

ATTACHMENT B



GENERAL PLAN AMENDMENT STAFF ANALYSIS November 10, 2025

Application: GPA-NG-2-24-1

Applicant: Mike Hifler, Pulte Homes

Representative: Carolyn Oberholtzer, BFSO

Owner: Arizona State Land Department c/o Mark Edelman

Location: Southwest corner of I-17 and Loop 303

Request: Amendment to the Street Classification Map to update several arterial street alignments within the application area (proposed NorthPark development)

[North Gateway Village Planning Committee](#) Meeting Date: November 13, 2025

Staff Recommendation: Approval

FINDINGS:

- 1) The proposed alignments of the arterial streets within the proposed NorthPark development area are generally consistent with previous alignments.
- 2) The proposed termination of Dixileta Drive at 67th Avenue will not affect street connectivity of Dixileta Drive within the City of Peoria to the west.

BACKGROUND

The Street Classification Map was first adopted in 1961. The Street Classification Map was last updated in 2018 with additions and deletions of new platted roadways. The Street Classification Map provides information on the City's street network, identifying the alignment and minimum right-of-way standards for existing and planned streets.

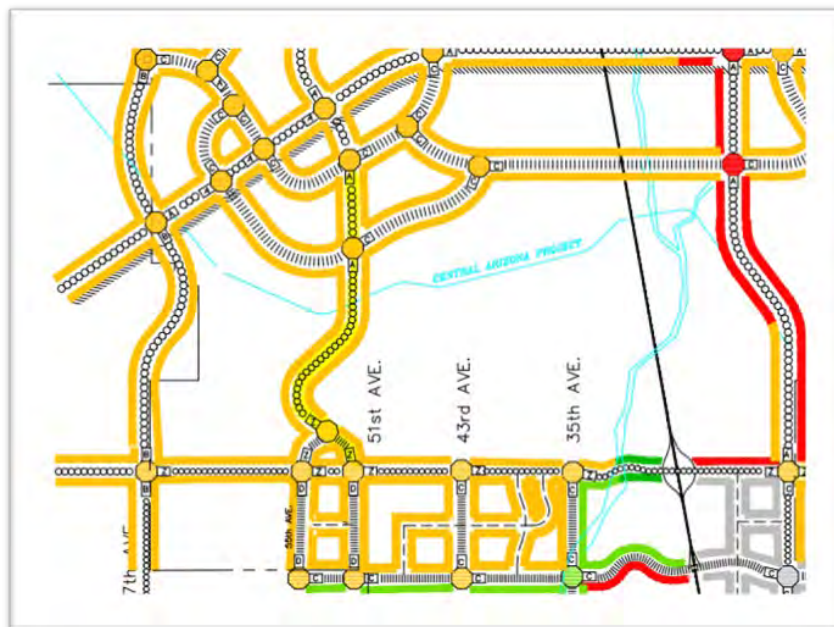
This request is part of the proposed NorthPark development, which has a companion General Plan Amendment case to amend the General Plan Land Use Map, City Trail System Map, and the Infrastructure Limit Line (GPA-NG-1-24-1); and a companion

rezoning case to rezone the site to PUD (Planned Unit Development) for a master planned community including open space, residential, mixed use, commercial, commerce park, and industrial (Z-139-24-1).

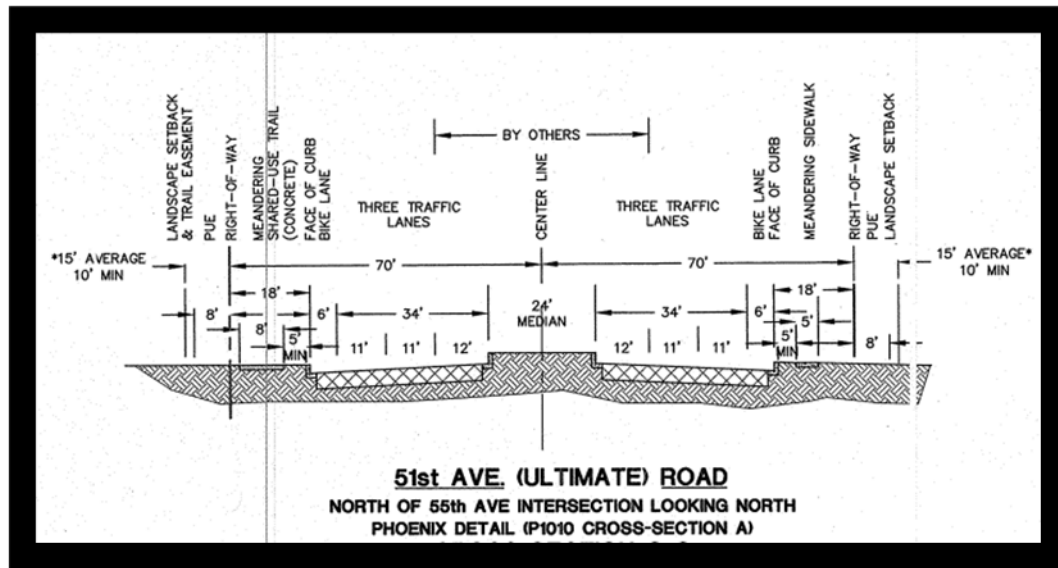
The request includes minor realignments of Dixileta Drive, 43rd Avenue, 51st Avenue, and 67th Avenue. Additionally, the request proposes to terminate Dixileta Drive at 67th Avenue, rather than continuing further west. The City of Peoria General Plan 2040 envisions Dixileta Drive terminating at Lake Pleasant Parkway on the City of Peoria side, so there will be no need for connecting Dixileta Drive between jurisdictions.

The proposal maintains the major arterial street designations for 43rd Avenue, 51st Avenue, 67th Avenue, and Dixileta Drive. All these major streets, except for 67th Avenue, are classified on the Street Classification Map as a Cross Section A, which calls for 140 feet of total right-of-way, including a median and three travel lanes in either direction (six total), and detached sidewalks. Sixty Seventh Avenue is classified on the Street Classification Map as a Cross Section B, which calls for 130 feet of total right-of-way, including a median and three travel lanes in either direction (six total), and detached sidewalks.

As shown on the 1997 Street Classification Map, 51st Avenue was designated as a major arterial street, running north-south through the proposed site and connecting south, over the CAP canal, to Happy Valley Road. In the 2004 Approved Master Streets Plan for Stetson Valley (the subdivision south of the subject site), the plans reference 51st Avenue at ultimate build out as described in Cross Section A, with three travel lanes in either direction and a median, and a future connection crossing the CAP canal.



City of Phoenix 1997 Street Classification Map
Source: Street Transportation Department



2004 Approved Stetson Valley Master Street Plan
Source: Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS- TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

The proposal will provide an adequate system of major streets for the flow of traffic in the area. The companion rezoning case, Z-139-24-1, requires detached sidewalks along all major streets for safe pedestrian travel. Additionally, the companion General Plan Amendment, GPA-NG-1-24-1, includes an update to the City Trail System Map to provide a robust urban trail system throughout the proposed NorthPark development that would provide safe multi-modal travel.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks and alleys that compromise connectivity.

The companion cases Z-139-24-1 and GPA-NG-1-24-1 include a robust network of multi-use trails, shared-use paths, separated bike lanes, and detached sidewalks to support and encourage connectivity and multi-modal transportation throughout the proposed NorthPark development.

COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff has received 199 letters of opposition or concerns and nine general inquiries. Concerns include density, traffic, crime, safety, water, proposed industrial uses, environmental impact, potential for nuisances, the heat island effect, loss of recreational space, loss of wildlife habitat, wildlife displacement, and loss of the Sonoran Preserve. Additionally, staff has received four letters of support.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-NG-2-24-1. The request will further the goals of the General Plan and is consistent with the transportation needs of the surrounding area.

Writer

Adrian Zambrano
November 10, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Map

[Community Correspondence](#) (538 pages)

GENERAL PLAN AMENDMENT

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

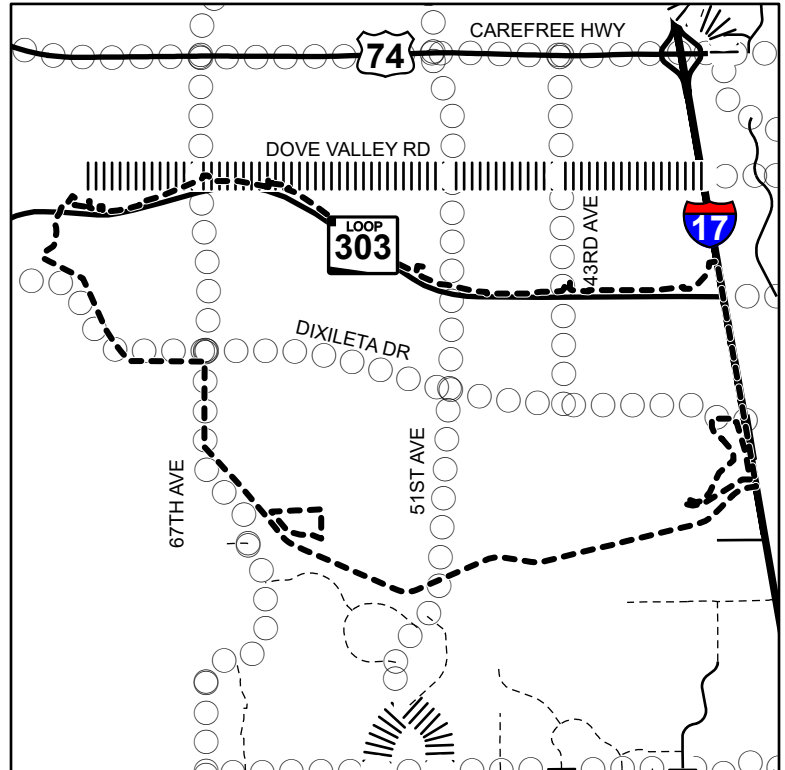
APPLICATION NO: GPA-NG-2-24-1	ACRES: N/A	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 1	11/4/2025
APPLICANT: HILGARTWILSON, LLC		

EXISTING:

Street Alignment

51st Ave
43rd Ave
67th Ave
Dixileta Dr

- Major Arterial
- ||||| Arterial
- Collector
- - - Minor Collector



PROPOSED CHANGE:

Revised Street Alignment

51st Ave
43rd Ave
67th Ave
Dixileta Dr

- Major Arterial
- ||||| Arterial
- Collector
- - - Minor Collector

