

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 11	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-NG-2-24-1 (Companion Cases GPA-NG-1-24-1 and Z-139-24-1)
Request:	Street Classification Map Amendment
Location:	Southwest corner of I-17 and Loop 303
Proposal:	Amendment to the Street Classification Map to update several arterial street alignments within the application area (proposed NorthPark development)
Applicant:	Mike Hifler, Pulte Homes
Owner:	Arizona State Land Department c/o Mark Edelman
Representative:	Carolyn Oberholtzer, BFSO

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

North Gateway 10/9/2025 Information only.

North Gateway 11/13/2025 Approval. Vote: 7-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve GPA-NG-2-24-1, per the North Gateway Village Planning Committee recommendation.

Maker: Boyd
Second: Jaramillo
Vote: 8-0-1 (Matthews abstained)
Absent: None
Opposition Present: Yes

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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.