



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
September 4, 2025

Application: GPA-NG-1-25-2

Applicant: Dennis Newcombe, Gammage & Burnham, PLC

Representative: Manjula Vaz, Gammage & Burnham, PLC

Owner: Arizona State Land Department

Location: Northeast corner of Interstate 17 and Sonoran Desert Drive

Acreage: 112.47 acres

Current Plan Designation: [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)

Requested Plan Designation: [Commercial](#) (112.47 acres)

Reason for Requested Change: Minor General Plan Amendment to allow commercial, retail, and hospitality uses; and an update to the City Trails System Map to remove the multi-use trail designation along Sonoran Desert Drive and Dove Valley Road, and adding an east-west shared-use path between the I-17 freeway and Skunk Creek Wash

[North Gateway](#) Meeting Date: September 11, 2025

Staff Recommendation: Approval

FINDINGS:

- 1) The subject site is appropriate for commercial uses as it is adjacent to the Village Core and within the North Black Canyon Corridor.
- 2) The subject site is appropriate for additional commercial uses as it is strategically located near the I-17 freeway and nearby planned residences.
- 3) The companion rezoning case, Z-24-25-2, proposes development that is consistent with land uses in the surrounding area.
- 4) The proposed update to the City Trail System Map is consistent with development to the west of the Interstate 17 and will still provide connectivity to the west via a shared-use path connecting to the future pedestrian and bicycle bridge across the freeway.

BACKGROUND

The subject site (General Plan Amendment area) is 112.47 acres and is located at the northeast corner of Interstate 17 and Sonoran Desert Drive. The subject site is currently vacant land. The companion rezoning case Z-24-25-2 is requesting to rezone the site 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. The General Plan Land Use Map designations of 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 proposed General Plan Amendment is to designate the site as Commercial.

The request also includes an update to the City Trails System Map to remove the multi-use trail along the south side of Dove Valley Road and the north side of Sonoran Desert Drive adjacent to the development, west of the Skunk Creek Wash multi-use trail; and the addition of an east-west shared-use path west of Skunk Creek Wash to the I-17 freeway. The site to the west, across the I-17, will not be constructing multi-use trails on either road; thus, if these multi-use trails were constructed, they would not connect west of the I-17. These multi-use trails will instead terminate and connect at the Skunk Creek

Wash multi-use trail. The east-west shared-use path from Skunk Creek Wash to the I-17 will provide connectivity to a proposed pedestrian and bicycle bridge over the I-17 freeway and serves as the Paseo del Prado as envisioned by the North Gateway Village Core Plan.

SURROUNDING LAND USES

NORTH

To the north 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.

SOUTH

To the south 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.

EAST

To the east 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.

WEST

To the west is designated as Transportation.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***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.***

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, which promotes a concentration of higher-intensity uses to be located within the corridor.

- ***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.***

The proposal will provide this corridor along the I-17 freeway with a variety of land uses including commercial, retail, and hospitality uses.

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.***

The site is located nearby planned residential within the surrounding areas.

- ***CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.***

The proposed update to the City Trail System Map will provide a pedestrian linkage to the proposed commercial center via a shared-use path that will serve as the Paseo del Prado on the site, connecting to future pedestrian and bicycle bridges that will connect to multifamily residential developments to the east of Skunk Creek Wash and to the future Halo Vista development to the west.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-NG-1-25-2 as filed. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's location adjacent to a freeway. Along with the companion rezoning case, Z-24-25-2, the General Plan Amendment will allow a compatible mix of land uses that will provide additional commercial to the North Gateway community. Additionally, the update to the City Trails System Map is consistent with how the site to the west, across the I-17 freeway, is being developed and will still provide connectivity via the east-west shared-use path.

Writer

Adrian Zambrano
September 4, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (4 pages)

GENERAL PLAN AMENDMENT

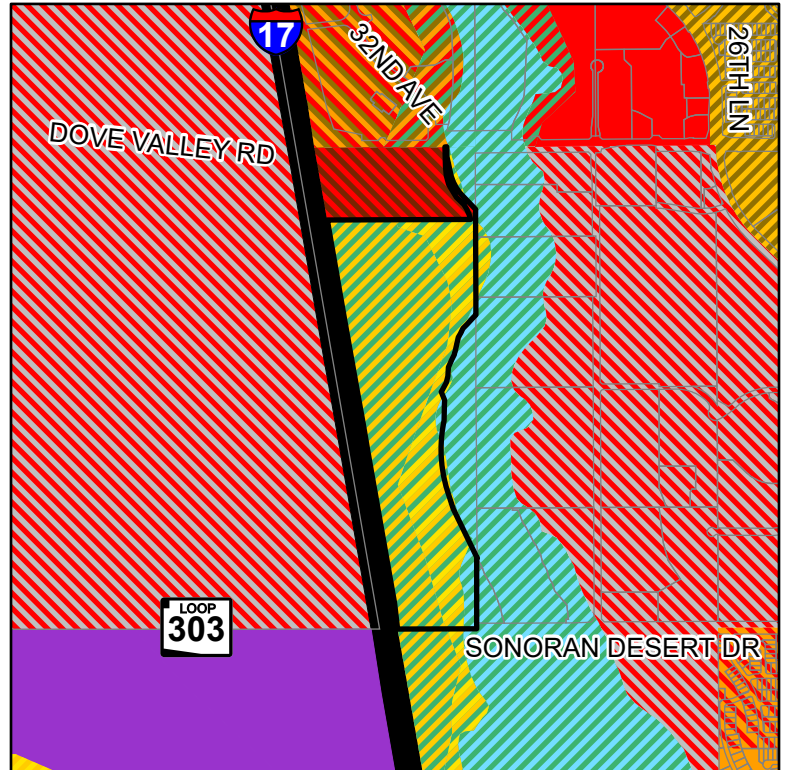
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Land Use)	ACRES: 112.47+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

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)

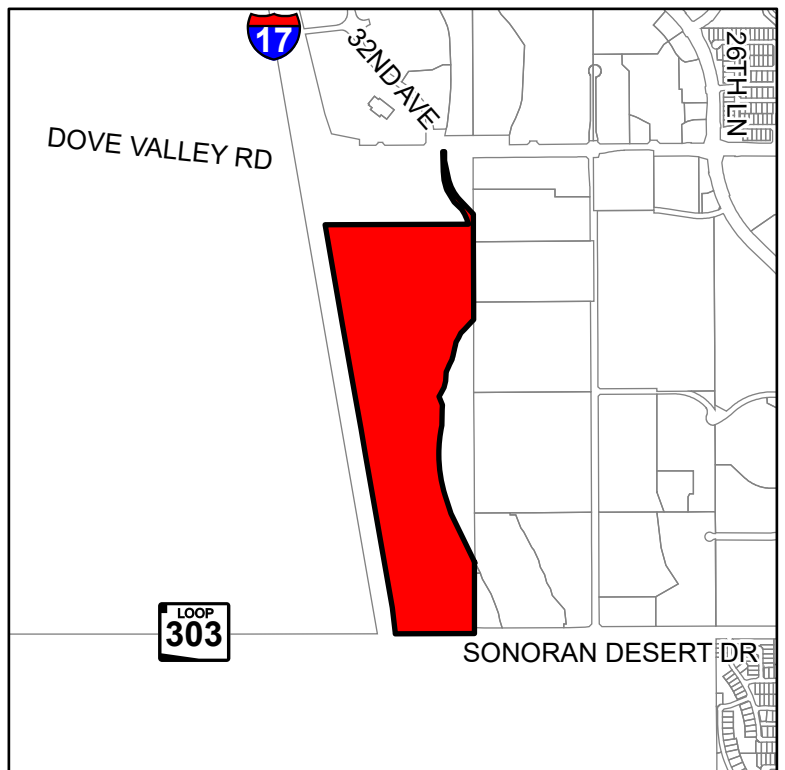
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 5 to 15 du/ac
-  Commercial
-  Transportation
-  Commercial / Residential 15+ du/ac
-  Commercial / Commerce / Business Park
-  Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac
-  Commercial / 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



PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

-  Proposed Change Area
-  Commercial



GENERAL PLAN AMENDMENT

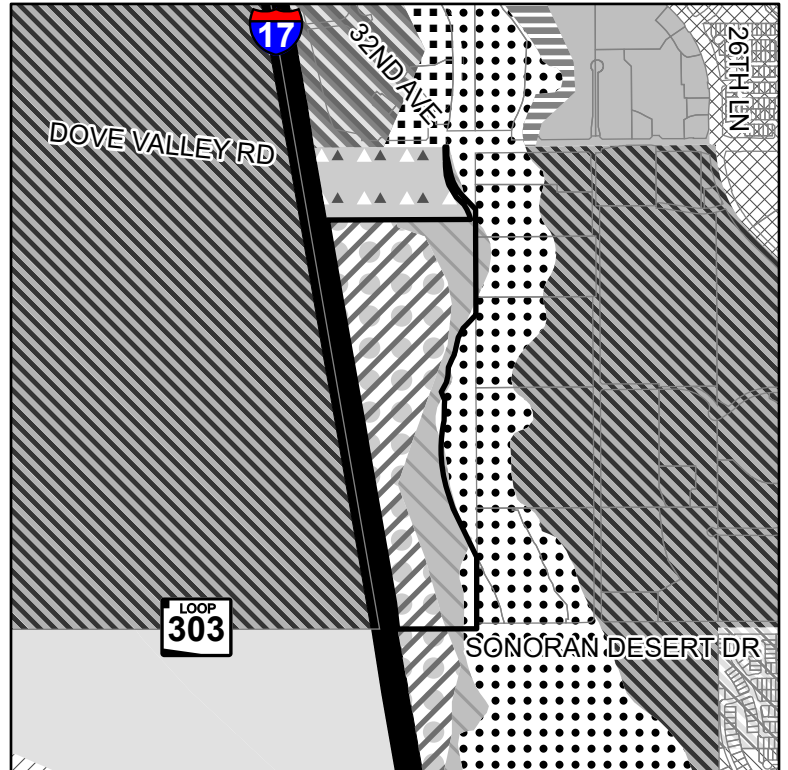
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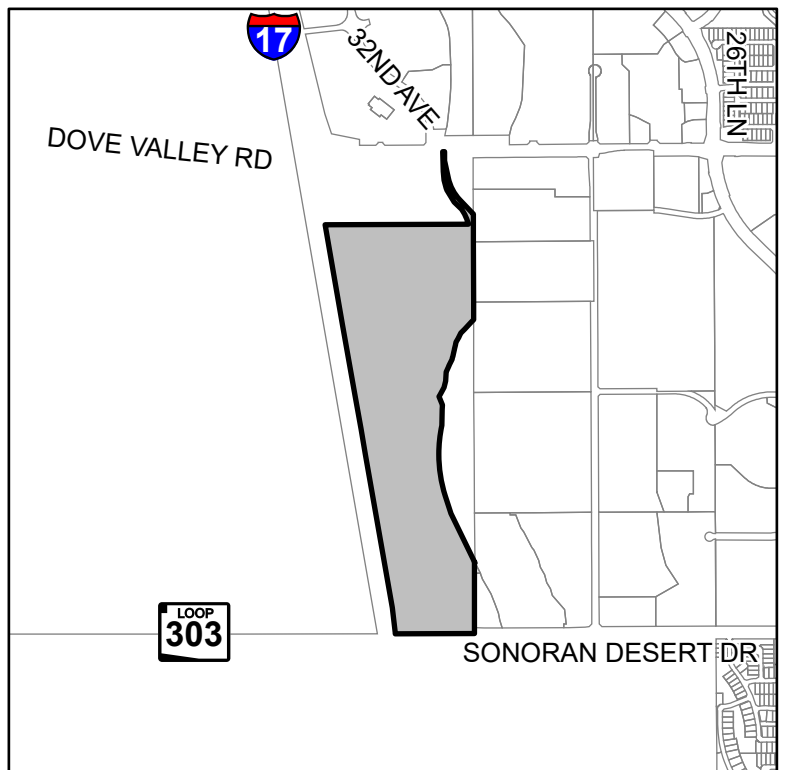
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PROPOSED CHANGE:

Commercial (112.47 +/- Acres)

	Proposed Change Area
	Commercial



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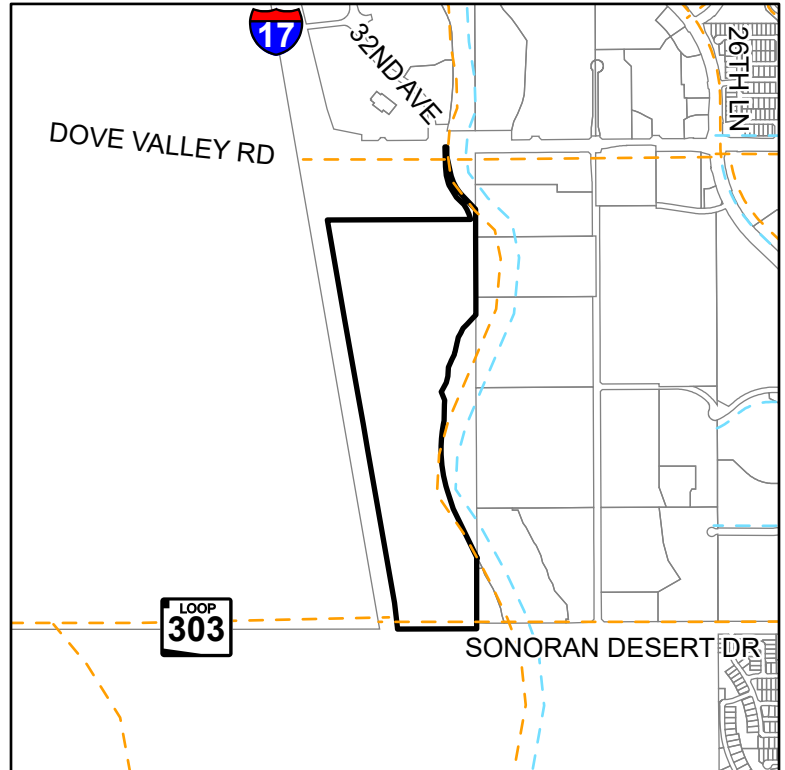
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APPLICATION NO: GPA-NG-1-25-2 (Trails)	ACRES:	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	8/22/2025
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Existing Multi-Use Trail and Shared-Use Path

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



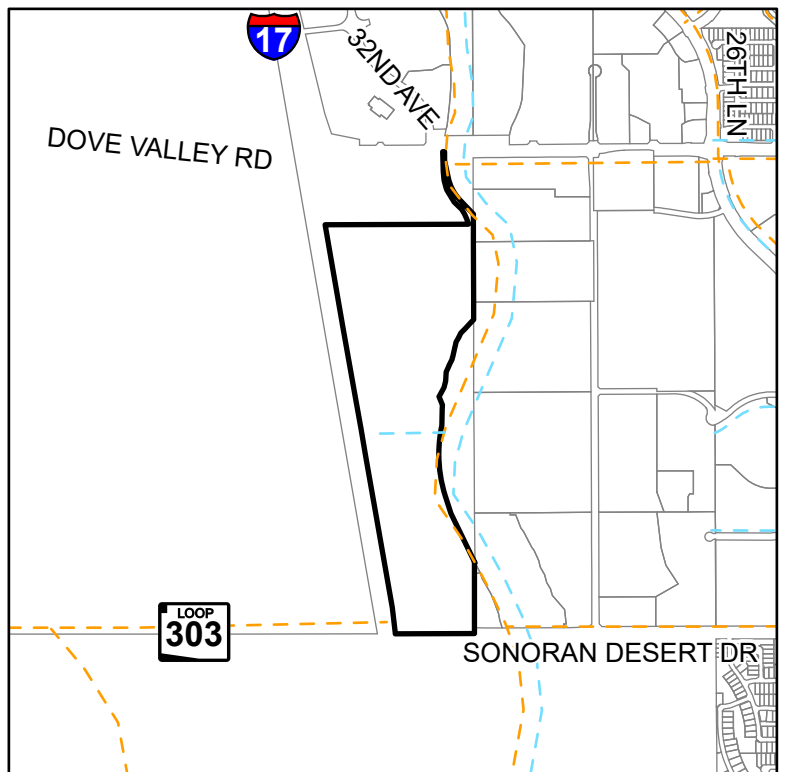
PROPOSED CHANGE:

Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

Remove Multi-Use Trail along
Dove Valley Road (0.30 mi +/-)

Addition of Shared-Use Path from
Skunk Creek Wash west to I-17 (0.17 mi +/-)

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



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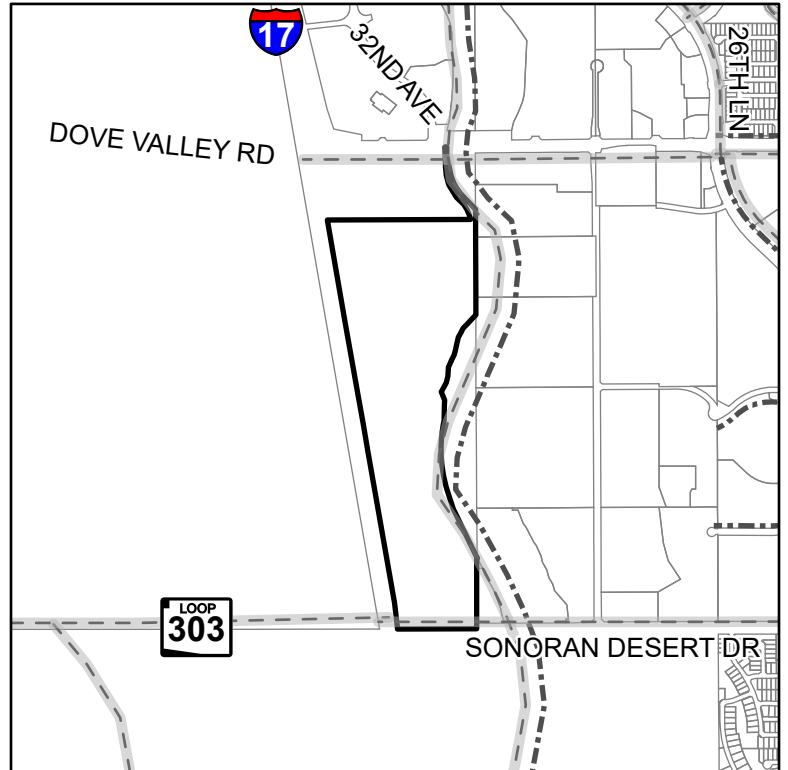
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APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Existing Multi-Use Trail and Shared-Use Path

-  Multi-Use Trail
-  Shared-Use Path
-  Proposed Change Area



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Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

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Dove Valley Road (0.30 mi +/-)

Addition of Shared-Use Path from
Skunk Creek Wash west to I-17 (0.17 mi +/-)

-  Multi-Use Trail
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