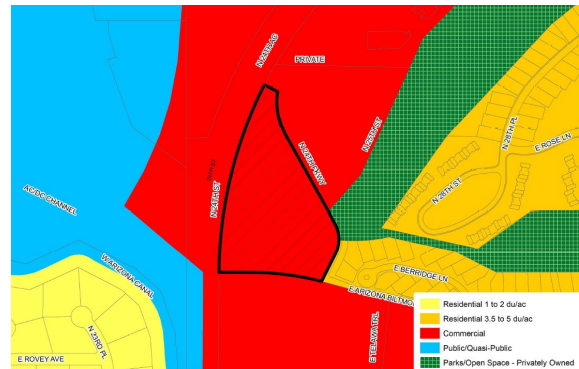


Major Employment Centers Map, Source: City of Phoenix General Plan

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is designated as Commercial on the General Plan Land Use Map. To the south, across Arizona Biltmore Circle, to the west, across 24th Street, and to the north is also designated Commercial. To the east is designated Parks/Open Space – Privately Owned and Residential 3.5 to 5 dwelling units per acre.

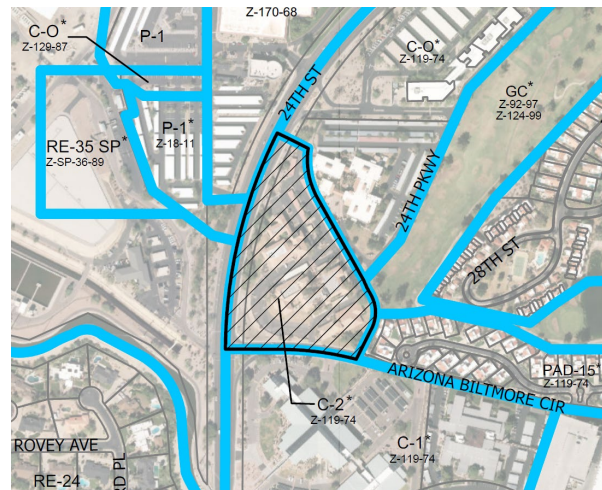
The proposal for mixed use commercial and multifamily residential development is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

4. The subject site is a commercial office development zoned C-2 PCD. To the north is a commercial office zoned C-O PCD. To the east is single-family residential zoned PAD-15 PCD and a golf course zoned GC PCD. To the south is a commercial office zoned C-1 PCD. To the west is a commercial office zoned C-O, surface parking zoned P-1, and a water treatment plant zoned RE-35 and RE-35 with a Special Permit.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. The PUD proposes to redevelop the site with a new six-story mixed-use building with 203 multifamily residential units and ground floor space for a restaurant and offices.

7. **Land Use**

The proposed development narrative allows multifamily residential uses and uses permitted within the C-2 zoning district, and includes a list of prohibited uses.

8. **Development Standards**

The table below summarizes the key development standards set forth in the narrative, which are most analogous to the R-4 zoning district. The density allowed in the proposed PUD is less than the density of 30.45 dwelling units per acre allowed in the R-4 district. The proposed PUD allows greater height than permitted in the R-4 district and requires greater setbacks, shading, and bicycle parking than the R-4 district. The proposed parking and lot coverage matches the Zoning Ordinance requirements.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	66 feet, measured from finished grade (based on three grade tiers)
<i>Maximum Density</i>	203 dwelling units (26.44 dwelling units per acre)
<i>Maximum Lot Coverage</i>	50 percent
<i>Minimum Perimeter Building Setbacks</i>	North: 50 feet average; 45 feet minimum East: 25 feet average; 12 feet minimum South (Arizona Biltmore Circle): 50 feet average; 15 feet minimum West (24th Street): 25 feet average; 11 feet minimum
<i>Minimum Open Space</i>	5,000 square feet (Approximately 1.4 percent of gross lot area)
<i>Vehicular Parking</i>	Per Section 702, except offices: 1 space per 300 square feet
<i>Bicycle Parking</i>	0.25 spaces per residential unit; 1 space per 25 vehicular parking spaces for nonresidential uses
<i>Shade</i>	Public sidewalks: 75 percent minimum; Common open space areas and internal walkways: 50 percent minimum; Surface parking lots: 25 percent minimum

The proposed PUD allows a maximum building height of 66 feet. Staff recommends revising the maximum building height to incorporate a step down on the eastern elevation of the building to 55 feet and 44 feet in portions of the building, as shown in the Building Height Step Plan attached as an exhibit. Additionally, staff recommend incorporating a minimum unit size of 1,500 square feet to match the proposal from the applicant for large unit sizes. These are addressed in Stipulation

Nos. 1.b through 1.d.

9. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards. The landscape setbacks proposed in the PUD exceed the requirements of the R-4 district, except along the portion of the east property line with no landscape setback requirement. The streetscape and all the planting standards exceed the requirements of the R-4 district.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Minimum Landscape Setbacks</i>	North: 40 feet (average) East (adjacent to property line): 0 feet East (adjacent to 25th Street): 25 feet average; 20 feet minimum South (Arizona Biltmore Circle): 15 feet average; 10 feet minimum West (24th Street): 25 feet average; 11 feet minimum
<i>Planting Standards (Perimeter Landscape Setbacks)</i>	West and south: 50% minimum 2-inch caliper, 50% minimum 3-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree; 75% live groundcover North and east: minimum 2-inch caliper trees, planted 25 feet on center; five 5-gallon shrubs per tree; 75% live groundcover
<i>Planting Standards (Right-of-way)</i>	24th Street: Minimum 2 to 3-inch caliper trees, planted 25 feet on center, to achieve 75% sidewalk shade; five 5-gallon shrubs per tree; 75% live groundcover
<i>Streetscape</i>	24th Street: 6-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk

10. **Fences and Walls**

Because of the sloping topography of the site, the PUD proposes requirements for retaining walls that vary from Zoning Ordinance standards for fences and walls. Retaining walls up to a height of 16 feet would be permitted for a maximum of 600 linear feet along the 24th Street side of the development.

11. **Lighting**

The PUD proposes compliance with Zoning Ordinance standards related to lighting with additional lighting requirements that pedestrian lighting along private and public sidewalks to comply with portions of the Walkable Urban Code related to adequate and consistent illumination along walkways, in addition to a maximum height of 15 feet for light fixtures.

12. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings, open space, and amenities on-site. Buildings will use a variety of materials on each building façade, including a minimum of 40 percent glazing and a minimum of 80 percent of units having private balconies. Buildings will not have blank walls exceeding 50 feet in length, and screening walls and retaining walls will utilize architectural features consistent with or complimentary to the building façade.

The landscape design guidelines promote a uniform design throughout the development and include the use of milkweed other native nectar species to support the monarch butterfly population.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for all users, the PUD proposes standards for shaded, detached sidewalks along 24th Street, enhanced shade for all pedestrian walkways, and bicycle parking.

14. **Comprehensive Bicycle Master Plan** The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD narrative incorporates requirements for bicycle parking to encourage multi-modal transportation.

15. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The PUD narrative includes standards for shaded, detached sidewalks along 24th Street and enhanced shading requirements for sidewalks and surface parking lots, in addition to enhanced tree sizes within landscape areas.

16. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

17. **Monarch Butterfly**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the City to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative includes standards for the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

18. **Transportation Electrification Action Plan**

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

19. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable*

Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD incorporates requirements for water conservation in landscape design and sustainability sections.

20. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The project will incorporate recycling as part of its waste management system.

COMMUNITY INPUT SUMMARY

21. At the time this staff report was written, staff has received 17 letters in opposition to this request and two letters in support. Concerns include the proposed height and density, the potential loss of views, and traffic impacts to the neighborhood.

INTERDEPARTMENTAL COMMENTS

22. The Street Transportation Department commented that mitigation improvements shall be constructed as identified in the Traffic Impact Analysis, unused driveways shall be replaced with sidewalk, curb, and gutter, and the developer shall construct all streets within and adjacent to the development with all required improvements and comply with ADA standards. These are addressed in Stipulation Nos. 2 through 4.

OTHER

23. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.
24. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 6.
25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and the character of the surrounding area.
2. The proposal will facilitate new commercial and multifamily residential development at an appropriate location along a commercial corridor within a Major Employment Center, contributing to the land use mix in the area.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks.

Stipulations

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
2. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
3. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. In the event archaeological materials are encountered during construction, the 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.
6. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Anthony Grande

October 27, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

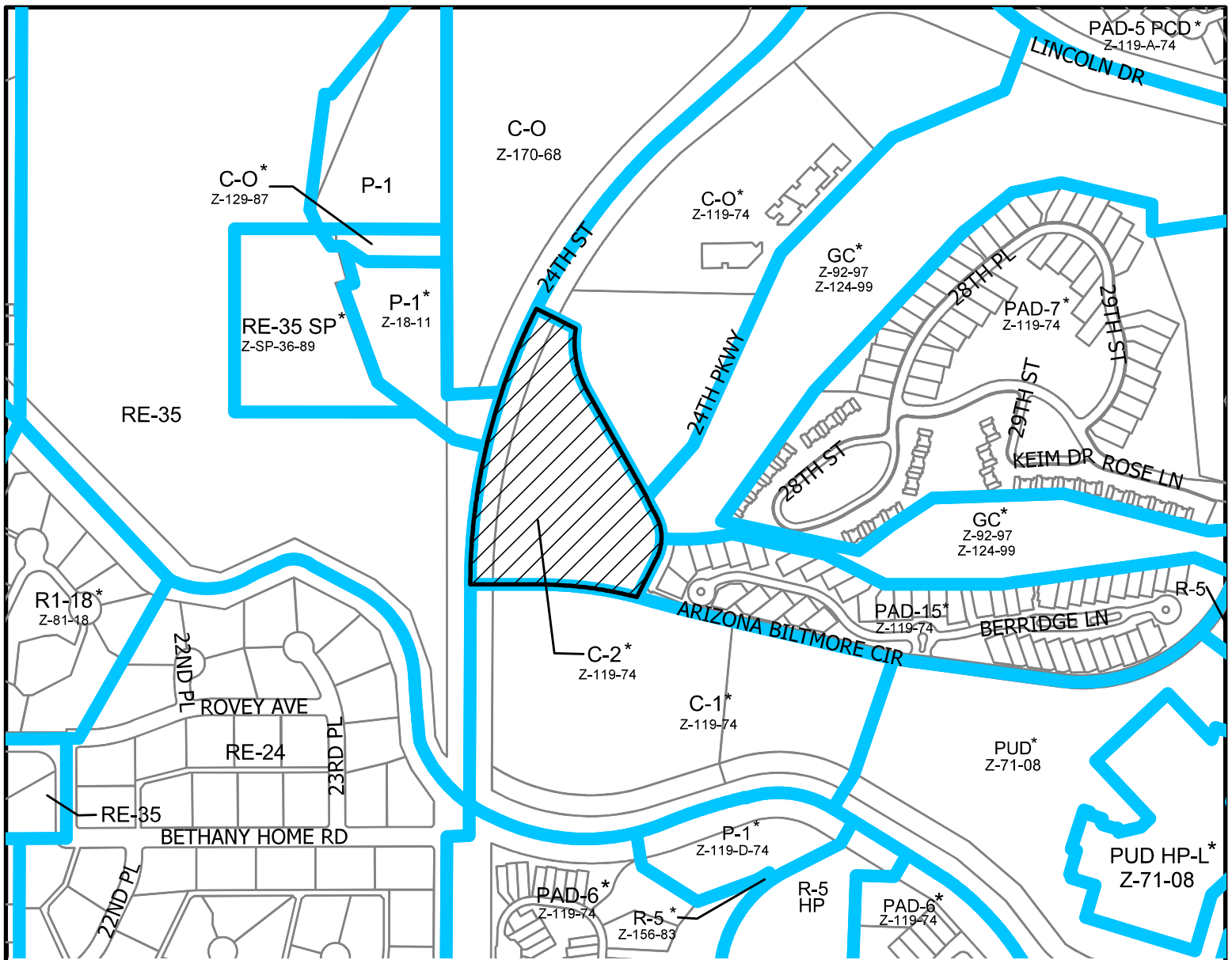
Conceptual Site Plan date stamped October 20, 2025

Conceptual Elevations and Renderings date stamped April 25, 2025 (7 pages)

Building Height Step Plan date stamped October 23, 2025

[Community Correspondence](#) (51 pages)

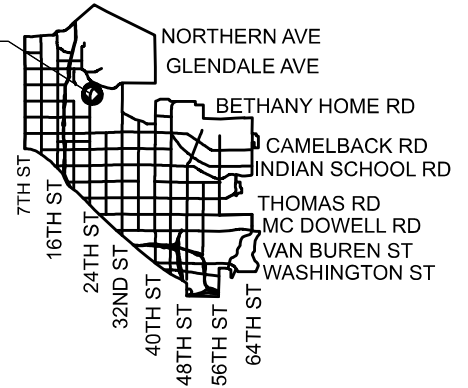
[2400 Biltmore Residential PUD](#) development narrative date stamped October 10, 2025



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



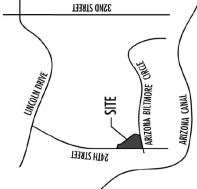
Z-44-25-6



APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:		
APPLICATION NO: Z-44-25-6		FROM: C-2 PCD (7.68 ac.)		
DATE: 5/01/2025		TO: PUD (7.68 ac.)		
REVISION DATES:				
<table border="1"> <tr> <td>6/11/2025</td> <td></td> <td></td> </tr> </table>				6/11/2025
6/11/2025				
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.		
7.68 Acres		QS 21-33		
MULTIPLES PERMITTED		CONVENTIONAL OPTION		
C-2 PCD		111		
PUD		203		
		* UNITS P.R.D OPTION		
		133		
		N/A		

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

VICINITY MAP:



PROJECT DATA:

[illegible]

SITE PLAN NOTES:

- [illegible]

DIRECTORY

APPLICANT	SMALL & NABER 2001 W. 10TH SUITE 2100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.SMALLANDNABER.COM
OWNER	2400 W. ANCON IN MORE OFFICE BUILDING 2, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.2400WANCON.COM
ARCHITECT	DEWITT 2001 W. CENTRAL AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.DEWITTARCHITECTS.COM
LANDSCAPE ARCHITECT	ARLA 2001 W. 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.ARLALANDSCAPE.COM
CIVIL ENGINEER	COLLECTIVE ENGINEERING 2001 W. 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.COLLECTIVEENGINEERING.COM

CITY OF PHOENIX

OCT 20 2025

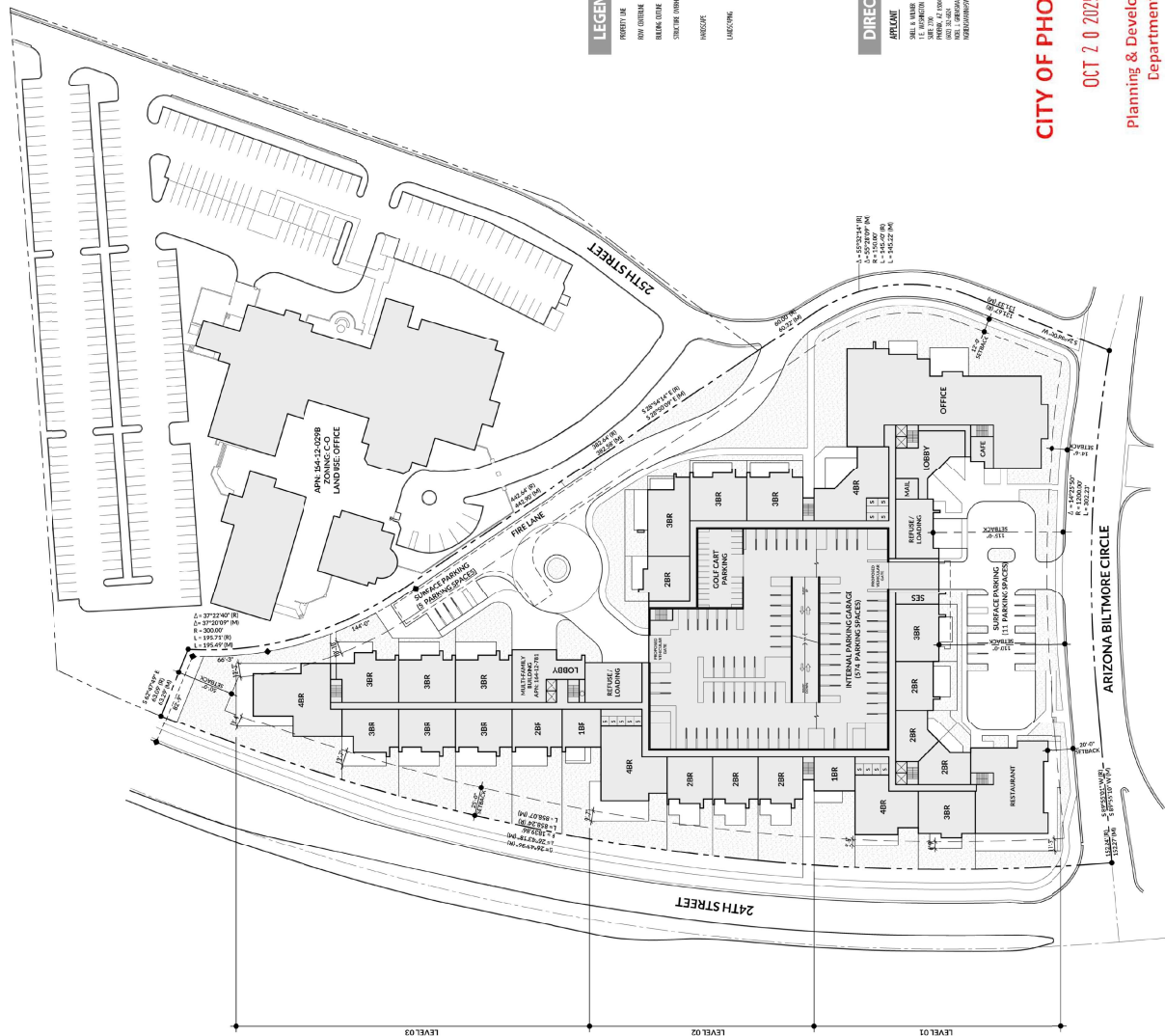
Planning & Development
Department















1" = 50'-0"

מחלקת המחקר והפיתוח

KTVA: 24-936	SDEV: 240295	PAPP: 2403784	QS: 71-33
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MATERIALS:

MATERIAL: BRICK COLOR:	BR-1	MATERIAL: IMPURED CONCRETE PACTED COLOR COLOR:	CON-1	MATERIAL: EXTERIOR FINISHING SYSTEM COLOR:	EPS-1	MATERIAL: 1-HIGH PERFORMANCE GLASS COLOR:	GL-1	MATERIAL: METAL WALL PANEL COLOR:	MTL-1	MATERIAL: METAL WALL PANEL COLOR:	MTL-2	MATERIAL: METAL WALL AND CHARCOAL COLOR:	MTL-3	MATERIAL: STAINING SEAM METAL COLOR:	MTL-4	MATERIAL: HONEYLANDSTONE WALL TILE COLOR:	ST-1	MATERIAL: OASIS EAGLESTONE COLOR:	ST-2	MATERIAL: WOOD TEXTURED WITH PANELING COLOR:	WD-1	MATERIAL: WOOD TEXTURED ALUMINUM RAILS COLOR:	WD-2
																							



2400 BILTMORE
RESIDENTIAL

2400 E ARIZONA BILTMORE CIRCLE, PHOENIX, AZ 85016

03

SW AERIAL



04

NW AERIAL



01

SE AERIAL



02

NE AERIAL



PROJ APPLICATION

DESIGN

SCHEMATIC

DESIGN DEVELOPMENT

CONSTRUCTION

DOCUMENTS

PACKAGE

DATE ISSUED

01/10/2024

DRAWN BY

CHECKED BY

PROJECT NO.

23104

CADD FILE

A-900
CONCEPTUAL
RENDERINGS

1

[illegible]

A-901 CONCEPTUAL RENDERINGS



07 SOUTH ENTRY COURT



05 SW CORNER



08 SOUTH ENTRY COURT



06 SOUTH ENTRY COURT



11 25TH STREET APPROACH



09 SE CORNER



12 25TH STREET APPROACH



10 25TH STREET APPROACH



15 EAST FACADE



13 25TH STREET APPROACH



16 AMENITY DECK



14 EAST ENTRY



19 AMENITY DECK



17 AMENITY DECK



20 AMENITY DECK



18 AMENITY DECK



NW CORNER



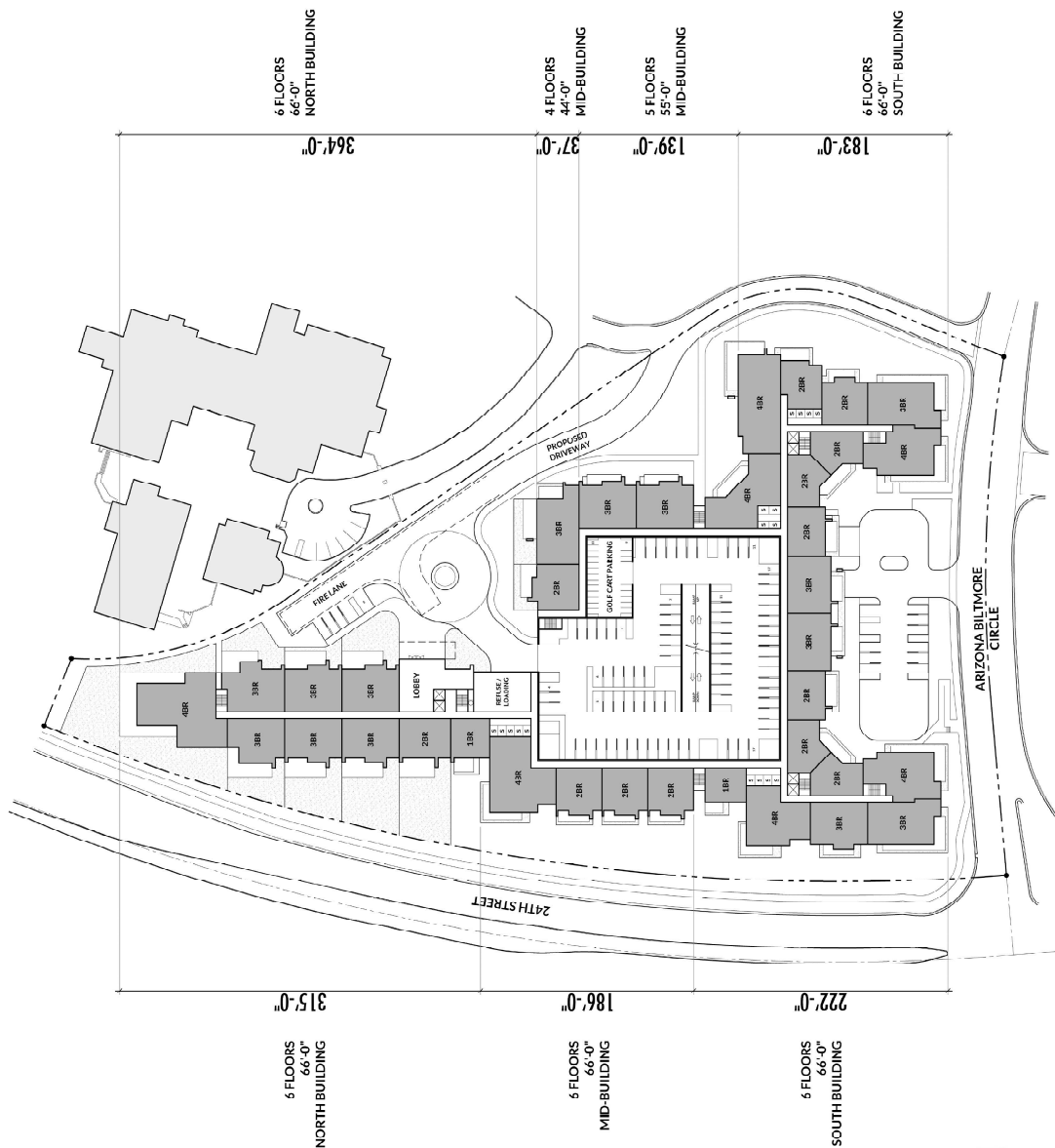
WEST FACADE



24TH STREET APPROACH



WEST FACADE



01 BUILDING HEIGHT STEP PLAN

CITY OF PHOENIX

OCT 23 2025

Planning & Development
Department