

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

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| ITEM NO: 10 | |
| | DISTRICT NO.: 1 |
| SUBJECT: | |
| | |
| Application #: | GPA-NG-1-24-1 (Companion Cases GPA-NG-2-24-1 and Z-139-24-1) |
| Request: | Land Use Map and Infrastructure Limit Line Amendment, and Trail Map Amendment including updates to several trail alignments and types within the application area (proposed NorthPark development) |
| Location: | Southwest corner of I-17 and Loop 303 |
| From: | Undesignated Area, Floodplain, Preserves/Floodplain, Parks/Open Space - Publicly Owned, Parks/Open Space - Future 1 dwelling unit per acre (du/ac), Preserves / Residential 0 to 1 / Residential 1 to 2 du/ac, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 du/ac, Preserves / Mixed Use (Area C & D only), Residential 0 to 2 du/ac, Residential 2 to 3.5 du/ac, Residential 2 to 5 du/ac, Residential 3.5 to 5 du/ac, Residential 5 to 15 du/ac, Residential 15+ du/ac, Mixed Use (North Gateway and Northwest Area only), Commercial, Commercial / Commerce/Business Park |
| To: | Parks/Open Space - Publicly Owned, Parks/Open Space - Privately Owned, Residential 2 to 3.5 / Residential 3.5 to 5 du/ac, Residential 2 to 3.5 / Residential 3.5 to 5 / Residential 5 to 10 du/ac, Residential 3.5 to 5 / Residential 5 to 10 / Residential 10 to 15 / Residential 15+ du/ac, Floodplain / Parks/Open Space - Publicly Owned, Floodplain / Parks/Open Space - Privately Owned, Floodplain / Residential 2 to 3.5 / Residential 3.5 to 5 / Residential 5 to 10 du/ac, Floodplain / Residential 3.5 to 5 / Residential 5 to 10 / Residential 10 to 15 / Residential 15+ du/ac, Floodplain / Mixed Use, Floodplain / Commercial, Floodplain / Commercial / Commerce/Business Park, Mixed Use, Commercial, Commercial / Commerce/Business Park, and Transportation; and expansion of the infrastructure limit line |
| Acreage: | 7,377.83 |
| Proposal: | Minor General Plan Amendment to the Land Use Map, Infrastructure Limit Line, and Trails System Map |
| 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: Commissioner Gorraiz made a MOTION to approve GPA-NG-1-24-1, per the North Gateway Village Planning Committee recommendation.

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

Findings:

1. The proposal includes a mix of uses that balance residential, commercial, open space, and employment uses.
2. Increased residential density will support existing and future employment and commercial uses in the surrounding area.
3. The companion rezoning case, Z-139-24-1, proposes development that is compatible with land uses in the surrounding area.
4. The proposed update to the City Trail System Map provides urban trail connectivity throughout the proposed NorthPark development and beyond.
5. Removal of the Infrastructure Phasing Overlay will allow for continued collaboration between the City of Phoenix, Arizona State Land Department and private development regarding infrastructure financing and installation.

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.