



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-24-25-2
September 8, 2025

North Gateway Village Planning September 11, 2025
Committee Meeting Date:
Planning Commission Hearing Date: October 6, 2025

Request From: [S-1 NBCOD](#) (Ranch or Farm Residence, North Black Canyon Overlay District) (87.25 acres)
[FH PCD NBCOD](#) (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) (5.08 acres)

Request To: [C-2](#) HGT/WVR [NBCOD](#) (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) (92.08 acres)
[FH NBCOD](#) (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) (0.25 acres)

Proposal: Commercial, retail, and hospitality uses

Location: Northeast corner of Interstate 17 and Sonoran Desert Drive

Owner: Arizona State Land Department

Applicant: Dennis Newcombe, Gammage & Burnham, PLC

Representative: Manjula Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Map Designation

Existing:

Parks/Open Space / Residential 3.5 to 5 dwelling units per acre (72.96 acres)
Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (34.76 acres)
Preserves / Floodplain (4.11 acres)
Commercial / Residential 15+ dwelling units per acre (0.63 acres)

		Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre (0.01 acres)	
		Proposed: Commercial (112.47 acres)	
<u>Street Classification Map Designation</u>	Dove Valley Road	Major Arterial	0- to 42-foot south half street (easement)
	Sonoran Desert Drive	Major Arterial	+100-foot north half street (easement)
	32nd Avenue	Local	0-foot full width street
<p>CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</p> <p>The site is located adjacent to the North Gateway Village Core, is within the North Black Canyon Corridor, and is located within the Infrastructure Limit Line.</p>			
<p>CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</p> <p>The proposal will provide this corridor along the I-17 freeway with a variety of land uses including commercial, retail, and hospitality uses.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.</p> <p>The site is located near planned residential within the surrounding areas, and as stipulated, this development will provide sidewalks and trails to enhance connectivity to and around the village core.</p>			

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Major Employment Corridor](#) – See Background Item No. 6.

[North Gateway Village Core Plan](#) – See Background Item No. 7.

[North Black Canyon Corridor Plan](#) – See Background Item No. 8.

[North Black Canyon Overlay District](#) – See Background Item No. 9.

[Monarch Butterfly Pledge](#) – See Background Item No. 10.

[Shade Phoenix Plan](#) – See Background Item No. 11.

[Complete Streets Design Guidelines](#) – See Background Item No. 12.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 13.

[Zero Waste PHX](#) – See Background Item No. 14.

[Transportation Electrification Action Plan](#) – See Background Item No. 15.

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

[Conservation Measures for New Development](#) – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 NBCOD, FH PCD NBCOD
North	Vacant land	C-2 NBCOD
North (across Dove Valley Road)	Utility enclosure, wash	PUD NBCOD, FH PCD NBCOD
East	Vacant land and wash	C-2 HGT/WVR DNS/WVR NBCOD, PCD NBCOD (Approved S-1 PCD NBCOD), FH PCD NBCOD
South (across Sonoran Desert Drive)	Vacant land	PCD NBCOD (Approved S-1 PCD NBCOD)
West (across I-17 freeway)	Vacant land (proposed Halo Vista development)	PUD

C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) Development Standards		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	92.33 acres
Maximum Lot Coverage	50%	16.3% (Met)
Maximum Building Height	4 stories and 56 feet	Retail Shops: 1-story and 22 feet – 27 feet, 4 inches (Met) Hotel: 4-story (Met) Fitness: 2-story (Met)
Minimum Building Setbacks		
Adjacent to Streets for structures not exceeding 2 stories or 30 feet	Average 25 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	32nd Avenue: Approx. 71 feet – Approx. 135 feet (Met)
		Sonoran Desert Drive: Approx. 254 feet (Met)
		I-17 Frontage Road: Approx. 41 feet – Approx. 144 feet (Met)
Adjacent to Streets for structures exceeding 2 stories or 30 feet	Average 30 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	32nd Avenue: Approx. 98 feet – Approx. 150 feet (Met)
		I-17 Frontage Road: Approx. 128 feet (Met)
Minimum Landscape Setbacks		
Adjacent to Streets for structures not exceeding 2 stories or 30 feet	Average 25 feet; Minimum 20 feet permitted for up to 50% of the frontage	32nd Avenue: Approx. 34 feet – Approx. 150 feet (Met)
		I-17 Frontage Road: Approx. 30 feet – Approx. 45 feet (Met)

Adjacent to Streets for structures exceeding 2 stories or 30 feet	Average 30 feet; Minimum 20 feet permitted for up to 50% of the frontage	32nd Avenue: 30 feet (Met)
		I-17 Frontage Road: Approx. 50 feet – Approx. 100 feet (Met)
Minimum Parking	3,445 spaces	3,919 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 92.33 acres located at the northeast corner of Interstate 17 and Sonoran Desert Drive from 87.25 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 5.08 acres of FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to 92.08 acres of C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and 0.25 acres of FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designations for the subject site are 72.96 acres of Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, 34.76 acres of Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, 4.11 acres of Preserves / Floodplain, 0.63 acres of Commercial / Residential 15+ dwelling units per acre, and 0.01 acres of Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre.

















The proposal for C-2 HGT/WVR NBCOD zoning is inconsistent with the General Plan Land Use Map; thus, a General Plan Amendment is required. The companion General Plan Amendment (Case No. GPA-NG-1-25-2) is proposing to amend the General Plan Land Use Map designations to Commercial. The request for C-2 HGT/WVR NBCOD zoning is consistent with the proposed General Plan Land Use Map designation.

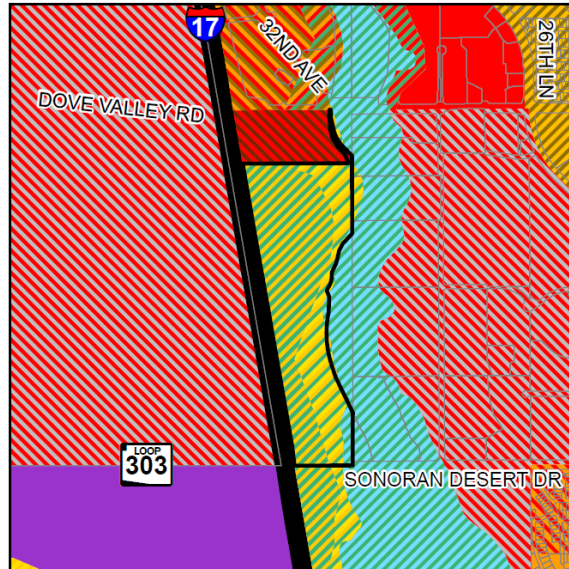
To the north of the subject site is designated as Commercial / Residential 15+ dwelling units per acre and Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre. To the east of the subject site is designated as Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves /

Floodplain. To the south of the subject site is designated as Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, and Preserves / Floodplain. To the west of the subject site is the I-17 freeway and beyond the freeway the designation is Commercial / Commerce/Business Park.

EXISTING:

Parks / Open Space / Residential 3.5 to 5 du/ac (72.96 +/- Acres)
 Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac (34.76 +/- Acres)
 Preserves / Floodplain (4.11 +/- Acres)
 Commercial / Residential 15+ du/ac (0.63 +/- Acres)
 Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac (0.01 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Commercial
-  Transportation
-  Commercial / Residential 15+ du/ac
-  Commercial / Commerce / Business Park
-  Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac
-  Commercial / Residential 5 to 10 du/ac
-  Parks/Open Space / Residential 3.5 to 5 du/ac
-  Mixed Use (North Gateway and Northwest Area only)
-  Preserves / Residential 2 to 3.5 du/ac or Residential 3.5 to 5 du/ac
-  Preserves / Commercial
-  Preserves / Floodplain
-  Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac





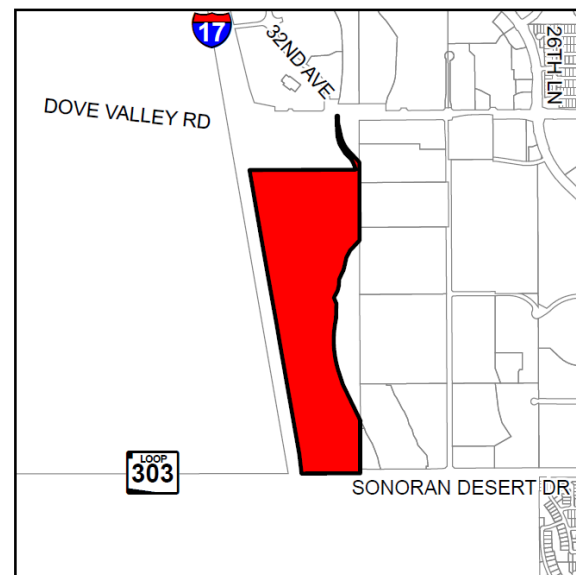
Existing General Plan Land Use Map

Source: Planning and Development Department

PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

-  Proposed Change Area
-  Commercial



Proposed General Plan Land Use Map

Source: Planning and Development Department

3. To the north of the subject site is vacant land zoned C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District). To the north, across Dove Valley Road, is a utility enclosure and wash, zoned PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) and FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District). To the east is vacant land and a wash,



zoned C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District), PCD NBCOD (Approved S-1 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Ranch or Farm Residence, Planned Community District, North Black Canyon Overlay District), and FH PCD NBCOD. To the south, across Sonoran Desert Drive, is vacant land, zoned PCD NBCOD (Approved S-1 PCD NBCOD). To the west, across the I-17 freeway, is vacant land, zoned PUD, for the proposed Halo Vista development.

4. Site Plan

The site plan, attached as an exhibit, proposes a commercial center with a fitness center, four hotels, and retail and restaurant pads. Retention areas are proposed throughout the site, with some larger retention areas proposed along 32nd Avenue and along the I-17 freeway. Surface parking areas are proposed throughout the site, with a total of 3,919 parking spaces provided. Seven driveways are proposed for vehicular access along 32nd Avenue and five driveways are proposed from the I-17 frontage road.

Staff recommends enhanced landscape planting standards to enhance the tree plantings and vegetative ground coverage within retention areas. This is addressed in Stipulation No. 4.

A multi-use trail (MUT) is designated along the south side of Dove Valley Road and along the west side of Skunk Creek Wash. Easements must be dedicated

and the MUTs must be constructed within the easements. This is addressed in Stipulation Nos. 8 and 9.

To enhance landscape plantings along the Skunk Creek Wash MUT, and to be consistent with development along the east side of Skunk Creek Wash, staff recommends that a minimum 10-foot landscape setback be provided along the west side of the MUT adjacent to Skunk Creek Wash, landscaped with enhanced planting standards. This is addressed in Stipulation No. 10.

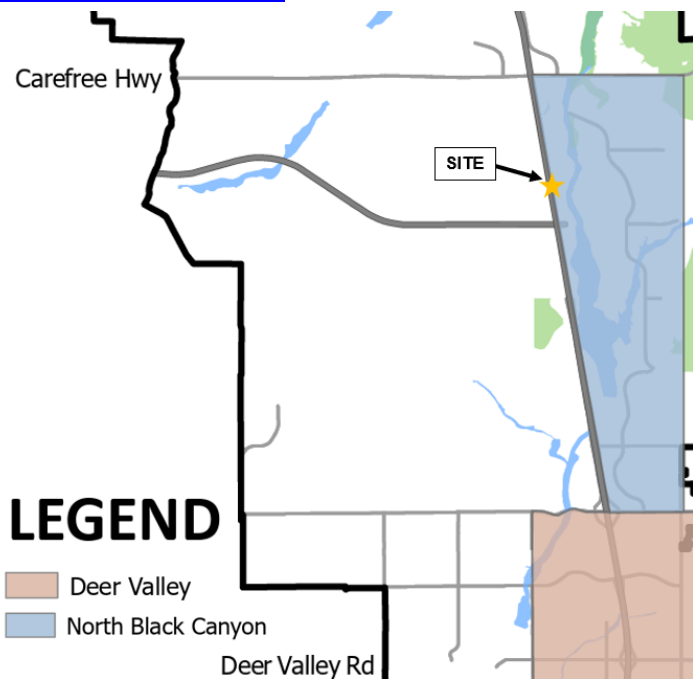
5. **Elevations**

The building elevations and renderings, attached as an exhibit, proposes one-story retail shop buildings, four-story hotels, and a two-story fitness center. Staff does not recommend general conformance to the elevations as they may change depending on the successful bidder of the auction. Staff recommends that all building elevations contain architectural embellishments and detailing and that they contain desert-tone colors. These are addressed in Stipulation Nos. 1 and 2.

PLANS, OVERLAYS, AND INITIATIVES

6. **North Black Canyon Major Employment Corridor**

The subject site is located within the City designated North Black Canyon employment corridor, which is generally bounded by Carefree Highway to the north, the 19th Avenue alignment to the east, Happy Valley Road to the south, and the I-17 freeway to the west. The purpose of employment centers and corridors are to encourage and promote a concentration of employment uses within strategic areas. The North Black Canyon employment corridor is characterized by a mix of commercial, commerce park, and residential uses of higher intensity within and nearby the Village Core. The proposal will add to the mix of commercial uses and associated employment within the employment corridor.



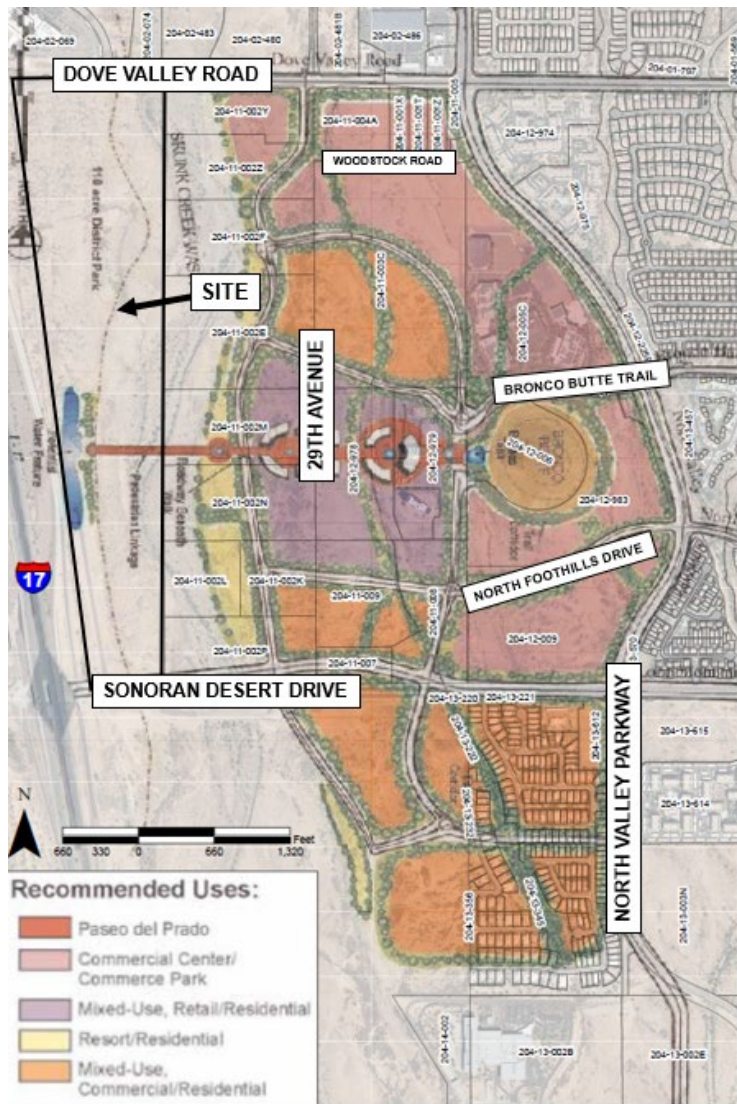
*Major Employment Centers and Corridors Map
Source: Planning and Development Department*

7. **North Gateway Village Core Plan**

The subject site is located adjacent to the North Gateway Village Core and is within the North Gateway Village Core Plan. The Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high-intensity, urban center with Skunk Creek Wash and Bronco Butte as major natural amenities.

The North Gateway Village Core Plan envisioned the subject site as a future 110-acre district park. The proposal is not consistent with the North Gateway Village Core Plan; however, the Parks and Recreation Department has confirmed that the district park is planned for another location.

In order to promote the goals, policies, and recommendations of the North Gateway Village Core Plan, including pedestrian-oriented development and enhanced pedestrian connectivity, staff recommends stipulations regarding public plazas, an enhanced north-south pedestrian pathway, surface parking setback, multi-use trails, a shared-use path, pedestrian crossings, bicycle parking, bicycle repair stations, enhanced shading, sidewalks, a master circulation/trails plan, a pedestrian/bicycle bridge, and pedestrian crosswalk with activated warning. These are addressed in Stipulation Nos. 5 through 9, 11, 13, 14, 24, 28, 30, 32, 33, and 35 through 38.



North Gateway Village Core Plan

Conceptual Land Use Map

Source: Planning and Development Department

8. **North Black Canyon Corridor Plan**

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The proposal is consistent with the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*

The proposal will add to the variety of employment opportunities at the commercial businesses that would be located on the subject site.

- *Goal 3: Concentrate growth within a defined corridor.*

The subject site is located within the Infrastructure Limit Line, which is the defined corridor within the North Black Canyon Corridor Plan where growth was intended to be concentrated.

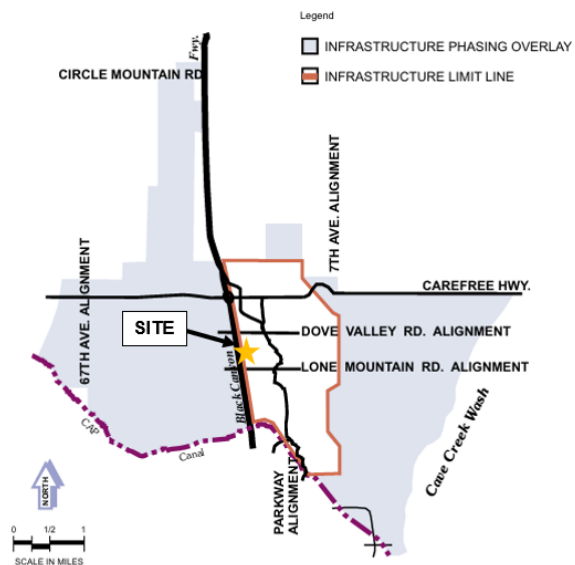


FIGURE 4:
Infrastructure Limit Line and Phasing Overlay
North Gateway Village

*North Black Canyon Corridor Plan
Infrastructure Limit Line and Phasing Overlay Map
Source: Planning and Development Department*

9. **North Black Canyon Overlay District**

The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. In order to enforce the NBCOD guidelines regarding developing buildings with a desert color palette, staff recommends that the color and material palette comply with the NBCOD, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. Additionally, to maintain the natural desert character, staff recommends that surface retention areas be natural and organic in shape. These are addressed in Stipulation Nos. 2 and 3.

10. **Monarch Butterfly Pledge**

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. In order to support the monarch butterfly population, Stipulation No. 15 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. **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. Staff recommends Stipulation Nos. 4, 5.b, 5.c, 6.a.(1), 9.b, 10, 11.c.(1), 22, 24, 28, 32, 33, and 35 to enhance tree plantings and shade.

12. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends multi-use trails, a shared-use path, visually contrasting pavement treatments at pedestrian crossings, enhanced streetscape plantings and shade, and detached sidewalks, to support these design guidelines and to enhance the streetscape. These are addressed in Stipulation Nos. 8, 9, 11, 12, 28, 32, 33, and 35.

13. **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. Staff recommends that bicycle parking be provided in accordance with the City's Walkable Urban (WU) Code, installed per the requirements in the WU Code and located near building entrances and open space areas. Additionally, two public bicycle repair stations ("fix it stations") will be provided and maintained internal to the site near a paseo, pedestrian walkway, or public plaza, and one along the multi-use trail adjacent to Skunk Creek Wash, in areas of high visibility and separated from vehicular maneuvering areas, where applicable. This is addressed in Stipulation Nos. 13 and 14.

14. **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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that recycling receptacles will be provided, as applicable, by the future tenants/users.

15. **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. Staff recommends a minimum of 30 parking spaces include EV Capable infrastructure. Additionally, staff recommends a minimum of 10 percent of the provided bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 16 and 17.

16. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. Staff recommends Stipulation No. 18, which requires a minimum of two green stormwater infrastructure (GSI) techniques for stormwater management to be implemented, in order to address this goal.

17. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. Staff recommends Stipulation Nos. 18 through 23 to address this goal, which address the following:

- A minimum of two GSI elements for stormwater management to be implemented.
- Only utilize landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance).
- Natural turf to only be utilized in required retention areas and functional turf areas.
- A leak detection device to be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of 25 percent of the surface parking areas to be shaded by structures or shade trees.
- Documentation to be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years.

COMMUNITY INPUT SUMMARY

18. At the time this staff report was written, staff has not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

19. **Parks and Recreation Department**

The Parks and Recreation Department requested that the FH-zoned portion of the site (Skunk Creek Wash) be dedicated to the City as Sonoran Preserve per the 1998 Sonoran Preserve Master Plan. This is addressed in Stipulation No. 25.

20. **Floodplain Management**

The Floodplain Management section of the Office of the City Engineer reviewed the proposed changes to the FH zoning boundary and commented that the subject parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The Architect and Engineer is required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including, but not limited to, provisions in the latest

versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. A LOMR application must be submitted to Floodplain Management prior to issuance of vertical construction permits. This is addressed in Stipulation No. 26.

21. **Street Transportation Department**

The Street Transportation Department requested the following:

- Dedication and construction for the south half of Dove Valley Road, with box culvert, low flow crossing, and ADOT traffic interchange improvements.
- Detached sidewalks for the south side of Dove Valley Road, both sides of North Valley Parkway, both sides of 32nd Avenue, and the north side of Sonoran Desert Drive.
- Dedication and construction of the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive.
- Dedication and construction of North Valley Parkway to be extended from its current terminus to Carefree Highway, to its full width, including a bridge over Skunk Creek Wash.
- Dedication and construction of 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive.
- Multi-use trail easement dedication and construction along the western banks of Skunk Creek Wash and the south side of Dove Valley Road.
- Easement dedication and construction of the Paseo del Prado.
- A Master Circulation/Trails Plan for the entirety of the rezoning area to be submitted to the Planning and Development Department and the Street Transportation Department for review and approval, incorporating certain elements.
- That an elevated pedestrian and bicycle bridge be funded and constructed connecting the west bank to the east bank of Skunk Creek Wash, in alignment with the Paseo del Prado.
- That the developer design, fund and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site and in alignment with Paseo del Prado.
- That an updated Traffic Impact Analysis (TIA) be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed.

- That any proposed access along Sonoran Desert Drive be located at the eastern limits of the site and be restricted to right in, right out, left out only.
- That the development be responsible for addressing project impacts on Sonoran Desert Drive in the TIA, in accordance with Resolution 22048.
- That all unused driveways be replaced with sidewalk, curb and gutter, that any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced and that all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets within and adjacent to the development be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 8, 9, 11, 27, 28, 29, and 31.

22. **Arizona Department of Transportation**

The Arizona Department of Transportation (ADOT) requested a sidewalk be provided along the I-17 frontage road. ADOT commented that the desired detached sidewalk width would be eight feet with a 10-foot-wide landscape strip detachment. Staff recommends a minimum five-foot-wide sidewalk be provided along the I-17 frontage road, as approved or modified by ADOT, which allows flexibility in how it is designed based on future ADOT approval. This is addressed in Stipulation No. 30.

OTHER

23. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 44 through 46.
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. Staff recommends a stipulation to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 47.

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 proposed General Plan Land Use Map designation.
2. The proposal will add to the variety of land uses adjacent to the North Gateway Village Core and within the North Black Canyon Corridor.
3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.
 - b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for events, adhering to the following standards, and as approved by the Planning and Development Department.
 - a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.
 - b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.
 - c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:
 - (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.
 - (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the

pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

- b. The pathway shall connect with the public plazas.
 - c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.
- 7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.
- 8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.
- 9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.
 - a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.
 - b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.
 - c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.
- 10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.
 - b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.
 - b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.
 - c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:
 - (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.
 - (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.

12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
14. Two public bicycle repair stations ("fix it stations") shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations ("fix it stations") shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
15. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.
18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.

20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.
21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.
23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.
26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.
 - a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

- c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.
 - d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.
 - e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.
27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:
- a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.
 - b. Construction of the south half of the low flow crossing to an 'A' cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.
 - c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.
28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.
30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).
31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.
32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.
- 35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Developed Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:
 - a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.

- b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.
37. An elevated pedestrian/bicycle bridge shall be funded and constructed connecting the West Bank to the East Bank of Skunk Creek Wash, in alignment with Paseo De Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). No Certificates of Occupancy shall be issued for an area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge.
 38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.
 39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.
 40. Any proposed access along Sonoran Desert Drive shall be located at the eastern limits of the site and be restricted to right in, right out, left out only.
 41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.
 42. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
 43. 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.
 44. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
46. 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.
47. 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

Adrian Zambrano

September 8, 2025

Team Leader

Racelle Escolar

Exhibits

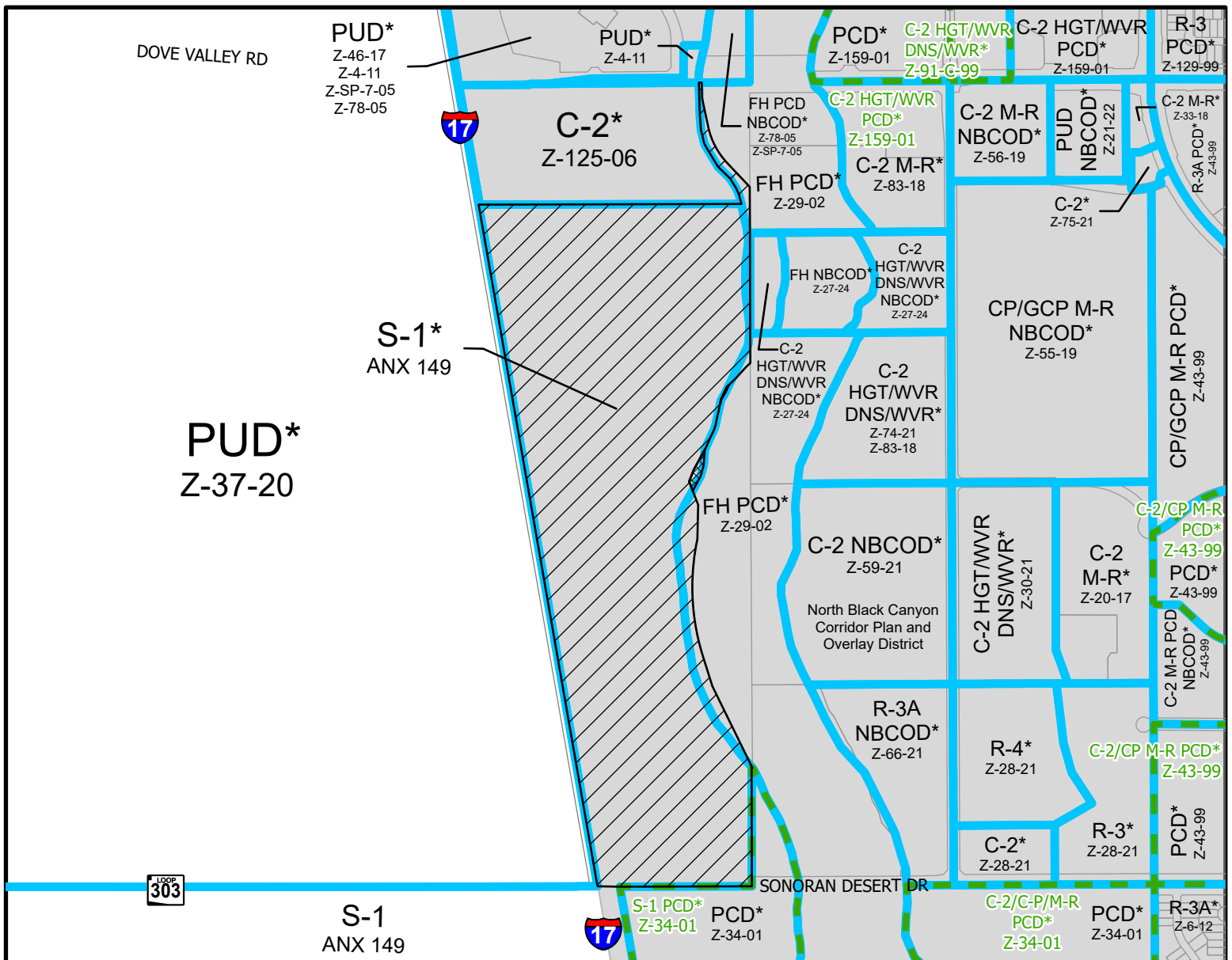
Zoning Sketch Map

Aerial Sketch Map

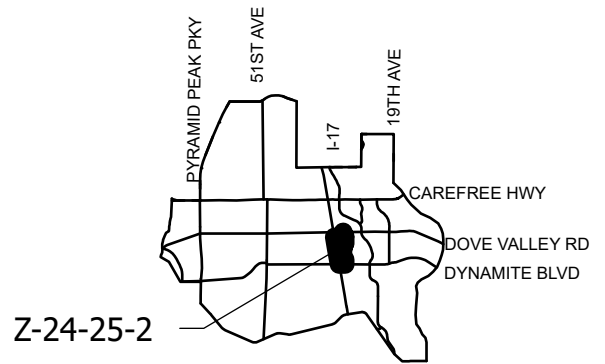
Conceptual Site Plan date stamped August 26, 2025 (2 pages)

Conceptual Building Elevations date stamped March 19, 2025 (3 pages)

Renderings date stamped March 19, 2025

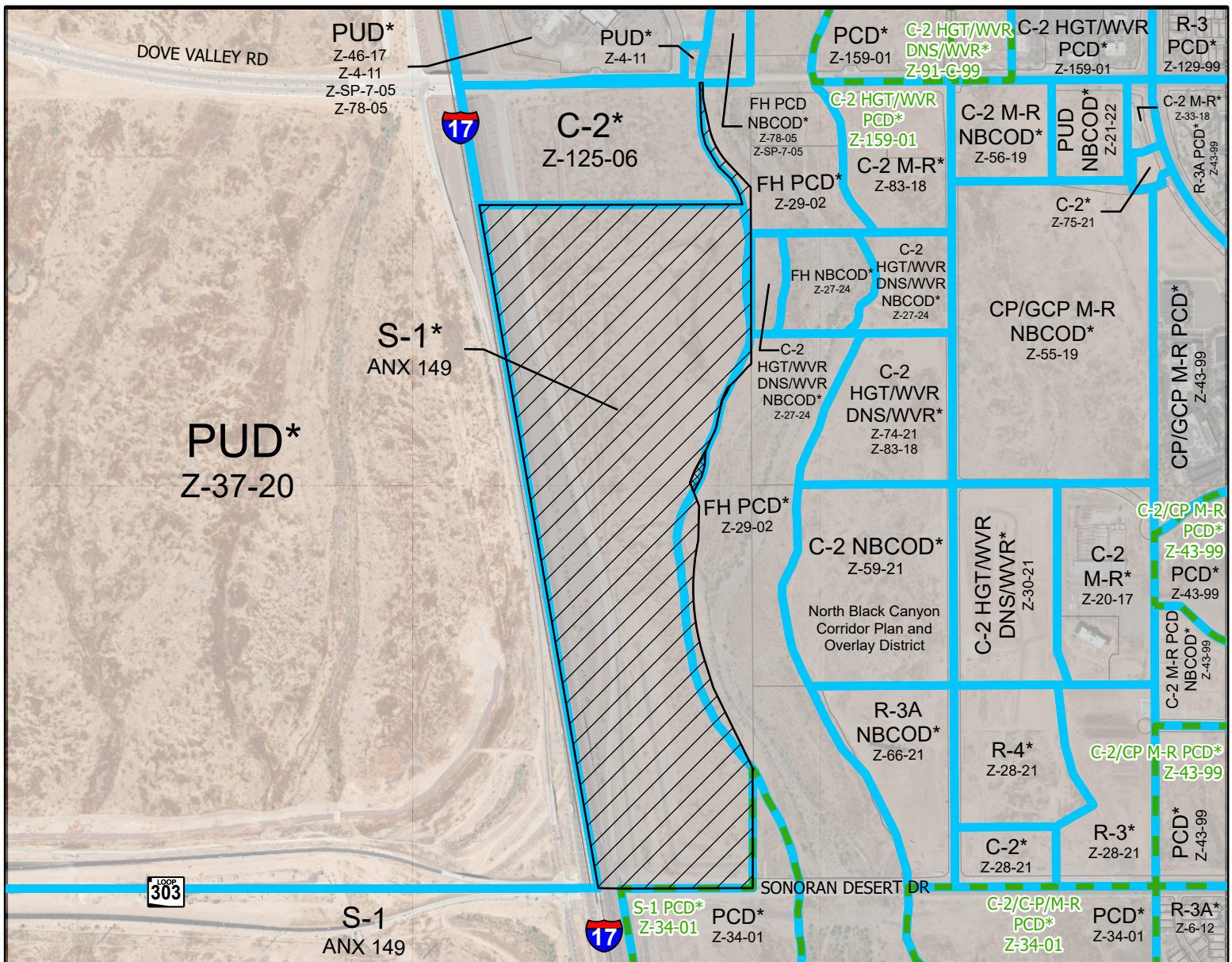



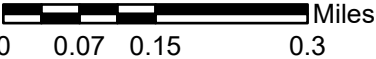
NORTH GATEWAY VILLAGE
COUNCIL DISTRICT: 2

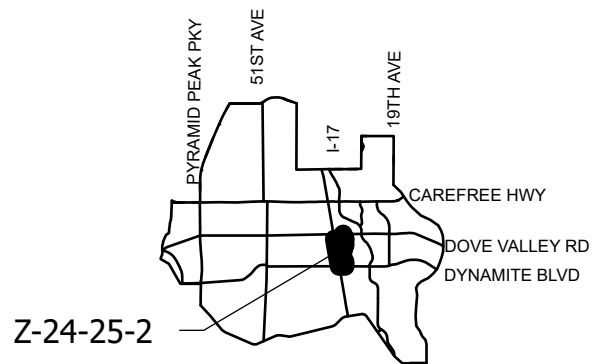




APPLICANT'S NAME: Gammage & Burnham, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-24-25-2	DATE: 4/14/2025	FROM: S-1 NBCOD (87.25 ac.) FH PCD NBCOD (5.08 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 92.33 Acres	8/19/2025	TO: C-2 HGT/WVR NBCOD (92.08 ac.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 55-21 QS 56-21	ZONING MAP Q-6 R-6	FH NBCOD (0.25 ac.)
MULTIPLES PERMITTED S-1 NBCOD, FH PCD NBCOD C-2 HGT/WVR NBCOD, FH NBCOD	CONVENTIONAL OPTION 87, N/A 1335, N/A		* UNITS P.R.D OPTION N/A, N/A 1602, N/A

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





NORTH GATEWAY VILLAGE
 COUNCIL DISTRICT: 2



APPLICANT'S NAME: Gammage & Burnham, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-24-25-2	DATE: 4/14/2025	FROM: S-1 NBCOD (87.25 ac.) FH PCD NBCOD (5.08 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 92.33 Acres	8/19/2025	TO: C-2 HGT/WVR NBCOD (92.08 ac.)  FH NBCOD (0.25 ac.) 	
	AERIAL PHOTO & QUARTER SEC. NO. QS 55-21 QS 56-21		
MULTIPLES PERMITTED S-1 NBCOD, FH PCD NBCOD C-2 HGT/WVR NBCOD, FH NBCOD		CONVENTIONAL OPTION 87, N/A 1335, N/A	
		* UNITS P.R.D OPTION N/A, N/A 1602, N/A	

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

LEGEND:

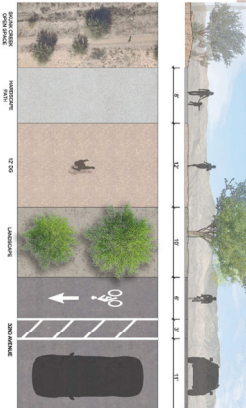
- PEDESTRIAN PATHWAY
- MULTI-USE TRAIL
- SHARED USE PATH (S.U.P.)
- SKUNK CREEK EAST PATH S.U.P. (BY OTHERS)
- PUBLIC PLAZA
- TRAIL STATION



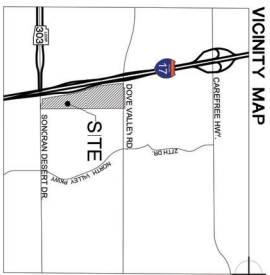
CONCEPTUAL PUBLIC PLAZA



CONCEPTUAL TRAIL STATION



32ND AVE./MULTI-USE TRAIL CROSS-SECTION



VICINITY MAP

CONCEPTUAL SITE PLAN

CITY OF PHOENIX
AUG 26 2025
Planning & Development
Department

13089.000, ST73 08-06-2025

Butler Design Group, Inc
architects & planners



DOVE VALLEY TOWNE CENTER

Proposed Commercial Development

Phoenix, AZ

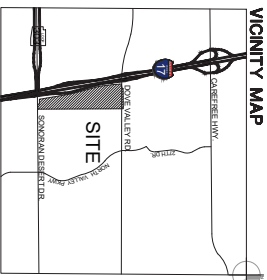


Phoenix, AZ

SP001

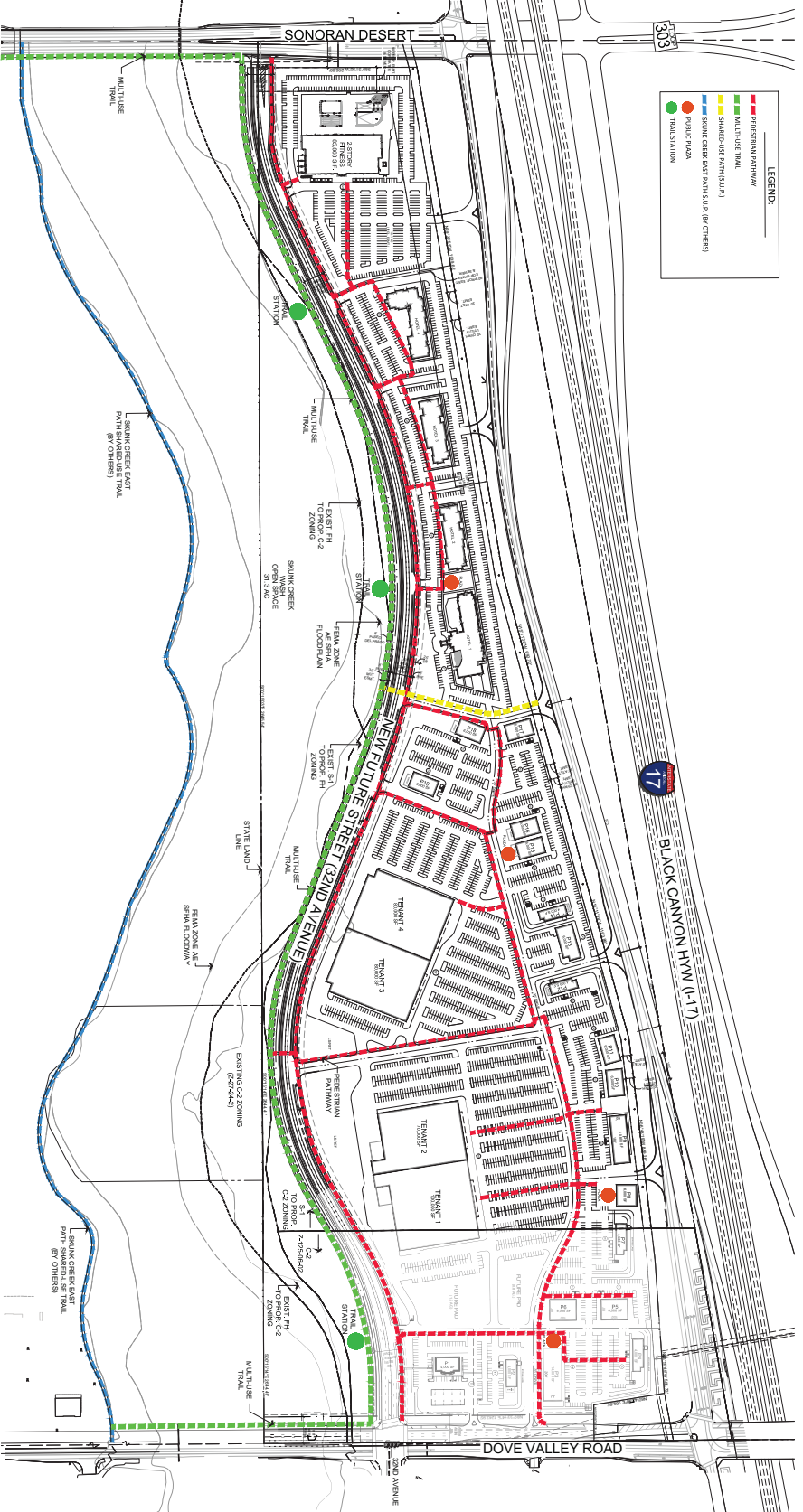
Butler Design Group, Inc.
architects & planners

USU NVA #: 24-1233
Site Plan Pre-App: PAPP 2405236
Zoning/GPA Pre-App: ZPA-225-24
PAPP #: ZPA-225-24



VICINITY MAP

CITY OF PHOENIX NOTES



PROJECT TEAM

Developer	Builder Design Group 5013 E. Washington St., #100 Phoenix, Arizona 85024 Contact: David Reulmueller Tel. (602) 957-1800 Email: David@bdtg.com
Architect	Leiberman Architects 5133 E. Washington St., #110 Phoenix, AZ 85024 Contact: Daniel M. Dodson Tel. (602) 964-7771 Email: dml@leibermanarch.com
Vendor	Central City Design Group LLC 4660 E. Camelback Blvd. St. #140 Phoenix, AZ 85040 Contact: Jamshed Jari Benrabi Tel. (602) 939-5254 Email: jbenrabi@ccdesigngroup.com
Engineer	Leiberman Architects 5133 E. Washington St., #110 Phoenix, AZ 85024 Contact: Daniel M. Dodson Tel. (602) 964-7771 Email: dml@leibermanarch.com

Architect	Alamy
Builder/Design Group	Gammage & Burham
5015 E. Washington St. #100	40 N. Central Ave. 20th floor
Phoenix, AZ 85034	Phoenix, AZ 85004
Phone: (602) 967-8000	Phone: (602) 258-2200
Contact: David Reutemann	Contact: Karla M. Luz, Attorney
Phone: (602) 967-8040	Email: mvaldez@pbw.com
Email: David@edgdesign.com	Email: Karla.Luz@pbw.com
Landscaper/Architect	Enate Design Associates, Inc.
Lasdon & Associates, Inc.	Phone: (602) 256-4466
5015 E. Washington St. #110	
Phoenix, AZ 85034	
Contact: David J. Lasdon	
Phone: (602) 964-7777	
Email: david@lasdoninc.com	

CITY OF PHOENIX

AUG 26 2025
Planning & Development
Department

SITE PLAN

0 100' 200' 400'

SCALE: 1" = 200'

PROJECT DATA

The site plan shows a building footprint with a central rectangular section and two smaller rectangular sections on the left side. A parking lot is located to the right of the building. The plan is oriented with North at the top. A scale bar indicates 0, 100, 200, and 400 feet. A north arrow is located in the bottom right corner. The text 'PROJECT DATA' is written vertically on the right side of the plan.

PROJECT DATA

[illegible]

Total Building Area (1st floor)		606,966 S.F./3,720,660 S.F. = 16.33	
Coverage (Based on Net Planned Development Area)			
Parking Required			
Team 1	17,000.00 S.F./641,000.00 S.F.	400 Spaces	
Team 2	12,000.00 S.F./641,000.00 S.F.	280 Spaces	
Team 3	10,000.00 S.F./641,000.00 S.F.	220 Spaces	
Team 4	8,000.00 S.F./641,000.00 S.F.	200 Spaces	
Team 5	8,000.00 S.F./641,000.00 S.F.	200 Spaces	
DRIVE TRAIL - EX. (6% Service)		164 Spaces	
DRIVE TRAIL P2/P4			
20,500 S.F. x40% = 8,200 S.F. @ 190 S.F.:		33 Spaces	
(RETAIL - 10% Service)			
P1/P3 = 4,000 S.F.		360 Spaces	
(REST - 10% Service @ 190 S.F.)			
P1/P3+P4 = 16,500 S.F.		360 Spaces	
SHOPS			
45,000 S.F. @ 100 S.F. = 450% Retail (Ex. 10% Serv.) @ 190:		451 Spaces	
Net Planned P1/P3 = 1,581,500 S.F.			
HOSPITALITY			
(4 spaces key) 4 Hotels = 544 keys		544 Spaces	
FITNESS (1540 S.F.)		572 Spaces	
42,150 S.F. @ 190 S.F. = 68,866 S.F.			

Total Parking Required: 30'-0" to 50'-0"
Parking Provided: 30'-0" to 50'-0"
Max. Building Height: 30'-0" to 50'-0"
GEN. NOTES:
 * Optional Residential (Multifamily): R-3
 Density and PRD Development Standards
 - TYP. Parking Spaces 9'-6"x18' with 26' Drive Min.

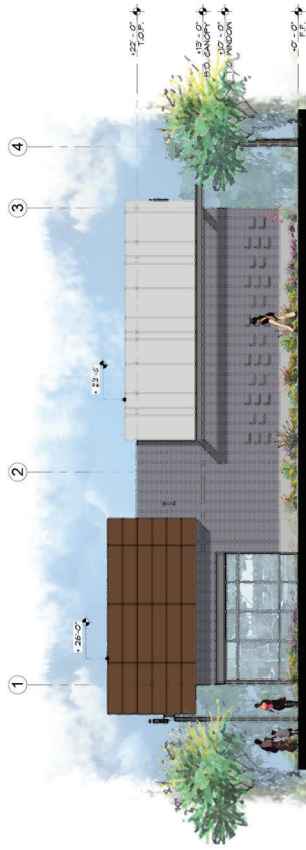


1 SHOPS A - WEST
SCALE: 1/8" = 1'-0"

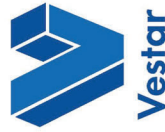
3 SHOPS A - EAST
SCALE: 1/8" = 1'-0"



2 SHOPS A - NORTH
SCALE: 1/8" = 1'-0"



4 SHOPS A - SOUTH
SCALE: 1/8" = 1'-0"



CITY OF PHOENIX

MAR 19 2025

Planning & Development
Department

I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

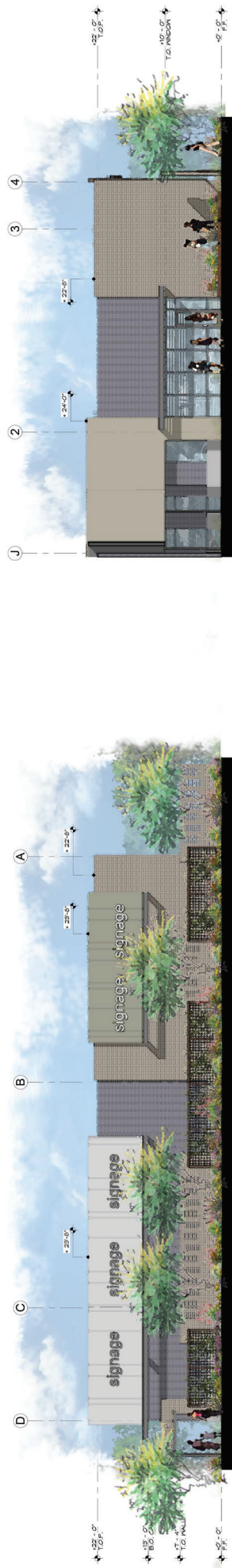
Phoenix, AZ

Butler Design Group, Inc.
architects & planners



1 SHOPS B - WEST
SCALE: 1/8" = 1'-0"

2 SHOPS B - NORTH
SCALE: 1/8" = 1'-0"



3 SHOPS B - EAST
SCALE: 1/8" = 1'-0"

4 SHOPS B - SOUTH
SCALE: 1/8" = 1'-0"



I-17 & DOVE VALLEY ROAD

Proposed Commercial Development

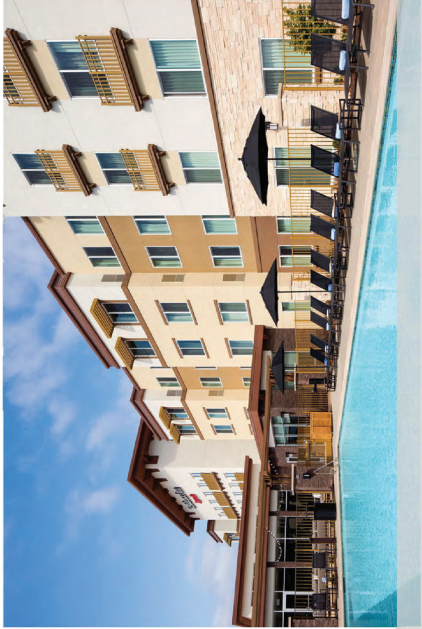
Phoenix, AZ

CITY OF PHOENIX

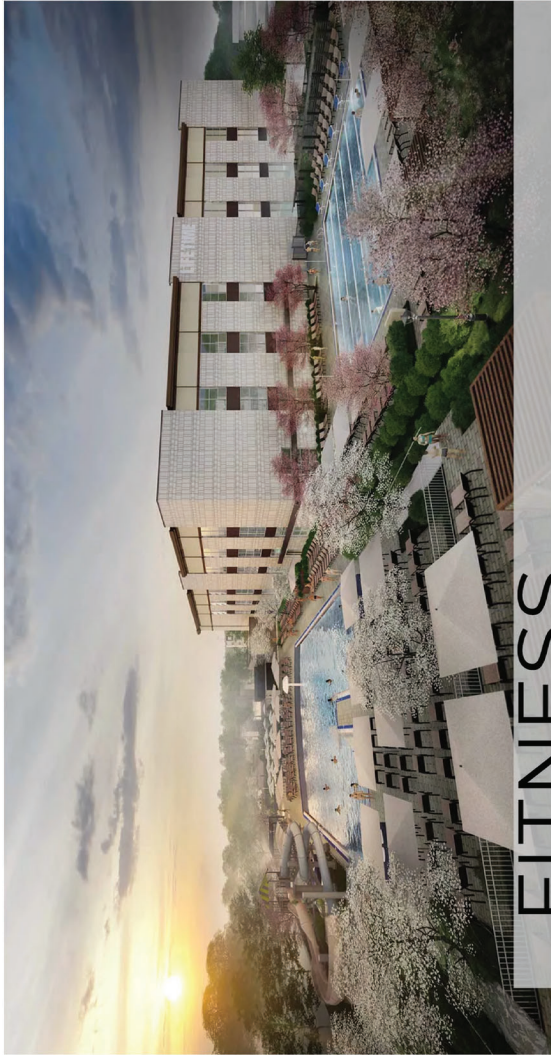
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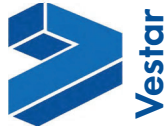




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